

**FRUITLAND CITY COUNCIL  
MEETING MINUTES  
March 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, Matt Brock, Brandon Tarvin, Danny Little, Rick Funk, Jesse Wetzel, Stuart Grimes.

**OTHERS PRESENT:** Kelli Black, Doug Dorsing, Larry Morris, Tammie Morris, Corey Evan, Clint Seamons, Brooks Warrington, John Phipps, Stephanie Cockerum.

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 March 10, 2025 minutes. Second, by Councilor Yasuda. **Motion carried.**

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

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

*There were no conflicts of interest declared by the Council.*

**3.1. Trilogy Development- Annexation, Zone Designation of Single Family Residential- 8087 N Pennsylvania Avenue and Adjoining North Parcel:**

A public hearing was opened at 7:02 P.M. for the purpose of receiving public comments regarding a request by Trilogy Development for annexation and zone designation of Single Family Residential for the property location of 8087 N Pennsylvania Avenue and adjoining North Parcel.

The Council thoroughly reviewed all applications, public comments, testimony, meeting minutes, and the findings of fact and conclusions from the Fruitland Planning & Zoning Commission hearing held on January 14, 2025.

The Planning & Zoning Commission submitted a favorable recommendation to the City Council for the proposed annexation and zone change for the specified properties, contingent upon approval of a Development Agreement.

**Public Testimony Received:**

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**Applicant:** Kelli Black of Bailey Engineering, representing Trilogy Development explained to the Council that they are requesting to annex 16 acres south of NW 24<sup>th</sup> Street and west of N. Pennsylvania Avenue with a zone designation of Single Family residential. The neighboring properties consist of agricultural and single family residential. The compressive plan designates this area as Singel Family Residential. Ms. Black testified that the developer is aware of water and sewer capacity issues and no will-serving letters are acceptable. The developer is willing to dedicate right of way to the city on NW 24<sup>th</sup> Street and N Pennsylvania Avenue. Any improvement and concerns would be addressed with the preliminary plat.

Doug Dorsing 1900 NW 24<sup>th</sup> Street testified that he owns the agricultural land adjacent to the subject property and expressed concerns regarding irrigation and traffic.

John Phipps, 501 N Pennsylvania Avenue testified his concerns regarding traffic, farming and rather or not his request would benefit the current residence.

Police Chief Huff submitted written testimony outlining his concerns about the proposed annexation, particularly its impact on the Fruitland Police Department and Public Works. He noted that many North Pennsylvania area residents already call FPD for service, mistakenly believing they are within city limits, and warned that annexation could exacerbate jurisdictional challenges. If approved, FPD would assume full law enforcement responsibilities, while Public Works would take on road maintenance and infrastructure needs. Chief Huff emphasized that annexation should only move forward if it offers clear, immediate benefits, such as developer collaboration to address traffic and infrastructure improvements.

No further testimony was given, and the hearing was closed at 7:20 P.M.

**3.2. Building Department- Adopt the February 2025 International Code Council Building Valuation Data and Increase Re-Inspection Fees:**

A public hearing was opened at 7:20 P.M. for the purpose of receiving public comments regarding a proposal to increase building permit application fees in excess of 5% following the adoption of the February 2025 International Code Council Building Valuation Data and increase in re-inspection fees exceeding 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.

A public hearing was held on February 24, 2025, regarding a Building Department permit fee increase exceeding 5%. However, due to a publication error, only one of the two required notices was printed, nullifying the Council-approved fee increases. At that meeting, the Council approved a residential building permit fee increase exceeding 5%. The current proposal seeks to adopt the February 2025 International Code Council

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Building Valuation data, which would apply fee increases across all permit categories, not just residential.

No testimony was given, and the hearing was closed at 7:21 P.M.

**4. LAND USE DECISIONS:**

**8087 N Pennsylvania Avenue and Adjoining North Parcel:**

4.4. **Annexation-** Councilor Limbaugh moved to deny the request for annexation of 8087 N Pennsylvania Avenue and adjoining North Parcel siting concerns due to lack of available water & sewer capacity, desire to review of a preliminary plat and development agreement for the project. Second, by Councilor Pierson. **Motion carried.**

4.5. **Zone Designation of Single Family Residential-** Councilor Limbaugh moved to deny the request for zone designation of Single Family Residential of 8087 N Pennsylvania Avenue and adjoining North Parcel. Second, by Councilor Pierson. **Motion carried.**

**5. CITIZENS REQUESTS:** No Comments were heard.

**6. FRUITLAND HIGH SCHOOL ATHLETICS BANNER PLACEMENT REQUEST:**

Lucinda Day of Big Sky Sportswear is requesting permission to hang a directional/advertisement banner for the Fruitland High School Athletic Department on the light pole located on the corner of Pennsylvania Avenue and SW 4<sup>th</sup> Street.

**Council Decision:** Councilor Pierson moved to approve the banner placement request. Second, by Councilor Carpenter. **Motion carried.**

**7. CITY ENGINEER REPORTS/UPDATES:**

7.1. **Transportation Engineer Report** was reviewed. The Council was updated on the following: SW 7<sup>th</sup> Street, Iowa Avenue to S Pennsylvania Avenue sidewalk project has been advertised and the bid opening will be held March 31, 2025; W 1<sup>st</sup> Street RR Crossing progress; Consultant negotiations between Ardurra and LHTAC were held February 25, 2025 regarding Pennsylvania Ave, NE 11<sup>th</sup> Street to NW 16<sup>th</sup> Street Ph1 Project. Councilor Pierson moved to approve the report. Second, by Councilor Carpenter. **Motion carried.**

7.2. **Water & Sewer Engineer Report** was reviewed. The Council was updated on the following: the Water and Wastewater Treatment Master Plan reports will be provided to the City March 21, 2025; plans and reports are being compiled and sent to DEQ. Councilor Pierson moved to approve the report. Second, by Councilor Carpenter. **Motion carried.**

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**8. IMPACT AREA RECOMMENDATION:**

The Council reviewed a Transfer of Development Right (TDR) request from SRQ Properties LLC- From a Parcel to an Adjoining Parcel West of 7425 Elmore Road.

The Fruitland Planning & Zoning Commission forwarded an unfavorable recommendation due to concerns regarding development of large acres lots near the city and the effect on future development of the city.

Brooks Warrington, owner of SRQ Properties LLC, addressed the Council to clarify what he believes are misunderstandings regarding the TDR application. He explained that the application originated from four administrative building rights on the original 10-acre parcel, which was legally and correctly subdivided into four separate parcels. Due to an irrigation ditch running through Parcels 1 and 2, Payette County requested a TDR for the parcel located on the east side of the irrigation lateral. As a result, a TDR application was submitted for the same original parcel, which remains contiguous and was part of the initial subdivision. Mr. Warrington provided a map illustrating how the four parcels were legally divided. Warrington emphasized that the missing key detail is that the original parcel carries four administrative rights.

**Council Decision:** Councilor Limbaugh moved to send a favorable recommendation to Payette County Planning & Zoning regarding the TDR request. Second, by Councilor Yasuda. **Motion carried.**

**9. PORPOSED CODE AMENDMENT: 10-9-10- ACCESSORY STRUCTURES:**

The Council reviewed a proposal to amend City Code 10-9-10- Accessory Structures to include language “an accessory building shall not be used as a temporary or permanent shelter for human habitation or occupancy”. The Fruitland Planning and Zoning Commission has reviewed the request and has sent a favorable recommendation of the proposed code amendment.

**Council Decision:** Councilor Pierson moved to approve the request. Second, by Councilor Carpenter. **Motion carried.**

This item will be sent back to Fruitland Planning & Zoning for further development.

**10. ADOPTED ORDINANCES AND RESOLUTION:**

10.1. **Resolution No. 2025-02:** Amendment to Exhibit A- Comprehensive Fee Schedule to adopt February 2025 International Code Council Building Valuation data and Increase Re-Inspection Fees. **Council Decision:** Councilor Pierson moved to adopt Resolution No. 2025-02. Second, by Councilor Limbaugh. **Motion carried.**

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**10.2. Ordinance No. 713- Call for Special Revenue Bond Election for Water Improvement Projects:**

Councilor Pierson moved to read Ordinance No. 713- Call for Special Revenue Bond Election for Water Projects, by title only. Second, by Councilor Carpenter. **Motion carried.** Councilor Pierson moved to suspend the rules and adopt Ordinance No. 713. Second, by Councilor Limbaugh. **Roll call vote:** Limbaugh, aye. Carpenter, aye. Yasuda, aye. Pierson, aye. **Motion carried.**

**10.3. Ordinance No. 714- Call for Special Revenue Bond Election for Sewer Improvement Projects:**

Councilor Pierson moved to read Ordinance No. 714- Call for Special Revenue Bond Election for Water Projects, by title only. Second, by Councilor Limbaugh. **Motion carried.** Councilor Carpenter moved to suspend the rules and adopt Ordinance No. 714. Second, by Councilor Limbaugh. **Roll call vote:** Limbaugh, aye. Carpenter, aye. Yasuda, aye. Pierson, aye. **Motion carried.**

**11. AMBULANCE DEPARTMENT- GOLF TOURNAMENT PARTICIPATION REQUEST:**

The Council reviewed a request from EMS Chief, Rick Funk asking permission for Payette County Paramedics to sponsor a team in the annual Spring Creek/Edgewood Assisted Living Facility Golf Tournament held in Payette. They have participated in the event for the past three years and would like to request permission to allocate \$400.00 for the team's entry fee again this year. Chief Funk explained that the tournament is an excellent opportunity to support one of the valued community partners while also contributing to a meaningful cause.

**Council Decision:** Councilor Yasuda moved to approve the participation request. Second, by Councilor Pierson. **Motion carried.**

**12. FISCAL YEAR 2025-2026 BUDGET HEARING SCHEDULE:**

Councilor Pierson moved to schedule the 2025-2026 Budget Workshop for July 23, 2025 at 3:00 P.M. and the 2025-2026 Budget Hearing for August 25, 2025. Second, by Councilor Carpenter. **Motion carried.**

**13. TREASURER'S FINANCIAL REPORT:**

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

**14. ADJOURNMENT:**

Councilor Pierson moved to adjourn. Second, by Councilor Carpenter. **Motion carried at 7:51 P.M.**

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**Prepared by:** Suzanne Percy  
**Date Approved:** April 14, 2025

**City of Fruitland, ID**

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**Kari Peterson, Mayor**

**ATTEST:**

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**Suzanne Percy, City Clerk**