

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, October 10, 2023 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, and Mike Smith. Commissioners Tami DeCroo and Sharon Blacketter were absent. Guests present included Brandon Tarvin, Stuart Grimes, Mark Howe, James Sharp, Salome A. Sharp, Diana Luoma, Shannon Luoma, Phyllis Swanson, Bob Swanson, and Dave Faulkner.

Commissioner Smith made a motion to approve the September 12, 2023 meeting minutes and October 4, 2023 special meeting minutes. Commissioner Ashley 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 the commission to disclose any conflicts. No conflicts were disclosed.

Trilogy Development – Development Agreement for Development of Orchard Heights Subdivision on Property in the 2100 Block of SE 6th Street to the North 2250 Block of NW 2nd Avenue: Mr. Little provided the commission with an updated draft of the development agreement and explained Trilogy Development had agreed with the terms. The commission suggested the installation of the right turn lane from Hwy. 95 onto NW 2nd Avenue be done before Phase 3, and requiring installation of the railroad safety signal lights and gate arms before full build-out.

Written testimony was received from Ardurra, Idaho Power, and Idaho Transportation Department.

Phyllis Swanson (434 Stagecoach Avenue) inquired if there was a 75' easement at her rear property line that she was told would prevent any construction adjoining her property.

James Sharp (246 Stagecoach Avenue) testified in opposition due to increase in traffic, and negative impact on existing homes.

Dave Faulkner (344 Buckboard Avenue) testified in opposition due to a negative impact on property values.

With no further testimony, the public hearing was closed at 7:27 p.m.

Paloma Holdings LLC – Development Agreement for Development of 425 S. Whitley Drive: The applicant withdrew the application.

Summertime Residential Properties – Development Agreement for Development of Waters Edge Subdivision on Property West of N Vista Avenue and Washoe Road Extending to the Bank of the Snake River:

Written testimony was received from Ardurra, Idaho Power, and Idaho Transportation Department.

With no public testimony, the hearing was closed at 7:32 p.m.

Treasure Valley Classical Academy – Receive Additional Testimony for Conditional Use Permit to Allow Educational Facilities in the South 1000 Block of NW 13th Street: Zoning Administrator, Danny Little, explained Bouma USA requested to continue the hearing to the regular meeting scheduled for November 14, 2023.

Decisions

Trilogy Development – Development Agreement for Development of Orchard Heights Subdivision on Property in the 2100 Block of SE 6th Street to the North 2250 Block of NW 2nd Avenue: Commissioner Heitz made a motion to send a favorable recommendation to the city council for a development agreement relating to the development of the Orchard Heights Subdivision. Commissioner Ashley seconded the motion. Motion carried.

Summertime Residential Properties – Development Agreement for Development of Waters Edge Subdivision on Property West of N Vista Avenue and Washoe Road Extending to the Bank of the Snake River: Commissioner Yasuda made a motion to send a favorable recommendation to the city council for a development agreement relating to the development of the Waters Edge Subdivision. 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: There was no discussion as the hearing was deferred to the next regular meeting.

Chairman Carlman adjourned the meeting at 7:37 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary