

December 17, 2018

A regular meeting of the Fruitland City Council was held at Fruitland City Hall on the above date at 7:00 P.M.

PRESENT: Brian Howell, Jeff Carpenter, Ed Pierson, Kari Peterson, Stuart Grimes.

ABSENT: None.

STAFF PRESENT: Bill Russell, Jerry Campbell, JD Huff, Danny Little, Suzanne Percy, Stephanie Bonney.

OTHERS PRESENT: Patrick Connor, Katrina Kulm, Ronda Baines, Steve Lambert, Marv Lasnick, Julie Taylor, Ann Frei, Kelly Dullanty, Charles Baines, Jerry Haines, David Koeppen, Emma Nelson.

Mayor Howell called the meeting to order and roll was taken.

Councilor Grimes moved to approve the December 10, 2018 minutes. Seconded by Councilor Carpenter. Motion carried.

The December 2018 Fruitland Planning & Zoning Commission Report was presented by Zoning Administrator Rick Watkins. Councilor Pierson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

The Council reviewed a request from Payette County for an impact area recommendation regarding an application for a Conditional Use Permit for a gym to be located at 1875 NW 1<sup>st</sup> Avenue, owned by Kelly and Gina Dullanty. Councilor Pierson moved to send a favorable recommendation to the Payette County Planning and Zoning Commission. Seconded by Councilor Grimes. Motion carried.

A public hearing was opened at 7:03 P.M. for the purpose of receiving testimony regarding a request from Building Hope Parkside Foundation for a variance of the minimum vehicle parking requirements for their property located at 500 SW 3<sup>rd</sup> Street.

Councilor Grimes declared a conflict of interest due to being employed by the Fruitland School District and stated he would not take part in the discussions or decision process.

Steve Lambert and Patrick Conner, representing Building Hope Parkside Foundation and Treasure Valley Classical Academy (TVCA) explained they are requesting approval of a parking plan for the property located at 500 SW 3<sup>rd</sup> Street. The school use of the property comprises a phased enrollment program starting with Kindergarten through 6<sup>th</sup> grade. The school will add a grade level every year through the 12<sup>th</sup> grade. In year four, 402 students and 36 staff will occupy the school. Enrollment projections show the need for additional facility investments beyond year four. Mr. Lambert explained the existing building is 30,558 square feet. Fruitland City Code requires one parking space per 250 sq. ft. which would require 122 parking spaces. To serve the school's needs and satisfy the existing space constraints, they are proposing a school specific parking calculation for TVCA's use of the property. Based on the City of Nampa's code they proposed the following parking guidelines:

For the use of K-12 school, the parking requirements:

1. Elementary grades require 1 space per employee.
2. Middle Grades require 1 space per employee + 1 per 20 students.

3. High School grades require 1 space per Employee + 1 per 4 students.

Given the enrollment projections of TVCA at year 4 (36 staff, 340 elementary students, 48 Middle grade students and 14 High School Students), 43 dedicated spaces would be required based on the proposed calculation. TVCA's plan includes the use of a combination of 30 dedicated spaces through a parking agreement with the Highway Worship Center and 17 dedicated onsite spaces, achieving a total of 47 dedicated parking spaces. They have also identified a total of 76 neighboring off site overflow parking spaces. These include 20 street parking spaces adjacent to the north and east along their property line, 38 spaced at the City parking lot located at the corner of SW 2<sup>nd</sup> Street and Nebraska Avenue and 18 spaces located north of the City Park along SW 2<sup>nd</sup> Street. For larger after-school events, the overflow spaces could be used. The dedicated and overflow parking spaces identified total 123 parking spaces.

David Koeppen, owner of Fruitland Electric, 424 SW 3<sup>rd</sup> Street, stated he would have no issues with the school using his property for overflow parking and is happy to see something being done with the property.

No further testimony was given and the hearing was closed at 7:29 P.M.

Councilor Pierson moved to approve the request of an onsite parking variance for 500 SW 3<sup>rd</sup> Street to allow 1 space per employee for elementary grades, 1 space per employee + 1 space per 20 students per Middle grades up to the 8<sup>th</sup> grade, as outlined in the City of Nampa plan, with the condition the parking plan be reviewed at such time High School grades are enrolled. Seconded by Councilor Peterson. Motion carried. Councilor Grimes abstained.

The Transportation Engineer Report was presented by City Engineer Russell. Councilor Pierson moved to approve the report. Seconded by Councilor Grimes. Motion carried.

The Council reviewed a Scope of Work & Engineering Fee estimate for design of a new 1350 foot alignment of NW 7<sup>th</sup> Street from Whitley Drive (US-95) east to the railroad tracks and a Scope of Work & Engineering Fee Estimate for design to widen and reconstruct 750 feet of NW 9<sup>th</sup> Street from Whitley Drive (US-95) east to Howard Lane. Councilor Pierson moved to accept the Scope of Work & Engineering Fee estimates for NW 7<sup>th</sup> Street from Whitley Drive (US-95) to the railroad tracks and NW 9<sup>th</sup> Street from Whitley Drive (US-95) to Howard Lane. Seconded by Councilor Peterson. Roll call vote: Grimes, aye. Carpenter, aye. Peterson, aye. Pierson, aye. Motion carried.

The November 2018 Finance Report was reviewed by the Council. Councilor Grimes moved to approve the November 2018 Finance Report. Seconded by Councilor Carpenter. Motion carried.

Councilor Peterson moved to adjourn. Seconded by Councilor Carpenter. Motion carried at 8:14 P.M.

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Brian Howell, Mayor

ATTEST:

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Rick S. Watkins, City Clerk