



**AGENDA
PAYETTE PLANNING & ZONING COMMISSION
JUNE 2, 2011
REGULAR MEETING**

CHAIRMAN RANDY CHOATE PRESIDING

| | |
|----------------------|-----------------------|
| JIM FRANKLIN | BRENT KING |
| KEVIN HANIGAN | THOMAS LADLEY |
| LARRY HOGG | GARY YOUNGBERG |

5:30 PM – City Council and Planning & Zoning Meeting with Anne Wescott

6:00 PM – Regular Meeting

- I. ROLL CALL
- II. APPROVAL OF MINUTES
 - A. 04-28-11 Regular Meeting.....1
- III. COMMUNICATIONS
- IV. PUBLIC HEARINGS

A. Notice is hereby given that on June 2, 2011 at 6:00 p.m., in the City Hall Council Chambers, 700 Center Avenue, Payette, Payette County, Idaho, public hearing will be held before the Payette Planning & Zoning Commission for the purpose of receiving testimony from interested persons regarding an update to the Capital Improvement Plan/Impact Fees for police, fire, parks and streets. The Commission will make a recommendation to the City Council regarding the possible adoption of the Capital Improvement Plan Update as an amendment to the Payette Comprehensive Plan per IC 67-6509.

The draft update to the Capital Improvement Plan is contained in a report entitled City of Payette, Idaho Impact Fee Study and Capital Improvement Plans dated May 4, 2011. The report includes the following: an overview of the report's background and objectives; a definition of impact fees and a discussion of their appropriate use; an overview of land use and demographics; a step-by-step calculation of impact fees under the Capital Improvement Plan (CIP) approach; a list of implementation recommendations; and a brief summary of conclusions. The Plan also contains a list of projected capital improvements for each of the following: police, fire, parks and streets. For each category the Plan described the capital improvement, projected costs, the proportionate share attributable to new growth, and related information.

- B. An application by Ariel Sanchez for a Conditional Use Permit to build a 1200 square foot 39'7" x 30'1" shop/storage at 327 ½ 7th Avenue North, RIVER SIDE PLAT, TAX 12, BLOCK 84. The property is zoned A- Residential.
- C. An application by Josh Jackson for a Conditional Use Permit to build a 30' x 50' garage to store vehicles at 1005 Center Avenue, GORRIE ADDITION, LOTS 1 & 2, BLOCK 16. The property is zoned B-Residential.
- D. An application by Tiffany Jackson for a Conditional Use Permit to have a group childcare at 1005 Center Avenue, GORRIE ADDITION, LOTS 1 & 2, BLOCK 16. The property is zoned B-Residential.
- E. An application by The City of Payette for a Conditional Use Permit to install a 40' Communication Tower with a 20' antenna. Requesting permit for no more than 21' over peak of roof. In Recorder's Plat of Sec. 34, TWP, 9N. R.5W, B.M. as per plat in Book 2, Page 5, Plat

Records of Payette County, Idaho Block 3, Less Tax 1 & Tax 5. The property is zoned C-Commercial.

- V. OLD BUSINESS
 - A. Design Review Guidelines.....
 - B. Proposed Used Cars & Used Car Lot Ordinance..... 14

- VI. NEW BUSINESS
 - A. Impact Fee Recommendation.....20
 - B. Conditional Use Permit – Ariel Sanchez – 327 ½ 7th Ave No.....49
 - C. Conditional Use Permit – Josh Jackson – 1005 Center Ave.....58
 - D. Conditional Use Permit – Tiffany Jackson – 1005 Center Ave.....72
 - E. Conditional Use Permit – City of Payette.....80

- VII. ADJOURNMENT

All meetings of the City Council are held at Payette City Hall, in Council Chambers, unless otherwise posted. The public is invited and encouraged to attend. Special accommodations will be made in order to participate in the above noticed meeting by contacting the City 5 days prior to the meeting at 642-6024