

MINUTES OF A REGULAR CITY OF PAYETTE PLANNING AND ZONING MEETING HELD JANUARY 27, 2011, AT 6:00 P.M. IN CITY HALL, 700 CENTER AVENUE, PAYETTE, IDAHO.

THE MEETING WAS CALLED TO ORDER BY COMMISSIONER JIM FRANKLIN.

MEMBERS PRESENT: Jim Franklin, Gary Youngberg, Larry Hogg and Brent King were present, with Tom Ladley arriving at 6:17 pm. Absent were Randy Choate & Kevin Hanigan.

APPROVAL OF MINUTES: Commissioner King made a motion to approve the minutes of December 16, 2010, as written. The motion was seconded by Commissioner Hogg and passed by unanimous voice vote.

COMMUNICATIONS – None

PUBLIC HEARINGS

- A. An application by Karen Wegman for a Conditional Use Permit to keep one horse at 305 River Street, Tioga Plat, Block 25 and the South 7.4'. The property is zoned Industrial. Karen Wegman, 305 River Street addressed the Commission. She has a nice horse barn and would like to keep 1 horse on her property. She has just less than 1 acre of fenced irrigated pasture. She on the river side of the road with a deep lot. She has used her horse with the Canyon County horse posse. There are horses on one side of her property and down the street there are a few more.

No one else addressed the Commission.

- B. An application for zoning change from A-Residential to B-Residential for Western Idaho Community Action Partnership at 2281 7th Ave. North, Recorders Plat Sec. 34, T9N, R5W, lying in a portion of the NE1/4NE1/4. Mary Gauthier, 315 South Main Street, representing WICAP addressed the Commission. They currently own head start school that is on approximately 5 acre parcel and would like to rezone the property to be able to have a modular unit that they own placed on the property. Part of the property has been used as a community garden.
- C. An application by Western Idaho Community Action Partnership for a Conditional Use Permit for an accessory building to used as a community action office at 2281 7th Ave. North, Recorders Plat Sec. 34, T9N, R5W, lying in a portion of the NE1/4NE1/4. The property is zoned A-Residential. Mary Gauthier, 315 South Main Street, representing WICAP addressed the Commission. They would like to place a modular unit on the property at 2281 7th Avenue North to be used as their community action center. This would make good use of the land. The building would face Iowa Avenue. In the plans for Iowa Avenue there are outlets planned. The modular building has wood siding and is 28'X60' and has been used as a class room in Middleton School district and they no longer have any use for it. WICAP felt this was the best use for this building. It will be placed on a permanent foundation and will be on City services.

No one else addressed the Commission.

OLD BUSINESS - Design-review guidelines: The Commission discussed that they should have an objective regarding these guidelines. It was discussed that it is something for Payette and would be a good thing to let people know what we want our City to look like. The Commission stated that this would apply for remodels and ownership changes. Protecting property owners around each other would be important. Smaller communities can sometimes do more than larger cities, but couldn't think of when we have had a problem in the past. There are buildings in town that are in disarray now that need to be fixed. It was discussed that to error on the side of the property right, why penalize the few that don't comply. Maybe have a few guidelines, but don't make them too restrictive. Discussion followed about signs on Highway 95 and this could be addressed if the City had design guidelines to follow. The guidelines would cover more design and architectural design with the guidelines. Discussed if this should

be put on a future agenda in a couple more months and discussed then or start on it now, it was felt that it is a lot easier to do now when there is not a problem. Commission discussed taking this in steps to develop before presenting to the Council. The Commission would like to see what is already in our code and develop from there. Wondered how much impact it will have on new construction. The Commission asked for samples from other cities on what they have for their design review guidelines and what city code addresses currently on signs and landscaping. Commissioner Hogg made a motion to recommend to City Council to move forward in designing design review guidelines. The motion was seconded by Commission Ladley and passed by unanimous voice vote.

NEW BUSINESS

- A. An application by Karen Wegman for a Conditional Use Permit to keep one horse at 305 River Street, Tioga Plat, Block 25 and the South 7.4'. The property is zoned Industrial. Commissioner King made a motion to approve the permit for Karen Wegman to keep one horse at 305 River Street with the stipulation that the permit can be revisited upon complaints. The motion was seconded by Commissioner Hogg and passed by unanimous voice vote.

- B. An application for zoning change from A-Residential to B-Residential for Western Idaho Community Action Partnership at 2281 7th Ave. North, Recorders Plat Sec. 34, T9N, R5W, lying in a portion of the NE1/4NE1/4. Commissioner Youngberg made a motion to recommend to City Council to approve the rezone from A-Residential to B-Residential for Western Idaho Community Action Partnership at 2281 7th Avenue North. The motion was seconded by Commissioner King and passed by unanimous voice vote.

- C. An application by Western Idaho Community Action Partnership for a Conditional Use Permit for an accessory building to used as a community action office at 2281 7th Ave. North, Recorders Plat Sec. 34, T9N, R5W, lying in a portion of the NE1/4NE1/4. The property is zoned A-Residential. Commissioner Ladley made a motion to approve the permit for the accessory building at 2281 7th Avenue North with the following stipulations:
 1. Rezone is completed before a building permit is obtained
 2. All building, fire and City codes are adhered to
 3. Parking & lighting requirements are followed per City Code
 4. All storm drainage must be disposed of on site, and the drainage system needs to be designed by an engineer. The sealed drainage plan and calculations need to be submitted for review and approval of the City Engineer
 5. Curb, gutter and sidewalk requirements are meant
 6. Permit can be revisited upon any complaints

The motion was seconded by Commissioner Youngberg and passed by unanimous voice vote.

There being no further business, the meeting adjourned at 7:10 P.M.

Recording Secretary
Bobbie Black