

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, November 14, 2023 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Mike Smith, and Tami DeCroo. Commissioner Sharon Blacketter was absent. Staff present were Danny Little and Beth Earles. Guests present included Brandon Tarvin, Stuart Grimes, Addison Coffelt, B. Martien, Cheryl Henson, and Michael Bivins.

Commissioner Smith made a motion to approve the October 10, 2023 meeting minutes. Commissioner Dickinson seconded the motion. Motion carried.

Public Hearings

Zoning Administrator, Danny Little, opened the first hearing at 7:01 p.m. and explained public hearing procedures. Mr. Little asked the commission to disclose any conflicts. Commissioner Smith disclosed a conflict with the proposed final plat of Aspen Meadows Subdivision and would not participate in the discussion and decision.

Fredrick J. Henson Jr. – Temporary Use Permit (Hardship) for 729 SW 7th Street: Cheryl Adams Henson testified she and her husband removed her father-in-law, Frederick J. Henson Sr., from an unstable situation in Nevada. Ms. Henson testified Mr. Henson Sr.'s health is declining and refused to leave without his cats. Ms. Henson explained she is allergic to cats and unable to have them in the house. The cats are within a recreational vehicle in the backyard and Mr. Henson Sr. insists on residing with the cats. Mr. and Mrs. Henson plan to add onto their home in the Spring to accommodate Mr. Henson Sr. and his cats. Ms. Henson requested a temporary use permit to allow her father-in-law to stay in the recreational vehicle until they can construct an addition to the house. The recreational vehicle is thirty-three feet long with slide outs and located ten feet from the house. The recreational vehicle is hooked up to utilities and propane. Mr. Henson Sr. showers indoors. Ms. Henson plans on having Mr. Henson Sr. in the new addition by Fall of 2024.

No written testimony or public testimony was received, the hearing was closed at 7:17 p.m.

Fruitland Comprehensive Plan Update: Addison Coffelt of J-U-B Engineers presented the final draft of the Fruitland Comprehensive Plan Update, explaining the production process and how to use the plan efficiently.

No written testimony or public testimony was received, the hearing was closed at 7:30 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 the hearing will continue to the regular meeting scheduled for December 12, 2023 as information and reviews continue to be expected.

Recommendations

Fruitland Comprehensive Plan Update: Commissioner Dickinson made the motion to send a favorable recommendation to the city council for approval of the Comprehensive Plan Update. Commissioner Yasuda seconded the motion. Motion carried.

Apex Land Group LLC – Final Plat of Aspen Meadows Subdivision: Commissioner Heitz made the motion to send a favorable recommendation to the city council for approval of the final plat of Aspen Meadows Subdivision. Commissioner Ashley seconded the motion. Motion carried.

Decisions

Fredrick J. Henson Jr. – Temporary Use Permit (Hardship) for 729 SW 7th Street: Commissioner Dickinson made the motion to approve a temporary use permit for 729 SW 7th Street allowing a recreational vehicle for a residence until December 31, 2024. Commissioner Smith seconded the motion. Motion carried.

Impact Area Recommendations

Transfer of Development Right – Request by Justin & Megan Fenton From a Parcel Located West of 5540 Custer Road Owned by Daryl & Cathy Eldred to a Parcel at the end of NW 26th Street Owned by Nathan & Amber McGehee: Commissioner Heitz made the motion to send a favorable recommendation to city council. Commissioner Ashley seconded the motion. Motion carried.

Variance of Lot Size Requirement to Build Accessory Building at 8172 N Pennsylvania Avenue: Commissioner Ashley made the motion to send a favorable recommendation to city council. Commissioner DeCroo seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 7:31 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary