

A special meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Monday, November 19, 2018 at 7:00 p.m. Commission members present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Doug Deardorff, Carrie Grant and Suzanne Percy. Commissioner Mike Smith was absent.

Guests included Steve Lambert, Konnie Baines, Ronda Baines, Katrina Kulm, Brian Howell, Danny Little and Rick Watkins.

Commissioner Grant made the motion to approve the November 13, 2018 minutes.  
Commissioner Dickinson seconded the motion. Motion carried.

*Public Hearing:*

The public hearing opened at 7:01 p.m. and Rick Watkins explained the public hearing procedures. Mr. Watkins asked the commission to disclose any conflicts and no conflicts were declared.

Building Hope Parkside Foundation - Conditional Use Permit to Operate an Educational Facility and a Variance of Minimum Parking Requirements at 500 SW 3<sup>rd</sup> Street: Katrina Klum (310 N. 5<sup>th</sup> St., Boise) representing erstad Architects testified on behalf of the Building Hope Parkside Foundation who is requesting a conditional use permit to allow the property at 500 SW 3<sup>rd</sup> Street to be used for a school as it has in the past. Ms. Klum testified the proposed use is compatible with the surrounding commercial and residential properties. Ms. Klum explained they are also requesting a variance of the parking requirements and proposing 48 parking spaces. Ms. Klum stated the building is just under 30,000 sq. ft. which requires 115 parking spaces according to the city code requirement of 1 space per 250 sq. ft. Ms. Klum testified they are able to provide 48 spaces with both on site and adjacent street parking which would accommodate the number of classrooms and staff. Ms. Klum stated in the event of the need for additional parking, they could work with other members of the community to find additional parking, including the Post Office and the city lot on the corner of SW 2<sup>nd</sup> Street and Nebraska Avenue. Ms. Klum testified at this time there have been no conversations or agreements made with other entities for use of their parking areas. Ms. Klum stated it is their intention to use SW 3<sup>rd</sup> Street for visitor parking, a child drop off area, and school bus area. Ms. Klum testified they will be considering the parking needs with each step of development.

Steve Lambert (500 SW 3<sup>rd</sup> Street), future head of the Treasure Valley Classic Academy testified Phase I would provide for K - 6 and Phase II would add an additional grade each year to develop grades 7 - 12. Mr. Lambert explained they intend to purchase up to four school buses and at this time do not have a plan for where to park the buses but will be working with other entities to resolve the issue. Mr. Lambert testified it is unclear the extent the need for transportation is at this point and will be evaluating the needs to determine their transportation plans as enrollment continues. Mr. Lambert testified they are working with the rest of the district to establish the start time, explaining the elementary classes would start at the same time and the upper grades start times would stagger. Mr. Lambert testified they have met their minimum enrollment of 235 but shooting for 325. Mr. Lambert stated the Idaho Public Charter School Commission has granted a maximum footprint of 700 students and he expects 500 - 530 students upon completion of Phases I and II.

With no further testimony, the hearing was closed at 7:23 p.m.

Decision:

Building Hope Parkside Foundation - Conditional Use Permit to Operate an Educational Facility at 500 SW 3<sup>rd</sup> Street: Comissioner Deardorff made the motion to approve a conditional use permit for an educational facility at 500 SW 3<sup>rd</sup> Street as proposed. Commissioner Dickinson seconded the motion. Motion carried.

Recommendations:

Building Hope Parkside Foundation - Variance of Minimum Parking Requirements for 500 SW 3<sup>rd</sup> Street: Commissioner Percy made the motion to send an unfavorable recommendation to the city council for the variance proposal of 48 parking spaces for 500 SW 3<sup>rd</sup> Street. Commissioner Grant seconded the motion. Motion carried.

Chairman Carlman adjourned the meeting at 5:37 p.m.

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Barry Carlman, Chairman

ATTEST:

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Beth Earles, Secretary