

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, March 9, 2021 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Tami DeCroo, Mike Smith, and Lindsey Judson. Commissioner Carrie Grant was absent.

Staff present were Danny Little, Rick Watkins, and Beth Earles.

Guests present included Royal Jensen, Matt Lewis, and Robert Christensen.

Commissioner Smith made the motion to approve the February 9, 2021 meeting minutes. Commissioner Ashley seconded the motion. Motion carried.

### Public Hearings

Opening the first hearing at 7:01 p.m., Zoning Administrator, Danny Little, explained public hearing procedures and asked the commissioners to disclose any conflicts. No conflicts were declared.

Matt Lewis - Conditional Use Permit to Allow Residence Dwelling for Business Owner at 2303 N. Whitley Drive: Matt Lewis (2303 N. Whitley Drive) testified he runs an excavating business and is requesting a conditional use permit to allow a structure on commercial property at 2303 N. Whitley Drive to be used for a residential dwelling. With no further testimony, the hearing was closed at 7:05 p.m.

Royal Jensen - Equity Kicker Acquisitions, LLC - Comprehensive Plan Amendment and Rezone from Single Family Residential to Multi-Family Residential at 504 S. Utah Avenue: Royal Jensen (1726 N. Ballantyne Ln., Eagle) requested Multi-Family Residential zoning at 504 S. Utah Avenue in order to develop the property. Mr. Jensen testified the request is compatible with the surrounding properties which are zoned Multi-Family Residential with multi-family units. Mr. Jensen provided a rendering of potential units to the commission. Mr. Jensen addressed traffic and parking concerns stating off street parking will be provided as required by city code and didn't feel there would be a negative impact on traffic.

Written testimony was received from William Russell of T-O Engineers, Marathon Pipeline, and Will Mason of Mason and Associates. A letter of opposition was received and signed by Ross and Tina Barton; Terry and Tracy Gibbons. With no further testimony, the hearing was closed at 7:12 p.m.

Proposed Ordinance Amending Title 10 Land Use and Development: City Administrator, Rick Watkins, testified the last comprehensive update of Title 10, the Land Use and Development Code section, was in 2014. Upon review, it was determined there was a need for improvements and clarifications, resulting in the proposed ordinance providing amendments to Title 10. With no further testimony, the hearing was closed at 7:15 p.m.

### Regular Meeting

#### Decision

Matt Lewis - Conditional Use Permit to Allow Residence Dwelling for Business Owner at 2303 N. Whitley Drive: Commissioner Heitz made the motion to approve a conditional use permit as presented. Commissioner Judson seconded the motion. Motion carried.

#### Recommendations

Royal Jensen - Equity Kicker Acquisitions, LLC - Comprehensive Plan Amendment and Rezone from Single Family Residential to Multi-Family Residential at 504 S. Utah Avenue: Commissioner Yasuda

made the motion to send a favorable recommendation to the city council for comprehensive plan amendment and rezone as presented. Commissioner Ashley seconded the motion. Motion carried.

Proposed Ordinance Amending Title 10 Land Use and Development: Commissioner Dickinson made the motion to send a favorable recommendation to the city council as presented. Commissioner Smith seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 7:21 p.m.

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Barry Carlman, Chairman

ATTEST:

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Beth Earles, Secretary