

The regular meeting of the Fruitland Planning and Zoning Commission was held at the Fruitland City Hall on Monday, April 10, 2018 at 7:00 p.m. Commissioners present were Cathy Yasuda, Helen Dickinson, Jim Ashley, Terry Heitz, Barry Carlman, Doug Deardorff, Mike Smith, Carrie Grant and Suzanne Percy.

Guests included Tim Davis, Joe Pachner, Rick Watkins, Danny Little, Brian Howell and Jerry Campbell.

Commissioner Deardorff made the motion to approve the March 13, 2018 minutes.
Commissioner Dickinson seconded the motion. Motion carried.

Public Hearings:

Rick Watkins explained the public hearing procedures and asked the commissioners to disclose any conflicts. With no conflicts disclosed, the first hearing opened at 7:01 p.m.

Rywest Homes - Preliminary Plat of Bishop Ranch Subdivision No. 4: Joe Pachner of KM Engineering (9233 West State Street) testified the proposed plat was part of the original Bishop Ranch development and consisted of eight buildable lots and one common lot. The common lot includes a walking path that connects to an existing pathway.

The commission asked of the availability of fire hydrants and storm water disposal. Mr. Pachner testified there are four fire hydrants and the drainage for storm water is under the walkway in the common lot.

The commission asked of two pipelines in the development and maintenance of the common lot. Mr. Pachner testified they had been working with the pipelines in establishing the pathway and Rywest Homes will maintain the common lot until the development is finished and will then be the responsibility of the homeowner's association.

Rick Watkins testified the Bishop Ranch Subdivision master plan included a white split rail fence on both sides of the walkway.

Rick Watkins testified written testimony had been received from T-O Engineers, Farmers Co-operative Irrigation Co., Idaho Transportation Department, Mason & Associates Inc., Jerry Campbell, Highway District No. 1 and Andeavor.

With no further testimony, the hearing was closed at 7:22 p.m.

Proposed Ordinance Amendments for Drainage Standards, Storm Drainage, Development Standards, Streets and Alleys: Rick Watkins explained the amendments were a result of cooperation from the public works supervisor, building inspector and the city engineer.

The commission asked of the amendment to the measurement used regarding driveway curb cuts and approaches in Title 10, Chapter 15D, Section 3. Public Works Supervisor, Jerry Campbell explained the change to use the measurement from the property line rather than a radius point makes it easier to review plans and will be consistent between departments.

The commission asked why the requirements had been removed from Title 9, Chapter 3, Section 2 regarding the drainage standards. Mr. Campbell testified the requirements were referred to elsewhere in city code.

With no further testimony, the hearing was closed at 7:27 p.m.

Regular Meeting

Recommendations:

Rywest Homes - Preliminary Plat of Bishop Ranch Subdivision No. 4: The commission discussed the desire for the pathway to continue as designed. Commissioner Percy made the motion to send a favorable recommendation to the city council for approval of the preliminary plat for Bishop Ranch Subdivision No. 4 with the conditions the pathway be designed with the same criteria as the existing pathway and language be included on the final plat that the maintenance of the common lot be the responsibility of the homeowner's association. Commissioner Deardorff seconded the motion. Motion carried.

Proposed Ordinance Amendments: Commissioner Deardorff made the motion to send a favorable recommendation to the city council for amendments to the ordinance as proposed. Commissioner Yasuda seconded the motion. Motion carried.

Fence Ordinance Discussion: The building inspector shared with the commission the inconsistencies of the fence ordinance between residential, commercial and industrial zones. The commission discussed the ordinances and felt no amendments were needed.

Chairman Carlman adjourned the meeting at 8:06 p.m.

Barry Carlman, Chairman

ATTEST:

Beth Earles, Secretary