

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Tuesday, December 10, 2024 at 7:03 p.m. Commissioners present were Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Mike Smith, Tami DeCroo, Sharon Blacketter, and Gwen Crow. Commissioner Tanya Lopez was absent. Staff present were Danny Little and Beth Earles. Guests included Brandon Tarvin, Stuart Grimes, David Johnson Jr., Cody Grey, Roger McEwen, Daniel & Amanda Mallory, Dan Lardie, Paul Walker, M. Riley, Shannon Luoma, Lynne & Blair Henry, Serena, Nikki Owens, and Kelli Black.

Commissioner Smith made the motion to approve the October 8, 2024 meeting minutes. Commissioner Dickinson seconded the motion. Motion carried.

Public Hearings

Zoning Administrator, Danny Little, opened the hearing at 7:03 p.m. and explained public hearing procedures. Mr. Little asked the commission to declare any conflicts. No conflicts were declared.

Trilogy Development – Annexation and Zone Designation of Single Family Residential for Property in the South 2100 Block of E 1st Street: Kelli Black, of Bailey Engineering (1119 E. State Street, Eagle), representing Trilogy Development testified to their desire to annex 18 acres south of E. 1st Street and east of Zellers Subdivision with a zone designation of Single Family Residential. Ms. Black further testified the property will be developed at a future date as the Orchard Heights North Subdivision, an extension to Orchard Heights Subdivision south of the property. Development of the property will depend on water and sewer capacities.

Written testimony was received from Idaho Transportation Department, Idaho Power, Williams-Northwest Pipeline, Fruitland Public Works Director, and Will Mason of Mason & Associates.

David Johnson Jr. (2113 E. 1st Street) testified the property has been neglected with weeds and expects the owners to be held to the same standard as expected from him.

Nikki Owens (446 Blacksmith Ave) testified to the neglect of the property with weeds and shared concerns with access off 1st Street due to excessive traffic currently and the road narrowing outside city limits. She would like to see development done without crowding Fruitland even more.

Dan Mallory (442 Blacksmith Ave) testified city utilities and roads are at maximum capacity and development of the property would turn 1st Street into a safety hazard. Asked exploration to be done into the capacity of 1st Street.

Kelli Black addressed the traffic concerns expressed, testifying that new traffic patterns would be created at the preliminary plat stage of development with connectivity to the Orchard Heights Subdivision.

With no further testimony, the hearing was closed at 7:20 p.m.

Cody Grey – Conditional Use Permit to Allow a Daycare Center and Preschool at 1322 N. Whitley Drive: Cody Grey (710 NW 4th Street) testified he desires to operate Little Spuds Academy in the building where Cuddle Bugs Daycare was operating. Hours of operation will be M-F from 6AM-6:30PM and will serve an estimated forty children. There are four employees currently and will hire more as required by the state as the enrollment of children increases. The fencing was taken by the previous tenant and will be replaced and desires to spruce up the landscaping along N. Whitley Drive.

With no written or public testimony received, the hearing was closed at 7:29 p.m.

Decision

Cody Grey – Conditional Use Permit to Allow a Daycare Center and Preschool at 1322 N. Whitley Drive: Commissioner Smith made the motion to approve a conditional use permit to allow a daycare center and preschool at 1322 N. Whitley Drive with the conditions that fencing for the play areas be erected prior to commencement of operations, and landscaping along Hwy. 95 be brought up to city code. Commissioner Heitz seconded the motion. Motion carried.

Recommendations

Trilogy Development – Annexation and Zone Designation of Single Family Residential for Property in the South 2100 Block of E 1st Street: Commissioner Blacketter made the motion to send a favorable recommendation to the city council for annexation and zone designation of Single Family Residential for property in the South 2100 Block of E 1st Street upon a signed development agreement that includes no will serve letter will be provided until such time water and wastewater capacity is adequate to serve development. Commissioner Ashley seconded the motion. Motion carried.

Summertime Residential Properties LLC – Final Plat of Waters Edge Subdivision:

Commissioner Ashley made the motion to send a favorable recommendation to the city council for the final plat of Waters Edge Subdivision. Commissioner Smith seconded the motion. Motion carried.

Adjournment

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

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary