

MINUTES
PAYETTE PLANNING & ZONING
Regular Meeting
January 28, 2016

6:00 PM – Regular Meeting

- I. ROLL CALL: Chairman Randy Choate, Jim Franklin, Gary Youngberg, Peggy Childers and Nial Bradshaw.
Members Absent: Jody Henderson
Staff Present: Mary Cordova and Matea Gabiola

- II. APPROVAL OF MINUTES
A. 12-17-2015 Regular Meeting Minutes

A motion was made by Franklin and seconded by Childers to approve the regular meeting minutes 12-17-2015 as written.

The motion CARRIED by unanimous voice vote.

- III. COMMUNICATIONS
None heard.

IV. PUBLIC HEARING

- A. An application by Carla Flores for a conditional use permit to allow a childcare facility at 229 10th Ave No, AKA 237 10th Ave No; LOT 1, BLK 4 T.J LLOYD SUB. - Carla Flores, 229 10th Ave No – Ms. Flores stated she has already been licensed in the City of Payette at her former address of 316 3rd Ave North, but she is moving to a new facility . Mr. Franklin asked Ms. Flores about fencing, and if it would be constructed before operations began. Ms. Flores stated yes it will be. Mr. Bradshaw asked Ms. Flores if she was going to live in the facility as well. Ms. Flores stated yes, this building has 2,300 square feet, with the living area located in the back. Mr. Franklin question if there will be enough parking. Ms. Flores stated yes there is more than enough.

V. AGENDA ITEMS

- A. Carla Flores- CUP- 229 10th Ave No, AKA 237 10th Ave No-

A motion was made by Franklin to approve the Conditional Use Permit for a childcare facility up to 12 children with operating hours from 6am-6:30 pm contingent on a fence be constructed before operations begin, provided all local, state and federal regulations are met and permit can be revisited upon complaint. The motion was seconded by Youngberg.

The motion CARRIED by unanimous voice vote.

B. Ordinance Updates – Ms. Cordova presented to the Commission a rough draft of possible animal regulation code changes. Ms. Cordova stated she gathered information from surrounding cities on their land use regulations for animals. As it stands now, in B- Residential zone you are allowed 1 horse, 1 cow and calf or three sheep on the lot with 21,800 square feet of fenced irrigated pasture with an approved Conditional Use Permit from the Planning & Zoning Commission. The ½ acre refers to open pasture, grazing or similar space so the citizen can't have just a ½ acre surrounding the house like a front yard, it actually has to be a ½ acre fenced off from the house. Ms. Cordova pointed out that one regulation that seemed to be the normal in most cities were that all accessory buildings housing the livestock have to be at least 30 feet from the property line, 50 feet from any residential structure and can't be in your front yard. Ms. Cordova also stated the Planning & Zoning Commission could add a piece stating regardless of the zone a citizen could have any of these animals provided that a household wouldn't have any more than three different types. Mr. Youngberg stated possibly create a point system on the type of animals, depending on the zone and lot size to regulate how many points a citizen could have regarding animals. Ms. Cordova asked the Commission if they would like to focus more in the livestock rather than pet regulations. Mr. Franklin stated yes, due to citizens having to come get Conditional Use Permits to have their livestock, when in most cases they have the right land use to house them. Mr. Youngberg asked the Commission do we want to be restrictive on what we allow or what we don't allow. Mr. Choate stated that he thought Mr. Youngberg's point system would be very beneficial. The Commission agreed to do away with the pet section of the rough draft and stick to the livestock portion. Ms. Cordova stated that after this discussion we have a good starting point.

VI. PUBLIC COMMENT
None

VII. ADJOURNMENT

A motion was made by Youngberg and seconded by Franklin to adjourn the meeting at 6:45pm.

Matea Gabiola
Recording Secretary