

**FRUITLAND CITY COUNCIL
MEETING MINUTES
February 24, 2025**

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

1. MEETING OPENING:

PRESENT: Kari Peterson (Mayor), Tom Limbaugh, Jeff Carpenter, Cathy Yasuda, Ed Pierson.
ABSENT: None.

STAFF PRESENT: Stephanie Bonney (via Teams), Bill Russell, JD Huff, Justin Harrell, Matt Brock, Brandon Tarvin, Danny Little, Rick Funk, Jesse Wetzel, Stuart Grimes, Samantha Herrera.

OTHERS PRESENT: Brian Molthen, Craig Smith, Corey Evan, Ian Krentz, Shelby Martin, Tim Davis, Paul Knudson, Stephanie Cockerum, Ron Candy, Brandy Kay.

Mayor Peterson called the meeting to order at 7:00 P.M. and roll was taken. A quorum of the Council was present.

2. CONSENT AGENDA ITEMS:

2.1. **Approval of Minutes:** Councilor Limbaugh moved to approve the February 10, 2025 minutes. Second, by Councilor Carpenter. **Motion carried.**

2.2. **Planning & Zoning Report:** The February 2025 Fruitland Planning & Zoning Commission Report was presented by Zoning Administrator Danny Little. Councilor Limbaugh moved to approve the report. Second, by Councilor Carpenter. **Motion carried.**

3. PUBLIC HEARINGS- 7:00 P.M.

There were no conflicts of interest declared by the Council.

3.1. Building Permit Fees:

A public hearing was opened at 7:00 P.M. for the purpose of receiving public comments regarding a proposal to increase building permit application fees in excess of 5%. The proposed increase in fees is designed to address rising costs associated with the administration and enforcement of building permits, ensuring the city can continue to provide necessary services to the community. The last update to the building permit fee schedule was in 1999 to adopt the 1997 Uniform Building Code. The cost per square foot valuation for new construction of Single Family Residential in 1997 was \$44.88. The current International Code Council Building Valuation dated August 2024 is \$167.37 cost per square foot for Single Family Residential.

Testimony Received:

Brian Molthen, (760 Poppy Street), representing Agile Homes, expressed concerns with raising rates too high for the average home buyer and recommends the Council only charge 80% of the ICC Building Valuation for a total of \$133.90 per square foot.

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City Treasurer, Suzanne Percy explained to the Council budget revenue shortfalls and the need to raise the permit fees to help cover expenses. She recommends not going below the current International Code Council Building Valuation of \$167.37 cost per square foot, for Single Family Residential.

No further testimony was given, and the hearing was closed at 7:14 P.M.

3.2. Creekside Commercial Subdivision:

A public hearing was opened at 7:14 P.M. for the purpose of receiving public comments regarding a request by Rywest Homes, Inc., for an amendment of development agreement, approval of the preliminary, and final plats of the Creekside Commercial Subdivision.

Testimony Received:

Tim Davis (7872 Richey Road), Representing Rywest Homes, Inc. explained that there are two existing businesses on one lot, and he would like to split the lot to create two tax parcels.

No further testimony was given, and the hearing was closed at 7:17 P.M.

4. LAND USE DECISIONS:

Creekside Commercial Subdivision: Councilor Pierson moved to approve the Development Agreement Amendment, Preliminary and Final Plats of the Creekside Commercial Subdivision. Second, by Councilor Limbaugh. **Motion carried.**

SPECIAL REQUESTS/ PRESENTATIONS:

5. Special Recognition: Police Chief Huff introduced Justin Harrell, thanking him for his outstanding service, announcing his promotion to Sergeant of the Fruitland Police Department.

6. Citizens Requests- No Comments were heard.

7. Variance Request of Front Yard Setback at 2120 Justine Court:

The Council reviewed all applications, comments, testimony, minutes, and the findings of fact and conclusions from the Fruitland Planning & Zoning Commission Hearing held on February 11, 2025. The Fruitland Planning & Zoning Commission forwarded an unfavorable recommendation to the City Council regarding the application for a variance of front yard setback at 2120 Justine Court.

Paul Knudson, 912 Bobwhite Street, Manager of Austin Homes, explained to the Council that he was informed by the building inspector that the 6' fence and gate that was installed in the front yard needed to be moved, as it was constructed in the front yard setback. Mr. Knudson stated that the fence is parallel with the front of the house on the dividing line of the front yard and the side yard, and he feels the fence location complies with city code.

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City Attorney Stephanie Bonney explained that this request qualifies as an appeal of code determination rather than a variance.

Council Decision: Councilor Carpenter moved to deny the request for variance of front yard setback at 2120 Justine Court and to schedule an appeal of code determination for the March 10, 2025 Council meeting to allow time for City staff to make a written interpretation of the code in question. Seconded by Councilor Limbaugh. **Motion carried.**

8. CITY ENGINEER REPORTS/UPDATES:

8.1. **Transportation Engineer Report** was presented by Transportation Engineer, Bill Russell. Councilor Pierson moved to approve the report. Second, by Councilor Carpenter. **Motion carried.**

8.2. **Water & Sewer Engineer Report** was presented by Transportation Engineer, Bill Russell. Councilor Pierson moved to approve the report. Second, by Councilor Limbaugh. **Motion carried.**

8.3. **Bond Language:** Transportation Engineer, Bill Russell updated the Council on the proposed bond language regarding the improvement projects needed for the wastewater treatment plant and water treatment plant. This item will be on the March 10, 2025 agenda for review.

9. FRUITLAND FIRE DEPARTMENT- PURCHASE REQUEST- HYDRANT GATE VALVE ADAPTERS (2):

The Council reviewed a memo from Fire Chief, Brandon Tarvin requesting permission to use funds from State Revenue Sharing- Capital Projects to replace two (2) hydrant gate valve adapters for use on high flow hydrant water applications that are needed for fire apparatuses. Brandon explained that these items are not budgeted for replacement but should be replaced immediately. The current ones have cracked due to age and use and cannot be repaired as parts are no longer available. Brandon has contacted multiple suppliers and also attempted to see if the cast could be welded as a temporary repair with no success. The estimated purchase price for the two adapters is approximately \$3,000.00.

Council Decision: Councilor Pierson moved to approve the purchase request not to exceed \$3,000.00 with funds to be used from State Revenue Sharing- Capital Projects. Second, by Councilor Limbaugh. **Motion carried.**

10. ADOPTED RESOLUTION:

Resolution No. 2025-02: Amendment to Exhibit A – Comprehensive Fee Schedule to include increased building permit fees. **Council Decision:** Councilor Limbaugh moved to adopt. Second, by Councilor Yasuda. **Motion carried.**

11. TREASURER’S FINANCIAL REPORT:

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The January 2025 Finance Report was presented by City Treasurer, Suzanne Percy. Councilor Pierson moved to approve the January 2025 Finance Report. Second, by Councilor Yasuda.
Motion carried.

12. ADJOURNMENT:

Councilor Pierson moved to adjourn. Second, by Councilor Carpenter. **Motion carried at 8:13 P.M.**

Prepared by: Suzanne Percy
Date Approved: March 10, 2025

City of Fruitland, ID

Kari Peterson, Mayor

ATTEST:

Suzanne Percy, City Clerk