

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, February 13, 2018 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Barry Carlman, Doug Deardorff, Mike Smith, Carrie Grant and Suzanne Percy. Commissioner Terry Heitz was absent.

Guests included Patricia Ann, Jim Otradosky, Tim Montgomery, Steve Dominguez, Brian Howell, Danny Little and Rick Watkins.

Commissioner Deardorff made the motion to approve the December 12, 2017 minutes. Commissioner Percy seconded the motion. Motion carried.

*Public Hearings:*

Rick Watkins explained the public hearing procedures and asked the commissioners to disclose any conflicts. With no conflicts disclosed, the first hearing opened at 7:01 p.m.

Proposed Ordinance Amending Title 10, Chapter 13 Clarifying Variance Determinations: Mr. Watkins explained the proposed ordinance is to correct misconceptions in the current code regarding who makes the final decision on a variance. Policy has been the city council makes the final decision as reflected in Table 1 in Title 10, Chapter 2 regarding Decision Making Authority and Process by Application. The proposed ordinance would amend Title 10, Chapter 13 to reflect variance requests to be determined by the city council after a recommendation from the planning and zoning commission.

With no further testimony, the hearing was closed at 7:05 p.m.

Steve Dominguez - Conditional Use Permit for Automotive Dealership at 1011 NW 16<sup>th</sup> Street: Jim Otradosky of CSHQA Architects (200 Broad Street, Boise) testified he was representing Steve Dominguez in their request for a conditional use permit for an automotive dealership. The intent is to divide the property into three parcels. Proposed for one parcel is an approximate 23,000 square foot automotive dealership which will include a showroom, sales area, service drive with two service bays, and general service area with fifteen service bays. Included will be an approximate 10,000 square foot auto body shop with four detail bays. The design has most service bays accessed internally, minimizing the number of external doors and mitigating sound and odors. Hours of operation are 7:30 a.m. to 8:30 p.m., Monday through Friday and 7:30 a.m. to 6:00 p.m. on Saturday. Proposed for future development of a second parcel is an approximate 4,000 square foot maintenance shop. The third parcel would be reserved for future development.

Commissioner Carlman asked if they had been made aware of the concerns of the residential neighbors to the west. Mr. Otradosky testified their current proposal is not abutting the west side of the property and landscaping requirements and city code would be followed as each parcel is developed.

Commissioner Yasuda asked expected construction time. Mr. Otradosky testified approximately 120 days before submittal of a building permit and would expect building before the end of the year.

Rick Watkins stated written testimony had been received from Dianne Hunt of Riverbend Court objecting to the proposal, and Tyson McCoy of ITD outlining their requirements.

Mr. Otradosky testified they are working with Mr. McCoy of ITD and requesting to modify or waive the traffic study requirement, taking into account the rural nature of the dealership in comparison to the general ITD or national standards.

Patricia Ann (1705 N Whitley Drive) testified she objects to the proposal as she believes it is an industrial use and would prefer the property be used for commercial offices. Ms. Ann asked the commission to consider whether the proposal would be a detriment or a benefit to the city.

Mr. Otradosky testified the proposal is in a Commercial zone, will have a commercial look and aesthetically pleasing.

With no further testimony, the hearing was closed at 7:29 p.m.

### Regular Meeting

#### Decision:

Steve Dominguez - Conditional Use Permit for Automotive Dealership at 1011 NW 16<sup>th</sup> Street: Commissioner Deardorff made the motion to approve the conditional use permit. Commissioner Percy seconded the motion. Motion carried.

#### Recommendations:

Proposed Ordinance Amending Title 10, Chapter 13 Clarifying Variance Determinations: Commissioner Deardorff made the motion to send a favorable recommendation to the city council to amend Title 10, Chapter 13 as proposed. Commissioner Grant seconded the motion. Motion carried.

#### Impact Area Recommendations:

Kenneth Hilbert - Rezone from Commercial to I-1 Light Industrial for 2255 Hwy 30 W: Commissioner Deardorff made the motion to send a favorable recommendation to the city council for a rezone as proposed with the stipulation the city be included in any development agreement negotiations. Commissioner Smith seconded the motion. Motion carried.

Jayleen Tamura - Conditional Use Permit for Dog Grooming & Boarding in Commercial Zone Adjacent to 2255 Hwy 30: Commissioner Percy made the motion to send a favorable recommendation to the city council for a conditional use permit as proposed with the condition the city's land development and landscape standards be required. Commissioner Deardorff seconded the motion. Motion carried.

Elect Chairman: Commissioner Deardorff made the motion to elect Commissioner Carlman as Chairman. Commissioner Grant seconded the motion. Motion carried.

Elect Vice-Chairman: Commissioner Deardorff made the motion to elect Commissioner Heitz as Vice-Chairman. Commissioner Smith seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 7:40 p.m.

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Barry Carlman, Chairman

ATTEST:

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Beth Earles, Secretary