

**MINTUES
PAYETTE PLANNING & ZONING
Public Hearing & Regular Meeting
NOVEMBER 20, 2014**

6:01 PM – Regular Meeting

ROLL CALL: Kevin Hanigan, Cassandra McElravy, Jim Franklin and Randy Choate
Members Absent: Tom Ladley, Gary Youngberg and Jody Henderson
Staff Present: Tiffany Howell, P & Z Administrator

I. APPROVAL OF MINUTES

A. 10-23-2014 Regular Meeting Minutes

A motion was made by Franklin and seconded by Hanigan to approve the regular meeting minutes 10-23-2014.

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

II. COMMUNICATIONS

None heard.

III. PUBLIC HEARINGS

- A. An application by Donald Churchill for a Conditional Use Permit to allow residential use in a Commercial Zone at 25 No 9th St, Lot 14 & the No. 10' of Lot 15 in Blk 1 of Gorrie Addition. The property is zoned C1-Commercial Downtown.

Donald Churchill – 225 South 15th Street; Payette, Idaho 83661

Mr. Churchill stated that he is purchasing the property at 25 North 9th Street.

- B. An application by Shawn & Mindy Rudkin for a Conditional Use Permit to allow apartment/mixed use/retail at 240 No Main St, Lots 8, 9 and 10 in Blk 7 of Payette, Gorrie (Old Courthouse). The property is zoned C-1 Commercial Downtown.

Mindy Rudkin – PO Box 154; Parma, Idaho 83660

Mrs. Rudkin stated that she is applying for a conditional use permit to allow 2 residential units in the old courthouse, one residential unit on 3rd Avenue North, one commercial unit on 3rd Avenue North and turn the old firehouse coffee into a studio apartment. Mrs. Rudkin stated that she will be coming in front of the commission next month for a variance application for the off street parking requirements.

Betty Fuller – 976 NW 10th Ave; Payette, Idaho 83661

Ms. Fuller stated that she owns D&B furniture and her concerns are with the parking. She is worried whether there will be enough parking spots for all the residential units plus her business.

Mary Mowry – 840 3rd Avenue North –

Ms. Mowry stated that she lives next door to the building and is concerned that she will have no place to park in front of her house with all the residential units.

Mindy Rudkin – PO Box 154; Parma, Idaho 83660

Mrs. Rudkin stated that she will make it very clear in the contract about the parking.

Public Hearing Closed at 6:17 pm.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

A. Donald Churchill – CUP – 25 North 9th Street

A motion was made by Franklin and seconded by Hanigan to approve the CUP for Donald Churchill 25 North Street to allow residential use in a commercial zone with the contingency that the permit may be revisited upon complaints.

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

B. Mindy Rudkin – CUP – 240 North Main Street

Commissioner McElravy stated that she is going to abstain from voting as she has a conflict of interest. Her real estate company is representing the Rudkin's in the purchase of the courthouse.

A motion was made by Franklin and seconded by Hanigan to approve the CUP for Shawn & Mindy Rudkin to allow two residential units in the old courthouse and one residential unit on 3rd Avenue South known as the "Firehouse Coffee Unit", one residential unit known as the "alley unit" on 3rd Avenue South and one commercial unit on 3rd Avenue South in a C-1 commercial downtown zone at 240 North Main Street contingent on the following items: must comply with all State, local and Federal code regulations and permit can be revisited upon complaints

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

VII. PUBLIC COMMENT

None heard.

VIII. ADJOURNMENT

A motion was made by Franklin and seconded by Hanigan to adjourn the meeting at 6:19 p.m.

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

Recording Secretary
Tiffany Howell