



AGENDA
PAYETTE CITY COUNCIL
July 2nd, 2012
PUBLIC HEARING & REGULAR MEETING

HONORABLE MAYOR JEFFREY T. WILLIAMS PRESIDING

GEORGIA HANIGAN MARK HELEKER
LEE NELSON IVAN MUSSELL
CRAIG JENSEN JEFF SANDS

6:30 PM – Public Hearing

- A. An application by Wayne Irvin for a Variance to the requirement of off street parking at 200 N. Main St., Gorrie Addition, Block 7, Lots 1 & 2. The property is zoned C-1 Commercial.
- B. An application by Pablo Torres for a Variance to the requirement of side yard setbacks at 408 S. 11th St, Fairview Addition, Block 1, N. 46' 10 ½" of Lot 14. The property is zoned B-Residential.
- C. Pursuant to chapter 14 of title 50 of the Idaho Code, this shall serve as the summary of action taken by the City of Payette with respect to the following described property. The City has declared the property as underutilized or property which is no longer used for public purposes. The property has therefore been declared to be surplus property and may be offered for sale. The City further declared that if the property were to be sold, the subject property would be offered for sale with establishing a minimum price and being sold or conveyed for use of low or moderate income families per the agreement of receiving the property.
The property which is the subject of this action is more particularly described as follows:
1012 1st Avenue South, Payette, ID

7:00 PM – Regular Meeting

- I. ROLL CALL
- II. PLEDGE OF ALLEGIANCE
- III. CITIZENS COMMENTS
- IV. APPROVAL OF MINUTES
 - A. 06-18-2012 Regular Meeting..... 1
- V. APPROVAL OF BILLS & PAYROLL..... 6
- VI. SPECIAL ORDERS
- VII. COMMUNICATIONS
- VIII. PLANNING & ZONING
 - A. Planning & Zoning minutes – May 24, 2012..... 7
- IX. OLD BUSINESS
- X. NEW BUSINESS
 - A. Variance Application – Wayne Irvin..... 11
 - B. Variance Application – Pablo Torres..... 19
 - C. Body Shop Fitness Center proposal – Jim Smith..... 30

D. Danny & Patty Tilley – water pressure.....	32
E. Award stoplight 95/52.....	37

XI. DEPARTMENTAL REPORT

- A. Airport Meeting – June 19th
- B. Admin & Finance Committee Meeting – June 19th
- C. Historical Commission Meeting – June 25th
- D. Forestry Commission Meeting – June 26th
- E. SRT Report
- F. AIC Conference Report

XII. MAYOR'S COMMENTS

XIII. CITIZEN'S COMMENTS

(Limited to 5 minutes per person, at the discretion of the Mayor)

- V. EXECUTIVE SESSION– Pursuant to I.C. 67-2345(1)(f), the City Council will recess into Executive Session to discuss with legal counsel for the public agency pending litigation or where there is general public awareness of probable litigation

XIV. ADJOURNMENT



NOTICE OF PUBLIC HEARING

The Payette City Council will be conducting a Public Hearing during a regular scheduled meeting to receive input concerning the following requests:

- A. An application by Wayne Irvin for a Variance to the requirement of off street parking at 200 N. Main St., Gorrie Addition, Block 7, Lots 1 & 2. The property is zoned C-1 Commercial.
- B. An application by Pablo Torres for a Variance to the requirement of side yard setbacks at 408 S. 11th St, Fairview Addition, Block 1, N. 46' 10 ½" of Lot 14. The property is zoned B-Residential.

The Public Hearing on the above requests will be held **July 2nd, 2012 at 6:30 PM**, or shortly thereafter, in the Payette City Council Chambers, 700 Center Avenue, Payette, Idaho. Interested citizens may appear with regard to the foregoing items and will be given the opportunity to be heard in support of, or in opposition to the proposals. The Public is invited and encouraged to attend.

Any person needing special accommodations to participate in the above noticed meeting should contact the City at least 5 days before the meeting at 700 Center Avenue or at 642-6024.

Bobbie Black, Deputy City Clerk



NOTICE OF PUBLIC HEARING

Pursuant to chapter 14 of title 50 of the Idaho Code, this shall serve as the summary of action taken by the City of Payette with respect to the following described property. The City has declared the property as under utilized or property which is no longer used for public purposes. The property has therefore been declared to be surplus property and may be offered for sale. The City further declared that if the property were to be sold, the subject property would be offered for sale with establishing a minimum price and being sold or conveyed for use of low or moderate income families per the agreement of receiving the property.

The property which is the subject of this action is more particularly described as follows:

1012 1st Avenue South, Payette, ID

The public hearing will be held at Payette City Hall, 700 Center Avenue, Payette, Idaho, on **Monday, July 2nd, 2012 at 6:45 p.m.** or shortly thereafter.

Interested citizens may appear with regard to the foregoing item and will be given the opportunity to be heard in support of, or in opposition to the proposal. The Public is invited and encouraged to attend.

Any person needing special accommodations to participate in the above noticed meeting should contact the City at least 5 days before the meeting at 700 Center Avenue or at 642-6024.

Bobbie Black, Deputy City Clerk

**MINUTES
PAYETTE CITY COUNCIL
Regular Meeting
June 18th, 2012**

7:00 PM – Regular Meeting

A regular meeting of the Payette City Council was called to order at 7:00 PM by Mayor Williams in the City Council Chambers of Payette City Hall, 700 Center Avenue.

ROLL CALL

Members Present: Mayor Jeff Williams, Mark Heleker, Lee Nelson, Ivan Mussell, Georgia Hanigan, Jeff Sands, and Craig Jensen

Members Absent: None

Staff Present: Mary Cordova, City Coordinator; Mark Clark, Chief of Police; Bert Osborn, City Attorney; Randy Schwartz, WWTP Supervisor; Steve Castenada, Fire Chief; Doug Argo, City Engineer; and Becky Lynch, Administrative Services Clerk.

PLEDGE

Lee Nelson led the pledge of allegiance.

A motion was made by Heleker and seconded by Jensen to amend the agenda by adding item F for a report on SREDA under Departmental Reports.

After a unanimous voice vote by the Council, the motion
CARRIED

CITIZENS COMMENTS

None

APPROVAL OF MINUTES

A motion was made by Heleker and seconded by Mussell to approve the minutes of 06-04-2012, with one correction.

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

APPROVAL OF BILLS & PAYROLL

A motion was made by Nelson and seconded by Mussell to approve the City Bills & Payroll in the amount of \$224,687.36.

At the roll call:

Ayes: Heleker, Nelson, Mussell, Hanigan, Sands, Jensen

Nays:

The motion CARRIED

SPECIAL ORDERS

None

COMMUNICATIONS

None

PLANNING & ZONING

None

OLD BUSINESS

None

NEW BUSINESS

A. Folke Renewal Contract

A motion was made by Nelson and seconded by Hanigan to approve the Folke Renewal Contract for the next three years.

At the roll call:

Ayes: Heleker, Nelson, Mussell, Hanigan, Sands, and Jensen

Nays:

The motion CARRIED

B. TNT Fireworks Application

A motion was made by Heleker and seconded by Mussell to approve TNT Fireworks Application.

After a unanimous voice vote by the Council, the motion CARRIED

C. Surplus Auction Items

A motion was made by Hanigan and seconded by Heleker to approve the surplus auction items as presented

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

D. IWCF Grant Agreement- Library Amphitheatre

A small discussion took place regarding the Idaho Women's Charitable Foundation Grant Agreement for the Library Amphitheatre.

A motion was made by Hanigan and seconded by Nelson to approve IWCF Grant Agreement for the Library Amphitheatre.

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

E. Change Order #4- ROSE Advocates

A motion was made by Heleker and seconded by Nelson to approve change order #4 to ROSE Advocates, Scott Hedrick's Construction in the amount of \$300.00.

At the roll call:

Ayes: Heleker, Nelson, Mussell, Hanigan, Sands, and Jensen

Nays:

The motion CARRIED

F. Final Pay Request #8- ROSE Advocates

A motion was made by Mussell and seconded by Heleker to approve the final pay request #8 for ROSE Advocates in the amount of \$32,084.00.

At the roll call:

Ayes: Heleker, Nelson, Mussell, Hanigan, Sands, and Jensen

Nays:

The motion CARRIED

Delores with Rose Advocates came before City Council and stated that the new building is beautiful. The support from all of you at the City is absolutely wonderful. On Wednesday June 20, 2012 from 5-8pm there will be an open house which will include a BBQ, raffles, and tours. The building will be open to the public for this open house, but once there are residents the building will be closed to the general public. We at Rose Advocates would love to have everyone there for the open house. Delores went on to say that this project is a dream come true. Mayor Williams stated that without your dream this project couldn't have happened; your dream made Payette a lot better, so thank you for your dedication.

G. Special Events Permit- Kid's Club

Angela Roby who attends Whitestone Christian Fellowship came before City Council and stated that this has become an annual event which brings children into our community. Angela stated that there is food, songs, bible lessons, games, and activities for the children. These activities will last for about an hour and a half for one week; this event is also at no cost to the parents of the children. Angela asked to have the \$100.00 fee waived for the special events permit. Mayor Williams asked how many people they have had in the past show up in the past. Angela Roby stated that at the event there are usually 15-50 people who come each day during the week.

A motion was made by Heleker and seconded by Mussell to approve the special events permit for Kid's Club and to waive the \$100.00 application fee.

After a unanimous voice vote by the Council, the motion CARRIED

H. Rae Waterline/ Utility Agreements

A discussion took place regarding the waterline/utility agreement for the Noah Rae property.

A motion was made by Mussell and seconded by Nelson to approve the Rae Waterline and Utility agreements with Noah Rae.

At the roll call:

Ayes: Heleker, Nelson, Mussell, Hanigan, Sands, and Jensen

Nays:

The motion CARRIED

I. Change Order #12- Kepha Construction- Library Project

A motion was made by Hanigan and seconded by Heleker to approve change order #12 for KEPHA Construction in the amount of \$2,058.30.

At the roll call:

Ayes: Heleker, Nelson, Mussell, Hanigan, Sands, and Jensen

Nays:

The motion CARRIED

DEPARTMENTAL REPORTS

A. Payette Police Department- May 2012

B. Treasurer's Report- May 2012

C. Parks & Recreation Committee- June 6th, 2012

Councilor Sands stated that they discussed a little bit about budgets as well as some playground equipment they would like to see fixed/replaced, as well as a discussion on boat ramp funding.

D. Library Commission- June 12th, 2012

Councilor Sands stated that they had met with the gal who gave us the IWCF Grant. The Library girls are currently working on coming up with guidelines and policies for the newly remodeled Library. Councilor Heleker asked about firewalls for the computer, Councilor Sands stated that they talked about that issue as well at the meeting.

E. Public Safety Committee- June 13th, 2012

Councilor Mussell stated that they had talked mostly on the budget. Steve Castenada stated that they are going to have a 'Spaghetti Feed' in the second week of August to help with the burn out fund. They are also working on the landscaping at the new Fire Station. Mark Clark stated that they fined tuned the budget for the Police Department and had also discussed proposed ATV Rules for the City of Payette.

F. SREDA Report-

Councilor Jensen stated that it was a 2 hour marketing meeting held in Ontario, Oregon. SREDA stated at the meeting that they have been having difficulty relaying the message out to the public on what they are trying to accomplish. The meeting discussed working on having a better marketing strategy.

Randy Schwartz stated that last week they finally loaded up the 20 truckloads of sand they were trying to get rid of. Tomorrow we are going to remove one of the brackets to the south ditch for cleaning. We were also inspected by the EPA a couple of weeks ago and passed that without any problems.

Councilor Sands brought up that there are a couple of walkways at Centennial Park that were purchased, the County had purchased one and the City had purchased one. We haven't been able to get those in since we purchased them a couple of years ago. Councilor Sands stated that it doesn't make sense to have them purchased and not installed. Clerk Cordova stated that she has been in touch with the County and are in the works to get the ramps put in by this summer.

Clerk Cordova stated that we are getting the overpass going to 6th Street re-decked by Idaho Transportation Department in 2014; they are in the works of engineering those plans. Councilor

Nelson asked how long the project would take. Mary stated that she believes it shouldn't take more than a month for them to complete that project. The stoplight planned for Highway 52 and Highway 95 design is complete and the project is out to bid; bids will open on June 27th, 2012. Clerk Cordova stated that LTAC has offered to do safety audits on bad intersections and roads. Doug Argo stated that they have people come in from different agencies who make strategies for traffic and streets to improve safety for citizens.

Councilor Jensen brought up a point made at the SREDA meeting regarding grants.

MAYOR'S COMMENTS

Mayor Williams stated that if you are not going to AIC Conference to please go to ROSE Advocates grand opening ceremony on Wednesday June 20th, 2012.

CITIZEN'S COMMENTS

Councilor Heleker stated that there will be a game between the Twins and the Chicago White Sox on June 27th, 2012. Councilor Heleker, Payette High School student Tom LaMue, and Tracy Bratcher will be attending the for the issuance of the Harmon Killebrew Award to Tom LaMue held in Michigan.

There will be a grand opening of the Langley gulch on the June 27th.

ADJOURNMENT

A motion was made by Heleker and seconded by Jensen to adjourn the regular meeting at 8:27 PM.

The motion CARRIED.

Signed this _____ day of _____, 2012.

Jeff Williams, Mayor

ATTEST:

Mary Cordova, City Clerk

CITY OF PAYETTE
JULY 2, 2012

Vendor Name	Check Amount
CITY PAYROLL	95,706.19
HARDIN SANITATION	26429.66
ACTION MEDICAL	114.45
ADVANCED CONTROL SYSTEMS	269.00
ALLIED BUSINESS SOLUTIONS	47.57
BIG SKY SPORTSWEAR	290.62
BLANKINSHIP'S	56.60
BRADY INDUSTRIES	1086.83
BUCKLER, KEITH	510.00
BURKE ELECTRIC	210.00
CASTENADA, STEVE	32.00
D&B SUPPLY	892.12
DART'S TRUE VALUE	1498.81
DETAILS DONE RIGHT	309.60
ERNIE'S ELECTRIC	68.00
FILTRATION TECHNOLOGY	6375.00
FRANKLIN BUILDING SUPPLY	780.00
FRUITLAND ELECTRIC	720.00
GALL'S	220.37
GJZ ARCHITECTURE	663.80
GUMDROP BOOKS	2232.05
HANIGAN DODGE	64.96
HARDIN SANITATION	802.36
HD SUPPLY WATERWORKS	1184.40
IDAHO CONCRETE COMPANY	430.75
IDAHO POWER	4850.21
INDEPENDENT ENTERPRISE	243.68
JERRY'S BUYWAY	122.93
MARC CORPORATION	406.73
MARTHA STEWART LIVING	24.00
MCCREA HEATING AND PLUMBING	130.00
MES-NORTHWEST	12.95
MICROMARKETING	147.19
MOORE SMITH BUXTON & TURCKE	46.50
NEWSWEEK	70.00
ONTARIO BEARING & HYDRAULIC	449.30
ONTARIO TOOL AND RENTAL	89.60
OREGON CORRECTIONS ENTERPRISES	88.00
OXARC	174.94
PAYETTE SCHOOL DISTRICT #371J	500.00
PAYETTE TIRE CENTER	308.32
PITNEY BOWES	126.48
PROTEX LLC	360.00
S&H TERMINAL	414.94
SAFETY KLEEN	279.20
STERLING CODIFIERS	915.00
TIME	31.75
TOOMBS JANITORIAL	30.04
UNITED PARCEL SERVICE	17.38
WESCHEM	3565.00
WESTERN STATES CHEMICAL	391.31

154790.59

**PAYETTE PLANNING & ZONING COMMISSION
REGULAR MEETING
May 24, 2012**

6:00 PM –Planning & Zoning Meeting

ROLL CALL

Members Present: Larry Hogg, Jim Franklin, Cassandra McElravy, Kevin Hanigan

Members Absent: Thomas Ladley, Gary Youngberg, and Randy Choate

Staff Present: Mary Cordova, and Becky Lynch, Administrative Services Clerk

APPROVAL OF MINUTES

A motion was made by Hogg and seconded by McElravy to approve the regular meeting minutes 04-26-12 as written.

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

COMMUNICATIONS

None Heard.

PUBLIC HEARINGS

- A. An application by Courtney and Nicole Bonnell for a Conditional Use Permit to build a 1,440 square foot garage with a roof height of 22' located at 5 South 13th Street, Tax 1 Less S 60', BLK 22 Payette, Melcher. The property is zoned A-Residential.

Courtney Bonnell- 5 South 13th Street Payette, Idaho 83661-

Courtney stated that he wants to build a storage garage which will be 26' x 60'. He will be using this garage for the storage of old cars, lawn mowers, etc. Commissioner Franklin asked Courtney if there will be plumbing to the building; Courtney replied no. Commissioner Franklin asked if this garage meets the set-back requirements; Courtney replied yes. Commissioner Hanigan asked Courtney what is upstairs; Courtney replied only storage. Commissioner Hanigan asked if you will be accessing the garage from the alley; Courtney replied, no it will be accessed by the existing driveway.

- B. An application by Vernon and Linda Barton for a Conditional Use Permit to build a 1,680 square foot garage with a roof height of 19'6" located at 266 North Iowa Avenue, SEC 34-9-5 E 3' of W2 BLK 14-E2 BLK 14 Less E 40' IN SENE. The Property is zoned A-Residential.

Lee Reed – 66123 Killebrew Drive Payette, Idaho 83661

Lee stated that he wants to build a building to store their motor home, boat, and trailers and there should be plenty of room to do it. Commissioner Franklin asked if this meet all the Set-back requirements; Lee stated yes. Commissioner Franklin asked if there will be any plumbing involved; Lee stated no.

- C. An application by Preston Reynolds for a Conditional Use Permit to build a 864 square foot garage with a roof height of 14'9" located at 1011 1st Avenue North, Lot 4 & E 23' of Lot 3, BLK 17 Payette, Gorrie. The property is zoned B Residential

Preston Reynolds- 1301 South Teare Avenue Meridian, Idaho 83642

Preston stated that he will be building a garage with some small storage for the customer located at 1011 1st Avenue North, the roof height and set backs will be what is required by City Code; there will be no plumbing nor electrical at this time, it will be alley accessed and will be set back 8 feet from the alley.

The public hearing was closed at 6:05 pm

NEW BUSINESS

- A. Courtney and Nicole Bonnell- Conditional Use Permit- 5 South 13th Street–

A motion was made by Hoggand seconded Hanigan to approve the conditional use permit for Courtney and Nicole Bonnell to build 1,560 square foot garage with a roof height of 14'9" at 1011 1st Avenue North and that issuing the CUP, the structure shall be used exclusively now, and in the future, as a garage/ storage area, incidental and accessory to the primary single family building already on the lot; the structure shall not exceed 1,560square feet, nor exceed 22 feet in height; the structure shall not be used at any time for any residential purpose; the structure must be in compliance with all applicable setbacks; and all federal, state, or local rules and regulations must be met.

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

- B. Vernon and Linda Barton – Conditional Use Permit – 266 North Iowa -

A motion was made by McElravy and seconded by Hoggto approve a conditional use permit for Vernon and Linda Barton to build a 1,680 square foot garage at his property at 266 North Iowa providing that the structure shall be used exclusively now, and in the future, as a garage/ storage area, incidental and accessory to the primary single family building already on the lot; the structure shall not exceed 1,680 square feet, nor exceed 19'6" feet in height, the structure shall not be used at any time for any residential purpose, the structure must be in compliance with all applicable setbacks, and all federal, state, or local rules and regulations must be met.

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

- C. Preston Reynolds – Conditional Use Permit – 1011 1st Avenue North–

A motion to adjourn was made by Franklin, and seconded by Hogg. The meeting was adjourned by a unanimous vote at 6:31 PM.

Recording Secretary
Becky Lynch

STAFF REPORT

P&Z Public Hearing Date: June 28th, 2012

Applicants Name: Wayne Irvin/ Old Town Station

Describe Request: Variance – for the requirement of off-street parking.

Property Zoned: C-1 Commercial Downtown

Address: 200 North Main Street

Property Size: 8,700 sq. feet

Access: North Main Street and 2nd Avenue North

Structures: Commercial

Comp Plan: C-1 Commercial Downtown

Surrounding Uses: Commercial Use & Residential to East

Employees: N/A

Hours: N/A

Sign: N/A

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.

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.

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 effect 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 rights 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

Staff Comments:

The request for a variance is before the P & Z tonight due to the applicant's plans to enlarge the area of the existing building by more than 399 sq. ft. This is a change from the original plans that were previously presented to the Commission.

City Code states that buildings constructed in a C-1 Downtown District do not have to comply with current off-street parking requirements UNLESS there is enlargement of more than 399 sq. ft., or seating capacity is increased.

This area of Payette has developed like any traditional downtown, with buildings occupying nearly entire portions of lots, limited off-street parking and relatively high-density development. Staff encourages redevelopment of our Downtown area. Without benefit of this variance, this site, as well as several others like it in the vicinity, the structure would be rendered unusable.

Strict application of the zoning ordinance would constitute hardship on the property owner because the lot is too small to develop in an economically viable way and still meet parking requirements.



Variance Application

Non Refundable Fees:

Application..... \$200.00

Payette City Code 17.78.010

Date Received 6-7-12 Paid Y / N

Date of Notice June 14, 2012

Date of Hearing June 28, 2012

P&Z Action _____

City Council Action _____

Applicants Name Wayne Irvin / Old Town Station
 Address 1267 NE 10th Ave
 City Payette State Id Zip 83661
 Phone 208-741-2457 Alt Number 208-741-2458

Please attach the following:

- Legal Description
- 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 200 N. Main St.

Size of the property 60' x 145'

What is the property zoned ~~commercial/industrial~~ C-1 commercial Downtown

Nature of Request

Describe the nature of the Variance requested exterior balcony on property is said to put occupancy over the limit for available street parking + on site parking would be required + is not feasible.
 Existing use of the property conditional use granted for beer/wine garden.

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 requesting variance to complete exterior balcony
on NW side of property as additional seating, V.I.P area
for small groups (balcony is drawn by engineer as 15' x 20')
so adding balcony will only add approx. 15 people
to occupancy maximum. West (Main St.) approach
would add 1 to 2 parking areas + possibly the
same @ the approach on 2nd Ave. N. both approaches are
to our 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 want to
add outdoor balcony for additional seating + feel it
would add also to the atmosphere of intended
use of property, but adding on site parking is
not feasible.

2. If unique site exists show how request granted is not contrary to public interest outline in the comprehensive plan and zoning ordinance there is more than adequate
public parking on both sides of main street + both sides of
2nd Ave. N. on east and west side of Main St.

Requests for Granting a Variance

The following conditions must be fulfilled before a variance can be considered by the Planning & Zoning Commission/City Council. 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 request is in regards to occupancy, + business will not be changing from intended use

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 as planned the entire lot is in use + it would defeat the purpose of adding the balcony for additional seating if we have to provide parking on site, thus, cutting back on area for seating on ground level

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) reduced capacity and "ambiance"

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) evenings + weekends are the anticipated "busy" time when aside from auto shop + Sundance surrounding businesses are closed or vacant.

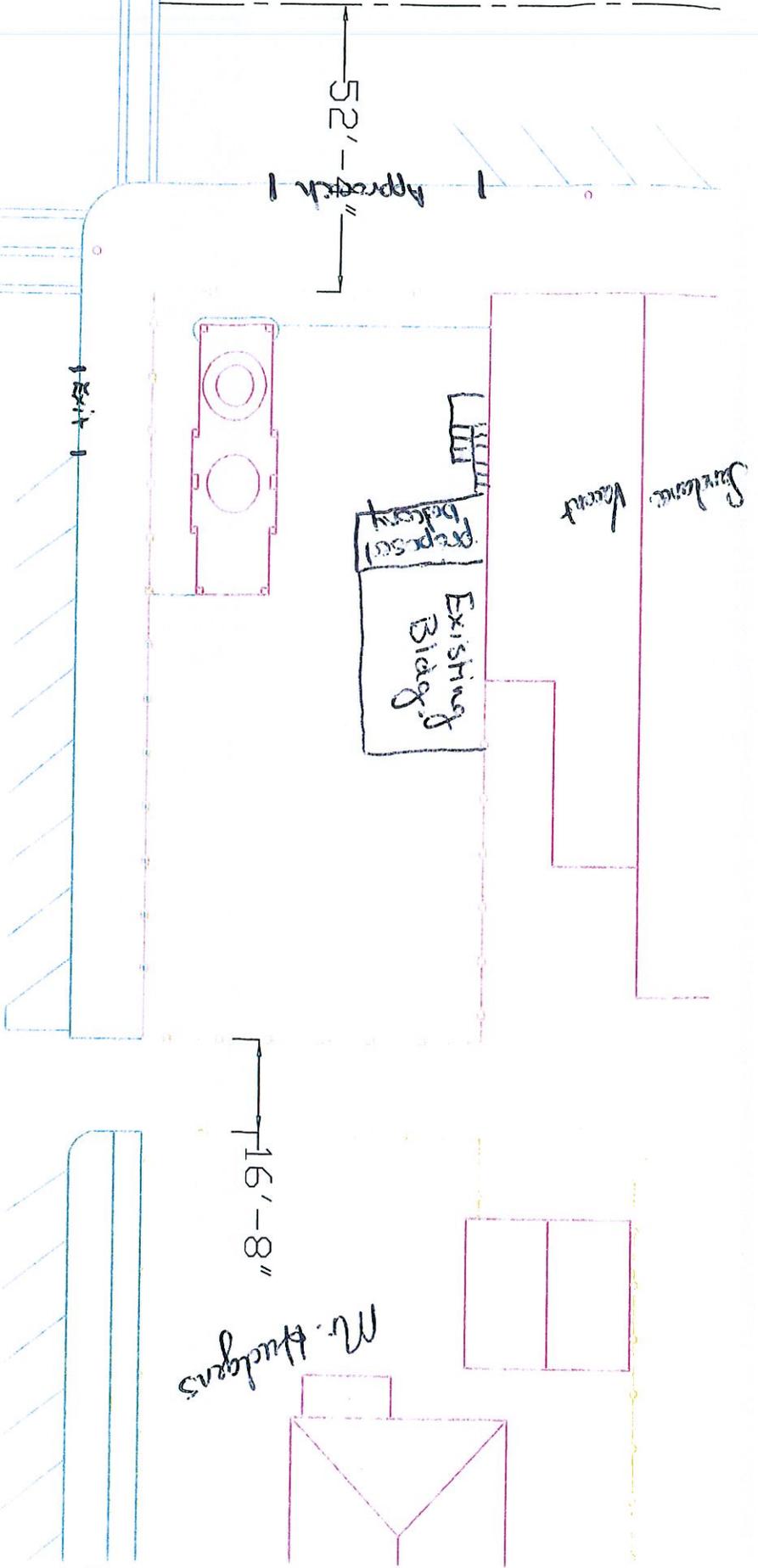
6/6/12
Date

Stephanie Smith, mgr.
Signature
for Wayne Irwin

PRELIMINARY DRAWING,
NOT FOR CONSTRUCTION.

Vacant

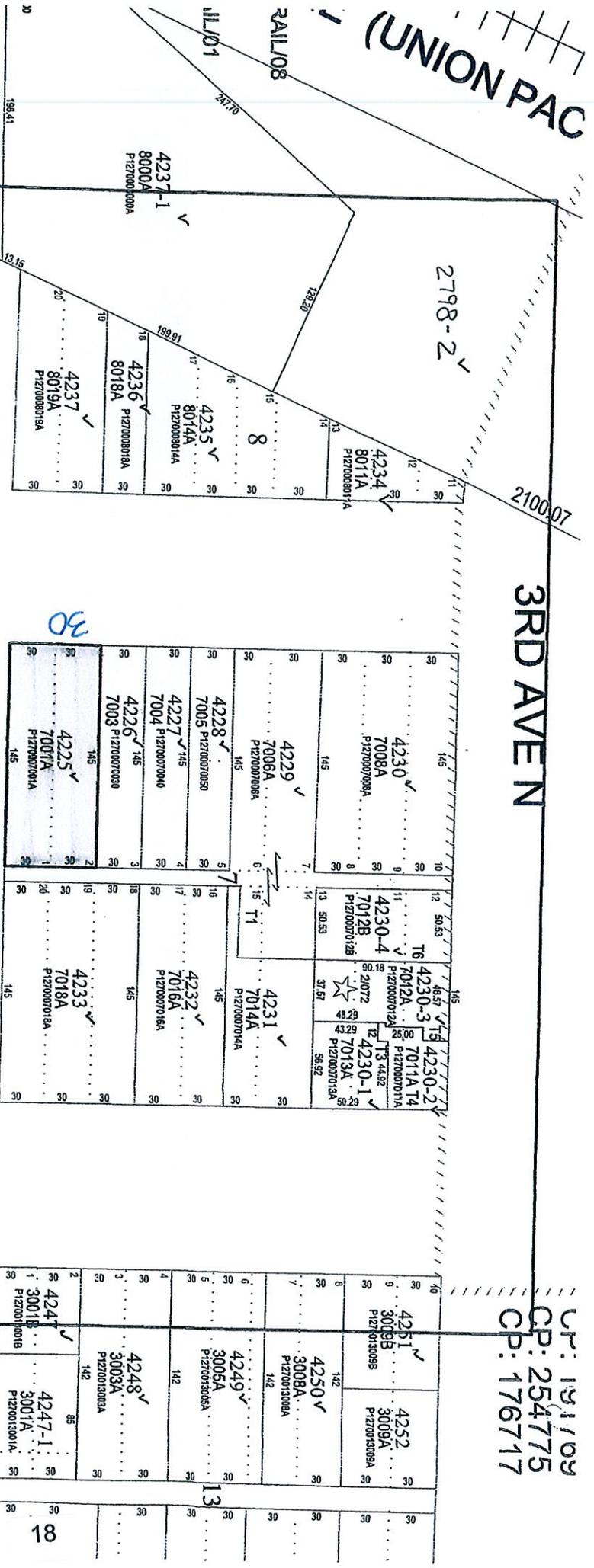
Sacred Lot



UNION PAC

3RD AVEN

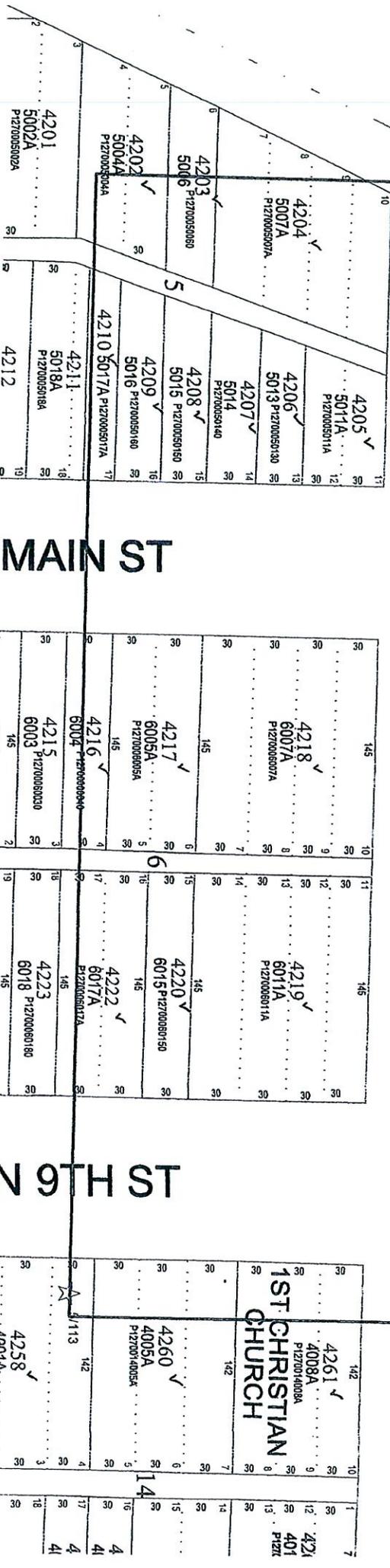
UP: 191109
CP: 254775
CP: 176717



2ND AVEN

MAIN ST

N 9TH ST



1ST CHRISTIAN CHURCH

145

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4247-1, 3001B, 3001A, 4248, 3003A, 4249, 3005A, 4250, 3008A, 4251, 3009B, 4252, 3009A, 4253, 6018, 4223, 4220, 6017A, 6015, 4217, 6005A, 4218, 6007A, 4219, 6011A, 4221, 6017A, 4216, 8004, 4215, 6003, 4212, 5018A, 4211, 5016, 4209, 5015, 4208, 5016, 4203, 5006, 4202, 5004A, 4201, 5002A, 4200A, 4200B, 4200C, 4200D, 4200E, 4200F, 4200G, 4200H, 4200I, 4200J, 4200K, 4200L, 4200M, 4200N, 4200O, 4200P, 4200Q, 4200R, 4200S, 4200T, 4200U, 4200V, 4200W, 4200X, 4200Y, 4200Z, 4200AA, 4200AB, 4200AC, 4200AD, 4200AE, 4200AF, 4200AG, 4200AH, 4200AI, 4200AJ, 4200AK, 4200AL, 4200AM, 4200AN, 4200AO, 4200AP, 4200AQ, 4200AR, 4200AS, 4200AT, 4200AU, 4200AV, 4200AW, 4200AX, 4200AY, 4200AZ, 4200BA, 4200BB, 4200BC, 4200BD, 4200BE, 4200BF, 4200BG, 4200BH, 4200BI, 4200BJ, 4200BK, 4200BL, 4200BM, 4200BN, 4200BO, 4200BP, 4200BQ, 4200BR, 4200BS, 4200BT, 4200BU, 4200BV, 4200BW, 4200BX, 4200BY, 4200BZ, 4200CA, 4200CB, 4200CC, 4200CD, 4200CE, 4200CF, 4200CG, 4200CH, 4200CI, 4200CJ, 4200CK, 4200CL, 4200CM, 4200CN, 4200CO, 4200CP, 4200CQ, 4200CR, 4200CS, 4200CT, 4200CU, 4200CV, 4200CW, 4200CX, 4200CY, 4200CZ, 4200DA, 4200DB, 4200DC, 4200DD, 4200DE, 4200DF, 4200DG, 4200DH, 4200DI, 4200DJ, 4200DK, 4200DL, 4200DM, 4200DN, 4200DO, 4200DP, 4200DQ, 4200DR, 4200DS, 4200DT, 4200DU, 4200DV, 4200DW, 4200DX, 4200DY, 4200DZ, 4200EA, 4200EB, 4200EC, 4200ED, 4200EE, 4200EF, 4200EG, 4200EH, 4200EI, 4200EJ, 4200EK, 4200EL, 4200EM, 4200EN, 4200EO, 4200EP, 4200EQ, 4200ER, 4200ES, 4200ET, 4200EU, 4200EV, 4200EW, 4200EX, 4200EY, 4200EZ, 4200FA, 4200FB, 4200FC, 4200FD, 4200FE, 4200FF, 4200FG, 4200FH, 4200FI, 4200FJ, 4200FK, 4200FL, 4200FM, 4200FN, 4200FO, 4200FP, 4200FQ, 4200FR, 4200FS, 4200FT, 4200FU, 4200FV, 4200FW, 4200FX, 4200FY, 4200FZ, 4200GA, 4200GB, 4200GC, 4200GD, 4200GE, 4200GF, 4200GG, 4200GH, 4200GI, 4200GJ, 4200GK, 4200GL, 4200GM, 4200GN, 4200GO, 4200GP, 4200GQ, 4200GR, 4200GS, 4200GT, 4200GU, 4200GV, 4200GW, 4200GX, 4200GY, 4200GZ, 4200HA, 4200HB, 4200HC, 4200HD, 4200HE, 4200HF, 4200HG, 4200HH, 4200HI, 4200HJ, 4200HK, 4200HL, 4200HM, 4200HN

STAFF REPORT

P&Z Public Hearing Date: June 28th, 2012

Applicants Name: Pablo Torres

Describe Request: Variance – for the requirement of meeting the 8’ setbacks for a car port.

Property Zoned: B- Residential

Address: 408 South 11th Street

Property Size: 16,135 sq. ft.

Access: South 11th Street and 4th Avenue South

Structures: Residential

Comp Plan: B-Residential

Surrounding Uses: Residential

Employees: N/A

Hours: N/A

Sign: N/A

Payette City Code:

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 effect 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 rights 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

17.12.040: SURVEY AND ESTABLISHMENT OF PROPERTY CORNERS:

Before any person may apply for, or receive, a building permit, variance, a conditional use permit or any other zoning or use permit which involves the locating, varying, changing, moving or altering of lot lines or corners, or for new construction or for major exterior changes which alter the outside dimensions of a structure, the person seeking the permit shall provide a survey by a licensed surveyor in which the lot lines or boundaries and corners have been established as a matter of record. At the time of application and inspection, the surveyor shall have visibly staked the lot lines and corners

Staff Comments:

The applicant applied for a CUP from the P & Z at the meeting held April 26, 2012. At that time, the Commission granted a CUP as follows:

A motion was made by Hogg and seconded by Youngberg to grant a conditional use permit to Pablo Torres at 408 South 11th Street with the following contingenc that the applicant obtains a building permit within 14 days and that the building complies with all city codes within 90 days, that the building is not located in setbacks, and that it can be revisited upon complaints.

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

On the 14th day after approval of the CUP, the Applicant applied for a building permit for the accessory structure. Upon a visual inspection by the Building Inspector, the structure appears to be encroaching up to five feet into the side setback. The property owner was unable to locate any property pins to verify that the structure was not located within side setbacks.

A letter was hand delivered and sent via regular mail to the Applicant on May 17th, 2012, (see attached). Two options were given to the Applicant, either move the building to comply with required setbacks, or apply for a variance.

On June 7, 2012, the Applicant submitted a variance request.

A record of survey should be obtained and recorded at the Payette County Recorder's Officer.



City of Payette

Variance Application

Non Refundable Fees:

Application..... \$100.00
#200.00

Payette City Code 17.78.010

OFFICE USE ONLY

RECEIVED
Date Received _____ Paid Y / N

JUN 07 2012
Date of Notice June 14, 2012

CITY OF PAYETTE
Date of Hearing June 28, 2012

P&Z Action _____

City Council Action _____

Applicants Name Pablo Torres

Address 408 S 11 St

City Payette State ID Zip 83661

Phone (541) 709 9024 Alt Number (541) 213-1451

Please attach the following:

Legal Description

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 408 S. 11 Street Payette ID 83661

Size of the property 11720 sq ft.

What is the property zoned B residential

Nature of Request

Describe the nature of the Variance requested We need variance because

the carport does not meet the set back for the left
set back is only 6ft and it needs to be 8ft.

Existing use of the property We are using it just to park our
cars.

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 are carport is on ave lot there is no way

It can harm ave neighbors on either side.

also the carport does not undue the value of the property

we are the owners to the house and lot

we would really like to keep the carport.

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 we

are requesting a variance because we would like

to have it so we can park ave cars in it when it

rains and snows

2. If unique site exists show how request granted is not contrary to public interest outline in the comprehensive plan and zoning ordinance If you granted us A variance

It would not bother the Public its way in the back

it doesnt bother no one

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 If you granting a variance will not affect in zoning because its all ready built so there will be no change. Planning and zoning att already said it was fine.
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 you dont grant use this text we will have to take it apart and have no where to park our cars and having the car port increases the value but if we take it down it undue loss to the value. so we would really like to keep the car port
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) The hardship has been created by the property owner and applicant. Applicant we did not reduce size of the lot by prior sale.
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) we spoke to our neighborhood and they are fine with us having the car port. its all ready built so there is no harm to the neighborhood its really built right so for safety is really stable

6-7-12
Date

Dablo Torres
Signature

SERANO PABLO TORRES
408 S 11TH ST
PAYETTE, ID 83661
TAX 7 IN LOT 14, BLK 1
FAIRVIEW

Tax ID 0041110000

Printed 04/03/2012

Transfer of Ownership

Owner	Consideration	Transfer Date	Deed Book/Page	Deed Type
FERRIERA SANDRA	0	05/29/2009	WD 360532	Fu
MILLIGAN RAY FAMILY TRUST	0	03/08/2005	WD 325359	WD

Neighborhood Number
10040

Neighborhood Name

P-4

TAXING DISTRICT INFORMATION

Jurisdiction Name	Payette
Area	001
District	TAG 00
Census Tract	0

Site Description

Topography

Public Utilities

Street or Road

24

Neighborhood

Zoning:

Legal Acres: 0.0000

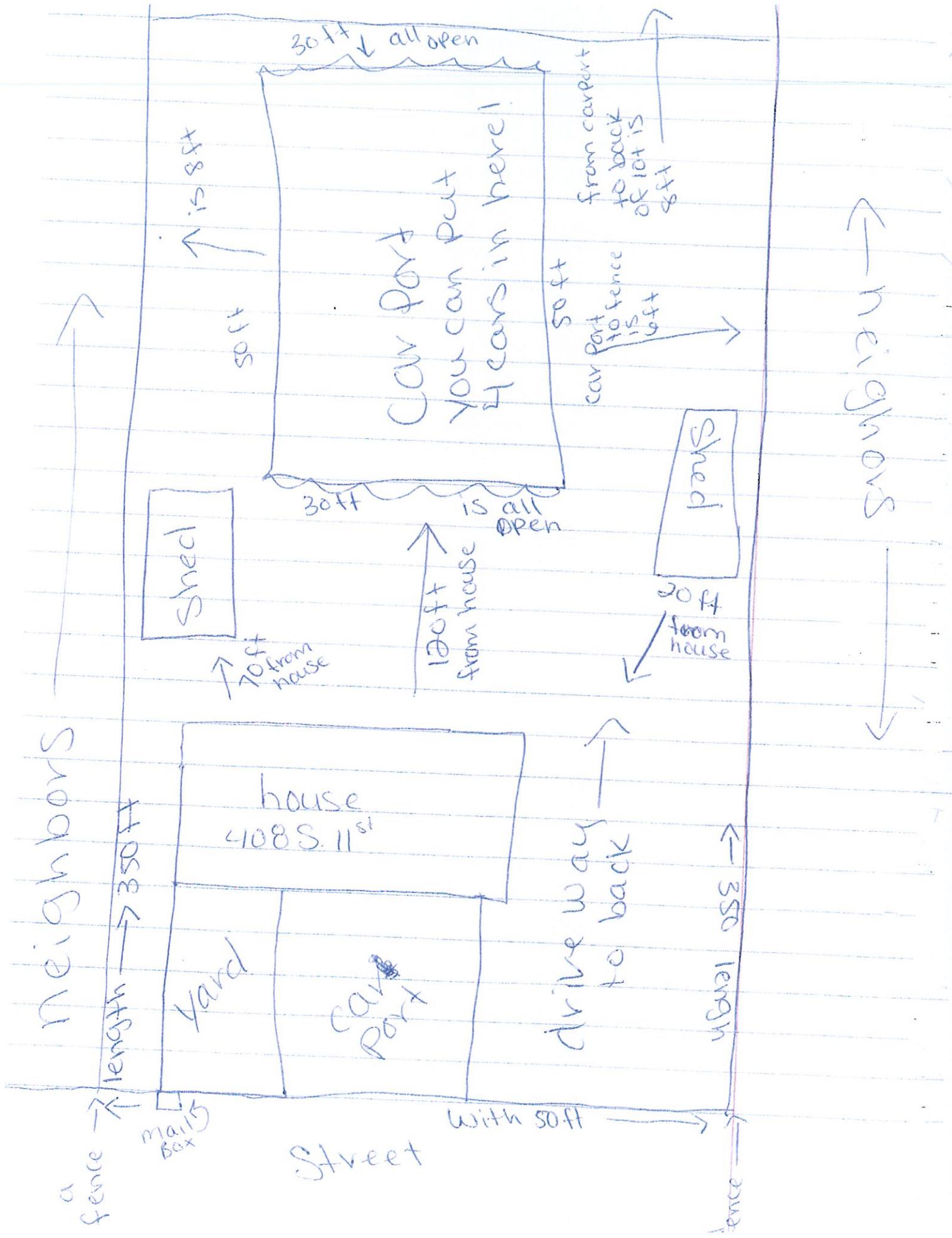
Valuation Record

Assessment Year	2005	2006	2007	2008	2009	2010	2011
Reason for Change	5Y Reval	Value Update					
MARKET VALUE	L I T	15350 23000 38350	15350 23000 38350	21200 25650 46850	25800 25650 51450	25800 25650 51450	23220 15270 38490



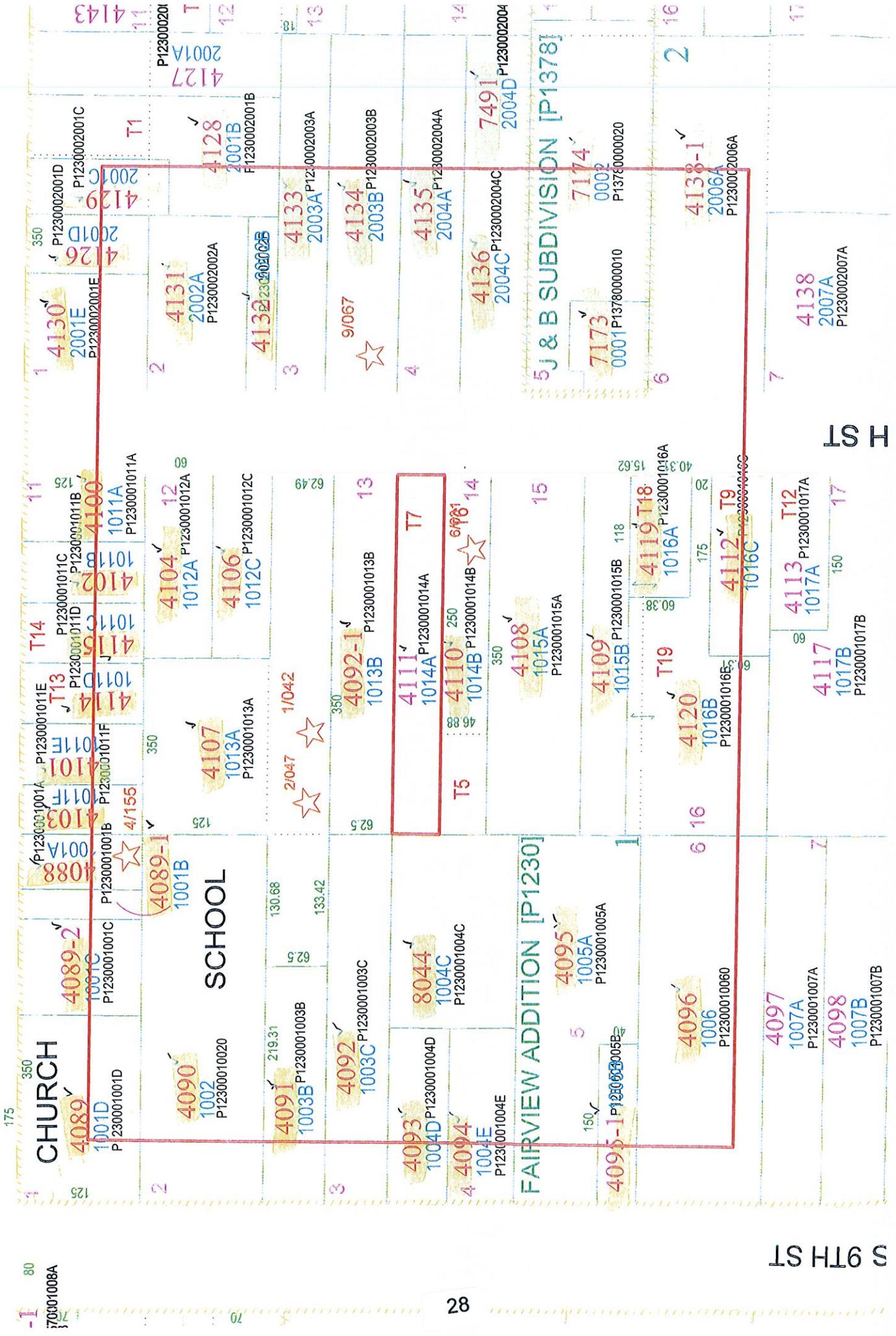
Land Size

Land Type	Rating, Soil ID - or - Actual Frontage	Acreage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor
City Lot			16 L -30%	





3RD AVES



100

175

CHURCH

SCHOOL

FAIRVIEW ADDITION [P1230]

5 J & B SUBDIVISION [P1378]

S 9TH ST

H ST

70301008A

28

4097
1007A
P1230001007A
4098
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P1230001007B

4096
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P12300010060

4095
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P1230001005A

4093
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P1230001004D
4094
1004E
P1230001004E

4092
1003C
P1230001003C

4091
1003B
P1230001003B

4090
1002
P12300010020

4089
1001D
P1230001001D

4089-2
1001C
P1230001001C

4088
1001A
P1230001001A

4103
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P1230001011F

4104
1011E
P1230001011E

4102
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P1230001011D

4101
1011C
P1230001011C

4100
1011A
P1230001011A

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P1230002001A

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4138-1
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4113
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4117
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P1230001017B

4112
1016C
P1230001016C

4119
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P1230001016A

4120
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P1230001016B

4118
1016A
P1230001016A

4109
1015B
P1230001015B

4108
1015A
P1230001015A

4111
1014A
P1230001014A

4110
1014B
P1230001014B

4092-1
1013B
P1230001013B

4106
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P1230001012C

4104
1012A
P1230001012A

4130
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P1230002001C

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Mary Cordova
City Administrator



CITY OF PAYETTE
700 Center Avenue
Payette, Idaho 83661
208-642-6024

OFFICE OF ADMINISTRATION

May 15, 2012

HAND DELIVERED BY ORDINANCE OFFICER
AND BUILDING INSPECTOR
& SENT VIA REGULAR USPS MAIL

Pablo Torres
408 South 11th Street
Payette, Idaho 83661

RE: Notice of Non-Compliance; CUP & Payette Municipal Code
Pole Barn/Accessory Structure at 408 South 11th Street, Payette

Dear Mr. Torres:

At their regular meeting of April 26, 2012, the Payette Planning & Zoning Commission approved a Conditional Use Permit for the pole barn structure constructed at the above address CONTINGENT on the fact that the structure is NOT currently located within the required setback area.

Upon a visual inspection by the City Building Inspector, the structure appears to be encroaching four to five feet into the side setback. Payette Municipal Code prohibits buildings from being constructed within eight feet from side and rear property lines in a B-Residential zone.

At this point, only two options are available. The building must be moved out of the setback, and improved to comply with applicable City Building Codes no later than July 30, 2012. Or, you may apply for a variance to allow for construction within a side setback.

If you choose to move the building to comply with the required setbacks, you must **obtain** a building permit for the structure no later than 5:00 PM, June 7, 2012, and complete construction by July 30, 2012. This means you must meet with the building inspector as soon as possible so he may issue you the building permit prior to June 7, 2012.

If you choose to apply for a variance, we must receive the complete application at City Hall no later than 5:00 PM, June 7, 2012. However, please be aware that in order to receive a variance, you must be able to meet all criteria described in Chapter 17.78 of the Payette Municipal Code, a copy of which is included for your review.

If you have any questions, please contact us at the number above.

Best regards,
CITY OF PAYETTE

Mary Cordova
City Administrator

Cc: City Attorney
Ordinance Officer
Building Inspector



PAYETTE CITY COUNCIL Agenda Request Form

Policy: Any person, group or organization wishing to personally address the Payette City Council in session shall fill out a written request form and file it with the City Clerk's Office 10 days in advance of the scheduled meeting. Regular meetings are held at 7:00 P.M. the 1st and 3rd Monday of every month.

NAME: Jim Smith - Body Shop Fitness Center

TELEPHONE: 866-1092 (DAY) Same (EVENING)

ADDRESS: 54 S 16th Payette

NAME OF PERSON(S), GROUP OR ORGANIZATION: See Above

SUBJECT MATTER TO BE DISCUSSED: Proposal to offer Wellness program to City employees @ Discounted Rate through payroll deduction

COULD THE SUBJECT BE DISCUSSED AND/OR REVIEWED BY MEETING WITH THE MAYOR, CITY DEPARTMENTS OR OTHER OFFICIALS? [] YES [] NO

IF ANSWER TO ABOVE IS YES, PLEASE LIST THOSE WHO HAVE ALREADY REVIEWED SUBJECT. IF NO, WHY NOT?

SPECIFIC QUESTIONS AND/OR ACTION DESIRED FROM THE CITY COUNCIL: Approve payroll Deduction + participation

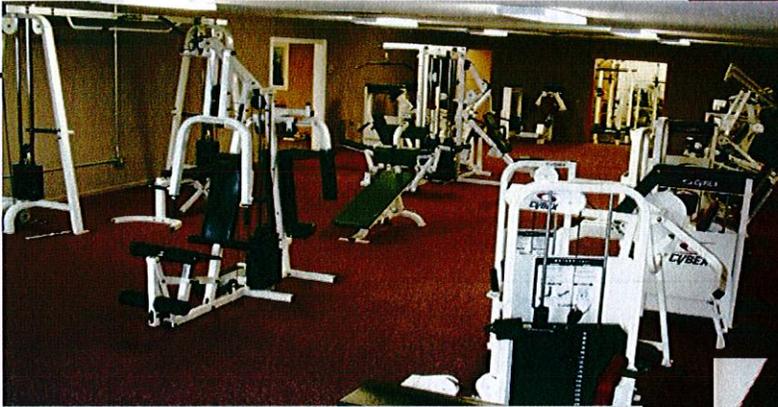
The person(s), group or organization making the request to be on the agenda will be contacted by the City Clerk's Office, informing him/her of the scheduled meeting date and time. Every effort will be made to schedule the request at the earliest possible meeting date.

6-25-18
Date _____ Signature of person making request _____

Assigned to Agenda: _____
Date _____ City Clerk _____ Date _____

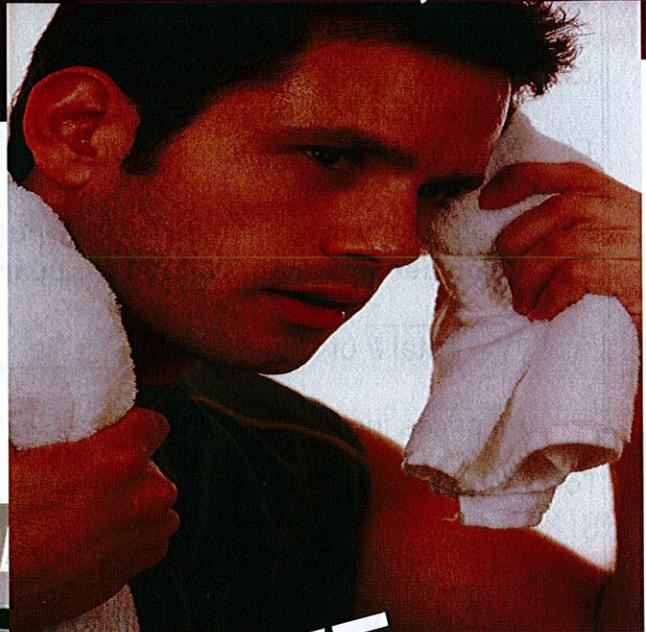
GENERAL BUSINESS PRESENTATIONS LIMITED TO 5 MINUTES - OR THE DISCRETION OF THE MAYOR

If you plan a visual presentation, it must be submitted to the Clerk's Office no later than 5:00 p.m. on the Wednesday prior to the meeting. Acceptable presentation formats include PowerPoint presentations on CD only, DVD, VHS and 8.5 by 11 inch maps or printed materials for display on screen. All copies submitted become public record and must remain on file with the City Clerk. For more information 30 208-642-6024.



**OPEN
ENROLLMENT
thru
JULY 31, 2012**

City of Fruitland
is now a
Workplace Wellness Partner
with
Body Shop Fitness Centers!
Fruitland Payette Weiser



SAVE
over
40%

**Off the regular
month-to-month rate!**

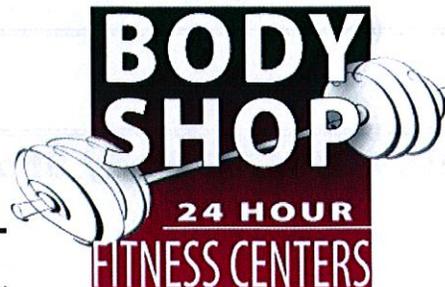
Here's How it Works:

- **Current City of Fruitland employees and their immediate family members are eligible for this program.**
- **Dues paid through payroll deduction.**
- **May cancel at any time.***
- **NO initial enrollment or processing fees. No card fees.**

RATES

- **Only \$12.25 per pay period!
(Age 65+) \$9.79 ppp**
- **Add qualifying family members:
Spouse \$12.25 ppp
Child (age 12-17) \$8.80 ppp**

***CALL FOR DETAILS & TO ENROLL
208-414-BODY (2639)**



July 2nd, 2012



PAYETTE CITY COUNCIL Agenda Request Form

RECEIVED

JUN 21 2012

CITY OF PAYETTE

12:45 p.m. JK-

Policy: Any person, group or organization wishing to personally address the Payette City Council in session shall fill out a written request form and file it with the City Clerk's Office 10 days in advance of the scheduled meeting. Regular meetings are held at 7:00 P.M. the 1st and 3rd Monday of every month.

NAME: Danny & Patty Tilley

TELEPHONE: 208-741-4073 (DAY) Same (EVENING)

ADDRESS: 1630 2nd Ave So. Payette Idaho

NAME OF PERSON(S), GROUP OR ORGANIZATION:

SUBJECT MATTER TO BE DISCUSSED:

The City water The pressure of the water line with 10 houses on the same line should be a 2" line at least ~~1"~~ line

COULD THE SUBJECT BE DISCUSSED AND/OR REVIEWED BY MEETING WITH THE MAYOR, CITY DEPARTMENTS OR OTHER OFFICIALS? YES [] NO

IF ANSWER TO ABOVE IS YES, PLEASE LIST THOSE WHO HAVE ALREADY REVIEWED SUBJECT. IF NO, WHY NOT?

City water dept, we have been complaining for about 2 years, we have hardly no water pressure and in the summer months it gets worse every one watering

SPECIFIC QUESTIONS AND/OR ACTION DESIRED FROM THE CITY COUNCIL:

To put in a 2" water line to give the 10 houses proper water service

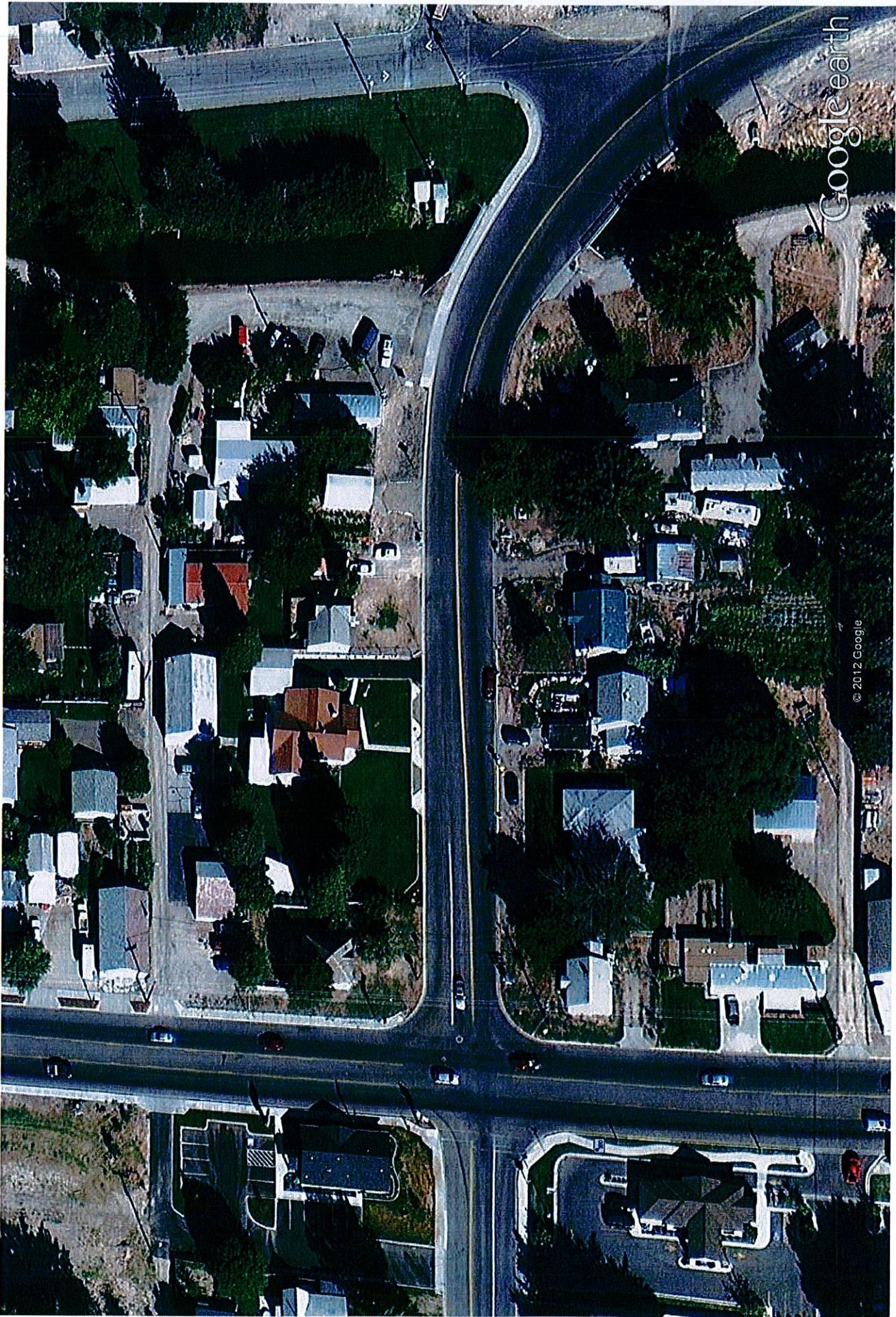
The person(s), group or organization making the request to be on the agenda will be contacted by the City Clerk's Office, informing him/her of the scheduled meeting date and time. Every effort will be made to schedule the request at the earliest possible meeting date.

6-21-12 Date *Danny & Patty Tilley* Signature of person making request

Assigned to Agenda: _____
Date City Clerk Date

GENERAL BUSINESS PRESENTATIONS LIMITED TO 5 MINUTES - OR THE DISCRETION OF THE MAYOR

If you plan a visual presentation, it must be submitted to the Clerk's Office no later than 5:00 p.m. on the Wednesday prior to the meeting. Acceptable presentation formats include PowerPoint presentations on CD only, DVD, VHS and 8.5 by 11 inch maps or printed materials for display on screen. All copies submitted become public record and must remain on file with the City Clerk. For more information contact 208-642-6024.



feet
meters

400

100

Google earth



Know-How · Solutions · Parts

THE BASICS

ROTTEN-EGG ODOR ISSUES

COMMERCIAL HEATERS AND STORAGE TANKS

FOR CONTRACTORS

SITE MAP

THE TANK: A FORUM FOR WATER HEATER MATTERS

TROUBLESHOOTING

FUN STUFF

LOST? THEN CLICK HERE

THE FUTURE OF WATER HEATING: TOWARD A MORE EFFICIENT TOMORROW

PRODUCTS

The Cause of Rotten Egg Odor

The most common cause of smelly water is anaerobic bacteria that exist in some water and react with the magnesium and aluminum sacrificial anodes that come with most water heaters to produce hydrogen sulfide gas, making the classic rotten egg odor. The problem is most common in well systems, either private or municipal.

Softening can make smelly water *much* worse.

What *Not* to Do to Get Rid of Smelly Water

We've heard of plumbers or handymen advising people to remove the sacrificial anodes from their water heaters as a solution to smelly water. It's a solution all right, but one that will ensure your water heater rusts out in record time. There is a reason why removing an anode voids the warranty.

Additionally, people have been told to replace a magnesium anode with an aluminum one. Don't. Aluminum causes just as many rotten eggs as magnesium.

This Won't Fix Stinky Water Forever, But It's a Start

Cheap, simple, effective, but not forever. Shut off the cold water valve to your water heater, open a hot faucet somewhere in your house to relieve pressure, drain some water from the tank, open the plumbing on one side, and dump in a few pints of hydrogen peroxide. Close everything up, turn on the cold water again, and let some water run from all spigots and taps. You should be odor-free until the next time you go out of town and allow the water heater to sit, unused. Then you'll have the problem again. For details on this procedure, go to [Know-How](#).

By the way: use peroxide, not chlorine bleach. Either will work, but peroxide is much safer.

One caveat: if you have smelly water at one sink, but not all of them, dump the peroxide down the basin overflow, instead of into the water heater. Sometimes bacteria can build up in there, too.

And apropos to that: make sure it's really the hot water that smells. There are places where there is so much sulfur in the water that hot AND cold water smell. Applying these procedures won't solve that. But if the water smells like rotten eggs, and you can smell it at every hot fixture, then these solutions will work.

Another caveat: If you have a vacation cabin with odor, click [here](#).

The Complete Fix, in Most Cases ...

Very often, replacing the standard magnesium or aluminum anode rod with an aluminum/zinc alloy anode will solve the problem. The zinc is a key ingredient, since pure aluminum anodes will also reek to high heaven.

For most folks, an aluminum/zinc anode is the cheapest fix for this problem and we urge you to try it first before



considering the alternatives -- unless you soften your water. More on that in a moment.

Contrary to our usual advice, we do not think you should put two anodes in your tank, even aluminum/zinc ones, as it may worsen the odor.

These anodes come in four flavors: standard hex-head, flexible hex-head, standard combo, flexible combo.

Those terms, doubtless, mean nothing to you, but they're important if you're to choose the right anode.

The photo at right shows hex and combo anodes. The latter is also called an outlet anode.

Hex-heads go in their own hole on top of the water heater. In most cases, you'll be able to see the hex head. If you can't, the anode is either hidden under the sheetmetal, or possibly under a plastic cap, or your tank has a combo anode.

Combo anodes share the hot-water-outlet port. If you're not sure if there is an anode in there, try to run a long screwdriver down it. If there is an anode, the screwdriver won't go more than a few inches. This used to be easier, when nobody used heat-trap nipples. If you can't do this, unscrew the nipple to see if there is an anode beneath it.

Some water heaters have two anodes. Not only is it important to put an aluminum/zinc anode into the heater; it's also important to remove all previous anodes or the hot water will still smell.

Standard hex-head anodes need 44 inches of overhead clearance. Standard combos need 48. Flexible anodes are loose links connected with flexible wire. They are good down to 12 inches overhead clearance, and can be cut shorter if they are too long for the tank.

... But, If You Have Softened Water

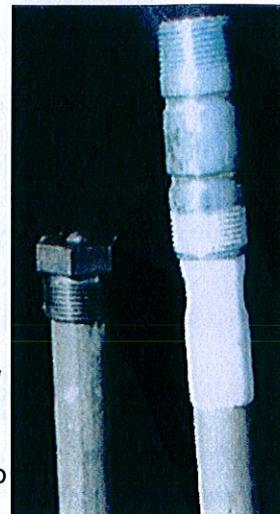
We have had a few people buy an aluminum/zinc anode and the odor didn't go away. That's vexing for them and us. The cases involved softened water. Softening can speed up anode consumption by increasing the conductivity of the water. That can increase the amount of hydrogen sulfide gas produced.

So we've started offering powered anode rods. A sacrificial anode creates an electrical reaction inside a water heater as it corrodes. A powered anode does the same by feeding electricity into the tank. Since there is no magnesium or aluminum, there's no smell. We don't recommend them for everybody, though, because they're several times more expensive than sacrificial anodes. But they are permanent: they aren't sacrificial, so they don't need replacement.

One more thing: There are several configurations of residential water heaters. Most have a hex-head anode in its own port somewhere on the top of the tank. A few do not. Some of Bradford White's, A.O. Smith's and State's residential tanks employ a combo anode/hot-water outlet/nipple in the hot port. A powered anode can be used with those tanks by adding a galvanized tee to the hot port. The bottom port of the tee will connect to the tank; the plumbing to the house will go out the side port; the powered anode will screw into the top port with the element hanging down inside the tank.

Additionally, we came up with a third flavor, because somebody had just bought a heater and was afraid that if he cut the sheet-metal top to accommodate the wider hex nut of the powered anode, that it would void the warranty. So we also offer a combo-type powered anode, but with a plastic-lined nipple and galvanized coupling, to move the anode up a couple of inches from the surface of the heater.

How do you tell if an anode is hex or combo? It's a fair question because some heaters do have a hex anode but it's hidden under sheetmetal, or perhaps under a plastic plug in the top. Visit [Know-How](#) for strategies on uncovering hidden



anodes. The easy acid test though, for a combo, is to disconnect the hot-side plumbing and unscrew the nipple to see if it's just a nipple or has an anode attached to it. It's worth doing this test even if your tank has a hex anode because if there is a standard anode anywhere in the water heater, you'll have rotten eggs, no matter what anode you employ elsewhere.

Issues With Aluminum

In other parts of our site, we warn of issues with aluminum anodes. Those issues are exactly the same with aluminum/zinc anodes, which are about 92 percent aluminum. So if you install an aluminum/zinc anode, get in the habit of running the cold water for a few seconds before drinking it or cooking with it. That will flush out any aluminum-laden water from the water heater that has cooled off in the piping since the last use.

Finally, If Your Water Heater Sits Idle a Lot

If your odor problem involves a vacation cabin or second home, then installing even a powered anode may not solve your problem. If that is so, don't buy any of this stuff. Instead, check out the [Peroxide Gambit](#). It's not as simple as an anode, but it should resolve your problem for almost nothing.

Pricey Alternatives

There are a couple of other potential solutions you can consider. One is Rheem's Marathon electric heater, which is plastic-lined and has no anode. However, it costs several times more than a standard water heater and might be expensive to operate in some parts of the country where the utility rate structure favors gas.

Another is an instantaneous heater. We're not overly fond of those. They cost several times more than a tank-type heater and have their own problems. To see what we think is the downside, read [Tankless](#). Still, this is one place where they might be a solution.

Why Me, Oh Lord?

There have been a number of situations where people replaced their water heater and found they had smelly water with the new one even though they didn't with the old one. All we can do is speculate on the causes. All the action in water heaters takes place where nobody can see and it never happens in a scientific laboratory testing environment.

It might be that toward the end of the life of a water heater, there was too little anode left to make much hydrogen sulfide gas. Or it might be the water supply changed in some way. Our own water heater once had smelly water and required an aluminum/zinc anode, and now it doesn't.

There's something few realize: water is a chemical and one that is constantly changing. The water that flows out of the tap this evening may be different from that from this morning, either because of what's in the ground or because water companies have changed their sources of supply or added something new to it.



**HOLLADAY
ENGINEERING CO.**
ENGINEERS • CONSULTANTS

June 27, 2012

Payette City Council
700 Center Avenue
Payette, Idaho 83661

**RE: Bids for Traffic Signal at Intersection of US-95 and SH-52
HECO Job No. CP11-0326A**

Dear City Council:

Bids for construction of the above referenced project were received and opened on June 27, 2012. Three bids were received and opened by City staff. We have reviewed these bids which were from: 1) WF Construction and Sales; 2) Power Plus, Inc., and 3) Quality Electric.

The bid from Quality Electric was informal and was not read aloud as it did not include the acknowledgement sheet from the one addendum. This bid has been discarded per Section 14.1 of the Instructions to Bidders.

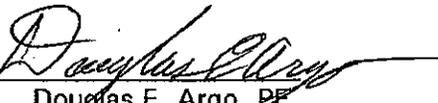
The bid from Power Plus, Inc. did not include the \$8,000 estimated value for reimbursement of the electrical hook-up. This amount was specified in the addendum. Adding this amount to the remainder of the Power Plus bid results in a total of \$326,804.

The bid from WF Construction and Sales totaled \$324,858 and is the lowest responsible bidder. We therefore recommend awarding the bid to WF Construction and Sales for a sum of \$324,858 if sufficient funding can be obtained for the project.

A tabulation of the bids is attached.

Sincerely,

Holladay Engineering Company,

By: 
Douglas E. Argo, PE
Payette City Engineer

BID TABULATION
 ITD Project # A012(357)
 Key # 12357

CITY OF PAYETTE
 TRAFFIC SIGNAL AT THE INTERSECTION OF US-95 SH-52

Description	Unit	Amount	Quality Electric Inc.		Power Plus, Inc.		WF Construction & Sales	
			Unit	Extended Total	Unit	Extended Total	Unit	Extended Total
Removal of Obstructions and Excavation	LS	1	\$15,050.00	\$15,050.00	\$15,400.00	\$15,400.00	\$13,200.00	\$13,200.00
Excavation of Soft Spots	CY	10	\$35.48	\$354.80	\$50.00	\$500.00	\$33.00	\$330.00
Granular Subbase	Ton	180	\$30.10	\$5,418.00	\$31.00	\$5,580.00	\$28.00	\$5,040.00
Aggregate Type B for Base	LS	1	\$6,820.88	\$6,820.88	\$6,980.00	\$6,980.00	\$6,400.00	\$6,400.00
Superpave HMA CI SP-4	LS	1	\$12,900.00	\$12,900.00	\$13,200.00	\$13,200.00	\$12,000.00	\$12,000.00
Concrete Sidewalks and Ramps	LS	1	\$5,576.03	\$5,576.03	\$6,000.00	\$6,000.00	\$11,850.00	\$11,850.00
Comb. Curb & Gutter Ty A or C, 2	FT	273	\$32.79	\$8,951.67	\$16.50	\$4,504.50	\$21.00	\$5,733.00
Sign Salvage & Installation with Posts & Brackets	LS	1	\$3,715.20	\$3,715.20	\$1,100.00	\$1,100.00	\$3,650.00	\$3,650.00
Traffic Control	LS	1	\$8,924.65	\$8,924.65	\$9,130.00	\$9,130.00	\$8,750.00	\$8,750.00
Traffic Signal Installation	LS	1	\$177,075.00	\$177,075.00	\$196,960.00	\$196,960.00	\$186,280.00	\$186,280.00
Directed Surveying (2-Person Crew)	HR	10	\$150.50	\$1,505.00	\$55.00	\$550.00	\$32.00	\$320.00
Directed Surveying (Office Computations)	HR	20	\$80.63	\$1,612.60	\$33.00	\$660.00	\$42.00	\$840.00
Survey	LS	1	\$6,342.50	\$6,342.50	\$3,900.00	\$3,900.00	\$2,525.00	\$2,525.00
Obtlieration of Pav Markings	SF	1,030	\$5.61	\$5,778.30	\$4.90	\$5,047.00	\$1.50	\$1,545.00
Adjust Valve Covers	EA	3	\$365.50	\$1,096.50	\$375.00	\$1,125.00	\$342.00	\$1,026.00
Adjust Manhole	EA	1	\$483.75	\$483.75	\$495.00	\$495.00	\$456.00	\$456.00
Multiple Approach Video Detection System	LS	1	\$20,880.00	\$20,880.00	\$17,570.00	\$17,570.00	\$21,965.00	\$21,965.00
Power Service	CA	1	\$8,000.00	\$8,000.00	\$0.00	\$0.00	\$8,000.00	\$8,000.00
Pav Marking	FT	2,210	\$0.70	\$1,547.00	\$0.65	\$1,436.50	\$0.30	\$663.00
Special Pav Markings	SF	870	\$1.96	\$1,705.20	\$3.30	\$2,871.00	\$1.00	\$870.00
Adjust Fire Hydrant	EA	1	\$3,386.25	\$3,386.25	\$3,465.00	\$3,465.00	\$3,150.00	\$3,150.00
Remove and Reset Sign	EA	7	\$26.88	\$188.16	\$50.00	\$350.00	\$26.00	\$182.00
Temporary Construction Fence	LS	1	\$860.00	\$860.00	\$880.00	\$880.00	\$540.00	\$540.00
Landscape Repair	LS	1	\$1,290.00	\$1,290.00	\$5,100.00	\$5,100.00	\$5,000.00	\$5,000.00
Mobilization	LS	1	\$16,860.30	\$16,860.30	\$16,000.00	\$16,000.00	\$24,543.00	\$24,543.00
TOTAL								

Quality Electric Inc. + \$8,000
 Power Plus, Inc. = \$326,804