



PLANNING & ZONING COMMISSION  
REGULAR MEETING AGENDA

City Hall, 200 S. Whitley Drive, Fruitland, Idaho  
Tuesday, May 13, 2025 at 7:00 P.M.

1. Call to Order
2. Roll Call
3. Approval of April 8, 2025 Meeting Minutes – Action Item
4. Public Hearings
  - 4.1 Development Agreement for Proposed Two Rivers Subdivision (1711, 1715, 1805, 1815 N. Whitley Drive) – KM Engineering LLP
  - 4.2 Conditional Use Permit to Develop & Expand Automotive Dealership Facilities on Undeveloped Western Portion of 1011 NW 16<sup>th</sup> Street – Hometown Chevrolet Buick GMC
  - 4.3 Proposed Ordinance Amending Title 10 Chapter 9, Section 10 (F-I) – Accessory Structures
5. Decisions – Action Items
  - 5.1 Conditional Use Permit to Develop & Expand Automotive Dealership Facilities on Undeveloped Western Portion of 1011 NW 16<sup>th</sup> Street – Hometown Chevrolet Buick GMC
6. Recommendations – Action Items
  - 6.1 Development Agreement for Proposed Two Rivers Subdivision (1711, 1715, 1805, 1815 N. Whitley Drive) – KM Engineering LLP (TABLED)
  - 6.2 Preliminary Plat of Two Rivers Subdivision (TABLED)
  - 6.2 Proposed Ordinance Amending Title 10 Chapter 9, Section 10 (F-I) – Accessory Structures
7. Impact Area Recommendations
  - 7.1 Transfer of Development Right From: Mio Farms – SE Corner of Elmore Road & SW 1<sup>st</sup> Avenue; To: Randy & Heidi Pryor – 2160 NE 16<sup>th</sup> Street
8. Adjournment

*Any person needing special accommodation for impairments should contact the clerk at 208-452-4946 or [bearles@fruitland.org](mailto:bearles@fruitland.org) seven days prior to the meeting date and time.*

*A no-host luncheon will be held at noon on May 7, 2025 at City Hall, 200 S. Whitley Drive, to receive materials and possibly view properties.*