

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, August 10, 2021 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Tami DeCroo, Mike Smith, Carrie Grant, and Lindsey Judson. Commissioner Barry Carlman was absent. Staff present were Danny Little and Beth Earles.

Guests present included Stuart Grimes, Richard and Beverly Wood, Billy and Diane Pimentel, Mike and Donna Opper, Holly Hutchinson, David Johnson, Shawn and Mindy Rudkin, Mary Lemaster, Sandy Ford, Barb Billington, Scott Giblin, Mary Jean Winter, Keith Schuller, Vicki Howard, Larry and Kay Haley, James and Jaren Trumble, Samuel Reading, Graham Kearns, James and Sandra Seastone, Robert and Gail Delbridge, Aimee Taylor, David Bingen, Shyanne Stuck, Larry Stuck, Jim and Pam Hardenbrook, Todd and Deena Breier, Francine Matsubu, Jeff Presher, Shennel McGaughey, Tony and Catalina Wilcox, Mike and Donna Riley, Michael and Sara Moscrip, Dawn Walker, Dean Leas, Vern and Deanna Hancock, Max Huffaker, Brian and Jilleen Hair, Tim and Karen Madura, Terri Walton, Donald and Letha Essinger, Clinton and Annie Marshall, Brent Bradshaw, Pat Durant, William and Sherry Coston, and Derrick Helderman.

Commissioner Dickinson made the motion to approve the July 13, 2021 meeting minutes. Commissioner DeCroo seconded the motion. Motion carried.

Public Hearings

Opening the first hearing at 7:04 p.m., Zoning Administrator, Danny Little, explained public hearing procedures and asked the commissioners to disclose any conflicts. No conflicts were declared.

Grizzly Leasing, LLC - Development Agreement for Property in the North 2110 Block of E. 1st Street: Michael Moscrip (2056 Spring Creek Drive), owner of Grizzly Leasing testified he desires to develop the property to include five apartment structures, eight single family residences, a common building, dog park, park space and walkway. Mr. Moscrip requested the commission accept the proposed development agreement that requires a minimum of forty-eight residential units not to exceed two stories, and a six-foot minimum solid perimeter fence.

Written testimony in opposition was received from Jerry Campbell, David Johnson Junior, Brian and Jilleen Hair with twenty-one additional signatures, Mike and Vicki Howard, and Vern Hancock. Concerns expressed were the number and density of units, privacy, irrigation, lack of facilities, property values, increase in traffic, lack of infrastructure, strain on city services.

The following testified in opposition: Dean Leas (255 Blacksmith Avenue), Jilleen Hair (366 Cub Drive), Mike Opper (233 Grizzly Drive), Larry Stuck (2100 E. 1st Street), David Johnson (2113 E. 1st Street), Jeff Presher (2005 E. 1st Street), Tim Madura (362 Cub Drive), Brian Hair (366 Cub Drive), Sandy Ford (134 Zellers Avenue), Graham Kearns (341 Grizzly Drive), James Trumble (247 Stagecoach Avenue), Beverly Wood (357 Blacksmith Avenue), Keith Schuller (2163 E. 1st Street), Jaren Trumble (247 Stagecoach Aveue), Mindy Rudkin (2090 E. 1st Street).

Shyanne Stuck (2100 E. 1st Street) asked that the applicant work with the neighboring property owner in regards to the irrigation ditches and assuring access to the irrigation water.

Annie Marshall (2130 E. 1st Street) asked that the perimeter fence be outside the walking path to prevent tenants disturbing animals on her property.

William Coston (367 Cub Drive) asked that consideration to light pollution be addressed.

Michael Moscrip testified he was willing to agree to a maximum of forty-eight units limited to two stories, ten additional parking spaces above what code requires, six-foot solid perimeter fence, a modified traffic impact study and developing in three phases. Phase one would include infrastructure and single family homes, phase two would include two apartment structures, phase three would include the three remaining apartment structures.

With no further testimony, the hearing was closed at 8:36 p.m.

Fruitland United Methodist Church - Conditional Use Permit to Operate a Preschool at 317 SW 2nd Street: Holly Hutchinson testified to the disadvantages children face when they go to kindergarten with no preschool training. Ms. Hutchinson explained the Fruitland School District has not had the funding to provide a preschool program. The Methodist Church was able to obtain a grant for two years to provide a tuition free preschool program. The church is collaborating with the Fruitland School District to produce data to support the school's efforts in providing a preschool program in the future.

Jim Hardenbrook (1060 W. 11th Street, Weiser) pastor of the United Methodist Church testified to the church's support of education and history of collaborating with the Fruitland Schools.

With no further testimony, the hearing was closed at 8:47 p.m.

Derrick Helderman - Annexation, Zone Designation of Single Family Residential, and Development Agreement for 1350 NW 24th Street: Derrick Helderman testified he is requesting annexation into the city and asking for a development agreement to make improvements when needed.

Written testimony was received from Marathon Pipe Line, Williams Northwest Pipeline, T-O Engineers, and Mason & Associates.

With no further testimony, the hearing was closed at 8:50 p.m.

BB Wholesale Auto LLC - Conditional Use Permit to Conduct Motor Vehicle Sales at 1500 N. Whitley Drive: Brent Bradshaw testified he desires to sell vehicles at 1500 N. Whitley Drive. Mr. Bradshaw testified they will be operational and in addition to the existing sheds for sale on the lot.

With no further testimony, the hearing was closed at 8:54 p.m.

Regular Meeting

Decisions

Fruitland United Methodist Church - Conditional Use Permit to Operate a Preschool at 317 SW 2nd Street: Commissioner Smith made the motion to approve a conditional use permit as presented. Commissioner Judson seconded the motion. Motion carried.

BB Wholesale Auto LLC - Conditional Use Permit to Conduct Motor Vehicle Sales at 1500 N. Whitley Drive: Commissioner Judson made the motion to approve a conditional use permit with the stipulations that there be no disabled vehicles on site, the number of sheds and cars combined in conjunction with the existing conditional use permit for Fast Track Auto not to exceed eighty units. Commissioner DeCroo seconded the motion. Motion carried.

Recommendations

Grizzly Leasing, LLC - Development Agreement for Property in the North 2110 Block of E. 1st Street: Commissioner Judson made the motion to send a favorable recommendation to the city council for a development agreement requiring an approved phasing plan with development in three phases within four years, six-foot solid perimeter fencing prior to development, no more than forty-eight dwelling units not to exceed two stories in height, ten additional parking spaces above code required, and modified traffic impact study. Commissioner Dickinson seconded the motion. Motion carried.

Derrick Helderman - Annexation, Zone Designation of Single Family Residential for 1350 NW 24th Street: Commissioner Judson made the motion to send a favorable recommendation to the city council as presented. Commissioner Smith seconded the motion. Motion carried.

Derrick Helderman - Development Agreement for 1350 NW 24th Street: Commissioner Yasuda made the motion to send a favorable recommendation to the city council for a development agreement requiring curb, gutter, and sidewalk along the south side of NW 24th Street at such as either adjacent section of the street are developed, and assist Shawhan Lateral with the realignment and/or reconstruction of their lateral in front of the development. Commissioner Judson seconded the motion. Motion carried.

Vice Chairman Heitz adjourned the meeting at 9:11 p.m.

Terry Heitz, Vice Chairman

ATTEST:

Beth Earles, Secretary