

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, June 13, 2023 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Mike Smith, Sharon Blacketter and Lindsey Judson. Commissioner Tami DeCroo was absent. Staff present were Danny Little and Beth Earles. Guests present included Brandon Tarvin, Marv Lasnick, Dennis Cole, Steve Lambert, Dan Henrickson, Dave Haidle, Doug Bouma, Ron Haidle, Laurie Hays, John Palomarez, Travis Evenden, Diane and Dennis Nielsen, Robert and Karen Roberts, Ryan Holt, Rick Watkins, Cole Coba, Lisa Woods, Richie Myers and Misty Myers, Lori and Adam Atkinson, and Scott DeChambeau.

Commissioner Smith made a motion to approve the May 9, 2023 meeting minutes. Commissioner Yasuda seconded the motion. Motion carried.

Public Hearings

Zoning Administrator, Danny Little, opened the first hearing at 7:02 p.m. and explained public hearing procedures. Mr. Little asked for the commission to disclose any conflicts. Barry Carlman recused himself from participating in discussions and deliberations regarding the Paloma Holdings LLC proposal.

Robert Roberts - Conditional Use Permit to Allow a Recreational Vehicle Garage to Exceed Height of Primary Structure at 2033 Heitz Avenue: Robert Roberts requested a conditional use permit to allow a proposed garage to exceed the height of his residence. The garage is intended to shelter his 40' recreational vehicle. The residence is 17'9.5" in height and the garage proposed is 20'5.75". The garage will include a bathroom and craft room for his wife. No written or public testimony was received. The hearing was closed at 7:09 p.m.

Treasure Valley Classical Academy – Conditional Use Permit to Allow Educational Facilities in the South 1000 Block of NW 13th Street: Steve Lambert (1205 Cottonwood Drive), Executive Director of Treasure Valley Classical Academy, requested a conditional use permit to allow construction of an upper school campus for grades 7-12 on a parcel of land east of a proposed extension of N Arizona Avenue and between NW 11th Street and NW 13th Street. The campus will consist of an administrative building, two buildings for classrooms, a structure for a gym, kitchen, and multi-purpose room, 150 parking spaces, and open space for recess area and potential soccer field.

Doug Bouma (1033 Orchard Vista, Michigan) responsible for design and construction explained timelines and expects to start construction in September and complete the project in May.

Dan Henrickson (2325 Belmont Center, Michigan), project architect, presented the campus layout with the administrative and classroom buildings off NW 13th Street, the parking lot off NW 11th Street, the bus area at the end of NW 12th Street, and open space along a proposed extension of N Arizona Avenue.

Dennis Cole (Michigan), transportation engineer, presented the traffic circulation plan. School buses will access the campus on NW 12th Street and in order to go southbound will exit onto N Whitley Drive. To go northbound buses will travel Vermont Street to NW 11th Street, and onto N Arizona Avenue to NW 16th Street. Buses will not use NW 13th Street. Parents will access the campus from NW 11th Street with pick up and drop off taking place on site within the parking lot.

Mr. Cole testified to the infrastructure improvements which would include extension of N Arizona Avenue, extension of NW 11th Street along with sewer main extensions.

Marv Lasnick (5635 Sunset Road), Board Chairman, testified they are in correspondence with St. Luke's in regards to addressing the need for traffic to be able to access the light at Allen Avenue and NW 16th Street.

The commission inquired what had been planned to mitigate the need for safety of pedestrians and bicyclists. The commission referred to comments received from Idaho Transportation Department and Ardurra, suggesting NW 11th Street be extended to Allen Avenue and a minimum of improvements needing to be resolved before development of the school.

Mr. Lasnick recognized there were challenges requiring mitigation and they were willing to work with the entities and neighbors to come up with solutions to address the issues. Mr. Lasnick requested a development agreement to be deliberated to develop a course of action to address and mitigate the issues.

Written testimony was received from Idaho Transportation Department, Fruitland Police Department, Ardurra, and Payette County Paramedics.

Ryan Holt (5033 Sarah Court) testified he owns a business office on NW 16th Street north of N Arizona Avenue, and a car wash on N Whitley Drive east of NW 11th Street. Mr. Holt testified to existing traffic conditions on NW 16th Street with drivers exiting N Arizona Avenue making a left turn at the same time a driver is making a left turn from the businesses located across NW 16th Street. Mr. Holt testified there are no open blocks on N Whitley Drive in order to enter and come out of in order for a driver to reverse direction and is forced to use business parking lots to turn around. Mr. Holt testified traffic is difficult in the mornings, evenings, and at 3 p.m. when Woodgrain releases employees. Mr. Holt felt a different traffic plan is needed as it currently doesn't allow for more traffic to turn left from N Arizona Avenue.

Rick Watkins (1648 Hickory Avenue) testified TVCA is a great addition to Fruitland but the proposed site is terrible for a school due to the size which will limit future expansions. The city's core tax base is the commercial district and the school doesn't contribute to the tax base. The location puts existing businesses in jeopardy citing Ogawa's liquor license which doesn't allow a school within three hundred feet. Mr. Watkins questioned the 150 parking spaces and figured 207 spaces are required. Mr. Watkins questioned the proposal of half street improvements as this is usually done in conjunction with development of neighboring properties. Mr. Watkins testified to NW 11th Street needing to go through to Allen Avenue to direct traffic to the traffic light at Allen Avenue and NW 16th Street. Mr. Watkins expressed a traffic light at NW 11th Street and N Whitley Drive would not happen due to it not being a full four legged intersection, and is too close to the intersection of N Whitley Drive and NW 16th Street. Mr. Watkins suggested a cul-de-sac at the end of NW 12th Street to be dedicated to the city in order to mitigate the impact on existing businesses that front NW 12th Street from traffic flow through their parking lots.

Stephen Lambert again expressed the desire to create a development agreement and allow the opportunity to address the issues.

With no further testimony, the hearing was closed at 8:17 p.m.

Steel National – Comprehensive Plan Amendment and Zone Change from General Commercial to Light Industrial for 903 and 905 NW 16th Street: Scott DeChambeau, owner of Jiffy Lube at 903 NW 16th Street requested a comprehensive plan amendment and zone change from General Commercial to Light Industrial for 903 and 905 NW 16th Street in order to build a shop with five bays behind the existing Jiffy Lube to do light mechanical repairs. There will be no changes to the existing ingress/egress. There will be a privacy fenced area for cars that are left overnight for repairs.

Written testimony was received from Ardurra, Jerry Campbell, and Will Mason. With no further testimony, the hearing was closed at 8:23 p.m.

Paloma Holdings LLC – Comprehensive Plan Amendment and Zone Change from Neighborhood Commercial to General Commercial for 425 S. Whitley Drive: John Palomarez (910 W 1st Street) testified he is requesting a comprehensive plan amendment and zone change from Neighborhood Commercial to General Commercial due to the Neighborhood Commercial zone effects some of his tenants when applying for state licensing. The General Commercial zoning would be comparable to the other business on Hwy. 95. The use of the property would remain the same. At some point, he could put an additional office on the parcel abutting Hwy. 95.

The commission inquired whether he was willing to enter into a development agreement that would mitigate any impact on the neighboring residential subdivision that may come with future development of the property. Mr. Palomarez didn't want to place limitations on his future options.

Written testimony was received from Ardurra, Jerry Campbell, and Will Mason.

Rick Watkins (1648 Hickory Avenue) questioned what one couldn't do in Neighborhood Commercial that could be done in General Commercial and suggested evaluating whether city code could be changed to allow the use in Neighborhood Commercial.

With no further testimony, the hearing was closed at 8:35 p.m.

Trilogy Development – Annexation, Comprehensive Plan Amendment from Neighborhood Commercial to Single Family Residential, Zone Designation of Single Family Residential for Property in the 2100 Block of SE 6th Street to the North 2250 Block of NW 2nd Avenue, Preliminary Plat of Orchard Heights Subdivision (Cont'd from May 9, 2023): Zoning Administrator, Danny Little stated Trilogy Development had submitted a request to continue the hearing to the regular July meeting pending information from Idaho Transportation Department.

Decisions

Robert Roberts – Conditional Use Permit to Allow a Recreational Vehicle Garage to Exceed Height of Primary Structure at 2033 Heitz Avenue: Commissioner Judson made the motion to approve a conditional use permit to allow a recreational vehicle garage to exceed the residence at 2033 Heitz Avenue as reflected in the application. Commissioner Smith seconded the motion. Motion carried.

Treasure Valley Classical Academy – Conditional Use Permit to Allow Educational Facilities in the South 1000 Block of NW 13th Street: The commission discussed the need for NW 11th Street to extend to Allen Avenue, safe pedestrian and bicycle routes, the lack of meeting the standards for a conditional use permit, lack of funding for costs of road improvements, burden on city to fund improvements, significant unresolved issues, negative impact on commercial businesses in the commercial zone, and incomplete review from Idaho Transportation Department.

Commissioner Blacketter made the motion to deny a conditional use permit allowing educational facilities in the South 1000 Block of NW 13th Street due to traffic issues, written and public testimony received, project costs, and impact to the area. Commissioner Ashley seconded the motion. Motion carried.

Recommendations

Steel National - Comprehensive Plan Amendment and Zone Change from General Commercial to Light Industrial for 903 and 905 NW 16th Street: Commissioner Smith made a motion to send a favorable recommendation to city council for a comprehensive plan amendment and zone change from General Commercial to Light Industrial for 903 and 905 NW 16th Street. Commissioner Judson seconded the motion. Motion carried.

Paloma Holdings LLC – Comprehensive Plan Amendment and Zone Change from Neighborhood Commercial to General Commercial for 425 S. Whitley Drive: The commission discussed whether a development agreement was appropriate for intended use. Commissioner Blacketter made a motion to table a decision to the next regular meeting scheduled July 11, 2023. Commissioner Yasuda seconded the motion. Motion carried.

Trilogy Development – Annexation, Comprehensive Plan Amendment from Neighborhood Commercial to Single Family Residential, Zone Designation of Single Family Residential for Property in the 2100 Block of SE 6th Street to the North 2250 Block of NW 2nd Avenue, Preliminary Plat of Orchard Heights Subdivision: No deliberations as hearing is continued until July 11, 2023.

Impact Area Recommendation

Norman Beall – Conditional Use Permit to Allow Kennel at 2250 SW 1st Avenue: Commissioner Heitz made a motion to send a favorable recommendation to city council for a conditional use permit to allow a kennel at 2250 SW 1st Avenue with a maximum of fifteen dogs. Commissioner Ashley seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 9:15 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary