

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, April 9, 2019 at 7:00 p.m.. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Doug Deardorff, Mike Smith, Carrie Grant and Suzanne Percy.

Guests included Michael Moscrip, Randy Wall, Kenn Schappert, Tim Davis, Brian Howell, Danny Little and Rick Watkins.

Commissioner Deardorff made the motion to approve the March 12, 2019 minutes. Commissioner Dickinson seconded the motion. Motion carried.

Public Hearing:

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.

HECO - Variances to Eliminate Internal Parking Lot Landscaping Requirement & Reduce Off-Street Parking Requirement at 605 NW 4th Street: Randy Wall of HECO Engineers and Kenn Schappert of Swire Coca-Cola requested a variance of the one-hundred off-street parking spaces required for a proposed expansion of the Swire Coca-Cola facility. Mr. Wall testified the parking demand for the warehouse operation is low and felt the code's requirement is not appropriate. Mr. Wall cited similar situations with the Woodgrain and the Oregon Potato Company operations. Mr. Wall testified the application submitted requested the variance to allow the addition of thirty parking spaces and they would like to lower it to fifteen spaces. There are eighty existing parking spaces with seventy-eight employees with the anticipation of adding twenty-five employees with the expansion. Based on future operations and maximum capacity, they estimate at any one time there will be forty-six employees on site.

Mr. Wall requested the interior parking landscaping requirement be waived in order to be consistent with the parking lot improvements for the previous plant expansion, avoiding having to tear up existing asphalt throughout the parking lot. The expansion would increase the landscaping on the parking lot perimeter.

With no further testimony, the hearing was closed at 7:17 p.m.

Rywest Homes - Variance of Minimum Lot Size Requirement for 2145 N. Whitley Drive, 2159 N. Whitley Drive and 2131 N. Whitley Drive: Tim Davis (125 Beech Street) of Rywest Homes requested a variance from the minimum 3,750 square feet lot area required per dwelling unit to allow not less than 2,800 square feet per dwelling unit for Lots 3, 4 and 5. Mr. Davis testified the presence of the Chevron Pipeline makes it difficult to design the proposed fourplexes in a manner that meets the lot area requirement. Mr. Davis stated reducing the number of fourplexes was not financially feasible and would increase the cost of each unit. Mr. Davis testified he was unaware of the requirement when he recently changed the zone to Multi-Family Residential and the requirement didn't make sense for multi-family units beyond a duplex. Mr. Davis testified he more than meets the parking and open space requirements.

Michael Moscrip (2056 Spring Creek Drive) testified he was opposed to granting the request of a 25% reduction in the required lot size. Mr. Moscrip explained he felt there would be pressure and

overcrowding in placing people into a small space. Mr. Moscrip felt the elimination of a unit would resolve the need for a variance and the requirement is law until the city amends the code.

Tim Davis testified although there will be individual owners of the units, they will have covenants to abide by in order to function as a community.

With no further testimony, the hearing was closed at 7:33 p.m.

Regular Meeting

Recommendations:

HECO - Variances to Eliminate Internal Parking Lot Landscaping Requirement & Reduce Off-Street Parking Requirement at 605 NW 4th Street: The commission felt the request was reasonable due to the use of the facility being warehouse and not for public traffic and felt the code's parking requirements need to be reviewed. Commissioner Smith made the motion to send a favorable recommendation to the city council for a variance to eliminate the internal parking lot landscaping requirement and to reduce the off-street parking requirement as proposed. Commissioner Deardorff seconded the motion. Motion carried.

Rywest Homes - Variance of Minimum Lot Size Requirement at 2145 N. Whitley Drive, 2159 N. Whitley Drive and 2131 N. Whitley Drive: The commission discussed the need for the city code to be reviewed in regards to the requirements for multi-family units. Commissioner Percy made the motion to send a favorable recommendation to the city council for a variance to allow not less than 2,800 sq. ft. lot area per unit. Commissioner Smith seconded the motion. A roll call vote was requested. Yasuda - aye, Dickinson - nay, Ashley - aye, Heitz - nay, Carlman - nay, Deardorff - aye, Smith - aye, Grant - nay, Percy - aye. Motion carried.

Impact Area Recommendations:

Two Transfer of Development Rights From 5470 Custer Road -Daryl Eldred to Two Parcels North of 1750 and 1770 NW 24th Street -Harvey Stepp: The commission discussed the system of transfer of development rights. Commissioner Heitz made the motion to send an unfavorable recommendation. Motion died for lack of a second. Commissioner Deardorff made the motion to send a favorable recommendation. Commissioner Percy seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 7:56 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary