

The regular meeting of the Fruitland Planning and Zoning Commission was held at Fruitland City Hall on Monday, December 1, 2014 at 7:05 p.m. Commissioners Dickinson, Leonard, Deardorff, Carlman, Grant and Percy were present.

Guests included Paul Knudson, Mary Veatch, Dwayne Holloway and Rick Watkins.

**Commissioner Carlman made the motion to approve the November 11, 2014 meeting minutes. Commissioner Dickinson seconded the motion. Motion carried.**

*Public Hearing:*

Rick Watkins explained public hearing procedures and asked the commissioners to declare any conflicts. No conflicts were presented. The first hearing was opened at 7:07 p.m.

**Mary Veatch – Amendment to Development Agreement regarding 2<sup>nd</sup> Amended Plat of Quail Cove Subdivision:** Paul Knudson testified he was representing Mary Veatch, the property owner of two lots at the west end of Bobwhite Street. Mr. Knudson testified Ms. Veatch desires to amend the development agreement in order to clarify the language to better suit their purpose for the lots. Mr. Knudson explained the development agreement requires two building lots and a single family residence on each lot. Mr. Knudson requested the properties be treated as one lot and allow for an accessory building to be constructed on the south lot. Mr. Knudson explained the accessory building would include shop, storage and office areas. Mr. Knudson stated construction will be in a manner to not interfere with any future extension of Bobwhite Street.

Commissioner Deardorff asked if Mr. Knudson would be operating a business out of the office and Mr. Knudson stated he was a consultant and will use the office.

Commissioner Carlman asked if utilities were available to both lots. Mr. Knudson explained the utility mains go through and beyond Bobwhite Street and stub out the sides to each lot.

Rick Watkins asked if Mr. Knudson would like a separate address for the shop. There was discussion regarding a second address for utility purposes.

Dwayne Holloway asked if there was any intention to put a second residence and Mr. Knudson stated Ms. Veatch won't allow it as long as she is living.

Commissioner Carlman asked if Mr. Knudson expects any increase in traffic with his office and Mr. Knudson replied no.

With no further testimony, the hearing was closed at 7:18 p.m.

*Regular Meeting:*

**Mary Veatch – Amendment to Development Agreement regarding 2<sup>nd</sup> Amended Plat of Quail Cove Subdivision:** Commissioner Carlman asked if there was any conflict with a business in Multi-Family Residential zone. Rick Watkins explained a home occupation license is required.

**Commissioner Dickinson made a motion to send a favorable recommendation to city council for amendments to the development agreement allowing the properties to be treated as one lot and allowing an accessory building, with the condition a second address be assigned. Commissioner Grant seconded the motion. Motion carried.**

Commissioner Deardorff adjourned the meeting at 7:24 p.m.

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Doug Deardorff, Chairman

ATTEST:

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Beth Earles, Secretary