

**PAYETTE PLANNING & ZONING COMMISSION
REGULAR MEETING
May 24, 2012**

6:00 PM –Planning & Zoning Meeting

ROLL CALL

Members Present: Larry Hogg, Jim Franklin, Cassandra McElravy, Kevin Hanigan

Members Absent: Thomas Ladley, Gary Youngberg, and Randy Choate

Staff Present: Mary Cordova, and Becky Lynch, Administrative Services Clerk

APPROVAL OF MINUTES

A motion was made by Hogg and seconded by Mcelravy to approve the regular meeting minutes 04-26-12 as written.

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

COMMUNICATIONS

None Heard.

PUBLIC HEARINGS

- A. An application by Courtney and Nicole Bonnell for a Conditional Use Permit to build a 1,440 square foot garage with a roof height of 22' located at 5 South 13th Street, Tax 1 Less S 60', BLK 22 Payette, Melcher. The property is zoned A-Residential.

Courtney Bonnell- 5 South 13th Street Payette, Idaho 83661-

Courtney stated that he wants to build a storage garage which will be 26' x 60'. He will be using this garage for the storage of old cars, lawn mowers, etc. Commissioner Franklin asked Courtney if there will be plumbing to the building; Courtney replied no. Commissioner Franklin asked if this garage meets the set-back requirements; Courtney replied yes. Commissioner Hanigan asked Courtney what is upstairs; Courtney replied only storage. Commissioner Hanigan asked if you will be accessing the garage from the alley; Courtney replied, no it will be accessed by the existing driveway.

- B. An application by Vernon and Linda Barton for a Conditional Use Permit to build a 1,680 square foot garage with a roof height of 19'6" located at 266 North Iowa Avenue, SEC 34-9-5 E 3' of W2 BLK 14-E2 BLK 14 Less E 40' IN SENE. The Property is zoned A-Residential.

Lee Reed – 66123 Killebrew Drive Payette, Idaho 83661

Lee stated that he wants to build a building to store their motor home, boat, and trailers and there should be plenty of room to do it. Commissioner Franklin asked if this meet all the Set-back requirements; Lee stated yes. Commissioner Franklin asked if there will be any plumbing involved; Lee stated no.

- C. An application by Preston Reynolds for a Conditional Use Permit to build a 864 square foot garage with a roof height of 14'9" located at 1011 1st Avenue North, Lot 4 & E 23' of Lot 3, BLK 17 Payette, Gorrie. The property is zoned B Residential

Preston Reynolds- 1301 South Teare Avenue Meridian, Idaho 83642

Preston stated that he will be building a garage with some small storage for the customer located at 1011 1st Avenue North, the roof height and set backs will be what is required by City Code; there will be no plumbing nor electrical at this time, it will be alley accessed and will be set back 8 feet from the alley.

The public hearing was closed at 6:05 pm

NEW BUSINESS

- A. Courtney and Nicole Bonnell- Conditional Use Permit- 5 South 13th Street –

A motion was made by Hogg and seconded Hanigan to approve the conditional use permit for Courtney and Nicole Bonnell to build 1,560 square foot garage with a roof height of 14'9" at 1011 1st Avenue North and that issuing the CUP, the structure shall be used exclusively now, and in the future, as a garage/ storage area, incidental and accessory to the primary single family building already on the lot; the structure shall not exceed 1,560 square feet, nor exceed 22 feet in height; the structure shall not be used at any time for any residential purpose; the structure must be in compliance with all applicable setbacks; and all federal, state, or local rules and regulations must be met.

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

- B. Vernon and Linda Barton – Conditional Use Permit – 266 North Iowa -

A motion was made by McElravy and seconded by Hogg to approve a conditional use permit for Vernon and Linda Barton to build a 1,680 square foot garage at his property at 266 North Iowa providing that the structure shall be used exclusively now, and in the future, as a garage/ storage area, incidental and accessory to the primary single family building already on the lot; the structure shall not exceed 1,680 square feet, nor exceed 19'6" feet in height, the structure shall not be used at any time for any residential purpose, the structure must be in compliance with all applicable setbacks, and all federal, state, or local rules and regulations must be met.

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

- C. Preston Reynolds – Conditional Use Permit – 1011 1st Avenue North –

Commissioner Hanigan inquired Clerk Cordova about the notes on this property that the property owner needs to do a lot line adjustment in order to build upon his lot. Cordova stated that there are two separate lots that are described by the county assessor. Cordova stated that we require them to do a lot line adjustment, which happens a lot with the older plats of town.

A motion was made by Hanigan and seconded by Hogg to approve a conditional use permit for Preston Reynolds to build a 864 square foot garage at 1011 1st Avenue North provided that the property owner completes a lot line adjustment to combine two lots in to one single lot; the structure shall be used exclusively now, an in the future, as a garage/ storage area, incidental and accessory to the primary single family building already on the lot; the structure shall not exceed 864 square feet, nor exceed 15 feet in height; the structure shall not be used at any time for any residential purpose; the structure must be in compliance with all applicable setbacks; and that all federal, state, or local rules and regulations must be met.

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

- D. Discussion of Streamlining Planning and Zoning-
Mary Cordova stated that at the recent work session we had Commissioner Hogg, Commissioner Choate, and Commissioner Youngberg voice their opinions on streamlining the Planning and Zoning process. Cordova stated their thoughts generally were that things are going great; we've streamlined a lot in the past few years. The only thing they could really think of streamlining would be the variance process. A general discussion took place regarding streamlining the variance process as well as comparing the Planning and Zoning process with other cities.

OLD BUSINESS

A. Gas & Oil Ordinance –

Cordova stated that she is hoping to have a completed draft Ordinance for Gas & Oil in June.

PUBLIC COMMENT

Applicant Courtney Bonnell stated that his storage garage is actually 1,560 square feet according to the provided plans, not 1,440 square feet according to the agenda.

A motion was made by Hogg and seconded by Hanigan to revisit Item 'A.' under New Business to amend the square footage from 1,440 square feet proposed on the agenda to actual 1,560 square feet according to building plans.

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

ADJOURNMENT

A motion to adjourn was made by Franklin, and seconded by Hogg. The meeting was adjourned by a unanimous vote at 6:31 PM.

Recording Secretary
Becky Lynch