

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, August 11, 2020 at 7:00 p.m. Commissioners present were Helen Dickinson, Jim Ashley, Terry Heitz, Tami DeCroo, Mike Smith, and Lindsey Judson. Commissioners Barry Carlman and Carrie Grant were absent. Commissioner Cathy Yasuda arrived at 7:02 p.m.

Guests included Tony Andrade Jr., Gale and Bev Gehret, Shawn Logan, Steve and Judith Carothers, Jaime Nuno, Jaime Nuno Jr., David Crawford, Ernesto Alioto, Cindy Jangula, Danny Little, and Rick Watkins.

Commissioner Dickinson made the motion to approve the July 14, 2020 meeting minutes. Commissioner DeCroo seconded the motion. Motion carried.

Public Hearing:

Opening the 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.

Jaime Nuno - Annexation, Comprehensive Plan Amendment from Large Lot Residential to Single Family Residential, Zoning Designation of Single Family Residential for Property in the North 1400 & 1500 Blocks of NW 6th Avenue, Preliminary Plat of North Baja Estates Subdivision: David Crawford (5505 W. Franklin, Boise, Idaho) of B & A Engineers, representing Jaime Nuno, proposed the annexation and development of 9.17 acres off NW 6th Avenue. The North Baja Estates Subdivision will consist of twenty-seven residential lots and four common lots. A revised preliminary plat has incorporated the changes noted in engineer and staff reviews. A paved pathway will be constructed on the east and north borders to provide access to a public park the city will be developing north of the proposed subdivision. The developer will widen NW 6th Avenue to create a full two lane roadway from the intersection at Washoe east to the length of the development. Residential driveway access to NW 6th Avenue has been restricted to one residence.

Written testimony was received from William Mason, of Mason & Associates; Farmers Co-operative Irrigation Company; William Russell, of T-O Engineers; and Jerry Campbell, Public Works Supervisor.

Shawn Logan (399 S. Oregon St., Ontario, Oregon) of Logan & Copple, representing Steve & Judith Carothers, Robert & Cindy Jangula, Jimmie & Judy Hicks, testified in opposition to the proposals. The opposition is due to the size of the development and the number of families it would accommodate, the burden it would create for the schools and emergency services, and the disruption to senior neighbors and current agricultural activities.

Tony Andrade Jr. (8508 Washoe Road) testified in opposition due to traffic issues of speeding and lack of enforcement; the expansion of city limits by new developments rather than developing vacant land within the city, and complaints received from new residents in regards to neighboring agricultural activities.

Ernesto Alioto (1500 NW 6th Avenue) questioned the difference between Single Family Residential and Large Lot Residential.

David Crawford testified there is a single family residential subdivision to the south and believes the best use of the land is for single family homes. The city water and sewer infrastructure is in place to accommodate the development.

Rick Watkins, Zoning Administrator addressed the requirement differences for a lot zoned Single Family Residential and a lot zoned Large Lot Residential.

With no further testimony, the hearing was closed at 7:28 p.m.

Regular Meeting

Recommendations:

Jaime Nuno - Annexation, Comprehensive Plan Amendment from Large Lot Residential to Single Family Residential, Zoning Designation of Single Family Residential for Property in the North 1400 & 1500 Blocks of NW 6th Avenue: Commissioner Smith made the motion to send a favorable recommendation to the city council. Commissioner Dickinson seconded the motion. Motion carried.

Jaime Nuno - Preliminary Plat of North Baja Estates Subdivision: Commissioner Smith made the motion to send a favorable recommendation to the city council. Commissioner Ashley seconded the motion. Motion carried.

Impact Area Recommendations:

Rory & Michelle Clinton - Conditional Use Permit to Operate Business at 8517 Hwy. 95: Commissioner Dickinson made the motion to send a favorable recommendation to the city council. Commissioner Judson seconded the motion. Motion carried.

Transfer of Development Right - From: Daryl & Cathy Eldred - Parcel #03760004008A, To: Ryan & Miranda Sylvester - 5.7 acres N of 8516 Shannon Road: Commissioner Smith made the motion to send a favorable recommendation to the city council. Commissioner Yasuda seconded the motion. Motion carried.

Two Transfer of Development Right - From: Daryl & Cathy Eldred - Parcel #03760004008A, To: George & Jennifer Bivert - N of 8365 Washoe Road: Commissioner Dickinson made the motion to send a favorable recommendation to the city council. Commissioner Ashley seconded the motion. Motion carried.

Commissioner Heitz adjourned the meeting at 7:36 p.m.

Terry Heitz, Vice Chairman

ATTEST:

Beth Earles, Secretary