

MINUTES
PAYETTE PLANNING & ZONING
Regular Meeting
June 23, 2016

6:00 PM – Regular Meeting

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

II. APPROVAL OF MINUTES
A. 05-19-2016 Special Meeting

A motion was made by Franklin and seconded by Childers to approve the minutes of 05-19-2016 Regular Meeting as written.

After unanimous voice vote, motion CARRIED

III. COMMUNITCATIONS
None

IV. PUBLIC HEARING

A. An application by Aaron Sobers for a Conditional Use Permit to fence height regulations in the front yard for property located at 2855 Center Avenue, SEC 35-9-5 S 264' of E 165' of W1/2E1/2SWNE. The property is zoned A-Residential.

Aaron Sobers, 2855 Center Ave Payette, ID addressed the Commission on wanting to construct a 5-foot fence in the front of his property to prevent citizens using their driveway as a turn around and to prevent tumbleweeds coming in their yard. This will be a chain link fence that will be professionally installed. Mr. Franklin asked if any utility lines that would be impeded. Mr. Sobers stated no there is not. Mr. Franklin didn't understand why the City Hall office staff made a recommendation of future development may require the fence to be removed at the owners' expense. Mr. Sobers stated at one time there was to be a housing development, but that has since been either not an option or simply hasn't happened yet. At one time there was talk of extending utility lines and widening the roads up Center, but that hasn't happened yet. Mr. Choate stated if down the road there is development and an access road is built on the side of your property, then the sight triangle would be impeded, so moving it could be a possibility.

Public hearing closed at 6:07 pm.

V. AGENDA ITEMS

- A. An application by Aaron Sobers for a Conditional Use Permit to fence height regulations in the front yard for property located at 2855 Center Avenue, SEC 35-9-5 S 264' of E 165' of W1/2E1/2SWNE.

A motion was made by Franklin and seconded by Youngberg to approve the Conditional Use Permit for Aaron Sobers for fence height regulations at the property of 2855 Center Avenue with the following stipulations:

1. Public utilities access must be maintained and not impeded.
2. No future site impairment.
3. Future development requires the fence to be removed at the owners' expense.
4. Will be revisited upon complaint.

After unanimous voice vote, motion CARRIED

- B. Steve Pierson- Building Permit discussion

Steve Pierson, City of Payette Building Inspector, stated that the City had a current situation arise where an applicant was told to apply for a Conditional Use Permit to have apartments in a Commercial Zone, as well as obtain a building permit. Due to a chain of events the City has discovered yes, they did go through the Conditional Use Permit process and was approved, but they did not obtain a building permit which is required. Mr. Pierson is wanting to come to an agreement or way to better track applicants who need building permits, so this won't happen again. Mr. Youngberg stated this makes complete sense and would help a lot, due to some applicants thinking that the Conditional Use Permit is all that they need, when in reality it doesn't exempt them from obtaining a building permit. Mr. Choate stated to help these situations, the City Hall staff can confirm with Mr. Pierson if they do or don't need a building permit and if they are in need make that part of the contingencies as well as part of the motion.

- C. Ordinance Change- Liquor License Locations – Mr. Franklin stated that he likes this change and stated to move forward with a public hearing.
- D. Non- Conforming Lots- Payette City Code Chapter 17.56- Mr. Choate stated that with there being so many non-conforming lots in the city,

some mortgage lenders wont finance these homes, and adding this change could possibly help. Mr. Choate stated to go forward with the public hearing.

E. Source Water Protection Ordinance- Tabled to next Planning & Zoning Meeting.

F. Sidewalk Café's- Mr. Franklin thinks this is a great idea and would add something to our downtown. Mr. Franklin stated to move forward with the public hearing.

G. PUBLIC COMMENT
None

H. ADJOURNMENT

A motion was made by Youngberg and seconded by Franklin to adjourn the meeting at 6:37 pm.

After unanimous voice vote, motion
CARRIED.

Matea Gabiola
Recording Secretary