

MINUTES
PAYETTE PLANNING & ZONING
Regular Meeting
November 19, 2015

6:00 PM – Regular Meeting

- I. ROLL CALL: Chairman Randy Choate, Jim Franklin, Jody Henderson, Nial Bradshaw.
Members Absent: Kevin Hanigan Gary Youngberg and Peggy Childers
Staff Present: Mary Cordova, Matea Gabiola

II. APPROVAL OF MINUTES

- A. 10-22-2015 Regular Meeting Minutes

A motion was made by Franklin and seconded by Henderson to approve the regular meeting minutes 10-22-2015 as written.

The motion CARRIED.

III. COMMUNICATIONS

None heard.

IV. PUBLIC HEARING

- A. An application by Bob Poertner for a conditional use permit to construct an accessory building at 801 River St; BLK 65 Riverside Plat Tax 16. The property is zoned B – Residential. Bob Poernter, 2424 Fairview Ave Fruitland, ID is building a new home on 801 River St. and he wants to construct a 50' x 50' pole barn for his horses and storage. Mr. Poertner stated he has almost 9 acres on his property. Mr. Franklin asked if electrical or plumbing will be included. Mr. Poertner stated it will just be electrical, no plumbing.
- B. An application by Carolyn Godfrey for a conditional use permit to vary fence regulations at 1643 N 3rd St.; Lot 1, BLK 3 Island View Estates. The property is zoned A-Residential. Terry Olsen-2538 NE 16th Ave Payette, ID-. Mr. Olsen stated he would like to construct a cedar fence 6 ft. in height. He stated that the Home Owners Association is fine with the fence being 5 feet from the sidewalk, but the City of Payette prohibits the constructing and he wants to know why. Mr. Franklin stated that what he sees when he looks at the map it's a corner lot, with an intersection and traffic visibility would be altered. Mr. Olsen stated there is a tree near the corner of the lot, and that they would cut down to help visibility. Mr. Franklin asked is the site triangle could be maintained. Ms. Cordova looked at the google map and asked about the cable box and water meter pit in the picture, and if the fence was going to go behind it. Ms. Cordova stated to keep in mind that if there is a meter pit or cable box they would have to maintain accessibility. Mr. Bradshaw asked what it has to be 6 feet not 3 feet. Mr. Olsen stated due to high visibility and privacy this why.

Bill Harp-1651 River St- Mr. Harp came to address the Commission. He is in favor of the conditional use permit. After measuring they are 64 feet, when the setback

requirement is 50 ft from the center of the street. There is a list of signatures from everyone in the neighborhood.

Virginia Collier- 317 17th Ave North- Came to address the commission and she would be in favor of them putting a fence up for a child and dog. The fence does meet the setbacks. It would improve the home.

Carolyn Godfrey- 470 North 20th St- Addressed the Commission and stated yes, the fence does set far back and doesn't block the view of the stop sign. There are children that play in the back yard. The big part is the safety of the kids, and there is more than enough room.

C. An application by Grady Hansen for a conditional use permit to change existing office spaces to residential apartments at 208 N Main St; S 100' of Tax 2 BLK 14 In SENE SEC 34-9-5. The property is zoned C1 – Commercial Downtown. Grady Hansen -317 3rd Ave No- Mr. Grady addressed the Commission and stated that everything is already there. He isn't doing anything structural or electrical he is only adding kitchen sinks and showers for the tenants. Mr. Choate stated that Mr. Hansen wants to turn the office space into two residential units. Mr. Franklin asked where would the tenants park. Mr. Hansen stated there is parking in the back of the building, and 2nd Ave No, also Main Street. Mr. Hansen stated that he would mandate that the tenants can't have more than two cars. Mr. Choate asked Mr. Hansen if the unit has separate utilities or is it joint. Mr. Hansen stated there are two power meters located in the back of the building, but it is all using only one so he plans to just include utilities in their rent. Mr. Franklin asked if Mr. Hansen has the ability to furnish enough parking for 2 cars a piece for each unit. Mr. Hansen stated probably not, there's room for 3 right now; he is actually considering buying the lot next to the building to make more parking spaces. Mr. Franklin stated in the permit that there has to be two parking spaces maintained. Mr. Choate asked if he has met with the fire department about an inspection. Mr. Hansen stated he has spoke with the building inspector, and he just pointed out there is two windows that need replaced.

V. AGENDA ITEMS

A. Poernter- CUP- 801 River St-

A motion was made by Franklin to approve the Conditional Use Permit for 801 River St to construct a 50'x 50' pole barn building, provided all local, state and federal regulations are met. The motion was seconded by Henderson.

The Motion CARRIED.

B. Godfrey- CUP- 1643 N 3rd St

A motion was made by Franklin to approve the Conditional Use Permit to vary fence regulations on height for 1643 North 3rd Street, to construct a 6 foot, provided proper site triangles in the intersection are maintained as well as utility services accessibility. The motion was seconded by Bradshaw.

Ms. Cordova brought up the cable/utility box in the google map picture, if it is in fact a serviced utility and has an easement to it, then access has to be maintained, because that is a public right of way.

The Motion CARRIED.

B. Hansen- CUP-208 N Main St

A motion was made by Franklin to approve the Conditional Use Permit for 208 N Main St to construct residential units in a Commercial Zone provided all local, state and federal regulations are met and that Mr. Hansen maintains 2 off street parking spaces one for each residential unit. The motion was seconded by Bradshaw.

The Motion CARRIED.

C. Nelson- CUP renewal- 1087 Park St- Ms. Cordova stated that we have a written request from Lee Nelson to the Planning & Zoning Commission for a Conditional Use Permit for storage containers on his industrially zoned property. There was a 10 year permit and it will expire in December, 2015. Mr. Nelson has submitted a request to extend it for another 10 years.

A motion was made by Franklin to extend the Conditional Use Permit on 1087 Park St for storage containers for another 10 years provided they maintain the regulations of the original permit. The motion was seconded by Henderson.

The Motion CARRIED.

VI. PUBLIC COMMENT

Ms. Cordova stated the City Council did uphold your recommendation to Re-Zone Juan and Sheryl Lopez property to Commercial. They can start constructing the warehouse behind Westside Market.

VII. ADJOURNMENT

Meeting adjourned at 6:45 pm.

Matea Gabiola
Recording Secretary