

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, July 14, 2020 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Mike Smith, and Lindsey Judson. Commissioners Tami DeCroo and Carrie Grant were absent.

Guests included David Eastman, LaVaughan Beck, Josh Knott, Tim Davis, Danny Little, and Rick Watkins.

Commissioner Dickinson made the motion to approve the June 9, 2020 meeting minutes. Commissioner Ashley seconded the motion. Motion carried.

*Public Hearings:*

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

Penn South LLC - Comprehensive Plan Amendment from Heavy Industrial to Light Industrial for Two Parcels in the West 900 Block of N. Pennsylvania Avenue: David Eastman representing Penn South LLC testified the proposal correlates with the requests earlier considered for annexation, and zone designation of Light Industrial for two parcels adjoining their Woodgrain Millwork operations.

With no further testimony, the hearing was closed at 7:04 p.m.

Rywest Homes - Zoning and Comprehensive Plan Amendment from Single Family Residential to Multi-Family Residential; Variances to Exceed the Maximum Length for a Cul-de-sac and 4' Side Setbacks for Lots 1-5, Block 2 of Proposed Bray Subdivision Re-plat; Preliminary Plat of Bray Subdivision Re-plat:

Tim Davis (7872 Richey Road) representing Rywest Homes is proposing a replat of Bray Subdivision and zoning of Multi-Family Residential with the intent of building townhomes and four-plex units. Due to the configuration of the subdivision and the constraints created by the Williams Pipeline, Mr. Davis requested variances to exceed the maximum length of 400' for a cul-de-sac, and 5' side setbacks for the four-plex units. Though, Mr. Davis applied for a variance to allow 4' side setbacks, he testified he could accommodate for 5' side setbacks. Mr. Davis addressed review comments received from city engineers and staff, testifying compliance will be reflected on the final plat. Issues that remain to be negotiated with the city include the compliance of Lots 1-5 of Block 2 regarding the requirement of buildings to abut upon a public street, and the requirement of a traffic impact study. Mr. Davis proposes a private road beyond the cul-de-sac to access the four-plex units. The private road will be owned and maintained by a homeowner's association. An irrigation pump will be located in the southwest corner of the development with an easement.

Written testimony was received from the Zoning Administrator; William Mason, of Mason & Associates; Highway District No. 1; William Russell, of T-O Engineers; and Jerry Campbell, Public Works Supervisor.

With no further testimony, the hearing was closed at 7:24 p.m.

Regular Meeting

Recommendations:

Penn South LLC - Comprehensive Plan Amendment from Heavy Industrial to Light Industrial for Two Parcels in the West 900 Block of N. Pennsylvania Avenue: Commissioner Smith made the motion to send a favorable recommendation to the city council. Commissioner Ashley seconded the motion. Motion carried.

Rywest Homes - Zoning and Comprehensive Plan Amendment from Single Family Residential to Multi-Family Residential; Variances to Exceed the Maximum Length for a Cul-de-sac and 4' Side Setbacks for Lots 1-5, Block 2; Preliminary Plat of Bray Subdivision Re-plat: The commission discussed the special circumstances and peculiarities created by the configuration of the subdivision and the constraints created by the Williams Pipeline located within the subdivision. Commissioner Smith made the motion to send a favorable recommendation to the city council as presented with the amendment of the variance for the side setback to allow a 5' side setback for Lots 1-5 of Block 2. Commissioner Judson seconded the motion. Motion carried.

Commissioner Carlman adjourned the meeting at 7:53 p.m.

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Barry Carlman, Chairman

ATTEST:

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Beth Earles, Secretary