

**MINUTES OF A REGULAR MEETING
OF THE FAIRFIELD PLANNING AND ZONING
COMMISSION - Fairfield, Idaho
March 10, 2015**

Recorded

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

CITY STAFF IN ATTENDANCE: Megan Stelma

OTHERS IN ATTENDANCE: None

I. CALL TO ORDER: Chairman Miller called the meeting to order at 7:07 p.m.

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

III. APPROVAL OF AGENDA: Commissioner Torwan made motion to approve agenda. Second by Commissioner Thomas. All in favor 4-0.

IV. MEETING MINTUES: Commissioner Thomas made motion to approve February 10, 2015 minutes. Second by Commissioner Torwan. All in favor 4-0.

V. PUBLIC WORKSHOP: SUBDIVISION TITLE AMENDMENTS:

Public Notice of the hearing before the Planning & Zoning Commission on March 10, 2015 was provided, pursuant to §10-5(A), Fairfield Zoning Ordinance, and Idaho Code § 67-6512 as follows: Published in the Camas Courier on February 18, 2015, sent to all required City of Fairfield and Camas County political entities on February 18th, 2015, and Offsite posting on February 24th, 2015.

Motion made by Commissioner Torwan that notice was adequate. Seconded by Chairman Miller, All in favor 4-0. Staff reviewed the following proposed amendments. No public in attendance and no written comments received.

Section 1 amends language to reference Title and Chapter.

Section 2 amends language to reference street dedications and include alleys. Commissioner Dugan suggested adding language for already existing alleys that are dead-end. Commissioner Miller noted that each amendment will show a date at the bottom of ordinance and if there is a concern or question the ordinance can be reviewed for reference. Chairman Miller stated that the city was covered and that the language did not need to be changed. No amendment was proposed.

Section 3 amends language to reference street location and clarify definitions for street continuation and extension, frontage roads, cul-de-sac. Commissioners deleted “the curb line” from the definition for Cul-de-Sac for better clarification. Language was added to include alleys in industrial subdivisions.

Section 4 amends language to reference street specification and add language that such streets are to be platted and developed.

Section 5 language added to clarify street names do not duplicate a street name in Camas County.

Section 6 Intersections Chairman Miller stated that he reviewed a definition online that note the wording as one word “centerline”. Staff will review and amend in ordinance if needed.

Section 7 Pedestrian Walkways the Commission amended the language by deleting, “in the middle of long blocks”.

Section 8 Easements. New language to include setback from stream bank/waterway and snow storage when deemed necessary from the commission/council. Staff pulled up zoning language referring to floodway. Commissioners compared such language to proposed easement. Commissioner Dugan suggested matching terms such as “water-way”. Commissioners agreed to change language from “watercourse” to “water-way” to match zoning language.

Section 10 amends language to clarify lots are to conform to the zoning district, add language for lot lines and width related to length. Staff reviewed that it is not a common practice to have a building built over two lot lines. This was however a practice the city had done for the old town site. Previous admin was reviewing plat amendment/lot line shift regulations prior to leaving. Commissioner Miller suggested looking into legal language on lot line shift requirements and language that would not make it required for small 25’ lots that are contiguously owned by the same owner.

Under Section 12 Public Sites and Open Spaces, the Commission added language to encourage open space.

Section 13 delete large scale development language to be included in Article 5 Special Development Subdivisions.

Section 14 – Improvement Standards. Amendments were made in the required public improvement standards by combining existing language in the streets, water supply system and sanitary system sections to clarify each standard. Add criteria for bridges, drainage improvements, and building numbers.

Commissioner Dugan suggested adding language for composting toilets and greywater. Such options can be utilized to market and help Fairfield's economic development. Staff suggested that green building ordinances implemented in neighboring cities and counties may help such efforts. Staff will get more information in Blaine County under Hailey's ordinances and ask if they have language within the subdivision ordinance for conserving water, electricity, and sewer or if the language is somewhere else. Commissioner Miller suggested reviewing language that would allow "off-grid" development. Commissioner Torwan made motion to continue public hearing to April 7, 2015. Seconded by Chairman Miller. All in favor 4-0.

- VI.** **ADJOURNMENT:** Motion made by Commissioner Torwan to adjourn, seconded by Commissioner Dugan. All in favor 4-0.

CITY OF FAIRFIELD
Planning & Zoning Commission

Ted Miller, Chairman

ATTEST: _____
Megan Stelma, City Planning Administrator