



**AGENDA
PAYETTE PLANNING & ZONING COMMISSION
DECEMBER 18, 2014
REGULAR MEETING**

CHAIRMAN RANDY CHOATE PRESIDING

**JIM FRANKLIN THOMAS LADLEY
KEVIN HANIGAN GARY YOUNGBERG
JODY HENDERSON CASSANDRA MCELRAVY**

6:00 PM – Regular Meeting

ROLL CALL

- I. APPROVAL OF MINUTES
 - A. 11-20-2014 Regular Meeting Minutes.....1
- II. COMMUNICATIONS
- III. PUBLIC HEARINGS
 - A. An application by Shawn & Mindy Rudkin for a Variance Application to off street parking requirements and residential use before completion of the off street parking requirements. 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.
 - B. An application by Laura Erwin dba Happy Heart Publications for a Conditional Use Permit to allow a home occupation at 2450 Center Avenue, Lot 3 less the West 15', Blk 2 in Vista Hills Sub. The property is zoned A-Residential.
- V. OLD BUSINESS
 - None.
- VI. NEW BUSINESS
 - A. Shawn & Mindy Rudkin – CUP – 240 North Main Street.....4
 - B. Laura Erwin – CUP – 2450 Center Avenue20
 - C. CUP's for residential use in a commercial zone
- VII. PUBLIC COMMENT
- VIII. ADJOURNMENT

**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

STAFF REPORT

P&Z Public Hearing Date: December 18, 2014

Applicants Name: Shawn & Mindy Rudkin

Describe Request: Variance Permit to off street parking requirements and residential use before completion of the off street parking requirements use in a C-1 Commercial – Downtown Zone

Property Zoned: C-1 Commercial Downtown

Address: 240 North Main Street

Property Size: 13,050 sq. ft.

Access: 3rd Ave South & South Main Street

Structures: Residential and Commercial

Comp Plan: C- Commercial

Surrounding Uses: Residential and Commercial

Payette City Code:

17.34.060: OFF STREET PARKING REQUIREMENTS:

The off street parking requirements for the C-1 commercial district are referred to in [chapter 17.72](#) of this title. (Ord. 1204, 2002)

17.72.010: GENERAL REQUIREMENTS:

- A. No building or structure shall be erected, substantially altered or its use changed unless permanently maintained off street parking and loading spaces have been provided in accordance with the provisions of this title.
- B. The provisions of this chapter, except where there is a change of use, shall not apply to any existing building or structure. Where the new use involves no additions or enlargements, there shall be provided as many such spaces as may be required by this title.
- C. Whenever a building or structure constructed after the effective date of this title is changed or enlarged in floor area, **number of dwelling units**, seating capacity or otherwise, to create a need for an increase in the number of existing parking spaces, additional parking spaces shall be provided on the basis of the enlargement or change. Whenever a building or structure existing prior to the effective date of this title is enlarged by three hundred ninety nine (399) or more square feet, or by fifty percent (50%) or more in the number of housing units, seating capacity or otherwise, said building or structure shall then and thereafter comply with the full parking requirements set forth herein. (Ord. 1204, 2002)

In Phase 1 of this proposed development, the Rudkins are enlarging the number of existing dwelling units from one to four. This triggers the requirement for off street parking as stated in the code above.

17.72.020: STANDARDS:

- A. **Location Of Parking Spaces:** The following regulations shall govern the location of off street parking spaces and areas.

Off street parking spaces for all residential uses shall be located off street on the same lot. Any conversion of garage or parking space required to meet the off street parking requirement shall be accompanied by the provision of additional off street parking to replace those eliminated.

1. Commercial, Industrial Or Institutional Parking: Parking spaces for commercial, industrial or institutional use shall be located not more than three hundred feet (300') from the principal use.
2. Apartments, Dormitories Or Similar Parking: Parking spaces for apartments, dormitories or similar residential uses shall be located not more than one hundred feet (100') from the principal use.
3. Loading Space Requirements And Dimensions: Off street loading spaces for commercial uses may be required by the city.
4. Maintenance: The owner or lessee of property used for parking and/or loading shall maintain such area in good condition without holes and free of dust, trash and other debris.
5. Surface: The required number of parking and loading spaces as set forth below, together with driveways, approaches, aisles, curbs, gutters, sidewalks and other circulation areas, shall be improved to a standard equal to or better than the surface of the public street it adjoins. Parking in the residential areas shall have a fifteen foot (15') apron from the street.
6. Curb, Gutter, Sidewalk: When a parking lot adjoins a public street, curb, gutter and sidewalk will be constructed as part of the lot on any side that faces a public street.
7. Approaches: All private driveway approaches to a public street shall be no more than seven percent (7%) in grade and shall meet city standards.
8. Drainage: All parking and loading areas shall provide for on site surface water retention. The retention plan shall be reviewed and approved by the city.
9. Lighting: Any commercial, school or church parking area, located in any district in the city, which will be used during nondaylight hours, shall be properly illuminated. Any lights used to illuminate a parking lot shall be so arranged to reflect light away from the adjoining property.
10. Access: Any commercial or industrial parking area shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public or private street shall be traveling in a forward motion. Access driveways for parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such areas shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.
11. Striping And Paving: All parking areas shall be paved and striped with double lines, six inches (6") both sides of center, between stalls to facilitate the movement into and out of the parking stalls.
12. Screening And/Or Landscaping: Whenever a parking area is required by this or other city ordinance to be screened on any sides which adjoin or face other properties, the planting screen shall be not less than three feet (3') nor more than six feet (6') in height and shall be maintained in good condition. The space between such fence, wall or planting screen and the lot line of the adjoining premises in any residential district shall be landscaped with grass, hardy shrubs or evergreen ground cover, and maintained in good condition.
13. Wheel Blocks: Whenever a parking lot extends to a property line, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the property line.
14. Joint Use: Two (2) or more nonresidential uses may jointly provide and use parking spaces when their hours of operation do not normally overlap; provided, that a written agreement is presented to the city simultaneously with the application for a building permit. The written agreement shall be reviewed and approved before the issuance of any building permit. (Ord. 1204, 2002)

17.72.040: PARKING SPACE REQUIREMENTS:

For the purpose of this title, the following parking space requirements shall apply. Parking requirements shall apply to the use that occupies the majority of floor space within the structure(s) on the property, with the exception of home occupations which shall meet the requirements below. An area blocked by a parking space directly behind it shall not be considered a parking space.

Apartments, or multi-family dwelling

2 for every unit; 2 for 2 bedroom units; 3 for a 3-bedroom unit; 3 for a 4-bedroom unit

Staff Comments:

According to their application, the Rudkin's are requesting to postpone the Municipal Code requirements of off street parking for two years. In Phase 1 of their proposal, they intend to gravel the parking lot adjacent to the Old Courthouse in May of 2015, and complete the remainder of the off street parking requirements in Phase 2 the following year, May 2016.

The Rudkins have submitted a site plan for proposed parking improvements, attached hereto as "Exhibit A". The Code requires 20 off street parking spaces for full build out of the new apartment complex, assuming each unit will be a one bedroom or studio apartment. The proposed site plan calls for only 15. The site plan does not include a location for drainage, In addition, the City does not support the site plan as proposed due to the dangerous nature of the ingress or egress off of Main Street. The comments below are from City Engineer, Doug Argo:

I have looked at this conceptual proposed parking lot plan. The parking lot would not be safe as proposed because of the sight distance issues at North Main Street. Vehicles exiting the parking lot onto N. Main St. will be unable to see oncoming traffic if vehicles are parked in the existing angle parking stalls along N. Main. There are at least two (and probably more) options to make this parking lot safe: make the parking lot one way in off N. Main and provide an exit onto 3rd Ave. N via an improved alley access; or eliminate the angle parking along the east side of N. Main on this block. The latter option requires sacrificing a significant number of public parking stalls and may not be acceptable to the City. The former option also likely has significant issues to resolve, but it appears a more feasible option.

The present proposal is unsafe and should not be allowed. I will be happy to review alternative proposals if the developer brings them forward.
Sincerely,

Doug Argo, PE
Payette City Engineer

In addition to the engineers comments, the proposed parking plan would need a variance to the following code sections: Curb cuts shall be a minimum distance of 75 feet from the corner radius of the nearest intersection. The proposed curb cut appears to be around 60 feet from the corner radius, and PMC 16.12.010.C, nor access points (no driveways) along collectors and arterials. Main Street is identified as a collector in the State Transportation plan.

We assume that the Rudkins are still in negotiations with the property owner to purchase the Old Courthouse, and they do not want to incur a lot of expense in a proposed parking plan when there is the potential that the deal may not go through. In recognition of this situation, we offer a couple of options as follows:

- 1.) Allow a variance to the Off Street parking improvements as required in PMC 17.72, FOR PHASE 1 ONLY, to be completed no later than May 31, 2015, and allow the residents of the four apartment dwellings and one commercial unit to park in existing parking spaces on the street, for a defined period of time; or,
- 2.) Allow a variance for Phase 1 of the project, to be completed no later than May 31, 2015, and Phase 2 contingent upon a site plan which has been approved by the City, and to be completed no later than May 31, 2016; or,
- 3.) Postpone or continue this public hearing until the next regular meeting of the P & Z, giving the applicant time to address the issues with the proposed parking area.
- 4.) Allow a variance for Phase 1 of the project, and gravel off street parking provided for Phase 1 no later than May 31, 2015. When developer begins Phase 2, a complete parking plan will be provided and any variances that may be needed at that time to comply with off street parking will be applied for.



City of Payette

Variance Application

Non Refundable Fees:

Application..... \$200.00

Payette City Code 17.78.010

OFFICE USE ONLY

Date Received 11/20/14 Paid (Y) N

Date of Notice _____

Date of Hearing _____

P&Z Action _____

City Council Action _____

Applicants Name Shawn + Mindy Rudkin

Address Box 154

City Parma State ID Zip 83660

Phone 722 5706 Alt Number _____

Please attach the following:

_____ Legal Description Lots 9+10, Block 7 of Payette, Corrie (old courthouse)

_____ Map

_____ Proof of ownership

_____ Name & Addresses of all property owners & residents within 300 feet of the exterior boundaries of the land being considered. (This can be obtained at the Payette County Assessor's Office)

Street Address of the property 240 N Main St.

Size of the property _____

What is the property zoned C1 Commercial Downtown

Nature of Request

Describe the nature of the Variance requested would like to convert bare ground next to residential housing into parking space, .. gravel lot conversion May 2015 + Asphalt 15 space conversion May 2016.

Existing use of the property Bare lot. Not currently in use. ↙

Would like residential use before completion of May 2015 + Asphalt conversion 2016. →

Requests for Granting a Variance

The following conditions must be fulfilled before a variance can be considered by the Planning & Zoning Commission. Showing that a variance is profitable or desirable for the owner and no harm will be done to others is not sufficient.

Below each requirement explain why your request conforms:

1. Show how granting of variance will not affect a change in zoning N/A

2. Explain any exceptional or extraordinary circumstances or condition applicable to the property involved, or the intended use thereof, which do not apply, generally to the property of use in zoning district. So that if the request is denied it will result in undue loss in value, inability to preserve property rights if variance is denied, property will not be

able to be used as residential space.

3. Indicate the alleged hardship. Has the hardship been created by the action of the property owner or the applicant? (i.e. applicant did not reduce size of the lot by prior sale) _____

No off street parking.

4. Approval of the variance will not be in conflict with the interest of the neighborhood or public interest in general. (Health, safety or welfare) Approval of variance will

enhance the overall health, safety + welfare of neighborhood.

11.20.14

Date

S. Ruckin

Signature

17.78.010 Variances – Permissible When: The City Council shall consider variances to the terms of this Title which will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Title will result in undue hardship upon a landowner and under such conditions that the spirit of this Title shall be observed and substantial justice done. A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing of undue hardship because of the characteristics of the site. In acting upon a variance request, the City Council shall make full investigation and shall only grant a variance upon finding that the following are true:

A. That the granting of the variance will not be in conflict with the spirit and intent of the comprehensive plan for the City, and will not affect a change in zoning.

B. That there are exceptional or extraordinary circumstances or conditions, applicable to the property involved, or the intended use thereof, which do not apply generally to the property or class of use in the district, so that a denial of the relief sought will result in:

1. Undue loss in value of the property.

2. Inability to preserve the property right of the owner.

3. The prevention of reasonable enjoyment of any property right of the owner.

C. the granting of such relief will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements of other property owners or the quiet enjoyment of such property improvements.

D. That the reason for a variance was not caused by the owners or previous owner's actions.
(Ordinance 1204, 2002)

Narrative statement indicating why the requested variance conforms to the guidelines set forth in the Zoning Ordinance Property in question is slated to be used as

residential housing, which requires parking, according to city codes.
If variance is not approved, residential housing will not be possible
which will cause considerable undue loss in value of property.

A variance requires an applicant to show two particular aspects before the variance is considered.

1. Describe the unique site characteristic (which is natural) showing reason for request _____

Bare space next to residential housing - need to convert to
parking lot.

2. If unique site exists show how request granted is not contrary to public interest outline in the comprehensive plan and zoning ordinance Variance would not violate

17.78.010 A,B,C,D above.



2798-2

2100.07

3RD AVENUE N

2 STRIP VACATED #209273





336021

Order No. 0021350

WARRANTY DEED

For Value Received,

Manuel E. Gonzalez and Wilma D. Gonzalez, husband and wife

GRANTOR(s), do(es) hereby GRANT, BARGAIN, SELL and CONVEY unto

Tonda Jean Johnston, an unmarried woman

GRANTEE(s), whose address is: 3611 N. Price Way
Meridian, Idaho 83642

the following described real property, to-wit:

Instrument # 336021

PAYETTE COUNTY

2006-06-14

11:32:00 No. of Pages: 1

Recorded for : AMERITITLE

BETTY J DRESSEN

Ex-Officio Recorder Deputy

Index to: WARRANTY DEED

Handwritten signature: Tonda Johnston
Handwritten text: Deeds

PARCEL I

Lot 8 of Block 7 in GORRIE ADDITION to the City of Payette, Idaho, as per Plat Records in the office of the County Recorder in Payette, Idaho.

PARCEL II

Lots 9 and 10 of Block 7 in GORRIE ADDITION to the City of Payette, Idaho, as per Plat Records in the office of the County Recorder in Payette, Idaho.

TO HAVE AND TO HOLD the premises with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises that said premises are free from all encumbrances except the current year's taxes and assessments and that they will warrant and defend the same from all lawful claims whatsoever.

Manuel E. Gonzalez
Manuel E. Gonzalez

Wilma D. Gonzalez
Wilma D. Gonzalez

State of Idaho)
County of *Payette* ^{SS}

On this 13th day of June 2006 before me Melissa C. Rohm, a notary public in and for said State, personally appeared Manuel E. Gonzalez and Wilma D. Gonzalez known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Melissa C. Rohm
Notary Public
Residing at: Payette, Idaho
Commission Expires: 9/3/11





ADDENDUM # D (All addendums shall be numbered sequentially.)

JULY 2014 EDITION
Page 1 of 1

RE-11 ADDENDUM

THIS IS A LEGALLY BINDING CONTRACT, READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS.
IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.



1 Date: 11/22/14

2
3 This is an ADDENDUM to the Purchase and Sale Agreement Other previous addendums & PSA
4 ("Addendum" means that the information below is added material for the agreement (such as lists or descriptions) and/or means the form is
5 being used to change, correct or revise the agreement (such as modification, addition or deletion of a term)).

6
7 AGREEMENT DATED: 10/16/14 ID # 98510385

8 ADDRESS: 240 N Main Street Payette ID 83661

9 BUYER(S): Mindy Rudkin Shawn A. Rudkin

10 SELLER(S): Tonda Jean Johnston

11 The undersigned parties hereby agree as follows:
12 **The buyer and seller agree to the following changes:**

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18 a) seller authorizes buyer to act as their agent for requesting a Variance from the City of Payette
19 for Parking for this property.

20 b) closing date to be extended to on or before 1/23/2015.

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26 c)

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31 d)

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35 e) all other terms and conditions to remain the same.

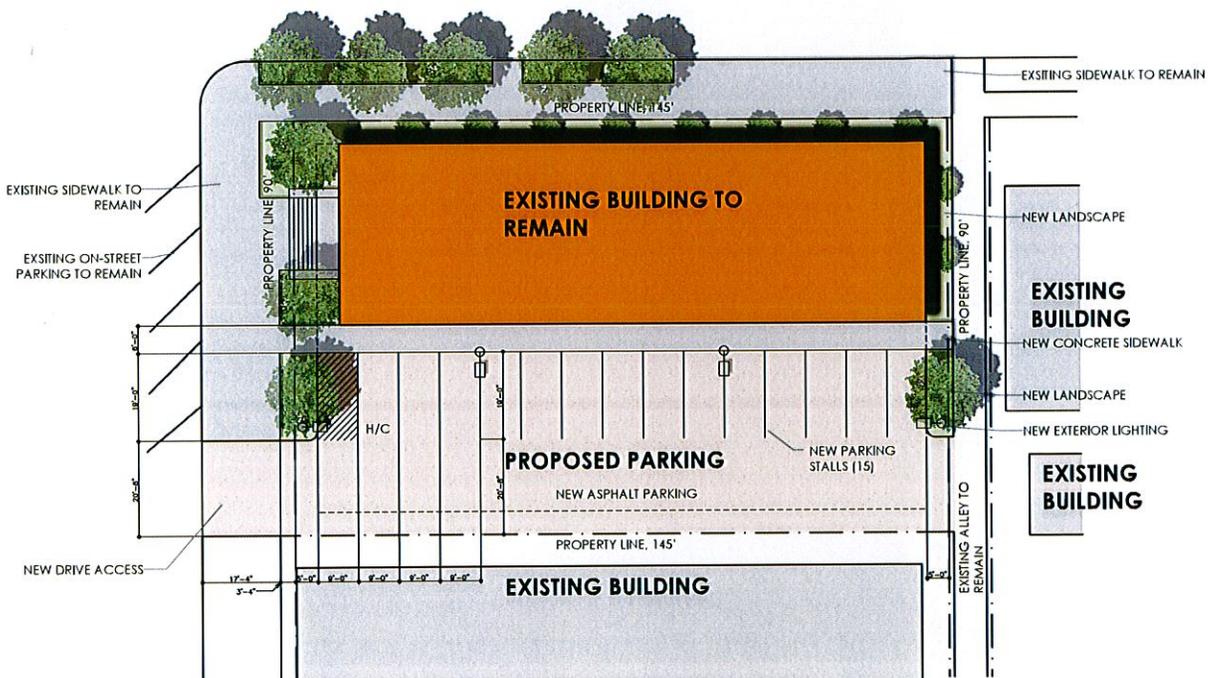
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48 To the extent the terms of this ADDENDUM modify or conflict with any provisions of the Purchase and Sale Agreement including all prior
49 Addendums or Counter Offers, these terms shall control. All other terms of the Purchase and Sale Agreement including all prior
50 Addendums or Counter Offers not modified by this ADDENDUM shall remain the same. Upon its execution by both parties, this agreement
51 is made an integral part of the aforementioned Agreement.

52
53 BUYER: Mindy Rudkin Date: _____

54 BUYER: Shawn A. Rudkin Date: _____

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57 SELLER: Tonda Jean Johnston Date: 11-23-14

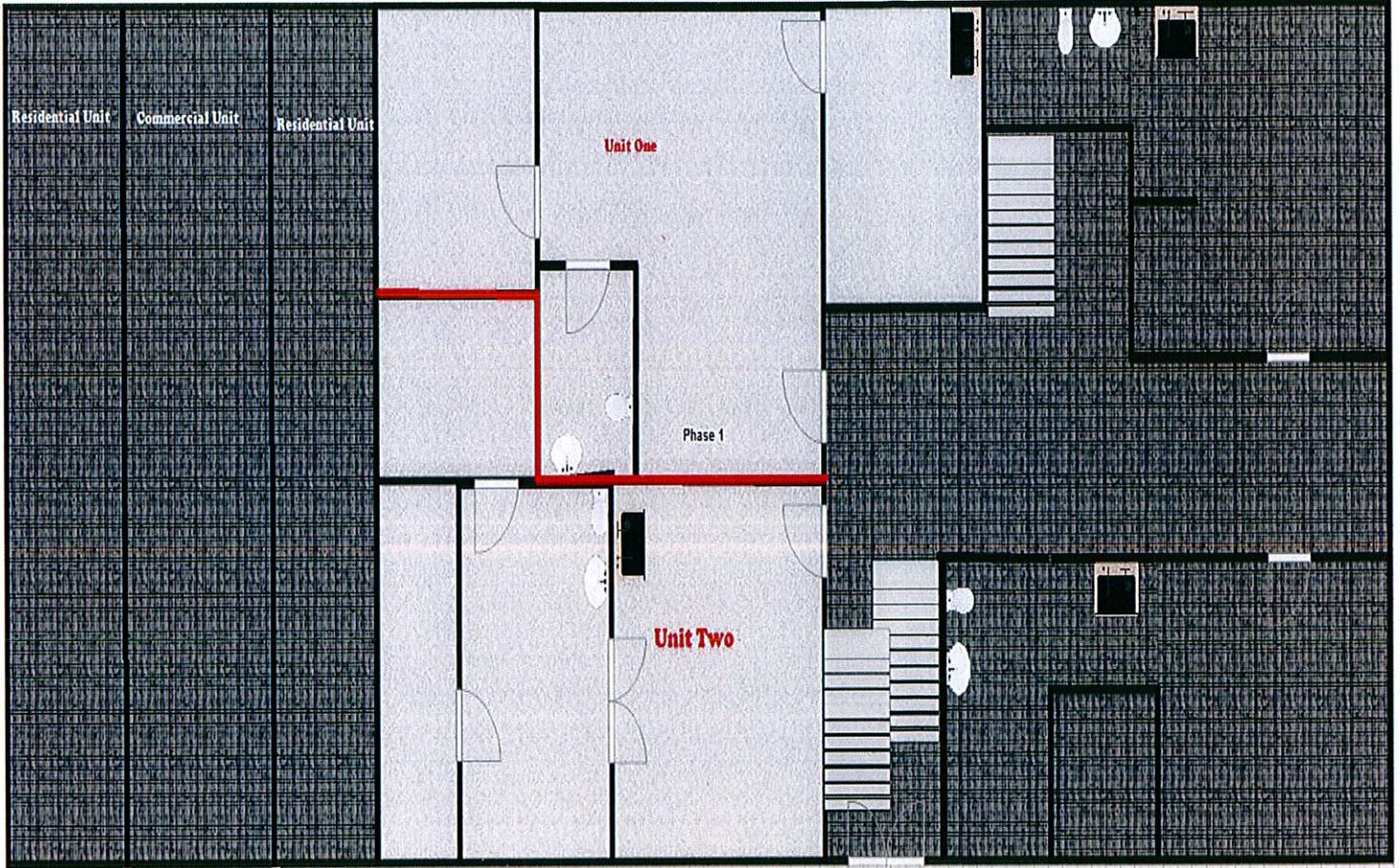
58
59 SELLER: _____ Date: _____



SITE PLAN
 240 NORTH MAIN STREET
 PAYETTE, IDAHO
 APN P1270007008A

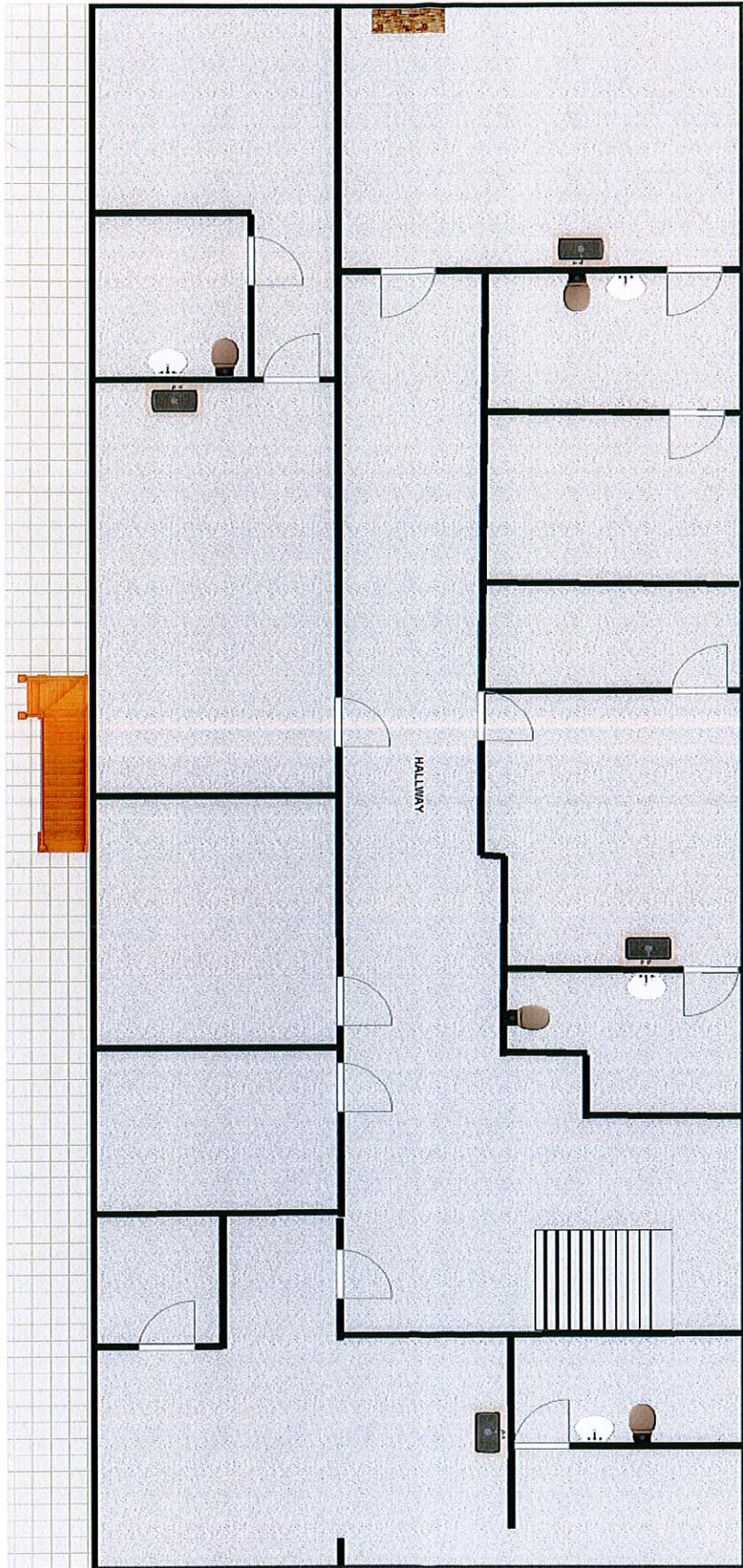


JAMES GIPSON ARCHITECT
 P O BOX 219
 EAGLE, ID 83616
 PHONE 208-939-0236

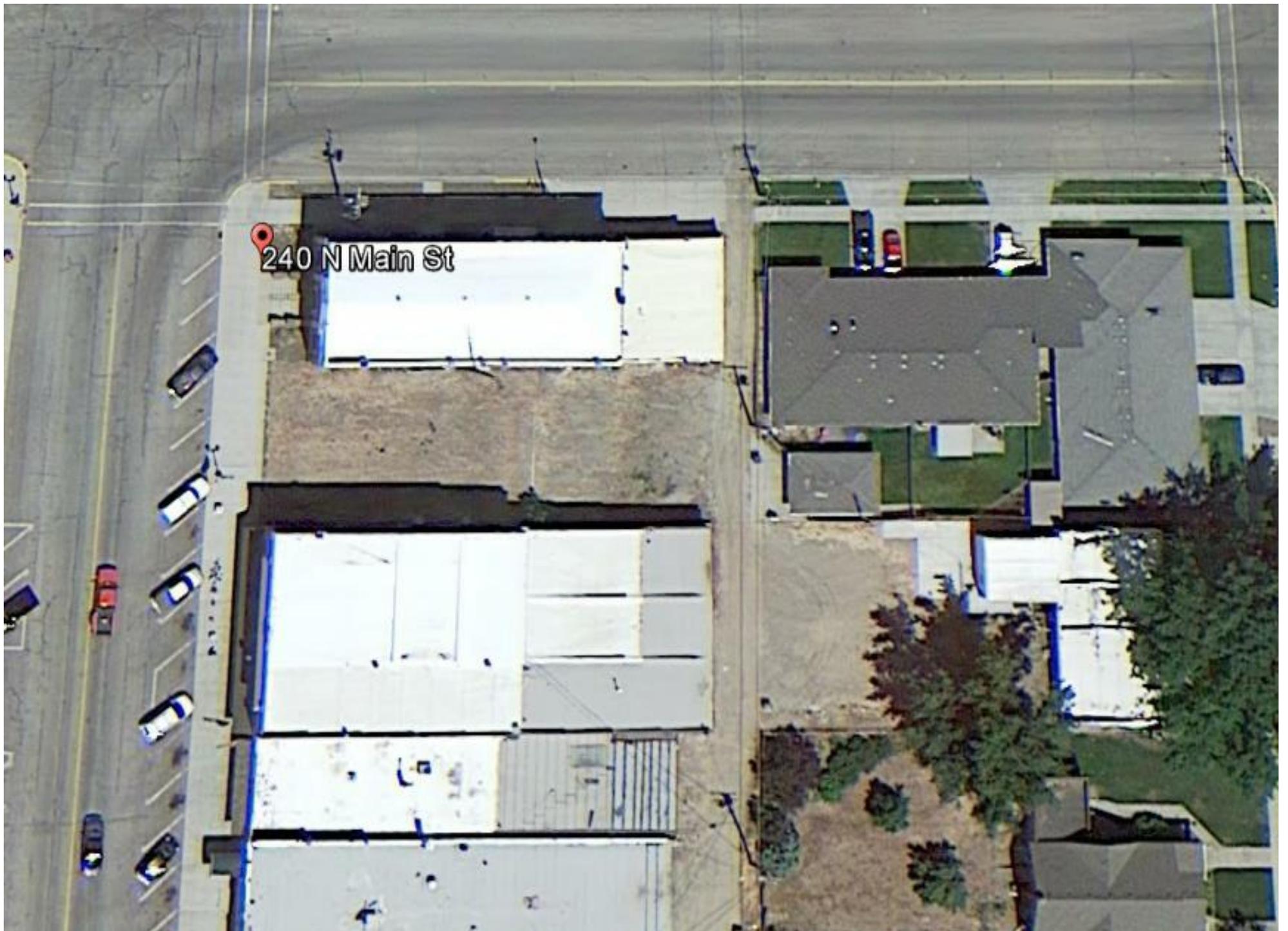


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STAFF REPORT

P&Z Public Hearing Date: December 18, 2014

Applicants Name: Laura Erwin

Describe Request: Conditional Use Permit – to have a home occupation

Property Zoned: A-Residential

Address: 2450 Center Avenue; Payette, Idaho

Property Size: 10,605 square feet

Access: Center Avenue and Iowa Avenue

Structures: Residential

Comp Plan: A-Residential

Surrounding Uses: Residential Use

Employees: No

Hours: N/A

Sign: No sign permitted in A-Residential

Payette City Code:

17.24.030: CONDITIONAL USES: A. Generally: The following uses may be permitted by the planning and zoning commission after public notice has been given by United States mail to all property owners within three hundred feet (300') of the property in question and a public hearing is held. The planning and zoning commission may require appropriate safeguards and special conditions as said commission deems necessary. Such uses and buildings must be appropriately located and designed to meet a community need without adversely affecting the neighborhood.

Bed and breakfasts.

Buildings of more than two (2) stories, except public or semipublic.

Childcare facilities.

Churches.

Condominiums and townhouses.

Fire stations.

Home occupations.

Staff Comments:

To grant the conditional use permit upon proof of compliance with all State, Federal and City laws and regulations, as well as obtain a City business license.



City of Payette

Conditional Use Permit Application

OFFICE USE ONLY	
Date Received	<u>11-21-14</u>
Fees Paid	<input checked="" type="radio"/> Y / <input type="radio"/> N

Non-refundable Fees:

Application..... \$100.00

Mailing address: PO Box 44

Applicant

Name Laura Erwin Happy Heart Publications Address 2450 Center Ave.
 City Payette State ID Phone (928) 274-5294

Owner

Name Same as above Address _____
 City _____ State _____ Phone _____

Property Covered by Permit

Address 2450 Center Ave, Payette Zone A - Res

Legal Description (Lot, Block, Addition, Subdivision)

In Vista Hills Subdivision in the city of Payette, as per Plat in Book 4, page 13, Plat Records, Payette County, Idaho. In block 2: lot 3

Nature of Request (Briefly explain the proposed use)

Author, Artist sell products online via download (music, cards, ebooks, animation, apps) or at stores, craft faires. I create products at home with computer, printer, art materials. I carry inventory in office / garage.

Existing use of property

Residential - My home

Will this have an impact on schools?

No

Conditional Use Permit

The following information will assist the Planning and Zoning Commission to determine if your proposal will meet the requirements under the zoning ordinance.

1. What is the estimated water usage per month? Are the existing mains adequate to provide fire protection?
no change due to business
2. What is the estimated sewer usage per month? Will pretreatment be necessary?
no change due to business
3. What is the estimated daily traffic to be generated? Will the traffic be primarily private vehicles or commercial trucks?
None
4. If commercial, industrial, or a home occupation, what will be the hours of operation?
no set hours
5. Will storm water drainage be retained on site? Is an existing storm drain available? Is it at capacity? If so, will new facilities be constructed?
no change due to business
6. If proposed use is residential, describe number and type of dwelling units. Will this be student housing: multifamily for young families, singles and couples, or elderly?
N/A
7. What provisions has been made for fire protection? Where is the nearest fire hydrant? Is any point of the building further than 150 feet from access sufficient in width for firefighting equipment?
no change due to business
8. How much parking is being provided on-site? Do the aisle widths and access points comply with ordinance requirements? Has landscaping been provided in accordance with the ordinance?
I have a driveway and there is street parking. It is rare a client will be at my home.
9. Where will solid waste generated be stored? Is access adequate for the City collection?
no change due to business
10. What is the type of noise that will be generated by the use? What are the hours of noise generation?
No noise. I work on my computer or paint on canvases and other materials.
11. What type of equipment will be used in the conduct of the business?
Computer printer.
12. What are the surrounding land uses? Has buffering been provided as required by the ordinance?
residential

13. Are any air quality permits required? Is dirt or other dust creating materials moved by open trucks or box cars?

No. N/A

14. Will the parking lot or other outdoor areas have lighting?

No parking lot. It's a residence and rarely with a chair beat my home.

15. Are passenger loading zones for such uses as daycare centers and schools provided? How is (school) busing routed? For commercial uses, where are the loading docks? Is there sufficient space for truck parking?

N/A

16. If a commercial, multi-family, or public assembly use, where is the nearest collector street? Arterial Street?

N/A

17. What, if any, signage is anticipated in connection with the proposed usage?

N/A It's my home. I may market using magnets on my car.

The Commission or Council may address other points than those discussed above. Including a narrative attached to this application addressing at least those applicable points will assist in processing your application.

A PLOT PLAN MUST BE ATTACHED IN ORDER TO PROCESS THIS APPLICATION.

- Included on the plot plan will be setbacks, parking, etc.

A LIST OF ALL NEIGHBORS WITHIN 300 FEET OF THE AFFECTED PROPERTY MUST BE INCLUDED WITH THIS APPLICATION

- List may be obtained at Payette County Assessor's Office 1130 3rd Avenue North, Payette

Formal Notice will be sent to applicant after approval of a Conditional Use Permit. Notice will state the conditions of the permit. If conditions are violated or not met there will be a 90 day period to cure the problem. Failure to comply with the terms may result in revocation of the Conditional Use Permit.

Lauren Ewer
Applicant's Signature

11-21-14
Date

ERWIN LAURA ANN
 PO BOX 44
 PAYETTE, ID 83661
 LOT 3 LESS W 15', BLK 2
 HILLS SUB. VISTA

Neighborhood Number
 10010
 Neighborhood Name
 P-1

TAXING DISTRICT INFORMATION
 Jurisdiction Name Payette
 Area 001
 District 001-00
 Census Tract 0

Site Description
 Topography
 Public Utilities
 Street or Road
 Neighborhood
 Zoning:
 Legal Acres:
 0.2400

Transfer of Ownership

Owner	Consideration	Transfer Date	Deed Book/Page	Deed Type
NUNES ALAN R JR	0	05/23/2014	WD 390317	Fu
NUNES BARBARA J &	0	10/18/2013	WD 386944	Fu
NUNES BARBARA J &	0	03/28/2008	D. CER 352194	De
NUNES BARBARA J	0	02/02/2005	WD 323936	Fu
NUNES, BARBARA J	0	02/02/2005	WD 323936	
NUNES, BARBARA J	0	01/31/2005	POA 323831	

Lawson (928) 274-5294 call when finished

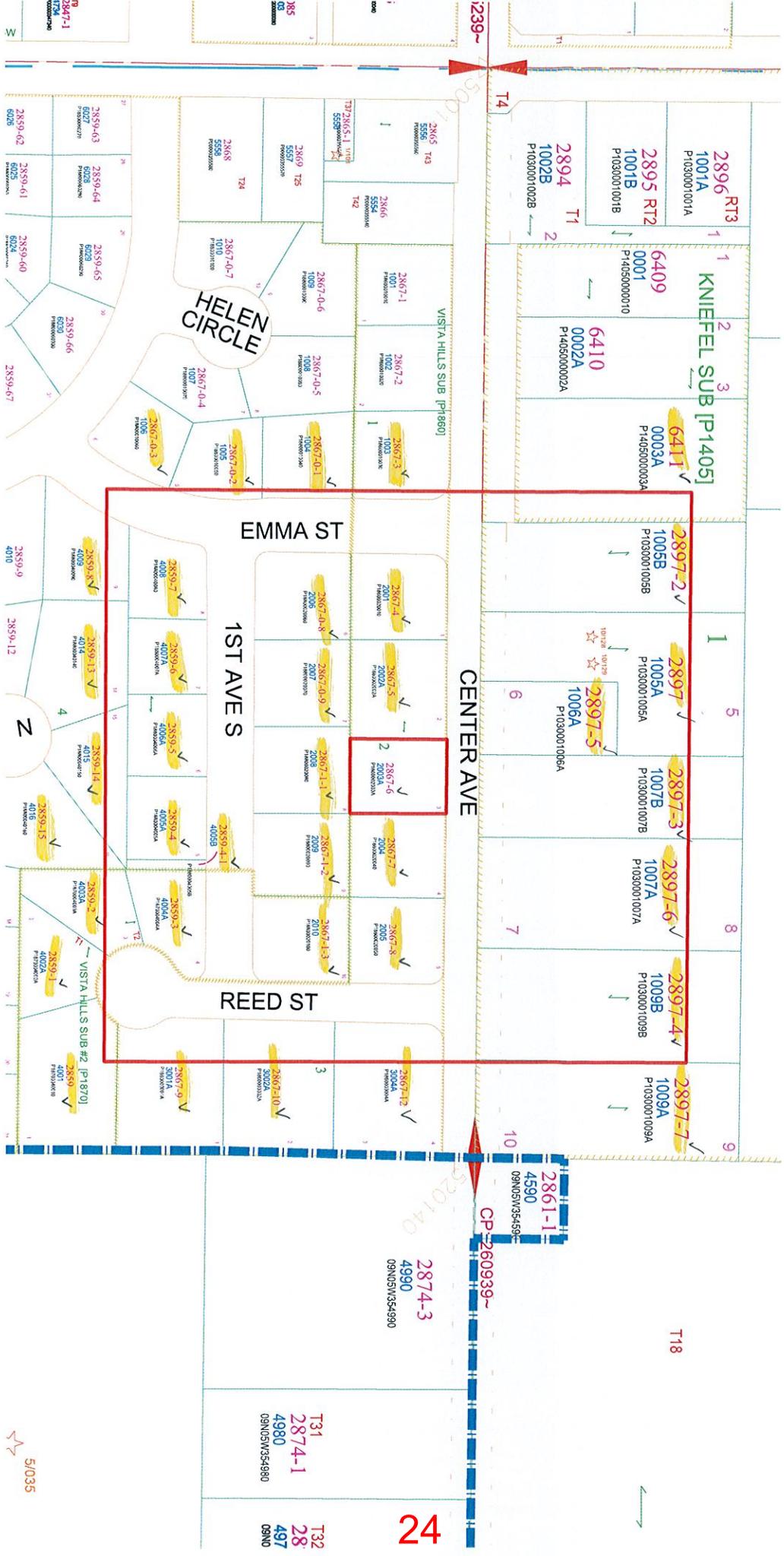
Valuation Record

Assessment Year	2009	2010	2011	2012	2013	2013	2014
Reason for Change	01 - Revaluat	03 - Assessor	03 - Assessor	03 - Assessor	02 - Assesse	01 - Revaluat	01 - Revaluat
MARKET VALUE	L 32000 I 98540 T 130540	L 28800 I 94460 T 123260	L 28800 I 87110 T 115910	L 28800 I 62610 T 91410	L 28800 I 61160 T 89960	L 28800 I 80020 T 108820	L 28800 I 80020 T 108820

23



Land Type		Land Size		Rating, Soil ID - or - Actual Frontage		Acreage - or - Effective Frontage		Square Feet - or - Effective Depth		Influence Factor	
City	Lot	88.4	0.2424	0	L	-10%					



239~

CENTER AVE

10

CP 260939~

24

2896 RT3
1001A
P1030001001A

2895 RT2
1001B
P1030001001B

6409
0001
P14050000010

6410
0002A
P1405000002A

6411
0003A
P1405000003A

2897-2
1005B
P1030001005B

2897
1005A
P1030001005A

2897-3
1007B
P1030001007B

2897-6
1007A
P1030001007A

2897-4
1009B
P1030001009B

2897-1
1009A
P1030001009A

2894
1002B
P1030001002B

T1

2897-5
1006A
P1030001006A

2861-1
4590
09N05W35S490

2874-3
4990
09N05W35S490

T31
2874-1
4980
09N05W35S490

T32
28
497
09N0

HELEN CIRCLE

EMMA ST

1ST AVES

REED ST

VISTA HILLS SUB #1 (P1860)

T18

5/035



