

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held before the Fruitland City Council at Fruitland City Hall, 200 S. Whitley Drive, Fruitland, ID on May 22, 2023 at 7:00 P.M. or as soon thereafter as may be heard, to consider a request by Treasure Valley Classical Academy as it relates to the development of 424 SW 3rd Street, 500 SW 3rd Street, and a parcel in the N 500 Block of SW 4th Street, more specifically described as:

Parcel I – 424 SW 3rd Street: Lots 18, 19, 20, 21 and 22 in Block 6 of the Plat of the Addition Of 40 Acres to the Townsite of Fruitland, ALSO: Lots 1 and 2 in Block 6 of the Fruitland Original Townsite, situated in the NE1/4 of Section 27, Township 8 North, Range 5 West, Boise-Meridian, Payette County, Idaho.

Parcel II – 500 SW 3rd Street: In the Forty Acre Addition to the Original Townsite of Fruitland, Idaho, as per Plat Records, Payette County, Idaho: The North 212 feet of Block 17.

Parcel III – in the N 500 Block of SW 4th Street: A parcel of land being a portion of Lots 19, 20, 21, and 22 in Block 17 of the Addition Of 40 Acres to the Original Plat of the Townsite of Fruitland, according to the official plat thereof, filed in Book 1 of Plats at Page(s) 28, Records of Payette County, Idaho and located in the NW1/4 of the NE1/4 of Section 27, Township 8 North, Range 5 West, Boise-Meridian, Payette County, Idaho, and more particularly described as follows:

BEGINNING at the Southwest corner of Block 17;
Thence N. 00°59'14" E. distance of 88.03 feet along the West boundary of Block 17;
Thence S. 89°02'26" E. distance of 91.04 feet parallel with and 212.00 feet South of the North boundary of Block 17;
Thence S. 01°13'18" W. a distance of 88.04 feet to a point on the South boundary of Block 17;
Thence N. 89°01'59" W. a distance of 90.68 feet along the South boundary of Block 17 to the POINT OF BEGINNING.

The Fruitland Planning & Zoning Commission has forwarded favorable recommendations of the requests.

Citizens are encouraged to provide oral and written testimony. The applications and supporting documentation may be reviewed at the office of the City Clerk during regular office hours 8AM-5PM, Monday-Friday or reviewed on-line at www.fruitland.org.

Suzanne Percy, City Clerk



Development Agreement Application

200 S. Whitley Drive/P.O. Box 324 Fruitland, Idaho 83619 Phone: 208-452-4946

Danny Little, Zoning Administrator
dlittle@fruitland.org

www.fruitland.org

Beth Earles, Secretary
bearles@fruitland.org

APPLICANT: Treasure Valley Classical Academy

Address: 300 SW 3rd Street, Fruitland, ID 83619

Mailing Address: 300 SW 3rd Street, Fruitland, ID 83619

Telephone: 209-779-4088 **Cell:** _____ **Fax:** _____

E-mail: slambert@tvcacademy.org

FILING CAPACITY:

- Recorded property owner as of _____ (Date)
- Purchasing as of _____ (Date)
- Leasing property as of _____ (Date)
- Authorized agent of any of the foregoing, duly authorized in writing.
(Written authorization must be attached.)

LEGAL DESCRIPTION OF PROPERTY: (Attach if necessary)

See Attached.

STATEMENT: Specify the present and future proposed use or uses of the property upon which the development agreement is sought.

Existing Use: School - See attached narrative and statement.

Proposed Use: School - See attached narrative and statement.

DEVELOPMENT: Explain the time period for which the agreement is requested to be valid, including the time period with which the development or use must commence and the time period within which the development and the terms of the agreement are to be completed. Include the phasing plan and proposed phasing schedule.

See attached narrative and statement regarding the planned development.

CONCEPT PLAN: *Submit three sets of site plan drawn to scale. Submit one 11" x 17" copy. Include the following:*

- Existing structures which will remain, labeled as to existing and proposed uses.
- Building footprint, height, number of stories, proposed uses (*office, retail, restaurant, etc.*) and square footage of proposed structures. If residential, overall density and number of dwelling units per building. (*If single family residential, information of proposed structures is not necessary*).
- North arrow.
- The scale of the drawing.
- Property boundary.
- Names of applicant, owner(s) (*if different than applicant*), plan preparer, project.
- Size of project.
- Existing vegetation, labeled as to remain or be removed.
- Existing and generalized proposed grades for hillside developments.
- Parking areas with total number of parking spaces shown.
- Locations and widths of rights of way, easements, canals, ditches and property lines.
- Drainage features.
- Conceptual landscape plan.

AMENDMENTS:

Instrument Number: _____ Record Date: _____

1st Amendment 2nd Amendment 3rd Amendment _____ Amendment

Submit a detailed statement addressing the reason for the request and proposed amendments.

FILING FEE: \$500.00

AFFIDAVIT OF OWNER:

I understand that failure to comply with all commitments in the approved development agreement shall be deemed consent to rezone the property to the pre-existing zone, or in the case of an initial zone at annexation, a zone deemed appropriate by the Council or de-annexation. I further understand that with the submission of this application, all time limits pertaining to or required by city code are waived. As property owner, I agree to submission of the use and property for a development agreement.

Property Owner's Signature _____
(*if different than applicant*)

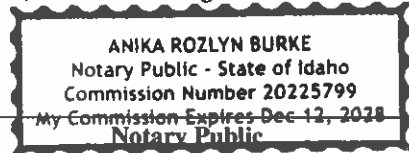
Applicant's Signature S.P. Lambert _____

STATE OF Idaho)

COUNTY OF Payette) S.S.

On this 16 day of March, in the year of 2023, before me
Anika Rozlyn Burke, Notary Public, personally appeared
Stephen Lambert, known or identified by me to be the

person (s) whose name (s) is/are subscribed to the within instrument, and acknowledged to me that he/they executed the same.



My Commission Expires: December 12, 2028

LEGAL DESCRIPTION (SOUTHWEST PARCEL- New Portables)

PAYETTE COUNTY ASSESSOR PIN: F3280017000B

DESCRIBED AS PER WARRANTY DEED: INSTRUMENT# 433750 PCR

A PARCEL OF LAND BEING A PORTION OF LOTS 19, 20, 21, AND 22 IN BLOCK 17 OF THE ADDITION OF 40 ACRES TO THE ORIGINAL PLAT OF THE TOWNSITE OF FRUITLAND, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 1 OF PLATS AT PAGE(S) 28, RECORDS OF PAYETTE COUNTY, IDAHO AND LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 5 WEST, BOISE-MERIDIAN, PAYETTE COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 17;

THENCE N. 00° 59' 14" E. DISTANCE OF 88.03 FEET ALONG THE WEST BOUNDARY OF BLOCK 17;

THENCE S. 89° 02' 26" E. DISTANCE OF 91.04 FEET PARALLEL WITH AN 212.00 FEET SOUTH OF THE NORTH BOUNDARY OF BLOCK 17;

THENCE S. 01° 13' 18" W. A DISTANCE OF 88.04 FEET TO A POINT ON THE SOUTH BOUNDARY OF BLOCK 17;

THENCE N. 89° 01' 59" W. A DISTANCE OF 90.68 FEET ALONG THE SOUTH BOUNDARY OF BLOCK 17 TO THE POINT OF BEGINNING.

TOTAL AREA: 0.18 AC, 7992 SF

March 17, 2023

Building Hope 3rd Street, LLC
1776 I Street NW, Suite 200
Washington, DC 20006

THIRD-PARTY DESIGNATE AUTHORIZATION LETTER

To whom it may concern:

We authorize the following Legal Entity and/or persons acting on behalf of said Legal Entity to apply for and/or manage the following Entitlement and Permitting Applications on our behalf from the date signed below until September 30, 2024.

- **Conditional Use Permit(s) for the Treasure Valley Classical Academy Project**
- **Development Agreement(s) for the Treasure Valley Classical Academy Project, subject to our final approval of the terms and conditions of the Development Agreement evidenced by our signature thereon.**

In addition, they are authorized to issue the declarations of intent necessary for these purposes and to perform all duties required.

Legal Name of Authorized Entity Treasure Valley Classical Academy

Address of Authorized Entity 300 SW 3rd Street, Fruitland, ID 83619

We certify that we are authorized to grant to the above entity permission as described above.

Dru Damico

First Name, Last Name (please print)

Building Hope 3rd Street, LLC
An Idaho limited liability company

By: Building Hope Idaho, Inc.
 An Idaho nonprofit corporation, its sole member

DocuSigned by:


B30E946A4110D47D
Dru Damico, President

3/15/2023

Date

March 17, 2023

Building Hope 3rd Street, LLC
1776 I Street NW, Suite 200
Washington, DC 20006

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Legal Name of Authorized Entity Treasure Valley Classical Academy

Address of Authorized Entity 500 SW 3rd Street, Fruitland, ID 83619

We certify that we are authorized to grant to the above entity permission as described above.

Dru Damico

First Name, Last Name (please print)

Building Hope 3rd Street, LLC
An Idaho limited liability company

By: Building Hope Idaho, Inc.
 An Idaho nonprofit corporation, its sole member

DocuSigned by:


B5E548A310D47D
Dru Damico, President

3/24/2023

Date

TVCA Parking and Circulation Exhibit



Fruitland Church of Christ - Shuttle lot of 30 parking spaces for large events only



Not to scale

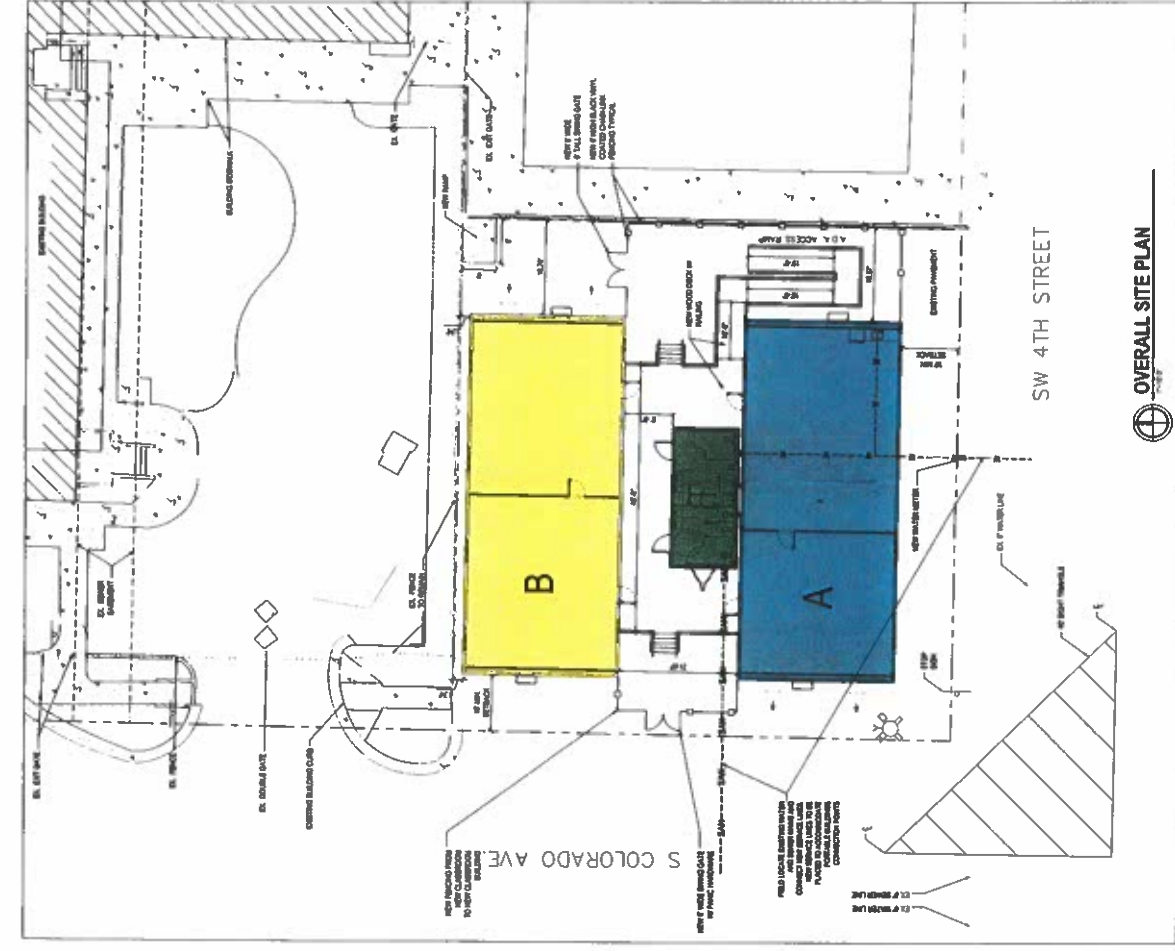
City Lot Occasional use of up to 20 of 40 total parking spaces

Student Parking 16 parking spaces

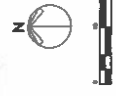
Highway Worship Center
 40 Dedicated Staff Parking Spaces
 30 Overflow Parking Spaces

- Pedestrian Sidewalk/Crosswalk/ and Path ways
- Bus Staging Area
- Parent Drop-off/Pick-up Area
- New Portable Classrooms





OVERALL SITE PLAN



KEY PLAN
PAGE 02



Call before you dig.

THE 811 SERVICE IS A FREE, 24-HOUR SERVICE THAT HELPS YOU IDENTIFY THE LOCATION OF ALL UTILITIES BEFORE YOU DIG. CALL 811 AT LEAST 48 HOURS BEFORE YOU START ANY EXCAVATION OR DRILLING WORK. THIS SERVICE IS AVAILABLE TO ALL PROPERTY OWNERS AND CONTRACTORS. VISIT WWW.811.CO FOR MORE INFORMATION.

PROPOSED LOADS

DESCRIPTION	LOAD VALUE
RESIDENTIAL SLAB	150 PSF
RESIDENTIAL FLOOR	100 PSF
RESIDENTIAL ROOF	20 PSF
RESIDENTIAL WALL	100 PSF
RESIDENTIAL CEILING	10 PSF
RESIDENTIAL WINDOW	10 PSF
RESIDENTIAL DOOR	10 PSF
RESIDENTIAL STAIR	100 PSF
RESIDENTIAL BALCONY	100 PSF
RESIDENTIAL TERRACE	100 PSF
RESIDENTIAL DRIVEWAY	100 PSF
RESIDENTIAL GARAGE	100 PSF
RESIDENTIAL PORCH	100 PSF
RESIDENTIAL DECK	100 PSF
RESIDENTIAL PATIO	100 PSF
RESIDENTIAL WALKWAY	100 PSF
RESIDENTIAL BIKEWAY	100 PSF
RESIDENTIAL PLAY AREA	100 PSF
RESIDENTIAL STORAGE	100 PSF
RESIDENTIAL MECHANICAL	100 PSF
RESIDENTIAL ELECTRICAL	100 PSF
RESIDENTIAL TELEPHONE	100 PSF
RESIDENTIAL CABLE	100 PSF
RESIDENTIAL GAS	100 PSF
RESIDENTIAL WATER	100 PSF
RESIDENTIAL SEWER	100 PSF
RESIDENTIAL RAIN	100 PSF
RESIDENTIAL FLOOD	100 PSF
RESIDENTIAL WIND	100 PSF
RESIDENTIAL HAIL	100 PSF
RESIDENTIAL SNOW	100 PSF
RESIDENTIAL ICE	100 PSF
RESIDENTIAL SAND	100 PSF
RESIDENTIAL GRAVEL	100 PSF
RESIDENTIAL ASPHALT	100 PSF
RESIDENTIAL CONCRETE	100 PSF
RESIDENTIAL BRICK	100 PSF
RESIDENTIAL STONE	100 PSF
RESIDENTIAL MASONRY	100 PSF
RESIDENTIAL METAL	100 PSF
RESIDENTIAL GLASS	100 PSF
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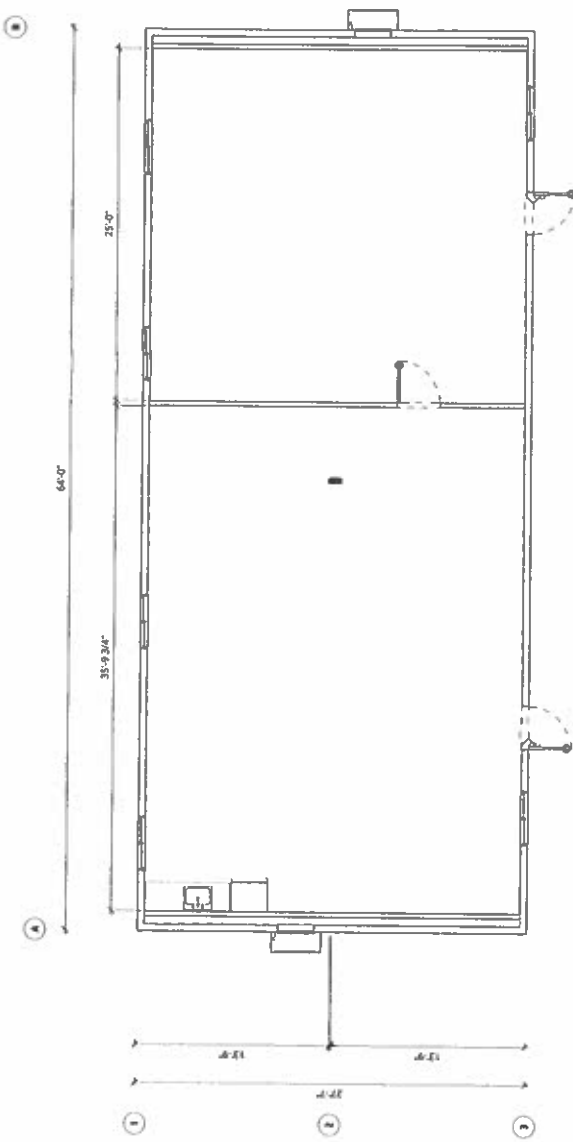


WILLIAMS SCOTSMAN, INC.
CL628 BUILDING A

NO.	DATE	DESCRIPTION
1	11/11/2021	ISSUED FOR PERMITS
2	11/11/2021	ISSUED FOR PERMITS
3	11/11/2021	ISSUED FOR PERMITS

FLOOR PLAN

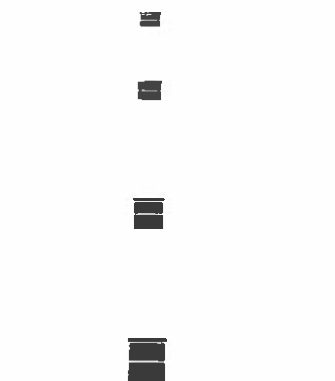
A-101



1 FLOOR PLAN
1/4" = 1'-0"



2 3D View 1



3 3D View 2

- NOTES:**
1. WINDOW AND DOOR SIZES AND LOCATIONS MAY VARY TO VERIFY.
 2. WINDOW AND DOOR SIZES AND LOCATIONS MAY VARY TO VERIFY.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 4. SUBJECT TO APPROVAL BY LOCAL AUTHORITY HAVING JURISDICTION.
 5. CONSULT WITH US TO VERIFY.

**CITY OF FRUITLAND
FINDINGS OF THE PLANNING & ZONING COMMISSION**

INTRODUCTION

The Fruitland Planning & Zoning Commission held public hearings and regular meeting on April 11, 2023. Commission members present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Tami DeCroo, Mike Smith, and Sharon Blacketter.

Conditional Use Permit and Development Agreement applications were submitted to the Fruitland Planning and Zoning for a parcel in the North 500 Block of SW 4th Street, more particularly, the northeast corner of SW 4th Street and S Colorado Avenue, 424 SW 3rd Street, and 500 SW 3rd Street. The applications, submitted by Treasure Valley Classical Academy sought approval to allow educational facilities on a parcel in the North 500 Block of SW 4th Street; deferment of required removal of modulars at 424 SW 3rd Street, landscaping and parking requirements; and development standards for properties referenced.

STANDARDS APPLIED

The standards applied by the Commission in making its decisions are taken from the Fruitland Land Use Ordinance, Fruitland Comprehensive Plan and Title 67 of Idaho Code.

FINDINGS OF FACT

At the time the applications were filed, the subject properties were used for educational facilities, the primary school structure at 500 SW 3rd Street, modular classrooms at 424 SW 3rd Street, and parking in the North 500 Block of SW 4th Street, more particularly, the northeast corner of SW 4th Street and S Colorado Avenue.

500 SW 3rd Street is bordered on the north by SW 3rd Street, the east by S Kansas Avenue, the south by SW 4th Street, the west by S Colorado Avenue.

424 SW 3rd Street is bordered on the north by SW 3rd Street, the east by property zoned Downtown Commercial with a single family residence, the south by properties zoned Single Family Residential with single family residences, the west by S Kansas Avenue.

The parcel in the North 500 Block of SW 4th Street is bordered on the north by property zoned Downtown Commercial with Treasure Valley Classical Academy, the east by property zoned Downtown Commercial with a Fruitland School District facility, the south by SW 4th Street, and the west by S Colorado Avenue.

The publication requirements for the hearings have been met as required by Fruitland City Code and the laws of the State of Idaho. Publication occurred March 24, 2023. Copies of the notices were sent to all property owners within 300 feet of the property lines, as required on March 20, 2023.

The subject properties are owned by Building Hope 3rd Street, LLC.

The subject properties are zoned Downtown Commercial.

The Comprehensive Plan designates the subject properties as Downtown Commercial.

Testimony was presented as follows:

Steve Lambert, Executive Director, of the Treasure Valley Classical Academy explained the school was in the process of developing an additional campus for grades 7-12 and requested a year deferment to allow for the fruition of this development.

Mr. Lambert testified TVCA currently has K-5 classes in the main building with grades 6-9 in the modulars. With the addition of 54 students in the incoming kindergarten class, an additional modular is needed and would be placed on the property at the northeast corner of SW 3rd Street and S Colorado Avenue. Currently there are forty-four parking spaces on site and seventy leased spaces off site. With placement of the additional modular, parking on site would be reduced to twenty-five spaces. After the requested year's deferment, the modulars will be removed and parking and landscaping will be installed.

Recess currently involves K-4 on site with grades 5-9 using the city park. Next school year, K-8 will have recess on site and grades 9-10 will use the city park up to thirty minutes with students encouraged to use the school's on-site accommodations.

Mr. Lambert acknowledged the impact the incoming class would have on traffic and suggested the possibility of an off-site drop-off and bussing students to school. Mr. Lambert petitioned the commission to allow an additional year in order to develop the second campus.

Steve Lambert testified the draft development agreement was satisfactory with a change to Item #12, reflecting the 2024/2025 school year. Continued negotiations could include limiting use of the city park during lunch hours, and shuttling students from off-site locations.

Written testimony expressing concerns with the impact on traffic volumes, parking, and the city park were received from the Fruitland Police Chief, and the Fruitland Public Works Director.

CONCLUSIONS

The proposal, in fact, constitutes a conditional use as set out in the General Provisions of the Fruitland Land Use Ordinance.

The proposals are harmonious with and in accordance to the general Comprehensive Plan and the Land Use Ordinance.

The proposals are in harmony with surrounding uses and the general objectives of the city as objectives relate to public health, safety and welfare and will not change the essential character of the neighborhood.

The proposals will not be hazardous or disturbing to existing or future neighboring uses.

The proposals will be served adequately by essential public facilities and services and the responsible persons or agencies are able to provide such services. No excessive additional requirements for public facilities and services will be needed.

The proposals will not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The proposals will have vehicular approaches, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

The proposals will not result in the destruction, loss or damage of any natural, scenic or historic features of major importance.

ORDERS

The Planning & Zoning Commission, **approves** a conditional use permit for educational facilities on a parcel in the north 500 Block of SW 4th Street, more particularly, the northeast corner of SW 4th Street and S Colorado Avenue, **upon a favorable development agreement.**

The Planning & Zoning Commission, makes a **favorable recommendation** for a development agreement for 500 SW 3rd Street, 424 SW 3rd Street, and a parcel in the north 500 Block of SW 4th Street, more particularly, the northeast corner of SW 4th Street and S Colorado Avenue, with the following considerations:

- (1) Reducing use of the city park during certain hours.
- (2) Shuttling students from off-site drop-off location.

DATED this 11th day of April, 2023.



Barry Carlman, Chairman

ATTEST:



Beth Earles, Secretary

Written testimony expressing concerns with the impact on traffic volumes, parking, and the city park were received from the Fruitland Police Chief, and the Fruitland Public Works Director.

With no further testimony, the hearing was closed at 8:16 p.m.

Treasure Valley Classical Academy – Development Agreement for 424 SW 3rd Street, 500 SW 3rd Street and a Parcel in the N 500 Block of SW 4th Street: Steve Lambert testified the draft development agreement was satisfactory with a change to Item #12, reflecting the 2024/2025 school year. Continued negotiations could include limiting use of city park during lunch hours, and shuttling students from off-site locations.

With no further testimony, the hearing was closed at 8:25 p.m.

Decisions

Traci Benjamin – Conditional Use Permit to Allow an Air Bed and Breakfast at 3025 Sepulveda Drive: Commissioner Smith made a motion to approve a conditional use permit, allowing an air bed and breakfast at 3025 Sepulveda Drive with the following stipulations: maximum occupancy of twelve guests, maximum of five vehicles, installation of a noise monitor, quiet hours from 11:00 p.m. to 6:00 a.m., no parking allowed in front of mailboxes included in listing, and contact information of responsible party to HOA President. Commissioner Heitz seconded the motion. Motion carried.

Treasure Valley Classical Academy – Conditional Use Permit to Allow Educational Facilities for a Parcel in the North 500 Block of SW 4th Street, and Defer Removal of Modular Units, Landscaping and Parking Requirements at 424 SW 3rd Street: Commissioner Yasuda made a motion to approve a conditional use permit to allow educational facilities for a parcel in the North 500 Block of SW 4th Street and to defer removal of modular units, landscaping and parking requirements at 424 SW 3rd Street upon a favorable development agreement.

Recommendations

Treasure Valley Classical Academy – Development Agreement for 424 SW 3rd Street, 500 SW 3rd Street and a Parcel in the N 500 Block of SW 4th Street: Commissioner Dickinson made a motion to send a favorable recommendation to the city council with considerations for reducing use of city park, and shuttling students from off-site locations. Commissioner Blacketter seconded the motion. Motion carried.

Impact Area Recommendation

Ronald D. Scotto – Variance to Allow Structures Within 15' Side Setback: Commissioner Smith made a motion to send an unfavorable recommendation to the city council. Commissioner DeCroo seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 9:08 p.m.

Terry Heitz, Vice Chairman

ATTEST:

Beth Earles, Secretary



TREASURE VALLEY

CLASSICAL ACADEMY

March 17, 2023 (April 10, 2023 Update)

Mr. Danny Little
Zoning Administrator
City of Fruitland
200 S Whitley Drive
Fruitland, ID 83619

Subject: Treasure Valley Classical Academy CUP/DA Applications
Extend Existing CUP for Existing Modular Classrooms and
New CUP for Temporary Modular Classroom

Dear Mr. Little:

Treasure Valley Classical Academy (TVCA) is presenting applications to extend the current CUP for the modular classrooms on the southeast corner of SW 3rd Street and S Kansas Avenue for one year and to permit a temporary modular classroom on the northeast corner of SW 4th Street and S Colorado Avenue. The school currently has an enrollment of 540 students and is proposing to increase enrollment by 54 students (by adding the next cohort of Kindergarten students). Detailed information for the project description, Conditional Use Permit, and Development Agreement are presented below.

Of note, the proposals below are designed to “bridge a gap” to the school’s upper school campus (7th-12th grade) which will be part of a forthcoming CUP/DA submission (planned for May 9 P&Z meeting). TVCA aims to complete the upper school campus by no later than July 2024, and has a signed PSA for the 9.34 acre Haidle property (located at the SE corner of Arizona and NW 13th Street).

PROPOSED PROJECT

The first part of these CUP/DA applications is to extend the temporary use of the existing modular classrooms on the southeast corner of SW 3rd Street and S Kansas Avenue by one year. All of the current terms of the CUP for these modular classrooms would be extended with a revised end date of September 2024. At that time, the modular classrooms will be removed, and a 34-space parking lot will be constructed. Please refer to the attached Parking Lot B plan.

The second part of these CUP/DA applications is to place one temporary modular classroom on the existing school property located on the northeast corner of SW 4th Street and S. Colorado Avenue. The temporary modular classroom would total 1,600 SF and would provide space for 54 students for one year. Security fencing would be installed for the temporary modular. Please refer to the attached site plan for the layout for the temporary modular. This modular building would be removed by September 2024 and a 16-space parking lot would be constructed. Please refer to the attached SW Parking Lot plan.

Parking

The school has developed a parking supply plan to balance the city parking requirements with parking supplied by the school. Currently, the school has a parking requirement of 43 spaces as part of an existing variance.

The school has signed and executed parking leases with the Highway Worship Center (70 spaces, 40 paved and 30 overflow spaces), with the Fruitland Church of the Christ (30 paved spaces) on the southwest corner of W 1st Street and S Nebraska Avenue, and occasionally uses the Fruitland Public Parking Lot (counting 20 of the 40 spaces), if needed, on the southwest corner of SW 2nd Street and S Nebraska Avenue. There are 16 existing parking spaces with the existing modular classrooms at the former Fruitland Electric site, and there would be at least 9 parking spaces on the existing school property located on the northeast corner of SW 4th Street and S. Colorado Avenue with one temporary modular building. The combination of these parking areas would create a parking supply of 115 spaces. (Please refer to the TVCA Parking and Circulation Exhibit).

Operationally, the parking at the Highway Worship Center would be utilized by school staff. Existing sidewalks and marked roadway crossings exist between the Highway Worship Center and the TVCA campus to accommodate pedestrians between the two locations. Other remote parking areas would be utilized on an as-needed basis with temporary directional signage or shuttle buses, as needed, for events. There are sidewalks/walkways along the path between the parking lots on S Nebraska Avenue and the TVCA campus.

Should the demand arise to provide parking for students with driver's licenses for next year, the 16 spaces that exist on the existing modular classroom site would be used for those students. The school will monitor and control the number of parking permits issued to students and staff. The school has already implemented a numbered window sticker control system.

Traffic Circulation

The existing morning drop-off and pick-up dismissals would continue with these CUP/DA applications. The current busing program would continue and represents 35% of the students during drop-off and 50% of the students during the afternoon dismissals. The existing bus and parent drop-off and pick-up areas are graphically depicted on the attached TVCA Parking and Circulation Exhibit.

Play Areas

The existing use of the city park on the north side of SW 3rd Street across from the school is a temporary solution for school play areas. The time of day and the number of students using the city park is being monitored by the school to minimize potential conflicts with other park users. The use of the park will be reduced by 67% upon completion of the upper school campus. It will be completely eliminated when TVCA can acquire additional property behind the current campus.

CONDITIONAL USE PERMIT (CUP)

There is an existing CUP for the temporary modular classroom buildings on the school property on the southeast corner of SW 3rd Street and S. Kansas Avenue. That CUP expires in September 2023. A CUP, per City Code Section 10-6A-2:G. – Table 2, is needed for school uses in a commercial downtown (CD) zone. A time extension of the existing CUP to September 2024 and expansion of the CUP to include the proposed temporary modular classrooms is being requested with this application.

DEVELOPMENT AGREEMENT (DA)

The proposed development is planned to be phased over time. The following schedule of improvements is planned:

Phase 1 – New Temporary Modular Classroom - Main Campus

The work envisioned during this phase would be to install one temporary modular classroom building and fencing to provide for a secure school environment for one year only. By no later than September 2024, this modular building would be removed and a 16-space parking lot would be constructed.

Phase 2 – Remove Existing Modular Classrooms – Main Campus

Prior to September 2024, the existing modular classrooms on the school property on the southeast corner of SW 3rd Street and S Kansas Avenue will be removed and a 34-space parking lot will be constructed.

As previously mentioned, but not part of these applications, the overall plan for TVCA is to construct an upper school at another location within Fruitland. This CUP/DA request is forthcoming (May 9 P&Z meeting).

Please let us know if you have any questions or need any additional clarification on our submittal.

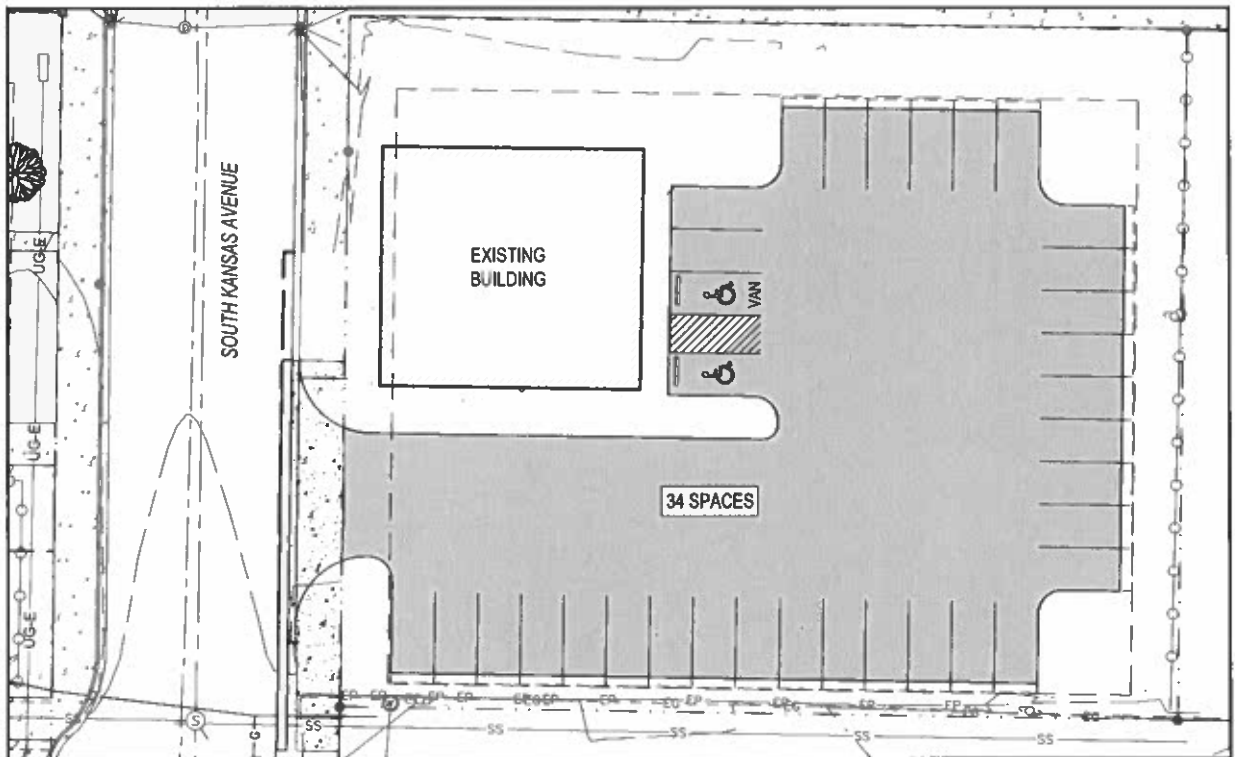
Sincerely,



S. P. Lambert
Executive Director

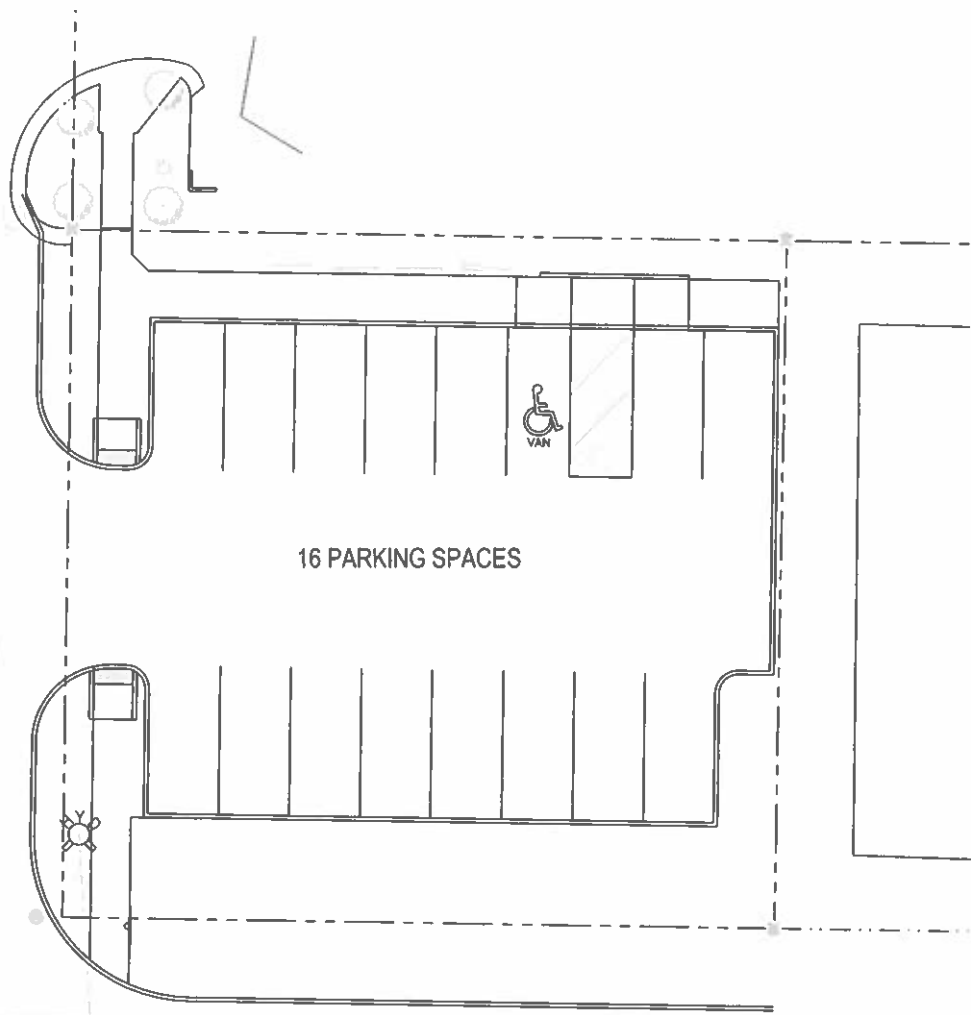
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34 SPACES	SHEET: SKETCH	
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04-10-2023		

S COLORADO AVE.



16 PARKING SPACES



SW 4TH STREET





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**EXHIBIT “B”
TO THE DEVELOPMENT AGREEMENT
BY AND BETWEEN THE
CITY OF FRUITLAND, IDAHO
AND
Treasure Valley Classical Academy**

The Development is for the expansion of the charter school facilities and development of on-site and off-site parking areas. The DEVELOPER shall:

1. Develop the properties in accordance with an approved concept plan, providing for future uses of the properties to provide parking as required by city code.
2. If the approved use expands in nature or is otherwise modified, the City has the right to require additional parking.
3. No change in the uses specified in this agreement shall be allowed without modification of this Agreement.
4. Any new uses allowed for TVCA shall require all code required parking to be on-site parking, along with providing additional on-site parking to replace the existing off-site parking.
5. For the 2023/24 school year only, students may park in the existing lot on the southeast corner of SW 3rd Street and S Kansas Avenue and shall be issued parking permits by TVCA. If additional student parking is required during the 2023/24 school year, additional students will park at the Church of Christ parking lot and will be transported to/from this location via shuttle bus. The student parking will be monitored by TVCA. For the 2024/25 school year and beyond, there will be no need for student parking on site.
6. For the 2023/24 school year only, all faculty shall park at the Highway Worship Center remote lots and will be monitored by TVCA. For the 2024/25 school year and beyond faculty will park in the new parking lot on the southeast corner of SW 3rd Street and S Kansas Avenue.
7. TVCA shall install wayfinding signage for remote parking areas describing a safe route to and from the charter school.
8. Parking agreement between Highway Worship Center at 100 S. Whitley Drive and TVCA shall be amended to reflect the correct number of paved stalls.
9. The modular units at 424 SW 3rd Street shall be removed by September 2024 and required landscaping and parking be installed.

10. Maximum number of students shall not exceed:

2023-2024 school year = 594

2024-2025 school year and beyond = 378

11. Traffic:

- Provide a travel demand management plan directing vehicles away from the U.S. 95 and SW 3rd Street junction if more than seven vehicles are consistently noted to queue east from U.S. 95 along SW 3rd Street, blocking access to the westbound right-turn lane.
- Provide a transportation demand strategy if queues extend beyond the 450-foot storage area. Strategies may include off-site pickups, adjustments to pick-up times, and additional bussing.

12. Modular classroom on the SW corner of S Colorado Avenue and SW 4th Street shall be removed by September 2025/2026 school year and required landscaping and parking reinstalled.

13. Install temporary fencing in the front of 500 SW 3rd Street to develop recreational areas to reduce the impact on the Fruitland Downtown Park by start of 2023/2024 (September 2023) school year and permanent fencing by the start of 2024/2025 school year.

DATED the date, month and year first appearing.

DEVELOPER:

Stephen Lambert, Treasure Valley Classical Academy

Dru Damico, Building Hope 3rd Street, LLC

ATTEST:

Suzanne Percy, City Clerk