

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held before the Fruitland Planning & Zoning Commission at Fruitland City Hall, 200 S. Whitley Drive, Fruitland, ID on April 14, 2020 at 7:00 PM, or as soon thereafter as may be heard, for the purpose of receiving public testimony regarding a proposed ordinance that amends City Code 10-9-11: Treatment of Lot Line Adjustments; to provide for an application process, and to delete the exceptions for lot line adjustments.

A. Definition: A “lot line adjustment” is a readjustment of lot lines as shown on a recorded plat which does not reduce the area, frontage, width or depth of each building site below the minimum prescribed by any City ordinance or any covenant pertaining to said plat.

B. Applicability: The lot line adjustment procedure may be used:

1. Where parcels or lots are being combined, or
2. Where the adjustment of lot lines is requested and no new buildable lot will be created, or
3. Where the reorientation of existing lots does not increase the number of buildable lots.
4. The procedure may not be used where it creates or expands nonconformity with land use ordinances.

~~B. Exceptions: The restrictions against a lot line adjustment do not apply to:~~

- ~~1. A division of land into parcels of five (5) acres or more designated to be used solely for agricultural purposes, and which does not involve any new street dedication other than dedications widening existing streets.~~
- ~~2. An allocation of land in the settlement of an estate of a decedent or a court decree for the distribution of property thereunder.~~

C. Application: The application for a lot line adjustment shall consist of the following:

1. Applicant Name, Owner Name, Purchaser Name, Representative Name, Applicant Name and Phone Numbers, Email Addresses, Mailing Addresses for all names. If the signature on the application is not the owner of the property, a notarized statement (Affidavit of Legal Interest) from the owner stating the applicant is authorized to submit the application.
2. Proof of Ownership.
3. Record of Survey including the following:
 - a) A heading and narrative stating the purpose of the survey.

- b) Subdivision, Lots, and Blocks affected.
- c) Existing Lot and Block numbers and new parcel numbers shown.
- d) Existing and new property lines shown and labeled.
- e) Square footage and acreage of the new parcels.
- f) Existing easements and any proposed easements.
- g) Abutting road names and rights-of-way, including alleys.
- h) Existing buildings and new setbacks.
- i) A signature line for City Engineer Certification.
- j) Signatures of all owners of record.

4. Legal descriptions for the new parcels.

5. Three (3) copies of the lot line adjustment plat on 11" x 17" sheets drafted with black ink at a legible scale and stamped by a Licensed Land Surveyor or a Registered Civil Engineer authorized to practice land surveying.

6. Surveyor verification of closures on all new parcels prior to application submission.

€. D₂ Installation of Utilities: In the event utilities have been installed, lot line adjustments shall not be allowed unless written approval is obtained from all affected utilities.

Đ. E₂ Utility Easements: If utilities are not in place, the property owner shall provide adequate utility easements before a lot line adjustment will be granted.

Citizens are encouraged to provide oral and written testimony. The application and supporting documentation may be reviewed at the office of the Zoning Administrator during regular office hours, 8AM - 5PM, Monday - Friday.

Rick S. Watkins, Zoning Administrator