

MINTUES
PAYETTE PLANNING & ZONING
Public Hearing & Regular Meeting
June 25, 2015

6:00 PM – Regular Meeting

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

- II. APPROVAL OF MINUTES
A. 05-28-2015 Public Hearing & Regular Meeting Minutes

A motion was made by Hanigan and seconded by Henderson to approve the public hearing & regular meeting minutes 05-28-2015 as written.

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

- III. COMMUNICATIONS
None heard.

- IV. PUBLIC HEARINGS
A. An application by Allison McCarthy for a conditional use permit to allow residential use in a commercial zone at 33 ½ South Main Street; Lot 9, Block 9, Masters Original. The property is zoned C-1 Commercial Downtown: Allison McCarthy, 257 West Elm Street, Vale, Oregon addressed the Commission. Wants to open an antique store and live upstairs. The building has been remodeled. Someone has previous lived upstairs. Will be renting the entire building. It is a one bedroom upstairs. There is parking in the back for people living in the building. No one else addressed the Commission.
B. Amending Chapter 17.56 Nonconforming uses to allow residential use in a commercial zone
No one addressed the Commission

- V. OLD BUSINESS
A. Gary Youngberg - CUP

A motion was made by Hanigan and seconded by Henderson to defer this item to the August 2015 Planning & Zoning meeting.

After a unanimous affirmative voice vote, the motion CARRIED.

- VI. NEW BUSINESS
A. Allison McCarthy – CUP – 33 ½ South Main Street:

Hanigan moved and Henderson seconded a motion to approve the conditional use permit for Allison McCarthy to allow for residential use in a commercial zone at 33 ½ South Main Street. All rules are meant and revisited upon complaint.

After a unanimous affirmative voice vote, the motion CARRIED.

B. Chapter 17.56 – Nonconforming Uses to allow residential use in a Commercial Zone:

A motion was made by Hanigan and seconded by Henderson to recommend to City Council to approve the code change for nonconforming uses to allow residential use in a commercial zone as presented.

After a unanimous affirmative voice vote, the motion CARRIED.

C. Application for Transfer of Development Right – Adjacent to City Limits:

Ms. Black informed the Commission that this property is adjacent to city limits and they must comply with the city ordinances per the impact area agreement with Payette County. This property also states on the application that it is agriculture and after further review it is zoned B-1 which is an airport safety zone and nothing can be constructed or planted in that zone. The Commission discussed why subdivision standards and airport safety zoning are not being followed.

A motion was made by Hanigan and seconded by Childers to recommend to City Council to send to Payette County to deny the application for transfer of development right for Aaron & Aubrey Manney due to being adjacent to city property and must comply with city ordinances per impact area agreement with Payette County, and property is not zoned agriculture in county, zoning is B-1 (airport safety zone).

After a unanimous affirmative voice vote, the motion CARRIED.

D. Application for Transfer of Development Right – Adjacent to City Limits:

A motion was made by Hanigan and seconded by Childers to recommend to City Council to send to Payette County to deny the application for transfer of development right for Tyler & Sadee Schuster due to being adjacent to city property and must comply with city ordinances per impact area agreement with Payette County, and property is not zoned agriculture in county, zoning is B-1 (airport safety zone).

After a unanimous affirmative voice vote, the motion CARRIED.

E. PUBLIC COMMENT

F. ADJOURNMENT

Meeting adjourned at 6:24 p.m.

After a unanimous affirmative voice vote, the motion CARRIED.

Bobbie Black
Recording Secretary

DRAFT