

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, February 12, 2019 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Mike Smith and Suzanne Percy. Commissioners Barry Carlman, Doug Deardorff and Carrie Grant were absent.

Guests included Lorenzo and Sandra Trejo, Dale and Clara Watson, Roland M. Henry, Arlene E. Houser, Susan and David Jeffries, Jack Little, Grant Baxter, Tom Stephens, LaVaughan Beck, Brian Howell, Danny Little and Rick Watkins.

Commissioner Dickinson made the motion to approve the January 8, 2019 minutes. Commissioner Smith seconded the motion. Motion carried.

Public Hearings:

Opening the first hearing at 7:00 p.m., Rick Watkins explained the public hearing procedures and asked the commissioners to disclose any conflicts. No conflicts were declared.

City of Fruitland - Annexation and Zone Designation of Single Family Residential for Four Parcels of Street Right-of-Way - NW 24th Street, NE 8th Street, N. Pennsylvania Avenue and SW 8th Street: Mr. Watkins explained Idaho Code requires the full street right-of-way be included when property is annexed into the city. The proposed annexation and zoning designation is for half streets that were not included in earlier annexations and consist of Parcel 3 - NW 24th Street, Parcel 4 - NE 8th Street, Parcel 5 - N. Pennsylvania Avenue, Parcel 13 - SW 8th Street.

Written testimony from T-O Engineers, Andeavor, Highway District No. 1, Public Works Supervisor, and the Idaho Transportation Department was noted.

With no further testimony, the hearing was closed at 7:12 p.m.

Susan & David Jeffries - Zone Change and Comprehensive Plan Change from Single Family Residential to Multi-Family Residential for 2515 Alder Drive: Susan Jeffries (10841 Sage Lane, Payette) testified she purchased the property in May 2014 and has a long time tenant in the existing home. Mrs. Jeffries testified they are considering adding a duplex due to the lack of multi-family rentals in the area. Mrs. Jeffries testified the existing shop would be removed in order to accommodate the duplex which each unit providing two bedrooms and one bath as well as a carport. Mrs. Jeffries explained there are multi-family properties to the north and south of the property separated by three single family residences.

Lorenzo Trejo (2605 Alder Drive) testified he is concerned with the open space between the properties and privacy. Mr. Trejo expressed a desire to place a fence between the properties. Mr. Trejo asked if there would be access to U.S. Hwy 95 and how many units would be developed.

Mrs. Jeffries testified the desire is a one-story duplex with access from Alder Drive.

Written testimony from the Public Works Supervisor, Highway District No. 1, Andeavor, T-O Engineers, Farmers Co-Operative Irrigation Co., and the Idaho Transportation Department was noted.

With no further testimony, the hearing was closed at 7:26 p.m.

Jacob Rynearson - Zone Change and Comprehensive Plan Change from Single Family Residential to Multi-Family Residential for 407 N. Pennsylvania Avenue: Applicant withdrew his application.

Regular Meeting

Recommendations:

City of Fruitland - Annexation and Zone Designation of Single Family Residential for Four Parcels of Street Right-of-Way: Commissioner Ashley made the motion to send a favorable recommendation to the city council for the annexation and zone designation of Single Family Residential for four parcels of street right-of-way as proposed. Commissioner Smith seconded the motion. Motion carried.

Susan & David Jeffries - Zone Change and Comprehensive Plan Change from Single Family Residential to Multi-Family Residential for 2515 Alder Drive: Commissioner Smith made the motion to send a favorable recommendation to the city council for the zone change and comprehensive plan change as proposed. Commissioner Ashley seconded the motion. Motion carried.

EVI Fruitland LLC - Final Plat for Spring Creek Estates Subdivision: Commissioner Percy made the motion to send a favorable recommendation to the city council for approval of the final plat as proposed. Commissioner Smith seconded the motion. Motion carried.

Impact Area Recommendations:

Kennedy, Gustin & Associates, LLC - Comprehensive Plan Change from Residential to Commercial - Between Agri-Service Way and N.W. 1st Avenue: Commissioner Smith made the motion to send a favorable recommendation to the city council for a comprehensive plan change as proposed, advising any development be done in accordance to city development standards. Commissioner Percy seconded the motion. Motion carried.

Anthony Pineda: Replat of Lot 18 - Apple Road Subdivision: Commissioner Smith made the motion to send a favorable recommendation to the city council for approval of the replat as proposed. Commissioner Ashley seconded the motion. Motion carried.

Commissioner Ashley made the motion to adjourn the meeting at 7:32 p.m., Commissioner Yasuda seconded the motion. Motion carried.

Terry Heitz, Vice Chairman

ATTEST:

Beth Earles, Secretary