

The regular meeting of the Fruitland Planning and Zoning Commission was held at Fruitland City Hall on Tuesday, May 10, 2016 at 7:00 p.m. Commissioners Helen Dickinson, Tracy Leonard, Terry Heitz, Doug Deardorff, Carrie Grant, Suzanne Percy, Mike Smith and Kent Stampfli were present. Commissioner Barry Carlman was absent.

Guests included Danny Little and Rick Watkins.

Commissioner Dickinson made the motion to approve the April 12, 2016 meeting minutes. Commissioner Heitz seconded the motion. Motion carried.

Title 10 Amendments Discussion: Rick Watkins explained Title 10 of the City Code has been in place since 2010 and amendments have been made to the sign section as issues have arose. The staff and engineers have suggested further amendments to Title 10 as a result of issues they came across in their duties as well as the processing of two land divisions recently.

There was discussion of code section 10-7E-5 regarding the record of survey for a land division. It was suggested to amend the code to no longer require the recording of the survey before the land division agreement was prepared and recorded. It was also suggested to amend the code to require parcels be labeled as a letter rather than a number.

Rick Watkins explained the code refers to Table 1 in Development Standards, yet “Land Use Separation Buffer” is not included. It was suggested to amend the Table to include “Land Use Separation Buffer” for commercial and industrial districts. Mr. Watkins explained the traffic engineer suggested amending 10-7B-9 by removing the sentence that includes the word “ensure” as the meaning is subjective.

Danny Little explained he has run into issues with parking requirements and suggested a minimum of two off-street parking spaces for each single family dwelling and two off-street parking spaces for each living unit of multi-family residences. There was a suggestion to amend the word “districts” to “uses” in section 10-7C-5A. It makes more sense to allow commercial uses situated in an industrial district to have to abide by commercial parking requirements rather than industrial district parking requirements.

There was discussion regarding sidewalk widths and proposed amendments to sections in Title 10, Chapter 7. It was suggested to amend the Table at 10-15D3B to reflect five foot sidewalks for local roads and allowing a five foot detached sidewalk with a five foot buffer strip along major collectors. It was proposed to remove 10-15D-3G regarding sidewalk construction as it’s included in the Idaho Standard for Public Works Construction.

Commissioner Smith expressed that requiring five foot sidewalks on local roads rather than four foot increased the cost for developers and homeowners with little return. Commissioners Percy and Stampfli explained they prefer a five foot sidewalk as they are avid walkers and a four foot is functional but not enjoyable. Adding there is no room

for two to walk side by side as well as allow a bicycle to pass without having to step off the sidewalk.

With no further discussion, Vice-Chairman Deardorff adjourned the meeting at 7:50 p.m.

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Doug Deardorff, Vice-Chairman

ATTEST:

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Beth Earles, Secretary