

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, July 11, 2023 at 7:04 p.m. Commissioners present were Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Tami DeCroo, Mike Smith, and Sharon Blacketter. Commissioner Cathy Yasuda arrived at 7:21 p.m. Commissioner Lindsey Judson was absent. Staff present were Danny Little and Beth Earles. Guests present included Stuart Grimes, Brandon Tarvin, Jessica Jones, Megan Bourner, Robert Roundy, David Bailey, Katie Miller, Laurie Hays, John Palomarez, Kelley Phipps, Russ Roberts, Dawn Walker, Dean Leas, Deb Acock, Misty and Richie Myers, Anna Tanner, Lorrie Spickelmire, Lorie and Adam Atkinson, Josh Daws, Mike Riley, Dan Lardie, Diana and Shannon Luoma.

Commissioner Smith made the motion to amend the agenda and move Item F1 – Paloma Holdings LLC proposal to Item F5. Commissioner DeCroo seconded the motion. Motion carried.

Commissioner Smith made a motion to approve the June 13, 2023 meeting minutes. Commissioner Blacketter seconded the motion. Motion carried.

Public Hearings

Zoning Administrator, Danny Little, opened the first hearing at 7:05 p.m. and explained public hearing procedures. Mr. Little asked for the commission to disclose any conflicts. Commissioner Carlman recused himself from participating in deliberations regarding the Paloma Holdings LLC proposal.

Find Your Light – Conditional Use Permit to Operate a Wellness and Counseling Center at 620 S. Idaho Avenue: Megan Bourner introduced herself and Jessica Jones testifying they are local counselors and have the opportunity to purchase an existing counseling office at 620 S Idaho Avenue from a counselor who has been practicing with a conditional use permit for approximately twelve years. Ms. Bourner testified they desire to continue to operate as a counseling and wellness center. Two full time counselors will be available Monday through Friday from 8 a.m. to 4 p.m. and two part time counselors from 4 p.m. to 7 p.m. Occasionally there will be Saturday morning appointments. There will be no additional signage. Parking includes six spaces in the front and up to seven on the side on a paved surface.

No written testimony was received. With no further testimony, the hearing was closed at 7:11 p.m.

Summertime Residential Properties – Annexation, Zone Designation of Single Family Residential for Property West of N Vista Avenue and Washoe Road Extending to the Bank of the Snake River, and Preliminary Plat of Waters Edge Subdivision: Shannon Luoma requested to annex property in order to subdivide for single family residences. Dan Lardie, of Leavitt & Associates Engineers answered questions from the commissioners regarding the reviews received from the city engineers. Mr. Lardie expressed they agree with the items noted in the letter from Ardurra with negotiations needed for intersection lengths and traffic mitigation for the intersection on NW 24th and US95. Mr. Luoma testified they are agreeable to a development agreement. Mr. Lardie stated there was not adequate time to address the city engineer’s reviews and the plat is currently being amended to resolve their concerns.

Written testimony was received from Ardurra, Mason & Associates, Jerry Campbell, and Idaho Transportation Department.

Deb Acock (1811 N Vista Avenue) testified she resides adjacent to the proposed project and has concerns with a decrease in water pressure as new subdivisions are developed, increase in traffic, needed improvements to NW 17th Street, N Vista Avenue, and NW 20th Street. Ms. Acock stated there was a study of the soil stabilization for the area above the river and found it is not conducive to building many homes on it and is concerned with damage to the river bank and the areas below it.

Russ Roberts (1075 NW 21st Street) and Robert Roundy (2114 Heitz Avenue), representing the Wilcox Irrigation Lateral introduced themselves and testified they are not opposed as long as there is an easement and the Wilcox Lateral is preserved. The lateral consists of a 15” pipe that cuts across four proposed lots. Mr. Roberts felt it was in the best interest of the developer to relocate the lateral to the northern boundary property line, using a 15” pipe to maintain flow, and asked that an easement be recorded. There are two irrigation boxes. The lateral goes from piped lateral to open ditch to the boxes and city code requires the open ditch to be piped upon development. The irrigation box on the west side of Washoe will need to be relocated to accommodate the road improvements.

Josh Daws (1206 Cottonwood Drive) asked the number of buildable lots, the price range for homes, if the subdivision would include manufactured homes, and if CCR’s are determined by the developer or the city. Mr. Daws testified the benefits of manufactured homes include affordability and easily removable to allow a permanent home to be built when the costs of building supplies go down.

Shannon Luoma testified the Wilcox Irrigation Lateral will be improved. Mr. Luoma shared the proposal consists of eighty-one buildable lots and he uses professional builders that build to his standards for the homes, and there will be no manufactured homes. The subdivision will include a greenbelt on the west side, providing distance from the river bank and more stable ground for homes. Mr. Luoma plans to improve access to the river and provide irrigation from the river.

Mr. Lardie stated it may take a couple of weeks to respond to the concerns of the engineers and revise the plat.

With no further testimony, the hearing was closed at 7:52 p.m.

Trilogy Development – Annexation, Comprehensive Plan Amendment from Neighborhood Commercial to Single Family Residential, Zone Designation of Single Family Residential for Property in the 2100 Block of SE 6th Street to the North 2250 Block of NW 2nd Avenue, Preliminary Plat of Orchard Heights Subdivision (Continued from May and June 2023 meetings): Dave Bailey, of Bailey Engineering testified they had considered the issues that were discussed at the May 9th meeting in regards to the traffic impact on SE 6th Street, pedestrian safety and access to schools, construction traffic through the Zellers Crossing Subdivision, the phasing plan, and the installation of the northbound right hand turn lane onto NW 2nd Street. Mr. Bailey has since met with the city and the Highway District to address the issues and presented the commission with an updated phasing plan and improvements to be done.

Before homes are built in phase one, improvements will be completed east and west of the railroad tracks on SE 6th Street. Additional improvements to the railroad crossing will be evaluated at each phase determined by a traffic study. The right of way on SE 6th Street is prescriptive and the city will be assisting in obtaining deeded right of way. A 5’ sidewalk will be installed on the south side of SE 6th Street and the road width improved to 24’. Water will be extended through on SE 6th Street as well as drainage improvement. Phase one is proposed to begin in 2024 and will include thirty homes.

Phase two will extend water from NW 2nd Street and include forty-seven homes. The traffic impact study requires the right hand turn lane onto NW 2nd Street after eighty homes. Phase three will pave the road connection to NW 2nd Street and install the right hand turn lane at US95 onto NW 2nd Street and include fifty-eight homes. Phase four will include fifty homes, phase five will include forty homes, phase six will include forty homes, phase seven will include thirty-three homes, and phase eight will include fifty-seven homes.

New written testimony was received from Idaho Transportation Department, and Farmers Cooperative Irrigation Company.

Josh Daws (1206 Cottonwood Drive) asked the number of lots, prices of homes, if any lots would allow for manufactured homes?

Richie and Misty Myers (2084 SE 6th Street) testified their property abuts the development and are concerned with potential worsening of drainage issues caused by the installation of the Zellers Crossing Subdivision, water availability, disturbance of an existing fence and trees on the property line, and being left out of the conversation involving the shared property line and ensuring water rights and drainage issues are maintained and not impacted.

Mr. Bailey testified he would have a conversation with those that testified and improvements will be done to address water and drainage issues. The developer will be building the homes.

With no further testimony, the hearing was closed at 8:38 p.m.

Decisions

Find Your Light – Conditional Use Permit to Operate a Wellness and Counseling Center at 620 S. Idaho Avenue: Commissioner Smith made the motion to approve a conditional use permit to allow a wellness and counseling center at 620 S. Idaho Avenue. Commissioner Ashley seconded the motion. Motion carried.

Recommendations

Summertime Residential Properties – Annexation, Zone Designation of Single Family Residential for Property West of N. Vista Avenue and Washoe Road Extending to the Bank of the Snake River: Commissioner Smith made a motion to send a favorable recommendation to the city council upon a favorable development agreement. Commissioner Heitz seconded the motion. Motion carried.

Summertime Residential Properties – Preliminary Plat of Waters Edge Subdivision: Commissioner Smith made the motion to send a favorable recommendation to the city council upon a favorable development agreement and addressing city engineers' concerns. Commissioner Blacketter seconded the motion. Motion carried.

Trilogy Development – Annexation, Comprehensive Plan Amendment from Neighborhood Commercial to Single Family Residential, Zone Designation of Single Family Residential for Property in the 2100 Block of SE 6th Street to the North 2250 Block of NW 2nd Avenue: The commission expressed their appreciation for the developer taking their time to address and resolve the concerns expressed in the prior meeting. Commissioner Blacketter made a motion to send a favorable recommendation to the city council upon a favorable development agreement. Commissioner Yasuda seconded the motion. Motion carried.

Trilogy Development – Preliminary Plat of Orchard Heights Subdivision: Commissioner Smith made the motion to send a favorable recommendation to the city council upon a favorable development agreement addressing outstanding concerns. Commissioner Ashley seconded the motion. Motion carried.

Paloma Holdings LLC – Comprehensive Plan Amendment and Zone Change from Neighborhood Commercial to General Commercial for 425 S. Whitley Drive: Commissioner Dickinson made a motion to remove the item from the table. Commissioner Blacketter seconded the motion. Motion carried. The commissioners expressed the lack of need for a zone change with the current use of office space, the impact on the neighboring subdivision with the uses allowed in General Commercial zone, and the city

engineer's reviews having no issues with the proposal. Commissioner Smith made a motion to send an unfavorable recommendation to the city council. Commissioner Dickinson seconded the motion. Motion carried.

New Business

The zoning secretary gave a report on new permits and developments approved for construction in the past month.

Chairman Carlman adjourned the meeting at 9:02 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary