

MINUTES
PAYETTE PLANNING & ZONING COMMISSION
Regular Meeting
August 25, 2016

6:00 PM – Regular Meeting

ROLL CALL: Chairman Randy Choate, Jim Franklin, Jody Henderson, Peggy Childers and Ron Wallace.

Members Absent: Gary Youngberg, Nial Bradshaw

Staff Present: Mary Cordova & Matea Gabiola

APPROVAL OF MINUTES

A. 07-28-2016 Regular Meeting

A motion was made by Franklin and seconded by Childers to approve the minutes of 07-28-2016 Regular Meeting as written.

After unanimous voice vote, motion CARRIED

A motion was made by Franklin and seconded by Henderson to amend the agenda to add two Conditional Use Permits from the County that are in the City Impact Area.

1. Conditional Use Permit for dog kennel/ breeding facility at 8975 Washoe Road for Mandy Nelsen.
2. Conditional Use Permit for an in-home salon at 10904 Scotch Pones Road for Adam & Angie Rynearson.

After unanimous voice vote, motion CARRIED

COMMUNICATIONS

None

PUBLIC HEARINGS

- A. An application by ABC Storages for a Conditional Use Permit to occupy existing living space for onsite manager at the property located at 1105 S. Main St., West slope Tax 157 in BLK 39. The property is zoned C2 Commercial.

Cody Joplin, 9707 Gurdon Drive Boise, ID, addressed the Commission. Mr. Joplin stated that ABC Storages new owners are wanting to utilize the current living space above the main office building

for an onsite manager. No families will be living in the facility nor will it be rented out. It will specifically be used for the onsite managers. Mr. Choate asked if the upstairs is set up for a residence. Mr. Joplin stated yes, it is already an existing living space.

Public Hearing closed at 6:10 pm

AGENDA ITEMS

- A. An application by ABC Storages for a Conditional Use Permit to occupy existing living space for onsite manager at the property located at 1105 S. Main St.

Mr. Choate stated we have visited this exact request in previous years. At that initial request, there was some controversy, but at this time he does not see any problem with it if it is only used for the onsite managers. Ms. Cordova stated that yes, this has been requested before and she suggests having our Fire Chief & Building Inspector, inspect the living space to make sure it is up to code.

A motion was made by Franklin and seconded by Henderson to approve the Conditional Use Permit for ABC Storage to occupy existing living space for onsite manager with the following conditions:

1. Follow Federal, State and local regulations.
2. Will be revisited upon complaint.

After unanimous voice vote, motion CARRIED

- B. Non-Conforming Lots- Ms. Cordova wanted to present a small change to the non-conforming ordinance in regards to residential rebuild in a residential zone to clarify the zonings and rebuild regulations. The Commission accepted the proposed change and stated to continue to move forward.
- C. Utility Pole Height – Ms. Cordova stated that in the recent months the City has received a lot of requests in regards to companies wanting to put different types of utility poles/ towers within the City Limits Right now the City's only option is to have the applicant go through the Conditional Use Permit process to get approved or not. Ms. Cordova asked the Commission if this is something they would like to regulate and restrict to specific zones in the community. Ms. Henderson stated yes, this is a very good idea due to so many companies using utility poles/ towers these days. Her parents currently have one in the line of sight and is an eye sore. Making this a non-permitted use in residential zones would be beneficial for our community. Ms. Cordova presented the code on wireless

towers and poles from the City of Jerome. Ms. Cordova stated she would draft something up to bring back to the commission.

- D. An application for a Conditional Use Permit from the County for a dog kennel/breeding facility for Mandy Nelsen at 8975 Washoe Road Payette, ID.

Mr. Choate stated judging by how big the property is and how far it is in the Impact area he doesn't see a problem with it. Ms. Cordova stated that currently in the City Code doesn't allow for kennels, but if they do have one there are strict rules they have to adhere by. The Comprehensive Map shows this area as a Development Reserve. Development Reserve is for future development of commercial businesses, which this type of use would be permitted. Ms. Childers stated that the only thing she wanted the applicant to know is that the City has prohibited breeds. Ms. Cordova stated the County also has breed regulations.

A motion was made by Franklin to send a favorable recommendation to Payette County Planning & Zoning Commission to approve the Conditional Use Permit by Mandy Nelsen for a dog kennel/ breeding facility at the property located at 8975 Washoe Road. The motion was seconded by Henderson.

After unanimous voice vote, motion CARRIED

- E. An application for a Conditional Use Permit from the County for an in-home salon for Adam & Angie Ryneerson at 10904 Scotch Pines Road.

Mr. Choate stated this type of use would fall under home occupations. The Comprehensive Map shows this property as a low density residential. Even then it would require a conditional use permit. Mr. Choate doesn't see a problem, but would suggest that the applicant follows the home occupation guidelines.

A motion was made by Franklin seconded by Henderson to send a favorable recommendation to Payette County Planning & Zoning Commission to approve the Conditional Use Permit by Adam & Angie Ryneerson for an in-home salon at the property located at 10904 Scotch Pines Road with the following stipulations:

1. Follow Home Occupations guidelines.

After unanimous voice vote, motion CARRIED

PUBLIC COMMENT

None

A. ADJOURNMENT

A motion was made by Franklin and seconded by Henderson to adjourn the meeting at 6:40 PM.

After unanimous voice vote, motion CARRIED.

Matea Gabiola
Recording Secretary