

**MINUTES OF A REGULAR MEETING  
OF THE FAIRFIELD PLANNING AND ZONING  
COMMISSION - Fairfield, Idaho  
May 12, 2015**

Recorded

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

**CITY STAFF IN ATTENDANCE:** Megan Stelma      **OTHERS IN ATTENDANCE:** None

- I. CALL TO ORDER:** Vice Chairman Torwan called the meeting to order at 7:04 p.m.
- II. ROLL CALL:** Roll call was taken by administrator.
- III. APPROVAL OF AGENDA:** Commissioner Dugan made motion to approve agenda. Second by Commissioner Thomas. All in favor 3-0 (Chairman Miller absent).
- IV. MEETING MINTUES:** Commissioner Thomas made motion to approve April 7, 2015 minutes. Second by Commissioner Dugan. All in favor 3-0 (Chairman Miller absent).
- V. FINDINGS AND RECOMMENDATION: SUBDIVISION TITLE AMENDMENTS**  
An ordinance of the City of Fairfield, Camas County, Idaho, amending subdivision ordinance #165 article 4 design standards section 1-6, 7--8, 10, 13 and 14.  
Staff reviewed Findings and Recommendation for amendments approved by Commissioners during the public hearing on April 7, 2015. Motion made by Commissioner Thomas to approved and sign Findings and Recommendation, seconded by Commissioner Dugan. All in favor 3-0 (Chairman Miller absent).
- VI. PUBLIC WORKSHOP: SUBDIVISION TITLE AMENDMENTS**  
The Commission has initiated a review of possible amendments to the Subdivision Title. Article 5 Special Development Subdivisions was reviewed. The public was invited to this workshop. No public was in attendance. Staff reviewed draft ordinance #261. Proposed amendments are:  
Section 2 -Amend language to set standards for private streets. Add subsection to reference outdoor lighting requirements. Add subsection for approval criteria, pre-application review, preliminary development plan and final development plan for planned unit developments;  
Section 3-Amend language to reference manufactured home subdivisions and not mobile home subdivisions;  
Section 4 -Delete language referencing mobile home parks. Add regulations for manufactured home standards;  
Section 5-Amend language to reference recreational vehicles and not travel trailers. Add regulations for RV space minimum requirements and application standards;  
Section 8 - Amend language to include building envelopes in a floodplain and means of flood proofing such buildings. Add criteria for commissioner findings and flood proofing plans;  
Section 9 -Add wetlands and intermittent streams to critical concern areas;  
Section 10-Add section to clarify applicant is responsible for noxious weed control, water conservation measures, and use of native plants. Any development within a wetlands area may require federal review.  
During the overview of amendments the Commissioners discussed a green building fee incentive. Several counties and cities in Idaho have initiated such an incentive. As a way to try and create more development while keep water conservation in mind, the Commissioners agreed that such discussed should occur. This will be added to future agendas.
- VII. COMPREHENSIVE PLAN:** Commissioners did not review Comprehensive Plan during meeting.
- VIII. ADJOURNMENT:** Motion made by Commissioner Thomas to adjourn, seconded by Commissioner Dugan. All in favor 3-0 (Chairman Miller absent).

CITY OF FAIRFIELD  
Planning & Zoning Commission

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Ted Miller, Chairman

ATTEST: \_\_\_\_\_  
Megan Stelma, City Planning Administrator