

**FRUITLAND CITY PLANNING & ZONING COMMISSION**  
**MEETING AGENDA**  
**SEPTEMBER 10, 2019 7:00 P.M.**

- A. **Call to Order**
- B. **Roll Call**
- C. **Approval of August 13, 2019 Minutes - Action Item**
- D. **Public Hearings**
  - 1. Jackie Frazier - Conditional Use Permit to Operate a Daycare Center and Pre-School at 1718 N. Whitley Drive
  - 2. Tony Hathhorn - Conditional Use Permit to Allow Accessory Structure to Exceed Height of Principal Structure; Variance to Allow 1' Rear Yard Setback at 203 N. Kansas Avenue
  - 3. Lorrie Tracy & Leah Souders - Variance to Allow Zero Side Setback North & South of Proposed Common Side Lot Line at 1203 N. Oregon Avenue
  - 4. Ernest Gentry Sr. - Conditional Use Permit to Allow Accessory Structure to Exceed Height of Principal Structure; Variance of East Side Yard Setback at 705 NW 3<sup>rd</sup> Drive
  - 5. Gary & Robin Dreyer - Conditional Use Permit to Allow a Bed & Breakfast at 411 SW 2<sup>nd</sup> Street
  - 6. APEX Land Group - Annexation, Zone Designation of Single Family Residential, Preliminary Plat of Zeller's Crossing Subdivision - Three Parcels in the South 100-700 Blocks of E. 1<sup>st</sup> Street
- E. **Decisions - Action Items**
  - 1. Jackie Frazier - Conditional Use Permit to Operate a Daycare Center and Pre-School at 1718 N. Whitley Drive
  - 2. Tony Hathhorn - Conditional Use Permit to Allow Accessory Structure to Exceed Height of Principal Structure at 203 N. Kansas Avenue
  - 3. Ernest Gentry Sr. - Conditional Use Permit to Allow Accessory Structure to Exceed Height of Principal Structure at 705 NW 3<sup>rd</sup> Drive
  - 4. Gary & Robin Dreyer - Conditional Use Permit to Allow a Bed & Breakfast at 411 SW 2<sup>nd</sup> Street
- F. **Recommendations - Action Items**
  - 1. Tony Hathhorn - Variance to Allow 1' Rear Yard Setback at 203 N. Kansas Avenue
  - 2. Lorrie Tracy & Leah Souders - Variance to Allow Zero Side Setback North & South of Proposed Common Side Lot Line at 1203 N. Oregon Avenue
  - 3. Ernest Gentry Sr. - Variance of East Side Yard Setback at 705 NW 3<sup>rd</sup> Drive
  - 4. APEX Land Group - Annexation, Zone Designation of Single Family Residential - Three Parcels in the South 100-700 Blocks of E. 1<sup>st</sup> Street
  - 5. APEX Land Group - Preliminary Plat of Zeller's Crossing Subdivision - Three Parcels in the South 100-700 Blocks of E. 1<sup>st</sup> Street
- G. **Impact Area Recommendations - Action Items**
  - 1. Transfer of Development Right
    - From: SW 2<sup>nd</sup> Avenue & Elmore Road - The Cornell 1994 Revocable Trust
    - To: Brooks Drive & Elmore Road - Russell & Holli Watson
  - 2. Appeal of Decision for Conditional Use Permit Allowing Concrete Batch Plant & Improvements on Agri-Service Way
- H. **Adjournment**

*Any person needing special accommodations to participate in the above noticed meeting should contact the Fruitland City Clerk's Office seven days prior to the meeting at 200 S. Whitley Drive or the following numbers: (208) 452-4946, (208) 452-4421.*

*A no-host luncheon will be held at Ali's, 711 NW 21<sup>st</sup> Street, Fruitland, Idaho on September 4, 2019 at noon to receive materials and possibly view properties.*