

FRUITLAND PLANNING COMMISSION

The Fruitland Planning Commission met at City Hall on Tuesday, January 8, 2019, at 5:45 p.m. with the following members present:

Leland Bonneville, Derek Bland, Mike Hammond, Jason Pearce and Roland Somers.

Also present were:

City Manager John Psota, City Solicitor Andrew C. Mitchell Jr. and Administrative Assistant Linda Powell.

Guests: *None present.*

Chairman Bonneville called the meeting to order at 5:45 p.m. and acknowledged receipt of the minutes of the November 6, 2018, calling for additions or corrections. As there were none, **Mr. Bland moved to adopt the minutes as presented; Mr. Somers seconded, and the motion was approved five to zero votes in favor.**

OLD BUSINESS

None.

NEW BUSINESS

None.

COMPREHENSIVE PLAN REVIEW/UPDATE

General discussion centered around the combining of the R1-A and R1-AA Single Residential Districts, and the possibility of incorporating other single-family districts under the R1-A designation. Mr. Bland reiterated that it would be more fitting if the City would first define its future goals as it relates to commercial growth and then work to create commercially acceptable zoning prior to rezoning other districts and/or parcels of land. Other points of discussion were:

- Public hearing should be offered to citizens prior to any zoning changes being implemented.
- Consider the potential effects on assessment value of any rezoned properties.
- Re-define zoning regulations as it relates to Restaurant/Bar as a permitted use in commercial districts.
- Consider re-defining parking requirements for commercial developments.

Finally, there was a consensus of the Commission to move forward with incorporating the R1-AA zoning district, along S. Camden Avenue, into the R1-C district and the R1-AA zoning district, bordering E. Main Street/Moonglow Road, into the R1-A district and incorporate specific language into the zoning ordinance that would allow certain uses by special exception. Also, the R1-D Special Residential District, being the only designation of that type, would be abandoned and rezoned as R1-C and then have the old R1-D regulations cited in the zoning ordinance appendix for information purposes.

General Discussion

Mr. Somers suggested that the City move forward to adopt wind and solar legislation.

Administrative Assistant Powell informed the Commission of previous building projects that had taken place on the property owned by Pasco's. She stated that they had constructed two additions onto the principle building without obtaining the required plan review and that they did not obtain any building

permits. That action followed two previous building projects that were started without following the required process, however, they eventually complied by obtaining building permits for those two structures at the request of the building inspector.

With no further business to discuss, **Mr. Bland moved to adjourn, and Mr. Hammond seconded. The motion was approved five to zero votes in favor and the meeting adjourned at 6:55 p.m.**

Submitted by,

Linda J. Powell

Approved February 5, 2019