

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, September 14, 2021 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Tami DeCruo, Mike Smith, and Lindsey Judson. Commissioner Carrie Grant was absent. Staff present were Danny Little and Beth Earles.

Guests present included Stuart Grimes, Joshua Jantz, Stephanie Hopkins, Colter Kamo, and Jessica Bond.

Commissioner Dickinson made the motion to approve the August 10, 2021 meeting minutes. Commissioner Ashley seconded the motion. Motion carried.

Public Hearing

Opening the hearing at 7:02 p.m., Zoning Administrator, Danny Little, explained public hearing procedures and asked the commissioners to disclose any conflicts. No conflicts were declared.

Grace Assisted Living - Development Agreement for Property at the SW Corner of NW 11th Street & Hwy. 95: Josh Jantz of KM Engineering, representing the owners of Grace Assisted Living, provided background on Grace Assisted Living and their present desire to develop a facility on 6.40 acres at the southwest corner of N. Whitley Drive and NW 11th Street. The facility will consist of eighty-five units for assisted living needs, and twenty units for memory care residents. A sample of amenities will include dining areas, activity rooms, library, theater, laundry facility, salons, and shuttle service. Upon review with city staff of the proposed development it was determined 338 parking stalls would be required in order to comply with city code. Due to the nature of the proposed use of assisted living and memory care, a variance was requested for reduction of the required parking stalls to 73 stalls. Very few of the residents will have vehicle access and any given shift will consist of ten to fifteen employees. In further discussions with staff, it was determined a development agreement would be more appropriate in order to provide the ability for future uses of the property to meet required parking standards. The reduction of parking stalls to 73 stalls will only apply to the current use of assisted living and memory care.

No written testimony was received. With no further testimony, the hearing was closed at 7:29 p.m.

Regular Meeting

Recommendation

Grace Assisted Living - Development Agreement for Property at the SW Corner of NW 11th Street & Hwy. 95: Commissioner Smith made the motion to send a favorable recommendation to the city council to enter into a development agreement with Grace Assisted Living for property on the southwest corner of NW 11th Street and Hwy. 95 contingent that reduction allowance to seventy-three parking stalls is specific to the requested use of memory care and assisted living; and development plan/site plan reflects the ability to provide required parking stalls per city code for future changes in use of property. Commissioner Judson seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 7:38 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary