

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

Guests included Steve and Judy Carothers, Leroy Atwood, Robert and Cindy Jangula, Joe Pachner, Brian Howell, Danny Little and Rick Watkins.

Commissioner Deardorff made the motion to approve the February 13, 2018 minutes. Commissioner Smith 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.

Monarch Holding Co., LLC - Annexation, Comprehensive Plan Change from Large Lot Residential and General Commercial to Single Family Residential, Zone Designation of Single Family Residential, Preliminary Plat of Northview Ranch No. 6:

Leroy Atwood (2663 NW 4th Avenue) representing Pelican Development demonstrated how the proposed plat of the Northview Ranch No. 6 fits with the master plan. Mr. Atwood testified the development consists of twenty-nine lots, larger than the 7500 sq. ft. minimum required. Mr. Atwood testified there would be no access to the lots from NW 6<sup>th</sup> Avenue and the vinyl fencing would continue along NW 6<sup>th</sup> Avenue.

Commissioner Deardorff asked for clarification of the corner lot to be donated to the city. Mr. Atwood explained the development was designed to donate the corner lot to the city to place a substation of the city fire department as there will be approximately 450 people in the Northview Ranch Subdivision. Mr. Atwood testified the lot would be developed with grass until the city developed it.

Mr. Atwood testified he is requesting annexation, comprehensive plan change and zone designation for two parcels, the first which will be developed into Phase 6 of the Northview Ranch Subdivision and the second east of the development purchased from Ms. Stradley. Mr. Atwood testified the Stradley home will remain and will have access from NW 6<sup>th</sup> Avenue, the remainder of the property will be developed at a later date with access from an extension of Tamarack Street. Mr. Atwood testified he plans to create a berm along Highway 95 with fencing to mitigate noise.

Rick Watkins testified written testimony had been received from Idaho Transportation Department; Jerry Campbell, Public Works Supervisor; William Russell, City Engineer; Highway District No. 1 and Will Mason, City Engineer.

Judy Carothers (1520 NW 6<sup>th</sup> Avenue) asked for clarification on access from NW 6<sup>th</sup> Avenue.

Robert Jangula (1580 NW 6<sup>th</sup> Avenue) asked the effect on the weir across the street. Mr. Jangula testified Mr. Atwood has a good development and the concerns of those on NW 6<sup>th</sup> Avenue is the disruption by traffic on NW 6<sup>th</sup> Avenue.

Leroy Atwood addressed the questions of the weir and access off NW 6<sup>th</sup> Avenue.

With no further testimony, the hearing was closed at 7:21 p.m.

Regular Meeting

Recommendations:

Monarch Holding Co., LLC: Commissioner Deardorff made the motion to send a favorable recommendation to the city council for annexation and comprehensive plan change from Large Lot Residential to Single Family Residential for Parcel I. Commissioner Pearcy seconded the motion. Motion carried.

Commissioner Deardorff made the motion to send a favorable recommendation to the city council for the preliminary plat of Northview Ranch Subdivision No. 6; annexation and comprehensive plan change from General Commercial to Single Family Residential for Parcel II; zone designation of Single Family Residential for Parcel I and II. Commissioner Smith seconded the motion. Motion carried.

Seven Oaks Development, LLC - Final Plat of Syringa Springs Subdivision No. 3:  
Commissioner Smith declared a conflict and refrained from any discussion. Joe Pachner (9233 State Street, Boise) of KM Engineering presented the commission with an amended plat that clarified the plan for Lot 7, Block 3. The lot is a non-buildable lot and will be deeded to the owner north of the lot. Commissioner Deardorff made the motion to send a favorable recommendation to the city council for the final plat of Syringa Springs Subdivision No. 3. Commissioner Dickinson seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 7:36 p.m.

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Barry Carlman, Chairman

ATTEST:

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Beth Earles, Secretary