

**FRUITLAND CITY COUNCIL  
MEETING MINUTES  
November 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:** Tom Limbaugh, Jeff Carpenter, Kari Peterson (Mayor), Cathy Yasuda, Ed Pierson.

**ABSENT:** None.

**STAFF PRESENT:** JD Huff, Matt Brock, Danny Little, Rick Funk, Jesse Wetzels, Stuart Grimes.

**OTHERS PRESENT:** Grace Slate, Corey Evan, Reece Hrizuk.

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:**

Councilor Carpenter moved to approve the consent agenda including the November 10, 2025 City Council minutes and the November 2025 Fruitland Planning & Zoning Commission Report. Seconded by Councilor Limbaugh. Motion carried.

**3. PUBLIC HEARINGS – 7:00 P.M.:**

There were no conflicts of interest declared by the Council.

**3.1. Zone Change – 304 S Minnesota Avenue / Hrizuk-Johnson Subdivision**

A public hearing was opened at 7:01 P.M. for the purpose of receiving testimony regarding a proposed zone change from Single Family Residential to Neighborhood Commercial for 304 S Minnesota Avenue, and the Preliminary Plat and Final Plat of the Hrizuk-Johnson Subdivision.

The Fruitland Planning and Zoning Commission forwarded a favorable recommendation for the requests.

Reece Hrizuk testified that he recently purchased the property located at the northeast corner of S. Minnesota Avenue and SW 4th Street and intends to utilize it while maintaining its historical character. Mr. Hrizuk explained that the residence is one of the original homes in Fruitland, formerly owned by the Johnson family, early Fruitland residents. He has restored the home, which is now used as a rental. He further testified that a secondary structure located behind the home was moved from the Farmers Mutual Telephone Company property around 1929 and was once used as a residence.

Mr. Hrizuk requested rezoning a portion of the property from Single Family Residential to Neighborhood Commercial and approval of the preliminary and final plats of the Hrizuk–Johnson Subdivision. He stated the zone change would allow the secondary structure to be used

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for a small office, boutique, or salon, and that dividing the property to support separate commercial and residential uses would bring the property into compliance with City Code.

No further testimony was given, and the hearing was closed at 7:07 P.M.

**3.2. Development Agreement Amendment – Shady River Mobile Home Park**

A public hearing was opened at 7:07 P.M. for the purpose of receiving testimony regarding a proposed Development Agreement Amendment for Shady River Mobile Home Park, 3100 Alden Road. The proposed amendment to the existing Development Agreement would allow installation of a larger manufactured home (14' x 52') on Lot 15, replacing a previously removed unit.

The Fruitland Planning and Zoning Commission forwarded an unfavorable recommendation for the request.

Applicant representative Don Paulsen was unable to attend the meeting due to health issues and requested that the hearing be continued to the December 8, 2025 City Council meeting to allow him the opportunity to be present.

No testimony was given, and the hearing was continued to December 8, 2025.

**3.3. City Code Amendment – Temporary Business Identification Signs**

A public hearing was opened at 7:08 P.M. for the purpose of receiving testimony regarding a proposal to amend City Code, Chapter 7, Article D, Section 7 – Temporary Business Identification Signs. The purpose of the request is to update regulations for temporary signs within the city.

The Fruitland Planning and Zoning Commission forwarded a favorable recommendation for the following amendments:

- (5) Temporary signs shall maintain a minimum twenty-five feet (25') of spacing from any and all other approved freestanding and ~~limited duration~~ temporary signs. No more than five (5) temporary signs shall be permitted on a property at any one time.
- (9) Banners as Permanent Signs Prohibited: Banners shall not be used as permanent signs and shall not otherwise replace the primary permanent identification sign(s) for the business or establishment.
- (910) ~~No~~ A permit is required.

The Council discussed the proposed changes and expressed concerns regarding permit requirements for non-profit or community event advertisement signs and banners. The Council requested that language be added to exempt such signs and banners from permit requirements.

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No further testimony was given, and the public hearing was closed at 7:19 P.M.

**4. LAND USE ORDINANCES:**

**4.1. Ordinance No. 716 – Temporary Business Identification Signs**

Councilor Pierson moved to table the reading of Ordinance No. 716 – *Amend City Code Chapter 7, Article D, Section 7 – Temporary Business Identification Signs* until the next meeting to allow time to add language exempting non-profit and community event advertisements from permit requirements. Seconded by Councilor Limbaugh. Motion carried.

**4.2. Ordinance No. 721- Zone Change from Single Family Residential to Neighborhood Commercial for 304 S Minnesota- Preliminary Plat and Final Plat of the Hrizuk-Johnson Subdivision:**

Councilor Pierson moved to suspend the rules and read Ordinance No. 721, by title only. Second, by Councilor Carpenter. Motion carried. Councilor Pierson moved to adopt Ordinance No. 721. Second, by Councilor Limbaugh. Roll call vote: Limbaugh, aye. Carpenter, aye. Yasuda, aye. Pierson, aye. Motion carried.

**5. SPECIAL EVENT APPLICATION – FRUITLAND SCHOOL DISTRICT PTO – HOLIDAY BAZAAR:**

The Council reviewed a special event permit application from the Fruitland School District PTO for a Holiday Bazaar to be held on December 6, 2025 at the Fruitland Elementary School cafeteria, 1100 S. Pennsylvania Avenue, from 9:00 A.M. to 3:00 P.M. There are 19 vendors so far. All events will take place on school property.

Councilor Pierson moved to approve the special event application. Seconded by Councilor Yasuda. Motion carried.

**6. IMPACT AREA RECOMMENDATION:**

The Council reviewed a request for a conditional use permit to allow a recreational vehicle to be used as a second residence at 8180 N Pennsylvania Avenue. The applicant is inheriting the property, and the existing house requires extensive cleaning, repairs, and a septic inspection before it can be occupied. No new construction is proposed.

The Fruitland Planning and Zoning Commission forwarded a favorable recommendation with the condition that a time limit be established for RV occupancy.

Councilor Pierson moved to forward a favorable recommendation to the Payette County Planning and Zoning Commission, with the condition that a time limit be established for RV occupancy. Seconded by Councilor Carpenter. Motion carried.

**7. CITIZENS REQUESTS: -No comments were heard.**

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**8. PAYETTE RIVER SPORTS COMPLEX – CONCEPTUAL MASTER PLAN – CONTRACT PROPOSAL & SCOPE OF WORK:**

The Council reviewed a proposal prepared by Ardurra to design the park layout.

**Council Decision:** Councilor Pierson moved to approve the proposal and scope of work in the amount of \$10,920.00. Seconded by Councilor Yasuda. Motion carried.

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

The Transportation and Water & Sewer Engineer Reports were received by the Council. Councilor Pierson moved to approve the reports. Seconded by Councilor Carpenter. Motion carried.

**10. COUNCIL DISCUSSION ITEMS FOR CONSIDERATION:**

City staff presented several items for consideration as potential additions or amendments to the current City Code:

- New fee for park or street closure requests.
- Redefine holiday lighting.
- Amend park hours.
- Amend commercial development standards.

The Council discussed the items presented and determined not to proceed with any amendments at this time, with the exception of the Commercial Development Standards. The Council expressed interest in continuing discussions regarding the development of aesthetic regulations and overall design guidance for the future growth of the City of Fruitland. Zoning Administrator Danny Little will return to the Council with ideas and recommendations.

**11. TREASURER’S REPORT – OCTOBER 2025 FINANCE REPORT:**

The October 2025 Finance Report was presented by City Treasurer, Suzanne Percy. Councilor Pierson moved to approve the October 2025 Finance Report. Seconded by Councilor Carpenter. Motion carried.

**12. EXECUTIVE SESSION:**

Councilor Carpenter moved to enter into Executive Session pursuant to Idaho Code Section 74-206(1)(f) – Potential Litigation. Seconded by Councilor Limbaugh. Roll call vote: Limbaugh, aye; Carpenter, aye; Yasuda, aye; Pierson, aye. Motion carried at 8:07 P.M.

Regular session was resumed at 8:24 P.M.

**13. BUILDING INSPECTION INVOICE RESOLUTION:**

Councilor Pierson moved to send a letter to the Payette County Board of Commissioners to come to a resolution by splitting the invoice of \$12,315.41 in half. Seconded by Councilor Carpenter. Motion carried.

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**14. ADJOURNMENT:**

Councilor Pierson moved to adjourn. Second, by Councilor Carpenter. **Motion carried at 8:25 P.M.**

**Prepared by:** Suzanne Percy

**Date Approved:** December 8, 2025

**City of Fruitland, ID**

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**Kari Peterson, Mayor**

**ATTEST:**

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**Suzanne Percy, City Clerk**