

**PAYETTE PLANNING & ZONING COMMISSION
REGULAR MEETING
September 22, 2011**

6:00 PM – Planning & Zoning Meeting

ROLL CALL

Members Present: Randy Choate, Kevin Hanigan, Brent King, Gary Youngberg, Jim Franklin, Larry Hogg

Members Absent: Tom Ladley

Staff Present: Tiffany Howell, Assistant City Clerk

APPROVAL OF MINUTES

A motion was made by Franklin and seconded by Hanigan to approve the regular meeting minutes of 08/25/2011 with the change noted.

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

COMMUNICATIONS

None Heard.

PUBLIC HEARINGS

A. An application by Riverside Cemetery for a Conditional Use Permit to construct a 30' x 40' storage shed that does not exceed 16' in height at 1969 River Road, BLOCK 1 & BLOCK 2 OF RIVERSIDE CEMETERY. The property is zoned B-Residential.

Lee Reed – 2163 Killebrew Drive; Payette, Idaho 83661

Mr. Reed stated that they would like to build the building for the cemetery so they can park their tractors and lawn mowers in during the winter time. Commissioner Choate asked if the road that runs through the cemetery is an established road. Mr. Reed stated he was not sure. Commissioner Hanigan asked what kind of a building this will be. Mr. Reed stated that it will be a pole barn style building.

Ron Shurtleff– 12495 Hill Road; Payette, Idaho 83661

Mr. Shurtleff stated that he is one of the directors on the cemetery district and he would ask that the commission approves this. He thinks this will clean up the cemetery and make it look a lot cleaner out there.

B. An application by Payette County Recreation District to construct 2 dug outs approximately 400 square foot with attached storage on each of approximately 150' and in the future construct a sports complex that would include 5 bathrooms, storage & concession area of 25'x50' at 400 North Iowa Avenue, BLOCK 17 OF SHAWHAN'S FIRST SUBDIVISION OF PAYETTE HEIGHTS, AS PER PLAT IN BOOK 2, PAGE 12, PLAT RECORDS, PAYETTE COUNTY, IDAHO. The property is zoned A-Residential.

Dan Reed – 314 Southwest 4th Street; Fruitland, Idaho 83619

Mr. Reed stated that the dugouts will be 400 square foot each and there would be 150 feet of storage at the end of each dug out. Mr. Reed stated that the bathroom/concession stand will be in the future and would be a brick building similar to the one in Fruitland. The bathrooms and concession stand would go where the temporary blue shed is on the field now. Mr. Reed stated that the dug outs on the smaller fields don't need permits they are smaller. Commissioner King asked where the primary access route is. Mr. Reed stated that the primary access is through the school. Mr. Reed stated that the school owns the property and they are just building a sports complex to have for the children. Commissioner Hogg asked when the bathrooms will be completed. Mr. Reed stated that it is likely to be the summer of 2013 just depends on how everything goes. Mr. Reed stated that they need to get water and sewer up their before they can start construction.

Joyce Klocko – 541 North Iowa Avenue –

Mrs. Klocko stated that her house is just across the fence from McCain Middle School. Mrs. Klocko stated that with the increased use of the recreation site, there is an increase in traffic and activity. There are constant vehicle and bus action by my gate and near accidents when one stops to enter or exit my property I proposed the following:

1. Put a slide gate where the chain link fence now ends and continue the chain link fence to the highline pole.

I have also noted that traffic is all too often going at high rates of speed and I would request a response after a decision has been made. Commissioner Choate asked where her property ends. Mrs. Klocko stated that her property ends at the first highline pole. Mrs. Klocko stated that her gate is right by the gymnasium entrance to the left. Mrs. Klocko stated that she takes the service road to get into her property, but after the school was developed she was told she has to use the service entrance instead of the road she had been previously using. Commissioner Youngberg asked how she gets into her property. Mrs. Klocko stated that right now her gate swings out into the school and it is very hard when she is trying to get into her property she has to get out open the fence, move her car, then close the gate and it is very dangerous, especially in the winter time. Mrs. Klocko stated that she is not sure where to turn with the help she needs not only with the gate but with extending the fence. Mrs. Klocko stated that she would like the school, the city, and the recreation department to help her with getting this accomplished. Commissioner Choate stated that he doesn't think this is something they can help today, but with the fence being extended we could look into that.

Commissioner Hanigan asked if she had any objections with the Planning and Zoning Commission issuing a conditional use permit to the Payette Recreation District. Mrs. Klocko stated no, she is very supportive of the events going on back there and she is an ex teacher and knows how kids are and that is another reason she wants her property fenced off.

C. An application by David & Kaylynn Edwards for a Conditional Use Permit to erect a 30'x60'x13' pole barn to be used for storage at 335 North 20th Street, LOT 3 BLOCK 1 OF WAYNES ADDITION. The property is zoned A-Residential.

David & Kaylynn Edwards – 335 North 20th Street; Payette, Idaho 83661

Mrs. Edwards stated that she would like the commission to approve their permit tonight for the building. Mrs. Edwards stated that it will be for storage, but that her husband's passion has always been cars so we would like to have this building to put the cars in. Commissioner Hanigan asked Mrs. Edwards how she would be accessing the property. Mrs. Edwards stated that she will be accessing from the south side of our house through a driveway. We have to relocate a fence that the neighbors put up, because we actually own 4' 10" on the other side of their fence. Mrs. Edwards stated that our next item would be to relocate the fence that

was put up incorrectly and get the property lines adjusted. Commissioner Hogg asked if the road to access the property will go right next to the garage. Mrs. Edwards stated yes, on the south side.

OLD BUSINESS

A. Design review guidelines –

A motion was made by Franklin and seconded by Hanigan to move this item to the next agenda.

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

B. Gas & Oil Ordinance –

A motion was made by Franklin and seconded by Hanigan to move this item to the next agenda.

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

C. Lot Line Ordinance –

Clerk Cordova stated that at the last meeting the Mayor suggested that if you didn't have a survey you have a 10' additional setback. Clerk Cordova stated that she is having a hard time with putting this ordinance together. Clerk Cordova stated that in Chapter 17 the person shall provide a survey. This is anytime a person wants to receive a building permit, conditional use permit etc. Do you want to see that left in there? Commissioner Choate stated that there are times where a survey is needed and we need to have it. Clerk Cordova stated that we should keep this in place it is beneficial to the city but it is mostly beneficial to the property owner.

A motion was made by Hanigan and seconded by Hogg to send a negative recommendation to City Council regarding lot line adjustment ordinance with the reason being that the present ordinance protects parties today and tomorrow and will be a better decision in the future.

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

NEW BUSINESS

A. Conditional Use Permit – Riverside Cemetery – 1969 River Road -

A motion was made by Franklin and seconded by Hanigan to approve the conditional use permit for Riverside Cemetery at 1969 River Road to construct a 30'x40' storage shed.

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

B. Conditional Use Permit – Payette County Recreational District – 400 North Iowa Avenue -

Commissioner Choate asked about the fence ordinance and if the recreational district will have to put the fence up for Mrs. Klocko. Clerk Cordova stated technically yes, the fence needs to be finished to the end of Mrs. Klocko's property. Clerk Cordova stated that the Commission could make it a condition that it is brought to code by the time the dug outs are constructed or the concession stand whatever is the suggestion of the commission.

A motion was made by Franklin and seconded by King to approve the conditional use permit for Payette County Recreational District at 400 North Iowa Avenue to construct 2 dug outs approximately 400 square foot with attached storage on each of approximately 150 square foot and in future construct a sports complex that would include 5 bathrooms, storage & concession area of 25'x50'.

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

C. Conditional Use Permit – David & Kaylynn Edwards – 335 North 20th Street -

A motion was made by Franklin and seconded by Hanigan to approve the conditional use permit for David & Kaylynn Edwards at 335 North 20th Street to construct a 30'x60'x13' pole barn to be used for storage and that it meets all city codes.

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

ADJOURNMENT

The meeting was adjourned by a unanimous decision at 7:35PM.

Recording Secretary
Tiffany Howell