

**MINTUES
PAYETTE PLANNING & ZONING
Public Hearing & Regular Meeting
April 23, 2015**

6:00 PM – Regular Meeting

I. ROLL CALL: Jim Franklin, Randy Choate, Jody Henderson, Nial Bradshaw and Kevin Hanigan
Members Absent: Peggy Childers & Gary Youngberg
Staff Present: Mary Cordova

II. APPROVAL OF MINUTES
A. 03-26-2015 Public Hearing & Regular Meeting Minutes

A motion was made by Franklin and seconded by Hanigan to approve the public hearing & regular meeting minutes 03-26-2015.

After a unanimous voice vote by the Commission, the motion CARRIED.

III. COMMUNICATIONS
None heard.

IV. PUBLIC HEARINGS
A. An application by Bob Poertner for a conditional use permit to allow for 5 mules at 801 River St; Riverside Sub, Tax 15 of Blk 65, E 125' of Tax 17 of Blk 65, Tax 16 of Blk 65 and Tax 17 less 125' of Blk 65. The property is zoned A & B Residential

Mr. Bob Poertner, 2424 Fairview Avenue, Fruitland, asking for a CUP for up to 5 mules to keep on his property. Mr. Poertner informed the commission that the property is all fenced and he does have the irrigation rights to the property. He plans to build a house on the lot.

Commissioner Bradshaw asked if it is an investment or will it be his residence. Mr. Poertner replied that it will be his residence. He has an offer in on it and they have accepted it.

Cordova added that the Fire Chief lives adjacent to this parcel, and he did comment that he thought the mules on the property would help to alleviate the fuel load for fires in that area.

Hearing no further comments, the public hearing was closed by Chairman Choate.

V. OLD BUSINESS

Cordova stated that she had spoke to Commissioner Youngberg earlier in the week, and he had no objection to his request being postponed another month.

A motion was made by Hanigan and seconded by Henderson to postpone the CUP application by Gary Youngberg to the May meeting of the Planning & Zoning Commission.

After a unanimous affirmative voice vote, the motion CARRIED.

VI. NEW BUSINESS

A. Bob Poertner – 801 River Street – CUP

Franklin moved and Henderson seconded a motion to grant the CUP request by Bob Poertner and allow up to five mules on the parcel at 801 River Street, and that it could be revisited upon complaint.

After a unanimous affirmative voice vote, the motion CARRIED.

B. Downtown Parking Requirements

After much discussion, and reading over the ordinance, the Commission determined that if property was available to provide for off street parking, it should be used for that purpose, and if property was not available, a property owner in the C-1 Commercial zone should not have to seek a variance.

A motion was made by Hanigan and seconded by Henderson to make a recommendation to the City Council that if a property owner had any portion of their lot available to provide off street parking if required by the city code, it should be used for that purpose, and the code should be enforced. If no property was available to the parcel for the purpose of meeting the off street parking code requirements, the property owner should not have to seek a variance to code.

After a unanimous affirmative voice vote, the motion CARRIED.

VII. PUBLIC COMMENT

None heard.

VIII. ADJOURNMENT

A motion was made by Franklin and seconded by Hanigan to adjourn the meeting at 6:26 p.m.

After a unanimous affirmative voice vote, the motion CARRIED.

Randy Choate, Chair