

**MINUTES OF A PAYETTE CITY COUNCIL PUBLIC HEARING HELD
December 4, 2006, AT 6:30 P.M., IN CITY HALL, 700 CENTER AVENUE,
PAYETTE, IDAHO.**

MAYOR DOUG HENDERSON CALLED THE PUBLIC HEARING TO ORDER.

Those present included Ivan Mussell, Lee Nelson, Mark Heleker, Mayor Doug Henderson, Jeff Williams, Georgia Hanigan, and Vallery Klitch.

City Attorney, Bert Osborn, conducted the public hearing.

A. An application for a variance by Southwest District Health to build a 25' x 50' metal storage garage on the south half of Block 10 of Recorder's Percy Subdivision, North 11th Street. The property is zoned B-Residential.

(The public hearings for Babichenko & Daugherty which were advertised were withdrawn)

Bruce Krosch, 920 8th Street, Caldwell, Idaho, representing Southwest District Health (SWDH), addressed the Council. Mr. Krosch stated that SWDH owns and operates a public health clinic facility in Payette on 3rd Avenue. Behind that property, to the north, SWDH owns a 75' x 550' vacant lot. They are requesting permission to site a 25' x 50' storage building on the vacant lot for the purpose of storing accounting records and medical charts. It will be an uninhabited building; no windows; no sewer or water. It will have an electrical connection for a security light. It is a simple metal building with a garage door on the end.

Mr. Krosch explained that they are obtaining a right of way across the irrigation ditch. They are working with the irrigation company to formalize an agreement that basically says that if anything happens to the drainage ditch, SWDH will be responsible.

Williams noted that he believed he saw that SWDH may be selling off a portion of the lot which they do not plan to use. Mr. Krosch replied that is correct. Williams asked if there is any way to speed up selling off the part they don't need so it can get back on the tax roll. Mr. Krosch replied that he would certainly relay that to his director.

Klitch wondered how the building would aesthetically look if the lot develops into residential. Williams noted that the lots along 3rd avenue North have changed back and forth between residential and commercial several times.

Mr. Krosch emphasized that the garage have very low impact to the area. There will be no traffic.

Klitch asked about number 5 of the Planning Commission's recommendations; that no public parking be allowed at the site. Mr. Krosch explained he believed

that there would be no parking signs at the point of entry so that the fire lane would remain clear. There will be no client parking back there.

Fire Chief Jeff Sands noted that the entry way was originally too narrow, and needs to be at least 26'. In addition, the ditch will need to support the trucks. The closest hydrant is at 11th, at 550'. After talking with the water superintendent, they both agreed that a hydrant should be placed near the site. There is room for it, and there would be no need to dig up the street. The hydrant would also protect the court house. Storage is the key word; the building will be loaded up with materials. Mr. Krosch was not opposed to the recommendations of the Fire Chief.

Hearing no other comments, City Attorney Osborn closed the public hearing. Mayor Henderson recessed the Council.