

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall at 7:00 p.m. on Tuesday, November 12, 2019. Commissioners present were Cathy Yasuda, Helen Dickinson, Terry Heitz, Barry Carlman, Tami DeCuro, Carrie Grant, and Suzanne Percy. Commissioners Jim Ashley and Mike Smith were absent.

Guests included Amanda Reed, Amber Reed, Brian Howell, and Rick Watkins.

Commissioner Grant made the motion to approve the September 10, 2019 minutes. Commissioner Yasuda seconded the motion. Motion carried.

Public Hearing:

The hearing was opened at 7:01 p.m., Rick Watkins explained public hearing procedures and asked the commissioners to disclose any conflicts. There were no conflicts.

Amanda Reed - Conditional Use Permit to Operate a Daycare Center at 314 N. Whitley Drive: Amanda Reed (314 SW 4<sup>th</sup> Street) testified she is requesting a conditional use permit to operate the existing daycare center. Ms. Reed testified she is licensed for twenty-nine children and currently has seventeen children in her care. She has two employees and operates from 6 a.m. to 6 p.m., Monday through Friday. Drop off and pick ups are done in the parking lot. The new property owners, Steve and Ashley Copeland plan on improving the aesthetic appeal of the property and assisting in replacing the fencing of the backyard. The parking lot abutting N. Whitley Drive is currently used to park vehicles associated with the property owner's auto repair business next door.

With no further testimony, the hearing was closed at 7:07 p.m.

Regular Meeting

Decision:

Amanda Reed - Conditional Use Permit to Operate a Daycare Center at 314 N. Whitley Drive: Commissioner Grant made the motion to approve a conditional use permit to operate a daycare center at 314 N. Whitley Drive. Commissioner Dickinson seconded the motion. Motion carried.

Impact Area Recommendations:

John R. Kerfoot - Variance to Allow 16' Front Setback at 7625 N. Nevada Avenue: Commissioner Percy made the motion to send an unfavorable recommendation to the city council due to the request does not demonstrate special conditions or circumstances required to grant a variance. Commissioner Heitz seconded the motion. Motion carried.

Kennedy, Gustin & Associates, LLC - Comprehensive Plan Change from Rural Agriculture to Commercial for Property Located on NW 1<sup>st</sup> Avenue near S. Whitley Drive: Commissioner Heitz made the motion to send an unfavorable recommendation to the city council due to the lack of infrastructure to support commercial access and use. Commissioner DeCuro seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 7:35 p.m.

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Barry Carlman, Chairman

ATTEST:

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Beth Earles, Secretary