

MINUTES
PAYETTE PLANNING & ZONING
Regular Meeting
February 25, 2016

6:00 PM – Regular Meeting

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

- II. APPROVAL OF MINUTES
A. 01-28-2016 Regular Meeting Minutes

A motion was made by Henderson and seconded by Franklin to approve the regular meeting minutes 01-28-2016 as written with grammatical changes pointed out by Ms. Gabiola.

The motion CARRIED by unanimous voice vote.

- III. COMMUNICATIONS
None heard.

- IV. PUBLIC HEARING
A. Amending Chapter 17.34.070 of the Payette Zoning Code to allow expansion of the C-1 Commercial Downtown District. - Ms. Cordova addressed the Commission stating that the City has received a submitted request for a rezone, of the parcel where the Chase House resides. The request is to rezone from Commercial to C1 Commercial Downtown District, C-1 zoning is directly across the street. Current code spells out the specific boundaries of the C-1 commercial Zone that would have to be changed as well as having to amend the current Comprehensive Plan Map. The current map has it classified as a Commercial zone. Mr. Franklin asked is the C1 commercial Downtown boundary in the middle of the street at 3rd Ave North. Ms. Cordova stated yes it is. Mr. Choate asked if we change the Chase lot will the surrounding parcels remain commercial or will they be changed as well. Ms. Cordova stated that parcel will remain commercial. Mr. Franklin asked if both of these items have to be recommended to the City Council. Ms. Cordova stated yes both do. Ms. Cordova stated the special meeting scheduled on March 10, 2016 is for an application for a Rezone as well as a Conditional Use Permit for residential and business use, making it a mixed use zone which is permitted in a C-1 Commercial Downtown District. This type of use is not allowed in Commercial District unless it is security housing or some type of residential housing associated with the business that is also on the parcel. C-1 Commercial is your downtown zone, which has a lot of businesses with apartments and residential use above and has no lot size minimum requirements. Ms. Cordova stated right now the lot exists as a non-conforming use in a Commercial Zone, due to the lot size and the mixed use. Ms. Cordova said in order to move forward and make zoning decisions you

have to base it upon what's in the Comprehensive Plan, so you have to make an amendment in the Comprehensive Plan first. Mr. Choate stated the Commission isn't amending the Comprehensive Plan just the Comprehensive Plan Map to reflect the changes to that parcel. Mr. Franklin asked about the proposed boundaries that is listed on the new ordinance, and that he understands including lots 1-5 and BLK 2 of the Chase House Addition to the City of Payette C-1 zone correct? Ms. Cordova replied yes. Mr. Keith Thompson, 75 No Iowa Ave Payette, ID 83661, addressed the commission. He wasn't clear on what the public hearing was about so Ms. Cordova explained to him what was occurring in this meeting. Mr. Thompson stated if they want to have a restaurant then where do they plan to have people park. Ms. Cordova stated that there may be people who want to comment on that very topic, and that is why attending the special meeting on March 10, 2016 at 6pm is important to address that issue. There was no one else to address the Commission

B. Amendment of the Comprehensive Plan Map. - See discussion above.

V. AGENDA ITEMS

A. Amending Chapter 17.34.070 of the Payette Zoning Code to allow expansion of the C-1 Commercial Downtown District.

A motion was made by Franklin to recommend to the City Council to modify ordinance 17.34.70 extend the boundaries lines to include BLK 2 Lots 1-5 of Chase Addition. The motion was seconded by Henderson.

The motion CARRIED by unanimous voice vote.

B. Amendment of the Comprehensive Plan Map.

A motion was made by Franklin to recommend to the City Council to amend the Comprehensive Plan Map to extend the boundaries lines to include BLK 2 Lots 1-5 of Chase Addition to the C1 Commercial Downtown District. The motion was seconded by Henderson.

The motion CARRIED by unanimous voice vote.

VI. PUBLIC COMMENT
None

VII. ADJOURNMENT

A motion was made by Franklin and seconded by Henderson to adjourn the meeting at 6:16pm.

Matea Gabiola
Recording Secretary