

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, September 8, 2020 at 7:00 p.m. Commissioners present were Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Tami DeCroo, Mike Smith, Carrie Grant, and Lindsey Judson. Commissioner Cathy Yasuda was absent.

Guests included Lorrie Tracy and Rick Watkins.

Commissioner Dickinson made the motion to approve the August 11, 2020 meeting minutes. Commissioner Ashley seconded the motion. Motion carried.

Public Hearings:

Opening the first hearing at 7:00 p.m., Zoning Administrator, Rick Watkins, explained the public hearing procedures and asked the commissioners to disclose any conflicts. Mike Smith disclosed he would not be participating in the discussions and deliberations for the Seven Oaks LLC and Apex Land Group requests.

Seven Oaks LLC - Variance of the Front Yard Setback at 550 Syringa Falls Court: Mike Smith (500 Syringa Falls Court) representing Seven Oaks LLC testified the lot at 550 Syringa Falls Court has an odd configuration due to the Williams Pipeline bordering on the east and the curve of the road right-of-way on the north for the entrance of the subdivision from Pennsylvania Avenue. The lot is 9,965 sq. feet, exceeding the city's minimum lot size requirement. The configuration of the lot with adherence to the city's 10' rear yard setback and 22' front yard setback requirements prevent placement of a home with the minimum 1800 sq. ft. first floor living space required by the subdivision's covenants. Mike Smith requested a variance to allow a 15' front yard setback to residential living space and to include the garage if it is side loading, otherwise the garage would adhere to the 22' front yard setback.

With no further testimony, the hearing was closed at 7:20 p.m.

Lorrie Tracy - Comprehensive Plan Amendment and Rezone from General Commercial to Multi-Family Residential for 504 S. Whitley Drive: Lorrie Tracy (8144 Estates Blvd.) testified the property is for sale and potential buyers are requesting multi-family residential.

Written testimony was received from Idaho Transportation Department; William Russell, of T-O Engineers; Midge Kline, of Marathon Petroleum; and William Mason, of Mason & Associates.

With no further testimony, the hearing was closed at 7:25 p.m.

Regular Meeting

Recommendations:

Seven Oaks LLC - Variance of the Front Yard Setback at 550 Syringa Falls Court: Commissioner Heitz made the motion to send a favorable recommendation to the city council for a variance allowing a 15' front yard setback to residential living space and to include the garage if it is side loading, otherwise the garage would adhere to the 22' front yard setback. Commissioner Grant seconded the motion. Motion carried.

Lorrie Tracy - Comprehensive Plan Amendment and Rezone from General Commercial to Multi-Family Residential for 504 S. Whitley Drive: Commissioner Smith made the motion to send a favorable recommendation to the city council. Commissioner Grant seconded the motion. Motion carried.

Apex Land Group - Final Plat of Zellers Crossing Subdivision #3: Commissioner Dickinson made the motion to send a favorable recommendation to the city council. Commissioner Ashley seconded the motion. Motion carried.

Apex Land Group - Final Plat of Zellers Crossing Subdivision #4: Commissioner Ashley made the motion to send a favorable recommendation to the city council. Commissioner Heitz seconded the motion. Motion carried.

Commissioner Carlman adjourned the meeting at 7:50 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, September 8, 2020 at 7:00 p.m. Commissioners present were Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Tami DeCroo, Mike Smith, Carrie Grant, and Lindsey Judson. Commissioner Cathy Yasuda was absent.

Guests included Lorrie Tracy and Rick Watkins.

Commissioner Dickinson made the motion to approve the August 11, 2020 meeting minutes. Commissioner Ashley seconded the motion. Motion carried.

Public Hearings:

Opening the first hearing at 7:00 p.m., Zoning Administrator, Rick Watkins, explained the public hearing procedures and asked the commissioners to disclose any conflicts. Mike Smith disclosed he would not be participating in the discussions and deliberations for the Seven Oaks LLC and Apex Land Group requests.

Seven Oaks LLC - Variance of the Front Yard Setback at 550 Syringa Falls Court: Mike Smith (500 Syringa Falls Court) representing Seven Oaks LLC testified the lot at 550 Syringa Falls Court has an odd configuration due to the Williams Pipeline bordering on the east and the curve of the road right-of-way on the north for the entrance of the subdivision from Pennsylvania Avenue. The lot is 9,965 sq. feet, exceeding the city's minimum lot size requirement. The configuration of the lot with adherence to the city's 10' rear yard setback and 22' front yard setback requirements prevent placement of a home with the minimum 1800 sq. ft. first floor living space required by the subdivision's covenants. Mike Smith requested a variance to allow a 15' front yard setback to residential living space and to include the garage if it is side loading, otherwise the garage would adhere to the 22' front yard setback.

With no further testimony, the hearing was closed at 7:20 p.m.

Lorrie Tracy - Comprehensive Plan Amendment and Rezone from General Commercial to Multi-Family Residential for 504 S. Whitley Drive: Lorrie Tracy (8144 Estates Blvd.) testified the property is for sale and potential buyers are requesting multi-family residential.

Written testimony was received from Idaho Transportation Department; William Russell, of T-O Engineers; Midge Kline, of Marathon Petroleum; and William Mason, of Mason & Associates.

With no further testimony, the hearing was closed at 7:25 p.m.

Regular Meeting

Recommendations:

Seven Oaks LLC - Variance of the Front Yard Setback at 550 Syringa Falls Court: Commissioner Heitz made the motion to send a favorable recommendation to the city council for a variance allowing a 15' front yard setback to residential living space and to include the garage if it is side loading, otherwise the garage would adhere to the 22' front yard setback. Commissioner Grant seconded the motion. Motion carried.

Lorrie Tracy - Comprehensive Plan Amendment and Rezone from General Commercial to Multi-Family Residential for 504 S. Whitley Drive: Commissioner Smith made the motion to send a favorable recommendation to the city council. Commissioner Grant seconded the motion. Motion carried.

Apex Land Group - Final Plat of Zellers Crossing Subdivision #3: Commissioner Dickinson made the motion to send a favorable recommendation to the city council. Commissioner Ashley seconded the motion. Motion carried.

Apex Land Group - Final Plat of Zellers Crossing Subdivision #4: Commissioner Ashley made the motion to send a favorable recommendation to the city council. Commissioner Heitz seconded the motion. Motion carried.

Commissioner Carlman adjourned the meeting at 7:50 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, September 8, 2020 at 7:00 p.m. Commissioners present were Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Tami DeCroo, Mike Smith, Carrie Grant, and Lindsey Judson. Commissioner Cathy Yasuda was absent.

Guests included Lorrie Tracy and Rick Watkins.

Commissioner Dickinson made the motion to approve the August 11, 2020 meeting minutes. Commissioner Ashley seconded the motion. Motion carried.

Public Hearings:

Opening the first hearing at 7:00 p.m., Zoning Administrator, Rick Watkins, explained the public hearing procedures and asked the commissioners to disclose any conflicts. Mike Smith disclosed he would not be participating in the discussions and deliberations for the Seven Oaks LLC and Apex Land Group requests.

Seven Oaks LLC - Variance of the Front Yard Setback at 550 Syringa Falls Court: Mike Smith (500 Syringa Falls Court) representing Seven Oaks LLC testified the lot at 550 Syringa Falls Court has an odd configuration due to the Williams Pipeline bordering on the east and the curve of the road right-of-way on the north for the entrance of the subdivision from Pennsylvania Avenue. The lot is 9,965 sq. feet, exceeding the city's minimum lot size requirement. The configuration of the lot with adherence to the city's 10' rear yard setback and 22' front yard setback requirements prevent placement of a home with the minimum 1800 sq. ft. first floor living space required by the subdivision's covenants. Mike Smith requested a variance to allow a 15' front yard setback to residential living space and to include the garage if it is side loading, otherwise the garage would adhere to the 22' front yard setback.

With no further testimony, the hearing was closed at 7:20 p.m.

Lorrie Tracy - Comprehensive Plan Amendment and Rezone from General Commercial to Multi-Family Residential for 504 S. Whitley Drive: Lorrie Tracy (8144 Estates Blvd.) testified the property is for sale and potential buyers are requesting multi-family residential.

Written testimony was received from Idaho Transportation Department; William Russell, of T-O Engineers; Midge Kline, of Marathon Petroleum; and William Mason, of Mason & Associates.

With no further testimony, the hearing was closed at 7:25 p.m.

Regular Meeting

Recommendations:

Seven Oaks LLC - Variance of the Front Yard Setback at 550 Syringa Falls Court: Commissioner Heitz made the motion to send a favorable recommendation to the city council for a variance allowing a 15' front yard setback to residential living space and to include the garage if it is side loading, otherwise the garage would adhere to the 22' front yard setback. Commissioner Grant seconded the motion. Motion carried.

Lorrie Tracy - Comprehensive Plan Amendment and Rezone from General Commercial to Multi-Family Residential for 504 S. Whitley Drive: Commissioner Smith made the motion to send a favorable recommendation to the city council. Commissioner Grant seconded the motion. Motion carried.

Apex Land Group - Final Plat of Zellers Crossing Subdivision #3: Commissioner Dickinson made the motion to send a favorable recommendation to the city council. Commissioner Ashley seconded the motion. Motion carried.

Apex Land Group - Final Plat of Zellers Crossing Subdivision #4: Commissioner Ashley made the motion to send a favorable recommendation to the city council. Commissioner Heitz seconded the motion. Motion carried.

Commissioner Carlman adjourned the meeting at 7:50 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, September 8, 2020 at 7:00 p.m. Commissioners present were Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Tami DeCroo, Mike Smith, Carrie Grant, and Lindsey Judson. Commissioner Cathy Yasuda was absent.

Guests included Lorrie Tracy and Rick Watkins.

Commissioner Dickinson made the motion to approve the August 11, 2020 meeting minutes. Commissioner Ashley seconded the motion. Motion carried.

Public Hearings:

Opening the first hearing at 7:00 p.m., Zoning Administrator, Rick Watkins, explained the public hearing procedures and asked the commissioners to disclose any conflicts. Mike Smith disclosed he would not be participating in the discussions and deliberations for the Seven Oaks LLC and Apex Land Group requests.

Seven Oaks LLC - Variance of the Front Yard Setback at 550 Syringa Falls Court: Mike Smith (500 Syringa Falls Court) representing Seven Oaks LLC testified the lot at 550 Syringa Falls Court has an odd configuration due to the Williams Pipeline bordering on the east and the curve of the road right-of-way on the north for the entrance of the subdivision from Pennsylvania Avenue. The lot is 9,965 sq. feet, exceeding the city's minimum lot size requirement. The configuration of the lot with adherence to the city's 10' rear yard setback and 22' front yard setback requirements prevent placement of a home with the minimum 1800 sq. ft. first floor living space required by the subdivision's covenants. Mike Smith requested a variance to allow a 15' front yard setback to residential living space and to include the garage if it is side loading, otherwise the garage would adhere to the 22' front yard setback.

With no further testimony, the hearing was closed at 7:20 p.m.

Lorrie Tracy - Comprehensive Plan Amendment and Rezone from General Commercial to Multi-Family Residential for 504 S. Whitley Drive: Lorrie Tracy (8144 Estates Blvd.) testified the property is for sale and potential buyers are requesting multi-family residential.

Written testimony was received from Idaho Transportation Department; William Russell, of T-O Engineers; Midge Kline, of Marathon Petroleum; and William Mason, of Mason & Associates.

With no further testimony, the hearing was closed at 7:25 p.m.

Regular Meeting

Recommendations:

Seven Oaks LLC - Variance of the Front Yard Setback at 550 Syringa Falls Court: Commissioner Heitz made the motion to send a favorable recommendation to the city council for a variance allowing a 15' front yard setback to residential living space and to include the garage if it is side loading, otherwise the garage would adhere to the 22' front yard setback. Commissioner Grant seconded the motion. Motion carried.

Lorrie Tracy - Comprehensive Plan Amendment and Rezone from General Commercial to Multi-Family Residential for 504 S. Whitley Drive: Commissioner Smith made the motion to send a favorable recommendation to the city council. Commissioner Grant seconded the motion. Motion carried.

Apex Land Group - Final Plat of Zellers Crossing Subdivision #3: Commissioner Dickinson made the motion to send a favorable recommendation to the city council. Commissioner Ashley seconded the motion. Motion carried.

Apex Land Group - Final Plat of Zellers Crossing Subdivision #4: Commissioner Ashley made the motion to send a favorable recommendation to the city council. Commissioner Heitz seconded the motion. Motion carried.

Commissioner Carlman adjourned the meeting at 7:50 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, September 8, 2020 at 7:00 p.m. Commissioners present were Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Tami DeCroo, Mike Smith, Carrie Grant, and Lindsey Judson. Commissioner Cathy Yasuda was absent.

Guests included Lorrie Tracy and Rick Watkins.

Commissioner Dickinson made the motion to approve the August 11, 2020 meeting minutes. Commissioner Ashley seconded the motion. Motion carried.

Public Hearings:

Opening the first hearing at 7:00 p.m., Zoning Administrator, Rick Watkins, explained the public hearing procedures and asked the commissioners to disclose any conflicts. Mike Smith disclosed he would not be participating in the discussions and deliberations for the Seven Oaks LLC and Apex Land Group requests.

Seven Oaks LLC - Variance of the Front Yard Setback at 550 Syringa Falls Court: Mike Smith (500 Syringa Falls Court) representing Seven Oaks LLC testified the lot at 550 Syringa Falls Court has an odd configuration due to the Williams Pipeline bordering on the east and the curve of the road right-of-way on the north for the entrance of the subdivision from Pennsylvania Avenue. The lot is 9,965 sq. feet, exceeding the city's minimum lot size requirement. The configuration of the lot with adherence to the city's 10' rear yard setback and 22' front yard setback requirements prevent placement of a home with the minimum 1800 sq. ft. first floor living space required by the subdivision's covenants. Mike Smith requested a variance to allow a 15' front yard setback to residential living space and to include the garage if it is side loading, otherwise the garage would adhere to the 22' front yard setback.

With no further testimony, the hearing was closed at 7:20 p.m.

Lorrie Tracy - Comprehensive Plan Amendment and Rezone from General Commercial to Multi-Family Residential for 504 S. Whitley Drive: Lorrie Tracy (8144 Estates Blvd.) testified the property is for sale and potential buyers are requesting multi-family residential.

Written testimony was received from Idaho Transportation Department; William Russell, of T-O Engineers; Midge Kline, of Marathon Petroleum; and William Mason, of Mason & Associates.

With no further testimony, the hearing was closed at 7:25 p.m.

Regular Meeting

Recommendations:

Seven Oaks LLC - Variance of the Front Yard Setback at 550 Syringa Falls Court: Commissioner Heitz made the motion to send a favorable recommendation to the city council for a variance allowing a 15' front yard setback to residential living space and to include the garage if it is side loading, otherwise the garage would adhere to the 22' front yard setback. Commissioner Grant seconded the motion. Motion carried.

Lorrie Tracy - Comprehensive Plan Amendment and Rezone from General Commercial to Multi-Family Residential for 504 S. Whitley Drive: Commissioner Smith made the motion to send a favorable recommendation to the city council. Commissioner Grant seconded the motion. Motion carried.

Apex Land Group - Final Plat of Zellers Crossing Subdivision #3: Commissioner Dickinson made the motion to send a favorable recommendation to the city council. Commissioner Ashley seconded the motion. Motion carried.

Apex Land Group - Final Plat of Zellers Crossing Subdivision #4: Commissioner Ashley made the motion to send a favorable recommendation to the city council. Commissioner Heitz seconded the motion. Motion carried.

Commissioner Carlman adjourned the meeting at 7:50 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, September 8, 2020 at 7:00 p.m. Commissioners present were Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Tami DeCroo, Mike Smith, Carrie Grant, and Lindsey Judson. Commissioner Cathy Yasuda was absent.

Guests included Lorrie Tracy and Rick Watkins.

Commissioner Dickinson made the motion to approve the August 11, 2020 meeting minutes. Commissioner Ashley seconded the motion. Motion carried.

Public Hearings:

Opening the first hearing at 7:00 p.m., Zoning Administrator, Rick Watkins, explained the public hearing procedures and asked the commissioners to disclose any conflicts. Mike Smith disclosed he would not be participating in the discussions and deliberations for the Seven Oaks LLC and Apex Land Group requests.

Seven Oaks LLC - Variance of the Front Yard Setback at 550 Syringa Falls Court: Mike Smith (500 Syringa Falls Court) representing Seven Oaks LLC testified the lot at 550 Syringa Falls Court has an odd configuration due to the Williams Pipeline bordering on the east and the curve of the road right-of-way on the north for the entrance of the subdivision from Pennsylvania Avenue. The lot is 9,965 sq. feet, exceeding the city's minimum lot size requirement. The configuration of the lot with adherence to the city's 10' rear yard setback and 22' front yard setback requirements prevent placement of a home with the minimum 1800 sq. ft. first floor living space required by the subdivision's covenants. Mike Smith requested a variance to allow a 15' front yard setback to residential living space and to include the garage if it is side loading, otherwise the garage would adhere to the 22' front yard setback.

With no further testimony, the hearing was closed at 7:20 p.m.

Lorrie Tracy - Comprehensive Plan Amendment and Rezone from General Commercial to Multi-Family Residential for 504 S. Whitley Drive: Lorrie Tracy (8144 Estates Blvd.) testified the property is for sale and potential buyers are requesting multi-family residential.

Written testimony was received from Idaho Transportation Department; William Russell, of T-O Engineers; Midge Kline, of Marathon Petroleum; and William Mason, of Mason & Associates.

With no further testimony, the hearing was closed at 7:25 p.m.

Regular Meeting

Recommendations:

Seven Oaks LLC - Variance of the Front Yard Setback at 550 Syringa Falls Court: Commissioner Heitz made the motion to send a favorable recommendation to the city council for a variance allowing a 15' front yard setback to residential living space and to include the garage if it is side loading, otherwise the garage would adhere to the 22' front yard setback. Commissioner Grant seconded the motion. Motion carried.

Lorrie Tracy - Comprehensive Plan Amendment and Rezone from General Commercial to Multi-Family Residential for 504 S. Whitley Drive: Commissioner Smith made the motion to send a favorable recommendation to the city council. Commissioner Grant seconded the motion. Motion carried.

Apex Land Group - Final Plat of Zellers Crossing Subdivision #3: Commissioner Dickinson made the motion to send a favorable recommendation to the city council. Commissioner Ashley seconded the motion. Motion carried.

Apex Land Group - Final Plat of Zellers Crossing Subdivision #4: Commissioner Ashley made the motion to send a favorable recommendation to the city council. Commissioner Heitz seconded the motion. Motion carried.

Commissioner Carlman adjourned the meeting at 7:50 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary