

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, June 14, 2022 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 Samantha Perdue, Pam Aubrey, Anne Solis, Teresa Fugate, Heidi Burke, Jenn Rawlinson, Tamara Davis, Rick Davis, Melissa Zueger, Gini Moore, Judy Meyer, Wayne Meyer, Carolyn Tesnohlidek, Ryan Hillam, Lisa Hillam, Preston Hillam, Landon Hillam, Noah Clawson, Micah Geary, Jason Geary, Teresa Bolin, Konnie Baines, Marilyn Russell, Carolyn Green, Holli Watson, Leeann Manning, Brock Andersen, Travis Evenden, Marv Lasnick, Dan Henrickson, Paul Bierlein, Doug Bouma, Steve Orosz, Steve Lambert, Letha Essinger, Don Essinger, Alana Baughman, Seneca Woods, Allen Schmid, Bill Johnson, Kathy Johnson, Kathryn Phillips, Melany Marques, Ronda Baines, Irene Shaver, Laura Lambert, Holly Fugate, Jo Ann Nyce, Shaun Bolin, Sabrina Hupe, Alan Buerig, Laurel Mellow, Marianne Owens, Colt & Serene Sweeten, Rob Lattin, Becky Lattin, Carolyn Green, Holli Watson, Leon Manning, Samantha Condra, Frankie Gayk, Katie Kuchar, Rebecca Musser, Macee Voss, Kelsie Mittelstadt, Heidi Garza, John & Valerie Howard, Rachelle & Scott Tippetts, Jennifer Marshall, Christy Bradshaw, Samuel Peterson, Danielle Hayes, Amanda Spurling, Leah Smith, Randy Taylor, Julie Taylor, Patrick Lisle, Anne Ernst, LauraLee Lisle, Mel & Joan Lingel, Jordan Heinz, Trina Ingram, Annie Knudsen, Darci Poe, Jody Jensen, Kim Piotrowski, Dean Piotrowski, Heather Hamann, Amy Mahler, Tera Ellis, Mike Ellis, Steve Ingram, Anita Smith, Mary Nelson, Emma Nelson, Elizabeth Moscrip, Bradley Anderson, Brooke Soloris, Andrew J. Wheeler, Susan Walsh, John Bassett, Teirette Kapoor, Myriah Chandler, Clancy Chandler, Lori Anderson, and Nancy Lopez.

Commissioner Smith made the motion to approve the May 10, 2022 meeting minutes. Commissioner Ashley seconded the motion. Motion carried.

### Public Hearings

Opening the first hearing at 7:03 p.m., Zoning Administrator, Danny Little, explained public hearing procedures and asked the commissioners to disclose any conflicts. No conflicts were declared.

Bill Johnson – Comprehensive Plan and Zone Change from Single Family Residential to Multi-Family Residential at 414 S. Colorado Avenue: Bill Johnson testified the property at 414 S. Colorado Avenue is zoned Single Family Residential with a small home and duplex. Mr. Johnson would like to correct the zoning and may replace the home with a duplex. Mr. Johnson noted there are contiguous properties on S. Colorado Avenue that are zoned Multi-Family Residential. Mr. Johnson stated the renditions of the potential duplex were general ideas and parking spaces would be addressed at choice of design and submission for a building permit.

Written testimony was received from William Russell of T-O Engineers, William Mason of Mason & Associates, and Sarah Arjona of Idaho Transportation Department.

No testimony was received from the public and the hearing was closed at 7:09 p.m.

Bouma USA – Conditional Use Permit to Allow Educational Facilities for a Parcel in the North 500 Block of SW 4<sup>th</sup> Street, and 315 S. Colorado Avenue; Variance to Allow a Reduction of the Ten Foot Street Landscape Buffer Requirement on the South Side of a Parcel in the North 500 Block of SW 4<sup>th</sup> Street; Development Agreement for the Development of Treasure Valley Classical Academy at 424 SW 3<sup>rd</sup> Street, 500 SW 3<sup>rd</sup> Street, a Parcel in the North 500 Block of SW 4<sup>th</sup> Street, and 315 S. Colorado Avenue:

Marv Lasnick (5635 Sunset Road) of TVCA delivered a PowerPoint presentation outlining the goals to develop the school to include K-12, to improve parking, and reduce the use of the city park. A new three story building would be constructed on the northeast corner of SW 4<sup>th</sup> Street and S. Colorado Avenue providing for grades 6-12, with growth to the maximum allowed enrollment of 702 students. The property at 315 S. Colorado Avenue would be developed into a 22 space parking lot for faculty and staff. The property at 424 SW 3<sup>rd</sup> Street would be developed into a 49 space parking lot for students. A parking lot would be developed on the southeast corner of SW 3<sup>rd</sup> Street and S. Colorado Avenue providing 11 spaces for visitor parking. The city's public parking lot and perpetual lot leases with three local churches will provide 157 parking spaces. Grades K-6 would use the on-site playground, with grades 7-8 using the city park for 25 minutes a day approximately 12:45 p.m. to 1:10 p.m. Several common areas will be developed for the upper classes.

Steve Lambert (1205 Cottonwood Drive) of TVCA outlined school operations including staggered dismissals, bus shuttles to/from leased lots for special events, drop-off and pick-up procedures. Mr. Lambert testified the leased parking lots are not expected to be used on a daily basis and the city's public lot is used for approximately five to eight cars daily. Permit stickers have been created for students and faculty to identify their vehicles in the proposed adjoining parking lots. A bumpout will be added on S. Colorado Avenue to limit the buses encroaching onto the ingress/egress of the proposed visitor parking lot. Future goals of the school include negotiations with the Fruitland School District to purchase adjoining properties for the creation of green space and on-site parking, eliminating the need for parking leases.

Steve Orosz (4250 N. Drinkwater Blvd, Scottsdale, AZ), engineer with Paradigm Design, addressed parking and traffic concerns submitted by the city engineer. Mr. Orosz testified further communication and information was needed. Mr. Orosz expressed the parking analysis submitted was per code requirements and the proposed developments would not create a large traffic impact. Mr. Orosz stated wayfinding signs were not needed for the leased lots due to the expectation they would not be used except for special events and shuttle buses would be provided. Mr. Orosz testified school was out at the time the traffic study was created and explained the origins of the data used.

Dan Henrickson (2325 Belmont Center Dr., Ste. B, Belmont, MI) presented the project design for the campus and three story building addition.

Paul Bierlein (3033 Orchard Vista Dr., Grand Rapids, MI), of Bouma USA, presented the variance request for reduction of the ten foot street landscape buffer requirement on SW 4<sup>th</sup>

Street. The request is made due to an existing sewer line that runs through the property at 500 SW 3<sup>rd</sup> Street and is unable to be rerouted. The new addition will be detached from the existing structure to accommodate the required ten foot sewer easement. A reduction of the ten foot required street landscape buffer would establish 6.05 feet of buffer to the building, and 2.06 feet to the overhang canopy.

Written testimony was received from William Russell of T-O Engineers, J.D. Huff of Fruitland Police Department, Midge Kline of Marathon Pipeline, Jerry Campbell of Fruitland Public Works, Will Mason of Mason & Associates.

Written testimony in favor of the proposals was received from Stacy Saylor, David Saylor, Randy and Heidi Pryor, Rachelle Tippetts, Dustin Stowe, Brenda Stowe, Brittany Villanueva, Beth Grace, Janet Smith, Rikki McGehee, Lisa Woods, Ryan and Katy Netjes, Leif Anderson, Jackie Denig, Jason Geary, Micah Geary, Russell and Holli Watson, Lisa Stallings, Ethan Mittlestadt, Alana Baughman, Rick & Tamara Davis, Jessica & Justin Hayes, Nate Noorlander, Brad & Megan Cook, Marilyn Russell, and Lucinda Day.

Written testimony opposing the proposals were Carol Tesnohlidek, Trina Ingram, Donald & Letha Essinger, Wayne Meyer, Judy Johnson Meyer, and JoAnn Nyce due to the daily use of the city park, traffic impact and traffic safety concerns on local residential streets, compatibility of parking lot creation in a residential neighborhood, increasing the density of property use, lack of information regarding effects and compatibility to adjacent properties.

Testimony was heard in favor of the proposals by Rick Davis (5505 Elk Ridge Court), Anne Solis (1404 Fairview Avenue), Ronda Baines (2678 NW 4<sup>th</sup> Avenue), Jenn Rawlinson (140 Sycamore Avenue), Noah Clawson (923 W 5<sup>th</sup> St., Weiser), Seneca Woods (210 NE 12<sup>th</sup> Street), Irene Shaver (2410 NE 16<sup>th</sup> St.), Jason Geary (715 SW 3<sup>rd</sup> St.), Kim Piotrowski (313 River View Dr., Marsing), Betty Moscrip (7923 Richey Road), Brock Andersen (2101 N. Whitley Dr.), Ryan Hillam (1820 N. Whitley Dr.), Preston Hillam (933 Fairview Ave.), Alana Baughman (1058 NW 23<sup>rd</sup> Street), Samantha Perdue (6784 Beatrice Drive), Pam Aubrey (351 Syringa Springs Dr.), Lori Anderson (401 Cornwall Way), Jordan Heinz (816 N. Whitley Dr.), Nancy Lopez (7589 Elmore Rd.), Danielle Hayes (5925 Hwy. 95), Rachelle Tippetts (2152 Maple Court), Rebecca Musser (2741 Birch Rd.), Anita Smith (2385 NW 16<sup>th</sup> St.), Sophia Solis (1404 Fairview Ave.), Amanda Spurling (414 S. Whitley Dr.), Darci Poe (3320 Hwy. 30, New Plymouth), Jody Jensen (730 Syringa Springs Dr.), and Sabrina Hupe (903 Lincoln Ave., Emmett).

Gini Moore (503 S Pennsylvania Avenue) testified in favor with safety concerns of the proposed playground and parking lots on SW 3<sup>rd</sup> Street, and traffic congestion at the corners.

Testimony was heard in opposition by Donald & Letha Essinger (618 SW 4<sup>th</sup> St.), Wayne & Judy Johnson Meyer (401 S. Colorado Avenue), Carolyn Tesnohlidek (2535 SW 1<sup>st</sup> St.), Katherine Phillips (2161 Alpine Creek Dr.), Heather Hamann (409 W. 1<sup>st</sup> St.), Amy Mahler (418 S. Iowa Ave.), LauraLee Lisle (315 W. 1<sup>st</sup> St.), citing traffic impact on neighboring properties and residents, increased density in use of properties, traffic safety concerns with drivers ignoring flashing light for crosswalk, ability of property at 500 SW 3<sup>rd</sup> Street to accommodate all grades, and lack of forethought when established, parking lots in residential neighborhoods, allowing

temporary parking off-site, use of the city park, aesthetics of modular trailers and fencing on SW 3<sup>rd</sup> Street.

Due to the amount of information and testimony that came in late, and pending information from the traffic engineers, the hearing will be continued to the next meeting scheduled for July 12, 2022.

Decision

Bouma USA - Conditional Use Permit to Allow Educational Facilities for a Parcel in the North 500 Block of SW 4<sup>th</sup> Street, and 315 S. Colorado Avenue: No deliberation as hearing will be continued July 12, 2022.

Recommendations

Bill Johnson – Comprehensive Plan and Zone Change from Single Family Residential to Multi-Family Residential at 414 S. Colorado Avenue: Commissioner Yasuda made the motion to send a favorable recommendation to the city council as presented. Commissioner Ashley seconded the motion. Motion carried.

Bouma USA – Variance to Allow Reduction of the Ten Foot Street Landscape Buffer Requirement on the South Side of a Parcel in the North 500 Block of SW 4<sup>th</sup> Street: No deliberation as hearing will be continued July 12, 2022.

Bouma USA – Development Agreement for the Development of Treasure Valley Classical Academy at 424 SW 3<sup>rd</sup> Street, 500 SW 3<sup>rd</sup> Street, a Parcel in the North 500 Block of SW 4<sup>th</sup> Street, and 315 S. Colorado Avenue: No deliberation as hearing will be continued July 12, 2022.

Impact Area Recommendation

Jerry Dickerson LLC – Comprehensive Plan Change from Rural Residential to Commercial for 1805 – 1825 NW 1<sup>st</sup> Street: Commissioner Heitz made the motion to send a favorable recommendation to the city council provided development conform to city standards. Commissioner Ashley seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 10:32 p.m.

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Barry Carlman, Chairman

ATTEST:

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Beth Earles, Secretary