

MINUTES OF A PAYETTE CITY COUNCIL PUBLIC HEARING HELD APRIL 3, 2006, AT 6:30 P.M., IN CITY HALL, 700 CENTER AVENUE, PAYETTE, IDAHO.

MAYOR DOUG HENDERSON CALLED THE MEETING TO ORDER.

City Attorney, Bert Osborn, conducted the public hearing. He explained the purpose of the hearing was for the City Council to accept comment regarding the annexation of 9.2 acres of property at the northwest corner of North Iowa Avenue and 7th Avenue North. The owner of the property has requested the annexation and is proposing a multi-unit development on the property.

Owner, Steve White, 3710 East Man O'War, Nampa, Idaho, addressed the Council. He is requesting annexation and preliminary plat approval of 9.2 acres. He handed out an aerial photo of the property overlaid with the proposed development. There will be 22 four-plexes, 1 tri-plex and a clubhouse. This is not a subsidized apartment complex. It is a nice development attracting the middle class. Initially he will rent each unit for about \$550 a month. He said his goal is to sell a majority of the four-plexes. He has built many of these developments in other cities and has retained at least one building in each development. All but 2 lots do not meet the required square footage of 14,000 and the City Planning and Zoning Commission recommended approval of those. Those lots are about 1,000 square feet short of the requirement. Both of the accesses from 7th Avenue North will be private, 24' wide and be marked as fire lanes. Eldorado Avenue running east and west will be 60' in anticipation of it becoming a through city street at a future date. Councilwoman Klitch asked about snow removal and where will the snow be placed within the development. Mr. White said he has not thought about it, but will address it later with the City Engineer. Councilman Nelson asked the interior square footage of the 4-plexes. Each living unit is 998 square feet except for the 3-plex which is 1400 square feet. Councilman Williams asked if the smaller lots are harder to sell and Mr. White said they are not because of the large yard area. Mr. White said he wants this complex to be an attraction and not negatively impact the City. Councilman Mussell asked about the time frame for building. Mr. White said he will build from north to south. He figures 120 days to develop the land and 120 days for construction. There will be a 6' dog-eared fence around the north and west property lines.

There being no further testimony, the public hearing closed at 7:00 P.M.

Jennifer Kelley
Recording Secretary