

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, April 11, 2023 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Tami DeCroo, Mike Smith, and Sharon Blacketter. Commissioner Lindsey Judson was absent. Staff present were Danny Little and Beth Earles. Guests present included Brandon Tarvin, JD Huff, Stuart Grimes, Charles Winkel, Steve Ludeman, Audrey Ludeman, Chris Ludeman, Traci Benjamin, Ronda Baines, Marv Lasnick, Bill Hadlock, Steve Lambert, Paul Bierlein, Dan Henrickson, Jeanne Harris, Jim & Marlene Macfarlane, Dave Haidle, Lana Edmunds, and Robert Reichert.

Commissioner Yasuda made a motion to approve the March 14, 2023 meeting minutes. Commissioner Blacketter seconded the motion. Motion carried.

### Public Hearings

Zoning Administrator, Danny Little, opened the hearings at 7:01 p.m. and explained public hearing procedures. Mr. Little asked for the commission to disclose any conflicts. No conflicts were declared.

Traci Benjamin – Conditional Use Permit to Allow an Air Bed and Breakfast at 3025 Sepulveda Drive: Traci Benjamin (3025 Sepulveda Drive) testified she desires to use her home as a short term rental when she is away every other week. The rental will be listed with the Airbnb and VRBO platforms. The property can accommodate a maximum of nine vehicles and sixteen guests. Cameras and systems are in place to monitor guests. A local friend will care for the property and guests in her absence.

Written testimony opposing the proposal was received from Robert & Robin Reichert, Steve Ludeman, Jim and Marlene Macfarlane, Paul Heston and Maria Iseri, Don Ferreira, and a petition signed by thirteen others.

Charles Winkel (1439 Sepulveda Drive), Steve Ludeman (3144 Nuno Drive), Chris Ludeman (3144 Nuno Drive), Jeanne Harris (8301 Washoe Road), Jim Macfarlane (3024 Sepulveda Drive), and Robert Reichert (3132 Sepulveda Drive) testified opposing the proposal due to concerns with elevated noise, lack of ability to control guests, potential crime, and parking disruptions.

With no further testimony, the hearing was closed at 7:45 p.m.

Treasure Valley Classical Academy – Conditional Use Permit to Allow Educational Facilities for a Parcel in the North 500 Block of SW 4<sup>th</sup> Street, and Defer Removal of Modular Units, Landscaping and Parking Requirements at 424 SW 3<sup>rd</sup> Street: Steve Lambert (1205 Cottonwood Drive), Executive Director, of the Treasure Valley Classical Academy requested a conditional use permit to allow educational facilities at the parcel on the northeast corner of SW 3<sup>rd</sup> Street and S Colorado Avenue; and to defer the required removal of the existing modulares at 424 SW 3<sup>rd</sup> Street, and the parking and landscaping requirements. Mr. Lambert 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 modulares. 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 3<sup>rd</sup> 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 modulares 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.

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 3<sup>rd</sup> Street, 500 SW 3<sup>rd</sup> Street and a Parcel in the N 500 Block of SW 4<sup>th</sup> 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 4<sup>th</sup> Street, and Defer Removal of Modular Units, Landscaping and Parking Requirements at 424 SW 3<sup>rd</sup> 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 4<sup>th</sup> Street and to defer removal of modular units, landscaping and parking requirements at 424 SW 3<sup>rd</sup> Street upon a favorable development agreement.

Recommendations

Treasure Valley Classical Academy – Development Agreement for 424 SW 3<sup>rd</sup> Street, 500 SW 3<sup>rd</sup> Street and a Parcel in the N 500 Block of SW 4<sup>th</sup> 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.

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Terry Heitz, Vice Chairman

ATTEST:

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Beth Earles, Secretary