

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall at 7:00 p.m. on Tuesday, August 13, 2019. Commissioners present were Cathy Yasuda, Jim Ashley, Barry Carlman, Tami DeCroo, Mike Smith, Carrie Grant, and Suzanne Pearcy. Commissioners Helen Dickinson and Terry Heitz were absent.

Guests included Fran and Ed Renk, Michael Dolton, Konnie Baines, Holly Hutchinson, Brian Howell, Danny Little, and Rick Watkins.

Commissioner Smith made the motion to approve the June 11, 2019 minutes. Commissioner Grant seconded the motion. Motion carried.

Public Hearings:

Opening the first hearing at 7:00 p.m., Rick Watkins explained the public hearing procedures and asked the commissioners to disclose any conflicts. No conflicts were declared.

Delight Enterprises LLC - Conditional Use Permit to Operate a Daycare Center & School at 435 & 437 SW 3rd Street: Fran Renk (272 Douglas Road, Ontario) is requesting a conditional use permit to operate a daycare center and school at 435 and 437 SW 3rd Street. Ms. Renk testified the current owner of 435 SW 3rd Street would continue to reside in the home while the yard would be utilized for a play yard. Ms. Renk has a contract with the Treasure Valley Charter School for an after school program as well as her work with children who have difficulty learning due to trauma. Ms. Renk testified the hours of operation would be 6 a.m. to 6:30 p.m., Monday through Saturday with a maximum staff of eleven. Traffic would consist of dropping off or picking up children and would be done on SW 3rd Street, and S Kansas Avenue. Parking is available behind the home at 435 SW 3rd Street, the public parking on SW 3rd Street, S Kansas Avenue, and the city public parking lot on SW 2nd Street and S Nebraska Avenue.

With no further testimony, the hearing was closed at 7:22 p.m.

Alma Mater Inc. - Conditional Use Permit to Operate a Museum and a Variance of the Off Street Parking Requirements at 402 SW 3rd Street: Michael Dolton (6205 Custer Road), project manager for the Milovich Heritage Center and Museum testified they are requesting a conditional use permit to allow a museum in the historic Hitchcock building at 402 SW 3rd Street. The site will be used to display historic item and to hold fundraising events. Staff would consist of volunteers and hours of operation would vary. Mr. Dolton testified they are requesting a variance that allows them to provide no off street parking due to lack of availability on site, as the bare lot behind the building is planned for storage of display items. Mr. Dolton testified parking was available on SW 3rd Street, S Kansas Avenue, and the city public parking lot on SW 2nd Street and S Nebraska Avenue.

With no further testimony, the hearing was closed at 7:30 p.m.

Regular Meeting

Decisions:

Delight Enterprises LLC - Conditional Use Permit to Operate a Daycare Center and School at 435 & 437 SW 3rd Street: Commissioner Smith made the motion to approve a conditional use permit to operate a daycare center and school at 435 & 437 SW 3rd Street. Commissioner Yasuda seconded the motion. Motion carried.

Alma Mater Inc. - Conditional Use Permit to Operate a Museum at 402 SW 3rd Street: Commissioner Percy made the motion to approve a conditional use permit to operate a museum at 402 SW 3rd Street. Commissioner Smith seconded the motion. Motion carried.

Recommendation:

Alma Mater Inc. - Variance of Off Street Parking Requirements at 402 SW 3rd Street: The commission discussed the request and the lack of criteria required to grant a variance. The commission discussed special circumstances. Commissioner Percy made the motion to send an unfavorable recommendation to the city council for a variance of the off street parking requirements at 402 SW 3rd Street. Commissioner Carlman seconded the motion. Motion failed. After further discussion, Commissioner Percy made the motion to send an unfavorable recommendation to city council for a variance of off street parking requirements at 402 SW 3rd Street. Commissioner Grant seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 7:45 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary