

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, July 12, 2022 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Tami DeCruo, and Mike Smith. Commissioners Barry Carlman, Lindsey Judson, and Sharon Blacketter were absent.

Staff present were Danny Little and Beth Earles.

Guests present included Lori Anderson, Marvin Lasnick, Danny Formhals, Alison Parrott, Konnie Baines, Alana Baughman, Jordan Heinz, Irene Shaver, Ronda Baines, Joe Heinz, Kristi Koopman, Brian Howell, and Stuart Grimes.

Commissioner Smith made the motion to approve the June 14, 2022 meeting minutes. Commissioner Ashley seconded the motion. Motion carried.

### Public Hearings

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 (CONT'D FROM 6-14-2022):

Zoning Administrator, Danny Little, explained the hearings for the Bouma USA proposals would be continued to August 9, 2022 due to pending information from the traffic engineers.

Opening the next 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.

Highway Worship Center – Conditional Use Permit to Operate an Educational Program at 100 S. Whitley Drive: Danny Formhals, pastor of the Highway Worship Center requested a conditional use permit to allow their Upload Student educational program that provides academic support for home school students. Alison Parrott, director of the program testified the program includes students ages 6 – 18, operating Tuesday – Thursday, 8:30 a.m. - 3:30 p.m. and Friday, 12:30 p.m. – 3:30 p.m. There are twelve students in the program, two staff members and three volunteers. Students are dropped off and picked up by parents with two students of driving age. A maximum of five vehicles are parked on site. Students walk to the city park for a 20 minute recess.

With no further testimony, the hearing was closed at 7:14 p.m.

### Decisions

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 to the next meeting scheduled for August 9, 2022.

Highway Worship Center – Conditional Use Permit to Operate an Educational Program at 100 S. Whitley Drive: Commissioner Dickinson made the motion to approve a conditional use permit as presented with the conditions of a maximum limit of forty students, and to develop a green space play area by August 2023. Commissioner Smith seconded the motion. Motion carried.

Recommendations

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 to the next meeting scheduled for August 9, 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 to next meeting scheduled for August 9, 2022.

Rywest Homes – Final Plat for the Replat of Bray Subdivision: Commissioner Smith made the motion to send a favorable recommendation to city council for the Replat of Bray Subdivision. Commissioner Dickinson seconded the motion. Motion carried.

Impact Area Recommendation

Jayleen Tamura – Conditional Use Permit to Allow a Kennel at 6325 Hwy. 95: Commissioner Dickinson made the motion to send a favorable recommendation to the city council provided city standards are applied with any development. Commissioner Smith seconded the motion. Motion carried.

Vice Chairman Heitz adjourned the meeting at 7:28 p.m.

---

Terry Heitz, Vice Chairman

ATTEST:

---

Beth Earles, Secretary