

**MINUTES OF A SPECIAL MEETING
OF THE FAIRFIELD PLANNING AND ZONING
COMMISSION - Fairfield, Idaho
June 30, 2015**

Recorded

COMMISSION MEMBERS IN ATTENDANCE: Ted Miller, Jasmine Torwan, and Linda Thomas.

CITY STAFF IN ATTENDANCE: Megan Stelma

OTHERS IN ATTENDANCE: Travis Cook, Nancy Davies, Margaret Brackenbury, and Becky Staley

I. CALL TO ORDER: Chairman Miller called the meeting to order at 7:06 p.m.

II. ROLL CALL: Roll call was taken by administrator.

III. APPROVAL OF AGENDA: Commissioner Torwan made motion to approve agenda. Second by Chairman Miller. All in favor 3-0 (Commissioner Dugan absent).

IV. MEETING MINTUES: Commissioner Torwan made motion to approve May 12, 2015 minutes. Second by Commissioner Thomas. All in favor 3-0 (Commissioner Dugan absent).

V. PUBLIC HEARING FOR AMENDMENTS TO SIZE OF SIGNS FOR HOME OCCUPATION, PROFESSIONAL, BUILDING COMPLEX, AND OFF-SITE SIGNS: A

public hearing for an amendment to Ordinance Number 223 Zoning Ordinance of the City of Fairfield, Idaho, Chapter 8-7 Signs, section 4 permitted signs for uses conducted on same premises by amending language to increase one professional or home occupation sign not exceed eight square feet when located on soldier rd. to increase building complex signs in the commercial or light industrial zone to not exceed forty-eight square feet or twenty five square feet per side when double sided. section 5 signs permitted off-site in any district by amending language to increase signs on vacant lots along highway 20 to thirty-two square feet. section 9 design and construction standards by adding language to limit height of free-standing signs, provide a severability clause and effective date.

Public Notice of the hearing before the Planning & Zoning Commission on June 30, 2015 was provided, pursuant to §10-5(A), Fairfield Zoning Ordinance, and Idaho Code § 67-6512 as follows: Published in the Camas Courier on June 10, 2015. Sent to all required City of Fairfield and Camas County political entities on June 12, 2015. Offsite posting five days prior to public hearing on June 12, 2015. Motion made by Commissioner Torwan to adjourn, seconded by Chairman Miller that notice is adequate. All in favor 3-0 (Commissioner Dugan absent).

Staff presented the Commission and public with the proposed amendments. Home occupation and professional signs along Soldier Rd may not be visible if limited to two square feet.

Proposed language is to allow an eight square foot sign. A twenty-five sq foot sign for commercial and light industrial use along Highway 20 may not be visible for traffic traveling 45-65mph. Proposed amendments allow such sign to be forty-eight sq feet one side or twenty-five sq feet two sided. Signs on vacant lots along Highway 20 may not be visible at 10 sq feet. Proposed amendments would allow a thirty-two square foot sign. New language was also added for free-standing signs to clarify height and encroachment into public-right-of-ways.

Chairman Miller opened the hearing for public comment.

Nancy Davies request approval of changes and noted that it would benefit the entire community and professional businesses. The eight sq foot sign is what she went to the Council with and appreciated the public hearing.

Margaret Brackenbury stated that we need bigger signs, but did not want it to look like Blue Lakes.

Travis Cook stated that such amendments would be beneficial to attract business off Highway 20. He would need a sign that could fit what the business does, who they are, hours, and offers. He encouraged the Commission approve the increase in size.

The eight sq foot home occupation sign was discussed by the Commission and if such increase should be for all residential zones regardless if located on Soldier Rd. After visual demonstration from the Administrator the Commission concluded that a four sq foot sign would be adequate for such signs not on Soldier Rd. The Commission agreed that building complex signs and signs on vacant lots along Highway 20 needed to be increased in size due to the speed at which traffic would pass the sign.

Travis Cook stated that the code needed to be clearer if an owner could do more than two sided. He suggested adding language "or not to exceed a total square footage". Commissioners agreed. Motion made by Chairman Miller, seconded by Commissioner Thomas to recommend text amendment with discussed changes to the City Council. All in favor 3-0 (Commissioner Dugan absent).

Motion made by Commissioner Torwan, seconded by Commissioner Thomas to approve Findings and Recommendation to the City Council. All in favor 3-0 (Commissioner Dugan absent).

VI. MEETING SCHEDULE: Next meeting is scheduled for Thursday July 30, 2015.

VIII. ADJOURNMENT: Motion made by Commissioner Torwan to adjourn, seconded by Commissioner Thomas. All in favor 3-0 (Commissioner Dugan absent).

CITY OF FAIRFIELD
Planning & Zoning Commission

Ted Miller, Chairman

ATTEST: _____
Megan Stelma, City Planning Administrator