

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, January 9, 2024 at 7:03 p.m. Commissioners present were Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Mike Smith, Tami DeCroo, and Sharon Blacketter. Commissioner Cathy Yasuda was absent. Staff present were Beth Earles.

Guests present included Stuart Grimes, JD Huff, Stephanie Bonney, Lisa Woods, Seneca Woods, Kate Woods, Nancy Lopez, Darren Svan, Mike Ellis, Ethan & Brooklyn Mittelstadt, Dave Haidle, Anne Solis, Jordan and Joe Heinz, Lucinda Sutherland, John Eavers, Teresa Fugate, Alishia Kauvaka, Elizabeth Lund, Jason Lund, Clint Condra, Erinn Cruz, Desirae Young, Cole Coba, Marv Lasnick, Tamara Davis, Alana Baughman, Stacie Smith, Reuben Smith, Steve Lambert, Jeremy and Emily Mendenhall, Tyler and Leah Smith, Mike and Kathryn Callahan, Haliagh Taylor, Brody Marvin, Ronda Baines, Pam Aubrey, Katy Netjes, Hayden Wilkins, Nate Noorlander, Alice Noorlander, Jeff Hymas, Heidi Pryor, Kip Jensen, Scott Tippetts, Randy Pryor, Rachelle Tippetts, Christen Jensen, Keresa Walker, Paige Overly Perkins, and Holly Fugate.

Commissioner Smith made a motion to approve the December 12, 2023 meeting minutes. Commissioner DeCroo seconded the motion. Motion carried.

#### Public Hearing

City Attorney, Stephanie Bonney, explained the public hearing procedures.

Haliagh Taylor – Conditional Use Permit to Allow a Group Facility Daycare at 110 NE 12<sup>th</sup> Street: Haliagh Taylor testified she desires to care for children in her home and is currently pursuing a state license. The daycare will operate from Monday through Friday, 7:00 a.m. to 5:30 p.m. Ms. Taylor cares for six children ages 3 months to 8 years old. The driveway will be available for two vehicles at a time for drop-off and pick-up. The home includes three bedrooms, two living rooms, and a fenced yard.

Written testimony was received from the Eddie and Clara Brathwaite, and the Fruitland Police Department expressing concerns with drop-off and pick-up of children with limited off street parking available.

The hearing was opened for public testimony at 7:13 p.m. No public testimony was received and the hearing was closed at 7:13 p.m.

Commissioner Carlman made a motion to amend the agenda to move the decision for Haliagh Taylor to be considered before the Treasure Valley Classical Academy proposal. Commissioner Smith seconded the motion. Motion carried.

#### Decisions

Haliagh Taylor – Conditional Use Permit to Allow Group Facility Daycare at 110 NE 12<sup>th</sup> Street: Commissioner Smith made a motion to approve a conditional use permit as presented with the stipulation there shall be no more than ten children on the premises simultaneously the provider is being compensated for. Commissioner Ashley seconded the motion. Motion carried.

Treasure Valley Classical Academy – Conditional Use Permit to Allow Educational Facilities in the South 1000 Block of NW 13<sup>th</sup> Street: Commissioners expressed concerns with the impact to traffic patterns in forcing drivers to travel several blocks for access to the highway, safety of pedestrians and cyclists en route to and from school, proposed traffic attendant as a nonviable program, congestion along bus route on Vermont Avenue with vehicles parked on both sides, impact on surrounding businesses, and the prevention of similar commercial businesses in the area, changing the intended character of the area.

Commissioner Smith made the motion to deny a conditional use permit citing 10-10-3(C), (D), and (G) of the Fruitland Land Use Ordinance. Commissioner Ashley seconded the motion. Motion carried.

Impact Area Recommendation

James Thrasher – Variance of Rear Setback for Existing Accessory Structure at 1855 NW 1<sup>st</sup> Avenue:  
Commissioner Smith made the motion to send a favorable recommendation to city council.  
Commissioner Blacketter seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 7:45 p.m.

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Barry Carlman, Chairman

ATTEST:

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Beth Earles, Secretary