

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, November 15, 2022 at 7:00 p.m. Commissioners present were Helen Dickinson, Terry Heitz, Barry Carlman, Tami DeCroo, Lindsey Judson, and Sharon Blacketter. Commissioners Cathy Yasuda, Jim Ashley, and Mike Smith were absent. Staff present were Danny Little and Beth Earles. Guests present included Brandon Tarvin, Stuart Grimes, Lynn Stone, Guy Bob Waite, Kat Hill, Angela Chavez, and Jesus Chavez.

Commissioner DeCroo made a motion to approve the October 11, 2022 meeting minutes. Commissioner Blacketter seconded the motion. Motion carried.

Public Hearings

Zoning Administrator, Danny Little, opened the hearings at 7:02 p.m. and explained public hearing procedures. Mr. Little asked for the commission to disclose any conflicts. None were declared.

Bouma USA – Conditional Use Permit to Allow Educational Facilities for a Parcel in the North 500 Block of SW 4th 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 4th Street; Development Agreement for the Development of Treasure Valley Classical Academy at 424 SW 3rd Street, 500 SW 3rd Street, a Parcel in the North 500 Block of SW 4th Street, and 315 S. Colorado Avenue (Cont'd from June 14, July 12, August 9, September 13, October 11, 2022): Mr. Little, stated the hearings for the Bouma USA proposals would be continued to the regular meeting on December 13, 2022.

Angela Chavez – Conditional Use Permit to Operate a Daycare Center at 2303 N. Whitley Drive: Angela Chavez (300 NE 8th Street), testified she has had a daycare center for three years at 1718 N. Whitley Drive and desires to relocate to 2303 N. Whitley Drive. Ms. Chavez explained she currently cares for twenty-eight children from eight months to eleven years of age with eight staff members. Hours of operation are from 7:00 a.m. to 6:45 p.m. The backyard will be fenced and parking area paved. The existing shop will be remodeled to accommodate afterschool activities.

Lynn Stone (2306 Shamrock Court) testified his property adjoins the subject property and objects to the proposal. Mr. Stone expressed he has concerns for his fence that separates the properties, and doesn't feel the standard curb cut on N. Whitley Drive is sufficient.

Angela Chavez testified they will be installing an additional fence in the backyard to protect Mr. Stone's fence.

No written testimony was received. With no further testimony, the hearing was closed at 7:19 p.m.

Decisions

Bouma USA - Conditional Use Permit to Allow Educational Facilities for a Parcel in the North 500 Block of SW 4th Street, and 315 S. Colorado Avenue: No deliberation as hearing will be continued to the next meeting scheduled for December 13, 2022.

Angela Chavez – Conditional Use Permit to Operate a Daycare Center at 2303 N. Whitley Drive: Commissioner Judson made the motion to approve a conditional use permit allowing for a daycare center at 2303 N. Whitley Drive with the stipulation that a solid backyard perimeter fence separate from the existing fence be provided. Commissioner Blacketter 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 4th Street: No deliberation as hearing will be continued to the next meeting scheduled for December 13, 2022.

Bouma USA – Development Agreement for the Development of Treasure Valley Classical Academy at 424 SW 3rd Street, 500 SW 3rd Street, a Parcel in the North 500 Block of SW 4th Street, and 315 S. Colorado Avenue: No deliberation as hearing will be continued to next meeting scheduled for December 13, 2022.

Chairman Barry Carlman adjourned the meeting at 7:25 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary