

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, April 9, 2024 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Tami DeCroo, Mike Smith, and Gwen Crow. Commissioner Sharon Blacketter was absent. Guests present were Brandon Tarvin, Connor Lindstrom, Scott and Melinda Capps, Tim Davis, and Wes Hooley.

Commissioner Smith made a motion to approve the February 13, 2024 meeting minutes. Commissioner Yasuda seconded the motion. Motion carried.

### Public Hearing

Zoning Administrator, Danny Little, opened the hearing at 7:01 p.m. and explained public hearing procedures. Mr. Little asked for the commission to declare any conflicts. None were declared.

KM Engineering – Zone Change and Comprehensive Plan Amendment from General Commercial to Multi-Family Residential for the West Portion of 1711 N. Whitley Drive, 1715 N. Whitley Drive, 1805 N. Whitley Drive, and 1815 N. Whitley Drive: Connor Lindstrom of KM Engineering (5725 N Discovery Way, Boise) testified he was representing Sky Investments LLC, and Dwight & Esther Hooley Trust in their desire to develop three parcels consisting of 6.58 acres. Mr. Lindstrom provided a presentation reflecting the proposed development in two phases with commercial lots along N. Whitley Drive/US95 and multi-family residential lots situated to the west. One access would be provided on N. Whitley Drive/US95 and a secondary access on the south with removable bollards for emergency vehicles. Mr. Lindstrom noted multi-family residential zones on NW 21<sup>st</sup> Street and another on Allen Avenue providing transition from single family residential zones to commercial zones. Mr. Lindstrom testified a traffic impact study was done and comments received from Idaho Transportation Department and the Public Works Director reflect access issues on N. Whitley Drive/US95. The developers are willing to work with the city on mitigation efforts.

Tim Davis of Sky Investments (7872 Richey Road), provided a map reflecting the five current access approaches to the parcels and all but one will be eliminated. Mr. Davis testified the property is nonconforming and there is an opportunity to improve the property to become an asset to the community. Mr. Davis testified due to the traffic concerns and the impact on the intersection at NW 16<sup>th</sup> Street, he is willing to propose deed restrictions to prohibit high traffic commercial uses, and grant right-of-way as mitigation measures. Mr. Davis stated the improvements to the intersection as determined by the traffic impact study need to be done and believes the impact from his development isn't enough to deny the proposal.

Written testimony was received from Ardurra, Idaho Transportation Department, Mason & Associates, Idaho Power, and Matt Brock.

Scott Capps (360 Syringa Springs Drive) testified the development will improve the properties and provide much needed affordable housing. Mr. Capps explained the property is currently in poor condition and has required a police presence previously. Mr. Capps testified to his support of the proposal.

Connor Lindstrom reminded the commission the goals outlined in the comprehensive plan include maintaining and providing a diverse housing.

With no further testimony, the public hearing was closed at 7:47 p.m.

### Recommendation

KM Engineering – Zone Change and Comprehensive Plan Amendment from General Commercial to Multi-Family Residential for the West Portion of 1711 N. Whitley Drive, 1715 N. Whitley Drive, 1805 N.

Whitley Drive, and 1815 N. Whitley Drive: The commission discussed the need for mitigation items to contribute to the development of the intersection at NW 16<sup>th</sup> Street and N. Whitley Drive/US95. Commissioner Smith made a motion to send a favorable recommendation to the city council upon a favorable development agreement. Commissioner Ashley seconded the motion. Motion carried.

Impact Area Recommendations

Todd Meyers & Greg Day – Rezone from Agricultural to Commercial for Property on the NW Corner of Hwy. 95 and SW 1<sup>st</sup> Avenue: Commissioner Dickinson made a motion to send a favorable recommendation to city council with development to follow city landscape standards. Commissioner Smith seconded the motion. Motion carried.

Payette Rentals – Conditional Use Permit to Allow Commercial Use at 8700 Shannon Road: Commissioner Yasuda made the motion to send a favorable recommendation to city council limiting to ten pieces of equipment on site. Commissioner Ashley seconded the motion. Motion carried.

Elect Officers

Elect Chairman and Vice Chairman: Commissioner Yasuda made a motion to elect Commissioner Carlman as Chairman and Commissioner Heitz as Vice Chairman. Commissioner Smith seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 8:23 p.m.

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Barry Carlman, Chairman

ATTEST:

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Beth Earles, Secretary