



**AGENDA
PAYETTE PLANNING & ZONING COMMISSION
DECEMBER 27, 2012
REGULAR MEETING**

CHAIRMAN RANDY CHOATE PRESIDING

**LARRY HOGG THOMAS LADLEY
JIM FRANKLIN GARY YOUNGBERG
KEVIN HANIGAN CASSANDRA MCELRAVY**

6:00 PM – Regular Meeting

- I. ROLL CALL
- II. APPROVAL OF MINUTES
 - A. 10-25-2012 Regular Meeting Minutes.....1
- III. COMMUNICATIONS
- IV. PUBLIC HEARINGS
 - A. An application by Ron Weimar for a Conditional Use Permit to construct a detached 28'x30' garage with a roof peak of 23' at 1489 N 9th St, Riverside Plat, South 5 Acres of Block 23. The property is zoned B-Residential.
 - B. An application by Mike Moon for a Variance for a 2' side setback at 2065 3rd Ave N, E 35.52' Lot 2 & W 55.54' Lot 3 of Uehlins 2nd Sub. The property is zoned A-Residential.
 - C. An application by Regan Pack for a Conditional Use Permit for a detached 40'x60' garage with a roof peak of 19' at 2079 Shelley Dr, Lot 1, Block 3 Vistair Replat. The property is zoned A-Residential.
- V. OLD BUSINESS
- VI. NEW BUSINESS
 - A. Ron Weimar – 1489 No 9th Street – Conditional Use Permit.....5
 - B. Mike Moon – 2065 3rd Avenue North – Variance Application.....22
 - C. Regan Pack – 2079 Shelley Drive – Conditional Use Permit.....41
 - D. 2013 Planning & Zoning Calendar.....63
- VII. PUBLIC COMMENT
- VIII. ADJOURNMENT

**PAYETTE PLANNING & ZONING COMMISSION
REGULAR MEETING
October 25, 2012**

5:00 PM –Committee Meeting

- A. Discussion of Draft Oil & Gas Ordinance

6:00 PM –Planning & Zoning Meeting

ROLL CALL

Members Present: Larry Hogg, Jim Franklin, Cassandra McElravy, Kevin Hanigan, Gary Youngberg,
Thomas Ladley

Members Absent: Randy Choate

Staff Present: Mary Cordova and Tiffany Howell

APPROVAL OF MINUTES

A motion was made by Hogg and seconded by McElravy to approve the regular meeting minutes 09-27-2012 as written.

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

COMMUNICATIONS

None Heard.

PUBLIC HEARINGS

The public hearing opened at 6:00pm.

- A. An application by Mike Moon for a Variance to the side and back setback at 2065 3rd Avenue North, E 35.52' Lots 2 & W 55.54' Lot 3 of Uehlins 2nd Sub. The property is zoned A-Residential.

Walt Neitz – 2422 12th Avenue #323; Nampa, Idaho

I was contacted by my client Mr. Moon to find out if the garage encroached on the neighbor's property and it did. The house was built back in the 70's and they created a well that serviced all three of those lots, however the position of the garage was determined based on the location of the well. Originally the property was surveyed to the north for the Uehlin's and we set a corner for the lots to the north and I'm not sure if the contractor thought that was the corner of Mr. Moon's lot, but it was not accurate. The corners between the two lots are about 8 foot apart, so it is presumable that is what he thought. Commissioner Hogg stated that for us to approve a variance we have to find just cause for approval. In this case how can this fall under this. Mr. Knight stated that he can move the garage, but that will then deny access to the well. At the time the lots were established there was no city water available. Clerk Cordova stated that if you are within 250 foot of city water you are to hook up if the well ever goes bad. Commissioner Hogg asked if pipes could be re-routed if the setbacks were to be maintained for the well. Mr. Neitz stated that it is strictly just access to the well itself. Commissioner McElravy stated that the agreement between the neighbors states that nothing can be placed in the easement. Commissioner Hanigan asked if the garage is permanently attached. Mr. Neitz stated that it is a metal building on a slab, but I would assume it is bolted to the concrete.

Mark Moore – 2035 3rd Avenue North; Payette, Idaho

Mr. Moore stated that they own the property next to theirs, which is in question. In September Mr. Moon approached them stating that garage was on their land and that it causing a delay in the sale of the land. Mr. Moore stated that Mr. Moon did offer to buy the land, but they needed time to think about it. Mr. Moore and his wife have thought about it and they do not want to sell, they worked too hard to give up their land. They are not insisting the lot to be torn down or moved, but we are not ever giving up our right. Mr. Moore stated that he has concerns about the future construction of his land and we have con. We just heard tonight that if the well ever goes bad that we have to hook up to city, and that opens up a can of worms for us. Commissioner Franklin stated that he said they didn't see. Commissioner Ladley asked if there would be a problem when he tries to sell his land. Mr. Moore stated yes. This is our final home and when this is left to our children they will probably want to sell and there will be an issue then. I don't know how the mortgage end of it works, but I could see a problem. Mr. Moore stated that Mr. Moon has attached a pin gate and if there is an issue with the well they would take the pin gate off and they would use our shared driveway. Mr. Moore stated that the bottom line is that we do not want to give up our right to our own property. Commissioner Hogg stated that the fact that it is on your property seems line it is an issue between you and your neighbor. Commissioner McElravy asked Clerk Cordova if Mr. Moore wanted to build a storage unit would there be an issue with setbacks. Clerk Cordova stated yes. Mr. Moore stated that is one of the issues we are concerned about is the rights to our own property.

Hazel Griffin – 2085 3rd Avenue North

Mrs. Griffin stated that her only issue is getting a truck into service that pump. If we have to back a truck in there we are going to break a lot of sprinklers and mess up his lawn. Mrs. Griffin stated that Mr. Moon's garage is right next to the gate which is our access into the well. Commissioner Hogg asked Mrs. Griffin if she is opposed to the variance. Mrs. Griffin stated no.

Clerk Cordova asked if there were no trees next to the other property line would a truck be able to get down there? Commissioner Franklin asked if a truck could access the property between Mr. Moon's and your house. Mrs. Griffin stated no.

- B. An application by Mike Moon for a Conditional Use Permit for an existing 600 square foot garage at 2065 3rd Avenue North, E 35.52' Lots 2 & W 55.54' Lot 3 of Uehlings 2nd Sub. The property is zoned A-Residential.

Walt Neitz – 2422 12th Avenue #323; Nampa, Idaho

Mr. Neitz stated that they need to have a conditional use permit for the garage since they didn't get one to begin with. Commissioner Hogg asked why they didn't do this previously. Mr. Neitz stated that the Moon's were told that the contractor complied with all the building regulations and the contractor has since left the state.

- C. An application by Preston Reynolds for a Conditional Use Permit to construct a detached 24x24 sq ft garage at 2066 3rd Avenue North, Lots 10 & 11, Block 3 of Deckers 2nd Subdivision at. The property is zoned A-Residential.

Preston Reynolds – 1301 South Tear; Meridian

Mr. Reynolds stated that they are just putting up a 24x24 storage building and that he has a request of the Commission to approve the building permit and the certificate of completion before we would need to complete the lot line adjustment. Commissioner Franklin stated if he would need a variance. Mr. Reynolds stated that he miss spoke and that he will not need to do this. He doesn't want the City engineer to come back and stop construction because they need a lot line adjustment. Clerk Cordova stated that the prior building Mr. Reynolds did crossed over two lot lines and this one does not.

The Public Hearing closed at 6:37pm.

NEW BUSINESS

A. Preston Reynolds – Conditional Use Permit – 2066 3rd Avenue North; Payette, Idaho

A motion was made by Hanigan and seconded by Ladley to approve the conditional use permit at 2066 3rd Avenue South to construct a 24x24 garage and that the permit can be revisited upon complaints

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

B. Mike Moon – Variance Application – 2065 3rd Avenue North; Payette, Idaho

A motion was made by Hogg and seconded by McElravy to send a favorable recommendation to City Council for a variance application at 2065 3rd Avenue North to the side and back setbacks.

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

C. Mike Moon – Conditional Use Permit – 2065 3rd Avenue North; Payette, Idaho

A motion was made by Hanigan and seconded by Ladley to approve the Conditional Use Permit Application by Mike Moon at 2065 3rd Avenue North to allow a pre-built 600 square foot garage contingent upon the following: must apply for a building permit, must meet all lot setbacks, and that the permit can be revisited upon complaints.

OLD BUSINESS

None Heard.

PUBLIC COMMENT

None Heard.

ADJOURNMENT

A motion to adjourn was made by Hanigan and seconded by Ladley. The meeting was adjourned by a unanimous vote at 7:10pm.

Recording Secretary
Tiffany Howell

STAFF REPORT

P&Z Public Hearing Date: December 27, 2012

Applicants Name: Ron & Chris Weimar

Describe Request: Conditional Use Permit for a 28x30 garage with a 23' roof pitch

Property Zoned: A-Residential

Address: 1489 North 9th Street

Property Size: 5 acres

Access: North 9th Street and 17th Avenue North

Structures: Residential

Comp Plan: B-Residential

Surrounding Uses: Residential

Employees: No

Hours: N/A

Sign: N/A

Payette City Code:

17.24.040: AREA AND LOCATION REQUIREMENTS:

E. Accessory buildings, per definition of "accessory use or building" in section 17.08.010 of this title and regulations in section 17.64.060 of this title, shall be at least eight feet (8') from the property line and unless permitted pursuant to section 17.28.030 of this title, shall not exceed four hundred (400) square feet in area, and shall not exceed twelve feet (12') in height at its highest point.

15.04.041: BUILDING PERMIT; FINAL INSPECTION; USE PERMIT:

No building or other structure shall be constructed within the city until a building permit has been obtained from the building official or building inspector. No occupancy or use shall commence until the building official or inspector has conducted a final inspection and issued a use permit. (Ord. 1067 § 1, 1993)

17.64.060: ACCESSORY BUILDINGS:

- A. Shall not be located in any required front yard setback area.
- B. Shall not be located closer than eight feet (8') from any side or rear property line.

C. Any accessory building, including detached garages, over two hundred (200) square feet in size shall require a building permit.

D. Must be compatible with the surrounding structures. (Ord. 1342, 2011)

Staff Comments:

As long as the setbacks can be met and a building permit is obtained we have no issues with approving the CUP.



City of Payette

Conditional Use Permit Application

OFFICE USE ONLY

Date Received 11-20-12

Fees Paid Y / N

Non-Refundable Fees:

Application..... \$100.00

Applicant

Name Ron & Chris Weimar Address 1489 N. 9th St.

City Payette State ID Phone (208) 642-9649

Owner

Name Same as above Address _____

City _____ State _____ Phone _____

Property Covered by Permit

Address 1489 Nth 9th street Zone B- Residential

Legal Description (Lot, Block, Addition, Subdivision)

Nature of Request (Briefly explain the proposed use)

2 car garage with second story for storage
28' x 30' Approx OUTSIDE DIMENSION
Roof peak to be 23'
per Ron 12-10-12

Existing use of property

Single family residential

Will this have an impact on schools?

no

Conditional Use Permit

The following information will assist the Planning and Zoning Commission and/or City Council 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?

NA

2. What is the estimated sewer usage per month? Will pretreatment be necessary?

NA

3. What is the estimated daily traffic to be generated? Will the traffic be primarily private vehicles or commercial trucks?

NA

4. If commercial, industrial, or a home occupation, what will be the hours of operation?

NA

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?

NA

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?

NA

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?

NA

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?

NA

9. Where will solid waste generated be stored? Is access adequate for the City collection?

NA

10. What is the type of noise that will be generated by the use? What are the hours of noise generation?

NA

11. What type of equipment will be used in the conduct of the business?

NA

12. What are the surrounding land uses? Has buffering been provided as required by the ordinance

NA

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

NA

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

NA

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?

NA

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

NA

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

NA

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 WITHING 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.

Ronald B. Weimas

Applicant's Signature

November 19, 2012

Date

Conditional Use Permit Procedures

- **The City of Payette Zoning Ordinance designates certain land uses in each Zoning District which are allowed. These permitted land uses are listed in the Zoning Ordinance for each zone. The City Clerk's office should be consulted if you have questions about whether your proposal will need a Conditional Use Permit.**
- **If a C.U.P. is needed, you will need to get an application form City Hall and complete it. You will then need to return the application, with the appropriate list of property owners within 300 feet, a plat map and pay the applicable fees.**
- **Prior to granting a conditional use, at least one Public Hearing shall be held to give persons and opportunity to be heard. The Clerk's Office will put the notice for the hearing in the paper 15 days prior to each hearing, mail a copy to all the property owners within 300 feet and post a notice on the property.**
- **After the Planning and Zoning Commission Board holds their hearings, they will make a decision. If a hearing is required before the City Council they will then take into consideration oral and written testimony in addition to the decision from the Planning and Zoning Commission.**

Physical Characteristics

Style: 23 Pre 1950 2 Story Historic
 Occupancy: Single family - Owner
 Story Height: 2.0
 Finished Area: 1408
 Attic: None
 Basement: None

ACCOMMODATION
 Finished Rooms 6
 Bedrooms 4

HEATING AND AIR CONDITIONING
 Primary Heat: Forced hot air-gas
 Lower Full Part
 /Bsmt 1 Upper Upper

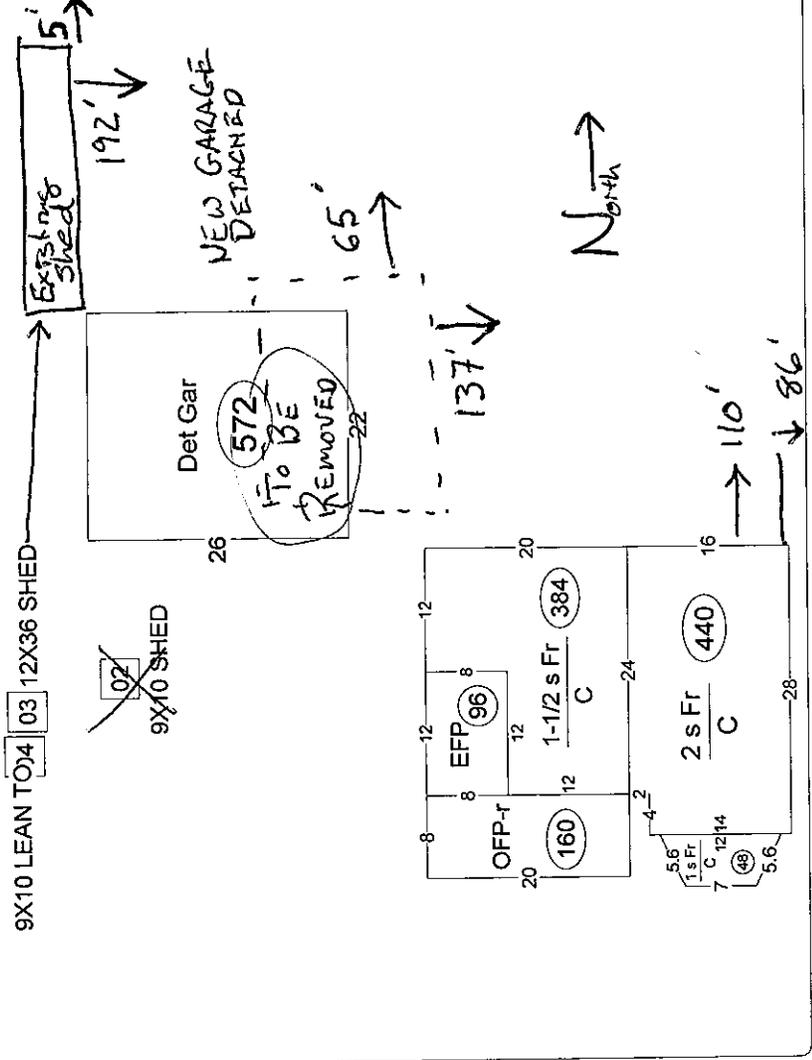
PLUMBING
 # TF
 3 Fixt. Baths 2 6
 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 8

REMODELING AND MODERNIZATION
 Amount Date

FLOORING
 Sub and joists 1.0, 1.5, 2.0
 Base Allowance 1.0, 1.5, 2.0

EXTERIOR COVER
 Wood siding 1.0, 1.5, 2.0

INTERIOR FINISH
 Drywall 1.0, 1.5, 2.0



Summary of Improvements

ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
D	DWELL	0.00		AVG	1920	1920	AV	1696
01	DETGAR	8.00	1	Fair	1920	1920	P	572
02	SHEDGP	10.00	1	AVG	1920	1920	F	90
03	SHEDGP	10.00	1	AVG	1920	1920	F	432
04	LEANTO	10.00	0	AVG	1920	1920	F	90

Special Features

Description
 01 : Gravel floor
 04 : Three sides open

16 DE SUB [1705]

17 5209

18 5210

19 5211

20 5212

21 5213

22 5214

24 5217

25 5218

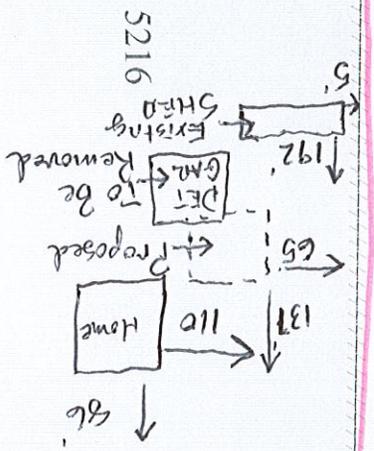
277.00

RIVER OF LIFE SUBDIVISION [P1705]

15TH AVEN

7507

101 WELL OIL



CP: 212477~

660.00

5217

165.00

165.00

2701

85.00

176.00

2958

88.00

380.00

6248

T11

114.00

351.00

24

130.00

NORTH PAYETTE [01520]

T10

2962

T8

2960

196.00

246.00

138

2963-2 T2

100

2963-5

2963-3

2963-4

188

238

ANNEXED ORI

1



12
100H
10014000E
103

138

269180

EXHIBIT "A"

In Block 23: Beginning at the SE corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec.
28, Twp. 9 N., R. 5 W., B.M.;
thence West 660 feet, more or less, to the North
and South center line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$;
thence North 330 feet;
thence East 660 feet, more or less, to the East
side line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$;
thence South 330 feet to the place of beginning;
SAVE AND EXCEPTING the road right-of-way along
the East side thereof.

RECEIVED

Title File No.: P-24257

WARRANTY DEED

FOR VALUE RECEIVED

DELORES VIVIAN IRELAND, a single person

AUG 18 1997
pm
P-24257
3007
1007

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto: RONALD R WEIMAR and CHRIS J WEIMAR, husband and wife

GRANTEES(s), whose current address is: 1489 North 9th Street, Payette, ID 83661 the following described real property in Payette County, State of Idaho, more particularly described as follows, to wit:

see Exhibit "A" Attached hereto and therefore made a part hereof.

RECEIVED
AUG 11 1997
PAYETTE COUNTY
ASSESSOR'S OFFICE

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: August 4, 1997

Delores Vivian Ireland
Delores Vivian Ireland

269180

STATE OF Idaho, County of Ada, ss.
On this 4th day of August in the year of 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared Delores Vivian Ireland

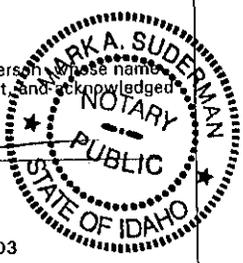
STATE OF IDAHO }
County of Payette } ss

I hereby certify that this instrument was filed for record at the request of

known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Signature: *Mark A. Suderman*

Name: Mark A. Suderman
Residing at: Boise, ID
My commission expires: 05/21/03



ALLIANCE TITLE & ESCROW CORP

Time: *4:16 PM*
Date: *Aug 5 1997*

Instrument: *269180-Deeds*

LAURA L. STIGILE

By: *Judy B. Lammle*
Deputy
For: *B. G. Co*

Transnation Title & Escrow, Inc.

289-5
Zivenside

NOTICE TO THE PUBLIC
THIS PROPERTY IS CURRENTLY BEING CONSIDERED
FOR THE PROJECT. LOCALITY
A PUBLIC HEARING WILL BE HELD AT CITY HALL
ON _____ AT PAROLE CITY HALL
FOR FURTHER INFORMATION CALL CITY HALL
AT 646-2824







Google earth

feet
meters





Google earth

Google earth

feet
meters





1610 North 9th Street



Exit Street View

© 2012 Google

© 2012 Google

Google Earth

STAFF REPORT

P&Z Public Hearing Date: December 27, 2012

Applicants Name: Mike Moon

Describe Request: Variance 2' side setback

Property Zoned: A-Residential

Address: 2065 3rd Avenue North

Property Size: 11,375 sq. ft.

Access: 3rd Avenue North and North 20th Street

Structures: Garage, Storage Shed and Well

Comp Plan: A-Residential

Surrounding Uses: Residential

Employees: No

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. (Ord. 1204, 2002)

Staff Comments:

Mr. Moon constructed the garage without applying for a Conditional Use Permit, or without obtaining a building permit. The structure encroaches approximately two feet over Mr. Moon's property on to the neighbor's property.

Mr. Moon has explained that the reason the structure was placed in the position it is now is because there is an Easement Agreement between the two property owners to use a common driveway to access a community well located on Mr. Moon's property. It is our understanding that the well serves Mr. Moon, and the property owners to the east and west of Mr. Moon. (City water is not available in 3rd Avenue North at that location).

Our recommendation is to approve the 2' side setback contingent upon all city, state and federal requirements being met.



City of Payette

Variance Application

OFFICE USE ONLY

Date Received 12-4-12 Paid Y / N

Date of Notice _____

Date of Hearing _____

P&Z Action _____

City Council Action _____

Non Refundable Fees:

Application..... \$200.00

Payette City Code 17.78.010

Applicants Name Mike Moon

Address 9086 Kemp Rd

City Middleton State ID Zip 83644

Phone 585-3198 Alt Number 761-3956

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 2065 3rd Ave. N.

Size of the property 0.26 Ac.±

What is the property zoned A-Residential

Nature of Request

Describe the nature of the Variance requested Variance from side yard setback.

Existing use of the property Residential.

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 _____

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 _____

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

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 _____

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 _____

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) _____

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) _____

11/30/12
Date

Walter R. Reed
Signature Agent.

Variance Information

Q. What is a "variance?"

A. A variance is an exception to City of Payette Municipal Code, usually involving property line setback or zoning requirements.

Q. Why is a variance required?

A. City of Payette Municipal Code provides "dimensional requirements," such as setback from property lines for structures. Sometimes these dimensional requirements cannot be met due to unusual site constraints, such as steep slopes, rock outcrops, or other physical features peculiar to a particular parcel.

Q. How long does it take to process a variance application?

A. Processing time is dependent on a number of factors, including the nature of the variance, the complexity of the project, the completeness of the application and the number of applications being considered by the City at any given time. Plan on a minimum of 30 days for the processing of the permit.

Q. How much does it cost to apply for a variance?

A. The variance application filing fee is \$200.00.

Q. Who prepares a variance application?

A. Applications typically retain a licensed land surveyor or registered civil engineer to serve as the project representative. Detailed, accurate mapping is necessary which usually requires a professional to prepare. However, it is not required by City of Payette Municipal Code that variance applications be prepared by a licensed land surveyor or registered civil engineer.

Q. Who reviews and approves a variance application?

A. City staff reviews variance applications for compliance with City of Payette Municipal Code. Applications may also be reviewed by state and federal agencies for conformity with state and federal guidelines. If additional information is required by either the City of Payette or any reviewing agency, planning staff will forward this request for information to the applicant. After all reviews are complete, the project will be acted on by the Planning and Zoning Commission at a public Hearing. Planning and Zoning Commission decisions may be appealed to the Payette City Council within 30 days of the Planning and Zoning Commission's decision.

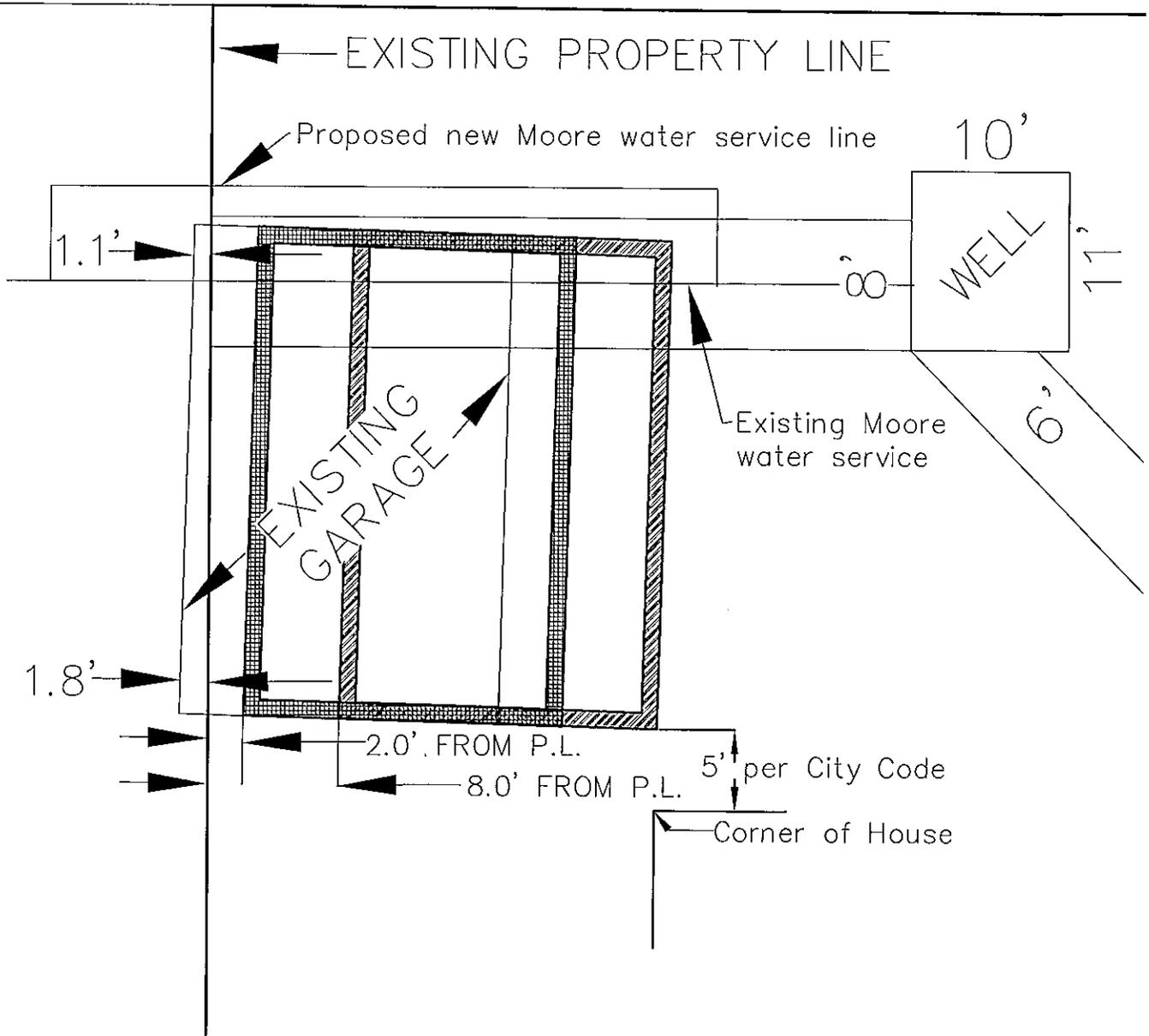
THE CITY STRONGLY ENCOURAGES THE APPLICANT TO SUBMIT ANY SUPPORTING DOCUMENTATION, SUCH AS LETTERS FROM ADJACENT NEIGHBORS AND PICTURES, TO HELP EXPEDITE THE PROCESS!

VARIANCES DO NOT INVOLVE LAND USE! A variance is a modification of the requirements of the ordinance as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other provisions affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots (67-6516 Idaho Code).

Reasons for setback variance request on storage building located at 2065 3rd Ave North, Payette.

1. No other location on the property is suitable for this improvement due to lot shape, side hills and potable water line locations servicing the three homes on the common well and home location.
2. This property and the adjoining property to the West share a common deeded easement to allow the access of vehicles and equipment for the repair or maintenance of the shared well. The location of the building allows adequate space between building and house for service equipment.
3. This well supplies potable water to the homes on either side of said property. Water lines run thru the back yard to service 2 of the homes preventing the location of the Storage building in that location.
4. There is no structure within 20 feet of the West property line and a vacant lot is on the North Property line.
5. *Building inspector has looked over the property and stated this situation meets the intent of a variance.*

EXHIBIT OF GARAGE RELOCATION



SCALE: 1" = 10'

DATE: November 30, 2012

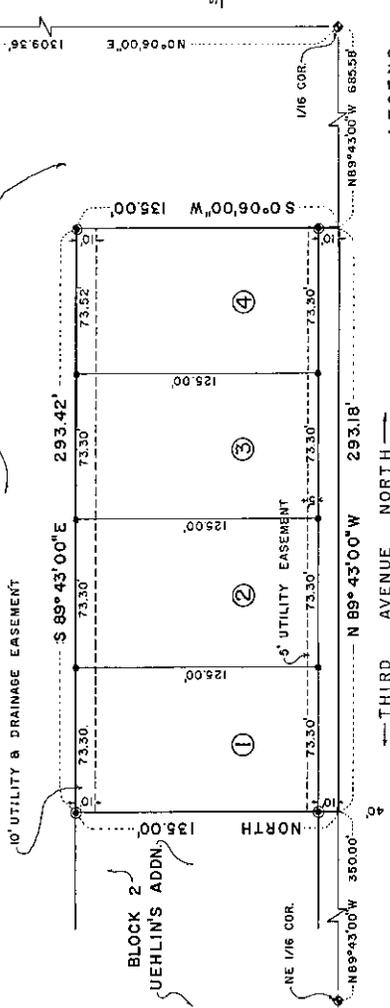
FILE: 5212-01-01 ROS.dwg



Surveyors • Planners
 1103 West Main Street
 Middleton, Idaho
 208-585-5858

UEHLIN'S SECOND ADDITION

UNPLATTED



LEGEND

- ① BRASS MONUMENT
- ② SET 1/2" IRON ROD
- ③ SET 5/8" IRON ROD
- ④ LOT NUMBER
- ⑤ SURV. BODY
- ⑥ LOT LINE

DECKER'S 2nd SUBDIVISION

G & W ENGINEERING

ONTARIO, OREGON

STATE OF IDAHO, COUNTY OF PAYETTE

I, ALBERT GASCHLER, A REGISTERED PROFESSIONAL ENGINEER IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE SURVEY OF "UEHLIN'S SECOND ADDITION" IN THE CITY OF PAYETTE, PAYETTE COUNTY, IDAHO AS SHOWN AND DESCRIBED ON THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION AND THAT THIS PLAT CORRECTLY SHOWS THE SURVEY AS MADE. I FURTHERMORE CERTIFY THAT MONUMENTS HAVE BEEN ESTABLISHED AS SHOWN HEREON.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 12 DAY OF FEBRUARY, 1973.



STATE OF IDAHO, COUNTY OF PAYETTE

ON THIS 12 DAY OF FEBRUARY, 1973, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED ALBERT GASCHLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND UPON BEING DULY SWORN ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.



IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 12 DAY OF FEBRUARY, 1973.

Notary Public *Albert Gaschler* RESIDING AT *Payette, Idaho* MY COMMISSION EXPIRES *3-10-76*

APPROVALS

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT OF (UEHLIN'S SECOND ADDITION) HAS BEEN APPROVED BY EACH OF US AND CONFORMS TO THE REQUIREMENTS OF OUR RESPECTIVE OFFICES AND HEREUNTO SET OUR HANDS AND SEALS:

Leon E. Blawie CHAIRMAN, PAYETTE PLANNING COMMISSION, PAYETTE COUNTY, IDAHO DATE: *2/12/73*
John A. Blawie MAYOR, CITY OF PAYETTE, PAYETTE COUNTY, IDAHO DATE: *2/22/73*
John A. Blawie COUNTY ASSESSOR, PAYETTE COUNTY, IDAHO DATE: *3/5/73*
Robert A. Milward CITY CLERK, CITY OF PAYETTE, PAYETTE COUNTY, IDAHO DATE: *3/15/73*
Robert A. Milward CITY ENGINEER, CITY OF PAYETTE, PAYETTE COUNTY, IDAHO DATE: *3/15/73*
Norm Peterson PAYETTE COUNTY SURVEYOR, PAYETTE COUNTY, IDAHO DATE: _____

158360

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF DALE UEHLIN AT *2:15 P.M.* THIS *22nd* DAY OF *April* 1973. A.D. FEE *2.50* INSTRUMENT NO. *158360*
 COUNTY RECORDER *Ella Christensen*
By E. Blawie & P. Blawie, Notary

STATE OF IDAHO, COUNTY OF PAYETTE

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED ARE OWNERS OF THE LAND SHOWN HEREON AND HAVE CAUSED THE TRACT OF LAND TO BE SURVEYED, SUBDIVIDED AND PLATTED AS "UEHLIN'S SECOND ADDITION."

DESCRIPTION: THAT PORTION OF THE NE 1/4 NE 1/4 OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 5 WEST OF THE BOISE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE S.E. CORNER OF SAID NE 1/4 NE 1/4; THENCE N89°43'00"W ALONG THE SOUTH BOUNDARY OF SAID NE 1/4 NE 1/4 A DISTANCE OF 660.58' TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N89°43'00"W ALONG THE SOUTH BOUNDARY OF SAID NE 1/4 NE 1/4 A DISTANCE OF 293.18'; THENCE NORTH A DISTANCE OF 135.00'; THENCE S89°43'00"E PARALLEL TO THE SOUTH BOUNDARY OF SAID NE 1/4 NE 1/4 A DISTANCE OF 293.42'; THENCE S0°06'00"W PARALLEL TO THE EAST BOUNDARY OF SAID NE 1/4 NE 1/4 A DISTANCE OF 135.00' TO THE TRUE POINT OF BEGINNING.

WE HEREBY CERTIFY: THAT THE STREETS OR PORTIONS THEREOF WITHIN THE LIMITS OF THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER; THE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND NO STRUCTURE OTHER THAN FOR UTILITY PURPOSES SHALL BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR HANDS THIS *22nd* DAY OF *April*, 1973.

Charles E. Blawie *Charles E. Blawie*

STATE OF IDAHO, COUNTY OF PAYETTE

ON THIS *22* DAY OF *April*, 1973, BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED THE ABOVE NAMED PERSONS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS *22nd* DAY OF *April*, 1973.

Notary Public *Payette, Idaho* RESIDING AT _____ MY COMMISSION EXPIRES _____





Google earth

2065 3rd Ave N, Payette, ID

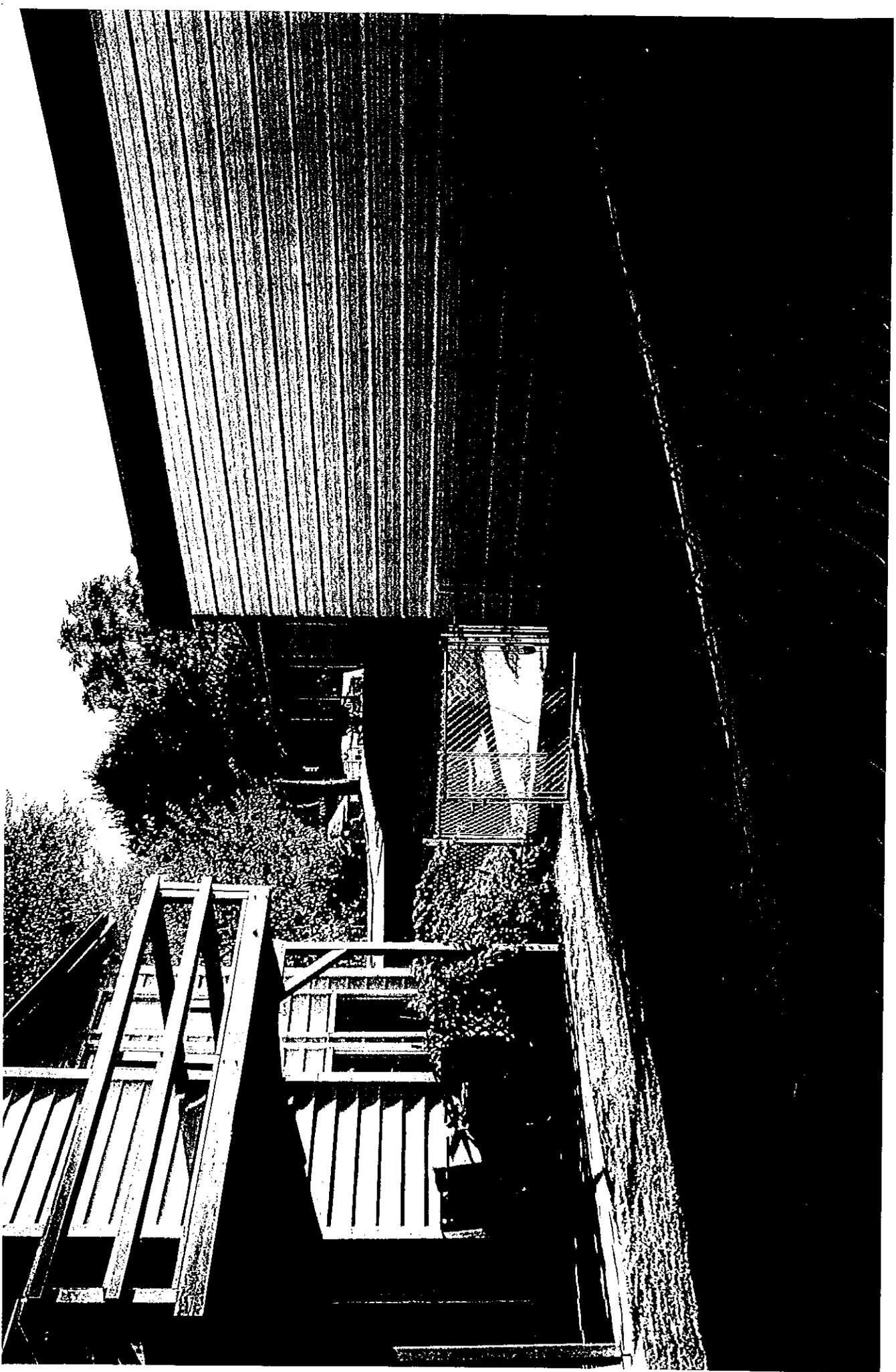
Google earth

feet
meters

100

50





10

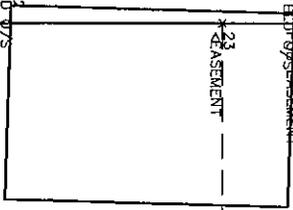
10.5m →

48.0%
7/10/20

DORE N.W. MOON

*109
*121 BLD O/S
*120 BLD O/S
*129 CON AP E
*127 CON
*126 CON
*123 BLD O/S
*125 BLD O/S
*124 EASEMENT
*128 EASEMENT
*127 EASEMENT
*130 F58P NO CAP

*23 EASEMENT
*24 EASEMENT
*25 EASEMENT
*26 EASEMENT



DORE

MOON

*128 CON

*107 SWAG W/97 WASHER

7

DORE SW MOON

*108 F58P NO GAP

8

SE MC

234654

9-20159, 6800/251

WARRANTY DEED

For Value Received

TIMOTHY A. MEYER and SUSAN K. MEYER, husband and wife.

the grantors, do hereby grant, bargain, sell and convey unto

MICHAEL D. MOON and CONNIE R. MOON, husband and wife,
the grantees, whose current address is 2065 Third Avenue North
Payette, Idaho 83661

the following described premises, in Payette County Idaho, to-wit:

Land in the City and County of Payette, Idaho, as follows:
In UEHLENS SECOND ADDITION, as per Plat in Book 4, Page 30 Plat
Records, Payette County, Idaho:

The East 35.52 feet of Lot 2 and
The West 55.54 feet of Lot 3.

TO HAVE AND TO HOLD the said 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 they are free
from all incumbrances excepting reservations, easements, incumbrances,
restrictions and rights of way appearing of record and/or existing,

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: May 30, 1991

Timothy A. Meyer Susan K. Meyer
Timothy A. Meyer Susan K. Meyer

STATE OF IDAHO, COUNTY OF Payette
On this 31 day of May, 1991,
before me, a notary public in and for the said State, personally appeared
Timothy A. Meyer and
Susan K. Meyer
known to me to be the persons whose names are
subscribed to the within instrument, and acknowledged to
me that they executed the same.
Sheryl Miller
Notary Public
Residing at Payette, Idaho
Comm. Expires 3/94

STATE OF IDAHO, COUNTY OF Payette
I hereby certify that this instrument was filed for record at
the request of Land Title Insurance Company
at 10 minutes past 2:00 o'clock P.M.,
this 31st day of May 1991, in my office, and duly recorded in Book 48
of Deeds at Page 234654.
LAURA L. STICHEL
Ex-Officio Recorder
By Glenn Dapple Deputy.
Fees \$ 3.00
Mail to:

INSTRUMENT NO. 234654

0377155

Easement Agreement between Properties

Following is the easement agreement between property owners located at 2065 3rd Ave North and 2035 3rd Ave North, Payette Idaho.

Easement allows concrete driveways to overlap property line located on the West side of 2065 3rd Ave North and East side of 2035 3rd Ave North, for the purpose of access to well house and other out buildings at both properties. Owners may use portions of either driveway for the sole purpose of reaching said Well House or other outbuildings.

No property or debris may be located in the easement that prevents either property from utilizing the driveway.

No more than 2 vehicles may be parked in a line on either side of the driveways leading to the outbuildings.

No non operating vehicles may be parked in plain sight of either property along the easement.

No operating vehicle will be parked along the easement for more than 30 days.

Trailer, boat or other recreational vehicle may be parked on said owners true property but not on the easement. Owners must keep access to the well open and free of obstruction for the purpose of servicing the well.

Parties agree to maintain their respective parts of the driveway in good repair

This agreement becomes part of the real estate deed when either property is sold and will be recognized by the new owners. Seller will make sure Title Company is aware of easement and provide this agreement for documentation and inclusion in new deed.

Signed Owners 2065 3rd Ave North:

Michael D Moon Michael D Moon Date 4/7/12

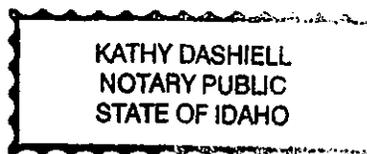
Connie R Moon Connie R Moon Date 4-7-12

Signed Owners 2035 3rd Ave North:

Mark Moore Mark Moore Date 4-7-2012

Susan Moore Susan Moore Date 4-7-2012

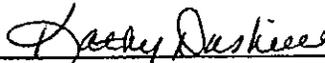
Kathy Dashiell
Witness, sd
08-09-2014



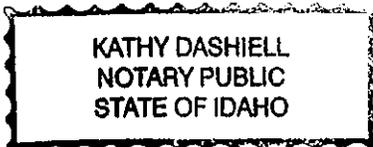
0377155

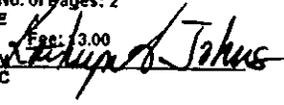
STATE OF IDAHO, COUNTY OF WASHINGTON

On this 7th day of April, in the year 2012, before me, a Notary Public in and for said State, personally appeared Michael D. Moon, Connie R. Moon, Mark Moore, and Susan Moore, 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.



Notary Public
Residing at Weiser, ID
Commission Expires 8/9/2017



Instrument # 377155
STATE OF IDAHO, PAYETTE COUNTY
4-10-2012 09:35:27 No. of Pages: 2
Recorded for: AMERITITLE
BETTY J DRESSEN Fee: \$3.00
Ex-Officio Recorder Deputy 
Index to: EASEMENT - MSC





STAFF REPORT

P&Z Public Hearing Date: December 27, 2012

Applicants Name: Regan Pack

Describe Request: Conditional Use Permit for a detached 40x60 garage with a 19' roof height

Property Zoned: A-Residential

Address: 2079 Shelley Drive

Property Size: 21,780 sq. ft.

Access: Shelley Drive and Scotch Pines Road

Structures: Residential

Comp Plan: A-Residential

Surrounding Uses: Residential

Payette City Code:

ACCESSORY USE OR BUILDING: A subordinate use or building customarily incidental to and located on the same lot with the main use or building, and includes a family garden

17.24.040: AREA AND LOCATION REQUIREMENTS:

C. On a corner lot, the minimum setback on the street upon which a majority of the building fronts shall be twenty five feet (25') from the property line or fifty five feet (55') from the street centerline, whichever setback is greater; the setback on an intersecting street shall be not less than ten feet (10') from the property line or forty feet (40') from the centerline of the intersecting street; provided, however, that in the event the majority of the buildings on both streets comply with the minimum setback for fronting streets, the minimum setback on both sides of the corner lot may be required to be the setback of the fronting street.

E. Accessory buildings, per definition of "accessory use or building" in section [17.08.010](#) of this title and regulations in section [17.64.060](#) of this title, shall be at least eight feet (8') from the property line and unless permitted pursuant to section [17.28.030](#) of this title, shall not exceed four hundred (400) square feet in area, and shall not exceed twelve feet (12') in height at its highest point.

Applicant requires an exemption to the above highlighted specification for the CUP.

17.12.110: SINGLE UNITS:

Single units in a residential district shall have no accessory building built without first constructing a primary residential structure. There shall be only one primary structure built on any one lot.

The Planning & Zoning Commission should determine from applicant if a residential use of the proposed structure is planned. Code does NOT allow an accessory structure to be used for residential purposes. This should be acknowledged as a condition of the CUP.

17.24.050: BUILDING AND USE RESTRICTIONS:

B. If garages open on side streets, they shall be at least ten feet (10') from the side property line, and, if the opening is on an alley, the setback shall be eight feet (8') from the property line.

In the Applicant's submitted drawings, the proposed building is located 8' from the north property line. This will need to be adjusted to 10'.

Staff Comments:

The City of Payette owns and operates a sewer lift station directly adjacent to the NW corner of the applicant's property. Property owners are required to retain drainage water on their property. However, special consideration should be observed that runoff from the property, or the natural drainage of the barrow pit is not disturbed due to construction of the building, or from construction of access from the road to the building.

Staff recommends approval of the Conditional for an Accessory Building upon compliance with the following stipulations:

- Structure shall be used exclusively now, and in the future, as a garage/storage area, incidental and accessory to the primary single family building on the lot.
- Structure shall not exceed 2400 square feet, nor exceed 19 feet in height.
- Structure shall not be used at any time for any residential purpose.
- Structure must be in compliance with all applicable setbacks.
- All federal, state or local rules and regulations must be met.



Google earth

Google earth

feet
meters





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Google earth

Google earth

feet
meters



10
3





City of Payette
Conditional Use
Permit Application

OFFICE USE ONLY

Date Received DEC 05 2012

Fees Paid Y / N CITY OF PAYETTE

Non-Refundable Fees:

Application..... \$100.00

Applicant

Name REGAN PACK Address 2079 SHELLEY DRIVE
 City PAYETTE State ID Phone 406 396-9927

Owner

Name REGAN PACK Address 2079 SHELLEY DRIVE
 City PAYETTE State ID Phone 406 396-9927

Property Covered by Permit

Address 2079 SHELLEY, PAYETTE IDAHO Zone _____

Legal Description (Lot, Block, Addition, Subdivision)

Nature of Request (Briefly explain the proposed use)

PERSONAL SHOP/STORAGE BUILDING 2400 SQ FT
Roof height to be 19' 40X60 FEET
 per Regan on 12-10-12

Existing use of property

RESIDENTIAL HOME

Will this have an impact on schools?

No

Conditional Use Permit

The following information will assist the Planning and Zoning Commission and/or City Council 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?
X
2. What is the estimated sewer usage per month? Will pretreatment be necessary?
X
3. What is the estimated daily traffic to be generated? Will the traffic be primarily private vehicles or commercial trucks?
X
4. If commercial, industrial, or a home occupation, what will be the hours of operation?
~~11:00 AM - 10:00 PM~~ N/A
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?
N/A
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?
N/A
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?
N/A
9. Where will solid waste generated be stored? Is access adequate for the City collection?
N/A
10. What is the type of noise that will be generated by the use? What are the hours of noise generation?
N/A
11. What type of equipment will be used in the conduct of the business?
N/A
12. What are the surrounding land uses? Has buffering been provided as required by the ordinance
FARM FIELD / ROAD / RESIDENTIAL

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

N/A

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

N/A

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

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 WITHING 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.



Applicant's Signature

11/29/12
Date

Conditional Use Permit Procedures

- **The City of Payette Zoning Ordinance designates certain land uses in each Zoning District which are allowed. These permitted land uses are listed in the Zoning Ordinance for each zone. The City Clerk's office should be consulted if you have questions about whether your proposal will need a Conditional Use Permit.**
- **If a C.U.P. is needed, you will need to get an application form City Hall and complete it. You will then need to return the application, with the appropriate list of property owners within 300 feet, a plat map and pay the applicable fees.**
- **Prior to granting a conditional use, at least one Public Hearing shall be held to give persons and opportunity to be heard. The Clerk's Office will put the notice for the hearing in the paper 15 days prior to each hearing, mail a copy to all the property owners within 300 feet and post a notice on the property.**
- **After the Planning and Zoning Commission Board holds their hearings, they will make a decision. If a hearing is required before the City Council they will then take into consideration oral and written testimony in addition to the decision from the Planning and Zoning Commission.**

PACK REGAN & FRANCY
 2079 SHELLEY DR
 PAYETTE, ID 83661
 LOT 1, BLK 3 VISTAIR REPLAT SEC
 26-9-5

Neighborhood Number
 12891

Neighborhood Name
 VISTAIR REPLAT- PILOTS LANDING

TAXING DISTRICT INFORMATION

Jurisdiction Name Payette

Area 001

District TAG 00

Census Tract 0

Tax ID 0063410000

Printed 12/05/2012

Card No. 1 of 1

Transfer of Ownership

Owner Consideration Transfer Date Deed Book/Page Deed Type

LASNICK MARK A & ROBIN 0 11/20/2012 WD 380835 Fu

HOLTON HOMES INC 135833 08/16/2002 303091

VISTAIR, INC. 22000 06/12/2002 301852

9576 DRAPER RD

Valuation Record

Assessment Year	2006	2007	2008	2009	2010	2011	2012
Reason for Change							
MARKET VALUE	L 25000 I 107860 T 132860	59000 144550 203550	59000 144550 203550	59000 144550 203550	42000 119150 161150	42000 119150 161150	37800 103310 141110
	Value Update 5Y Reval	Value Update Value Update Value Update Value Update Value Update 5Y Reval					

Site Description

Topography

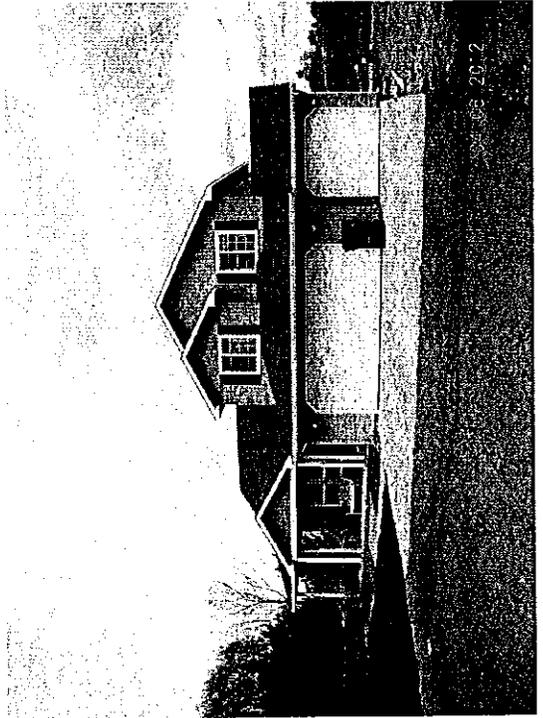
Public Utilities

Street or Road

Neighborhood

Zoning:

Legal Acres:
 0.5000



Land Size

Rating, Soil ID - or - Actual Frontage	Acrcage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor
EX Homesite Homesite	0.5000	L -10%	



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
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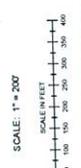
SUBDIVISIONS ON THIS PAGE

- PILOTS LANDING
- VISTAR
- VISTAR REPLAT
- VISTA VIEW SUB

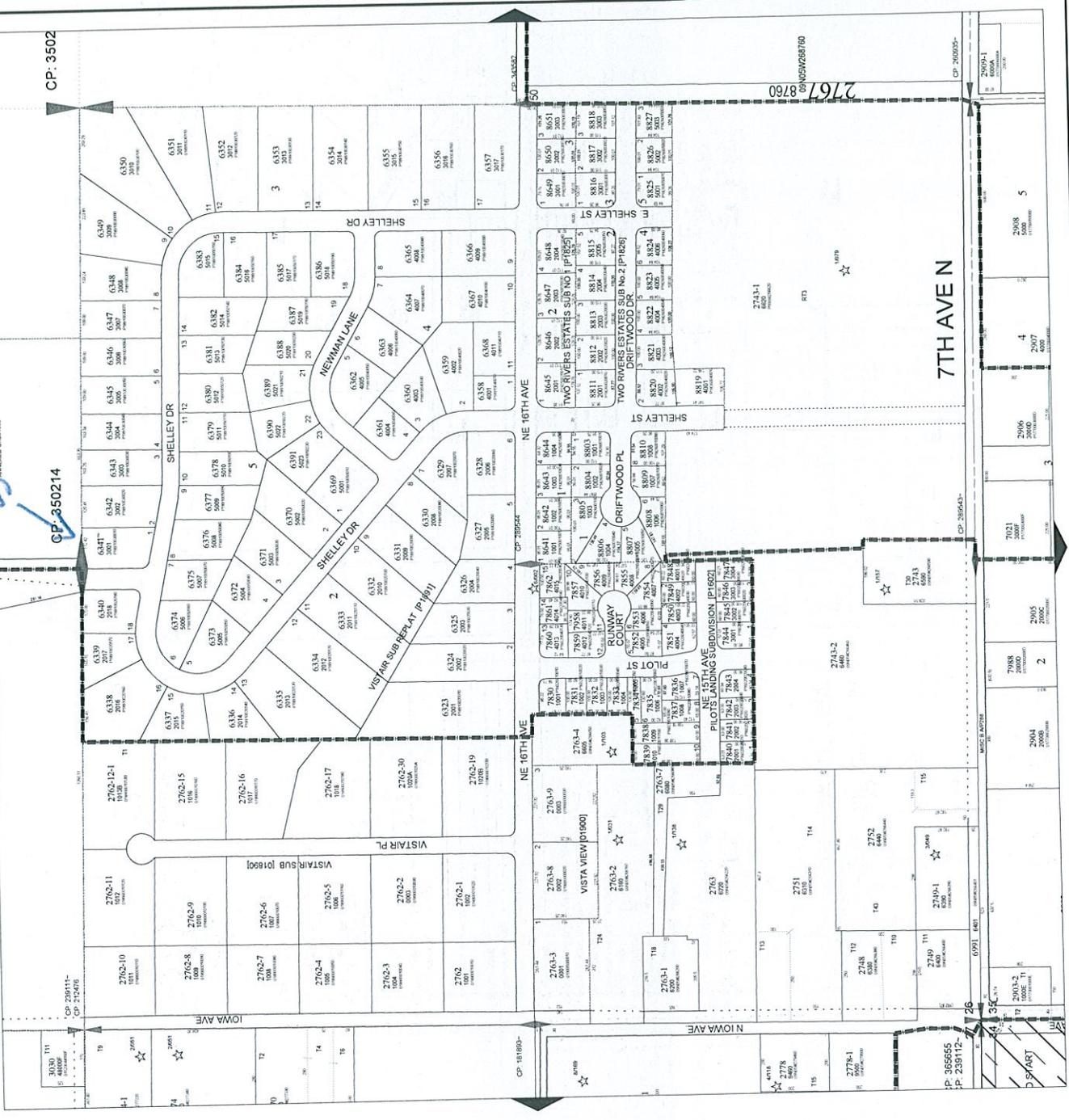
LEGEND

PARCEL LINE
 OLD PARCEL LINE
 ROW LINE
 SUBDIVISION BOUNDARY
 EASEMENT
 HYDRO EDGE
 HYDRO CENTERLINE
 RAILROADS
 CITY BOUNDARY
 SECTION LINE
 ASSESSORS PARCEL NUMBER 1541-2
 STATE PARCEL NUMBER: 08405231100 or 1100
 TAX DESCRIPTION: T-6
 ADJACENT PARCEL TIE SYMBOL:
 LOT NUMBER:
 BLOCK NUMBER: 3
 DEED DISTANCE: 1238.07
 SURVEY DISTANCE: 1237.89
 RECORD DISTANCE: 1238.07
 CURVE INFORMATION: L100.0, R=100.0
 SECTION MONUMENTS 1/16" → 1/4" → 1/2" → 1" → 2" → 4" → 8" → 16" → 32" → 64" → 128" → 256" → 512" → 1024" (INDICATES OFF)
 SURVEY MONUMENT:
 SURVEY MAP:
 U.S. HIGHWAYS
 STATE HIGHWAYS
 INTERSTATE HIGHWAYS

ALL DISTANCES IN U.S. SURVEY FEET (UNLESS NOTED)
 THIS MAP HAS BEEN PREPARED FOR ASSESSMENT PURPOSES ONLY AND IS NOT TO BE CONTROLLED IN ANY RESPECT AS A BASIS OF THE LOCATION OR DIMENSIONS OF ANY OF THE TRACTS OF LAND SHOWN.
 © 2012 Fayette County (Iowa), All Rights Reserved



DATE	FIRST DRAFT	DESCRIPTION	DRWN	CHKD	APP
MAY 2009		SECOND DRAFT			
NOV 2009					



Handwritten notes:
 CP 250214
 CP 250214

2767 8760
 CP 250214

7TH AVENUE

CP: 3502

CP: 250214

CP 250214
 CP 274216

CP 181803

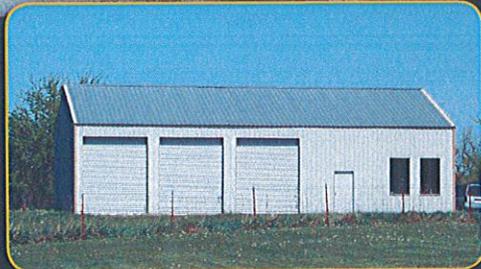
CP 250214
 CP 250214

CP 365655
 CP 239112

CP 250214
 CP 250214

Worldwide Steel Buildings

WE MANUFACTURE STEEL BUILDINGS TO MEET YOUR NEEDS



When you make Worldwide your choice you get:

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- Strongest Building Available
- Most Versatile
- Easy to Build
- Design for your Location
- Buying Factory Direct
- 50 Year Warranty
- Service after the Purchase
- Established Company



866.507.8335

www.worldwidesteelbuildings.com

City of Payette



Residential One Story Detached Garage/Shop

How to use this Guide:

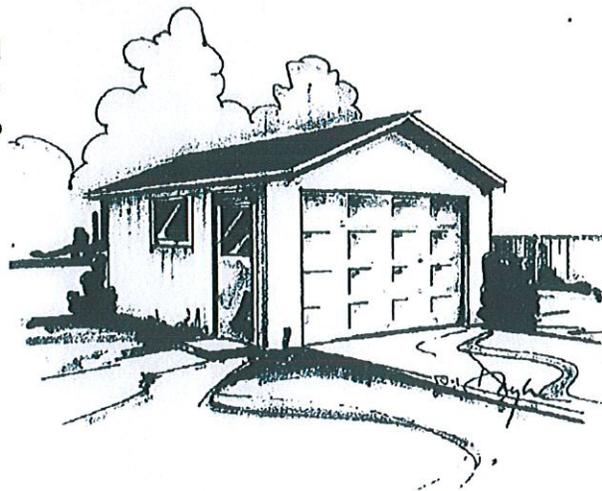
Provide two sets of plans and complete the following:

- 1) **Complete this Building Guide** by filling in the blanks on pages two and three and indicating which construction details will be used.
- 2) **Provide 2 plot plans** (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines, drawn to scale.
- 3) **Fill out Conditional Use Application** for approval by the Planning & Zoning Commission
- 4) **Fill out Building Permit Application.** A majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building-safety codes, zoning ordinances, and other applicable laws.

A Building Permit is only required if the structure exceeds 400 square feet, or includes electrical, heating, or plumbing.

The zoning setback from property line shall be applicable regardless of structure size.

Utility easements shall not be encroached.





Accessory Building and Structure Information

All accessory building and structures shall comply with City of Payette ordinance and building codes. The following questions will help Payette citizens through the permit process.

What is the square footage of the proposed accessory building or structure? 2400 square feet
Is this greater than 400 square feet? Yes No

If no, then setback criteria and additional city ordinances will need to be met (see "Setback Criteria" below).

If yes, then applicant need to obtain the following in this order:

1. An approved Conditional Use Permit from the City of Payette Planning & Zoning Commission.
2. A building permit and required inspection(s) from the City of Payette Building Official after approval of the Conditional Use Permit.

The Payette Planning & Zoning Commission requires a Site Plan for accessory buildings or structures 400 feet or greater with the following information:

1. Location of home including address
2. Property line setbacks
3. Parking spaces, if applicable
4. Location of proposed building
5. Easements
6. Location of buildings within 50 feet

Elevation drawings showing:

1. Roof structure
2. The design finish of the building
3. Type of material
4. Building structure measurements.

*Check with the City of Payette Building Official for any additional information or format required in permit site plan submittal.

Setback Criteria:

- yes A minimum distance of six (6) feet from principle building.
yes A minimum distance of eight (8) feet from property lines.
yes A minimum distance of sixteen (16) feet from adjacent properties' principle buildings.
yes All utility easements shall be maintained and remain clear of any structure(s).

Single Family Residential One Story Detached Garage

Directions:

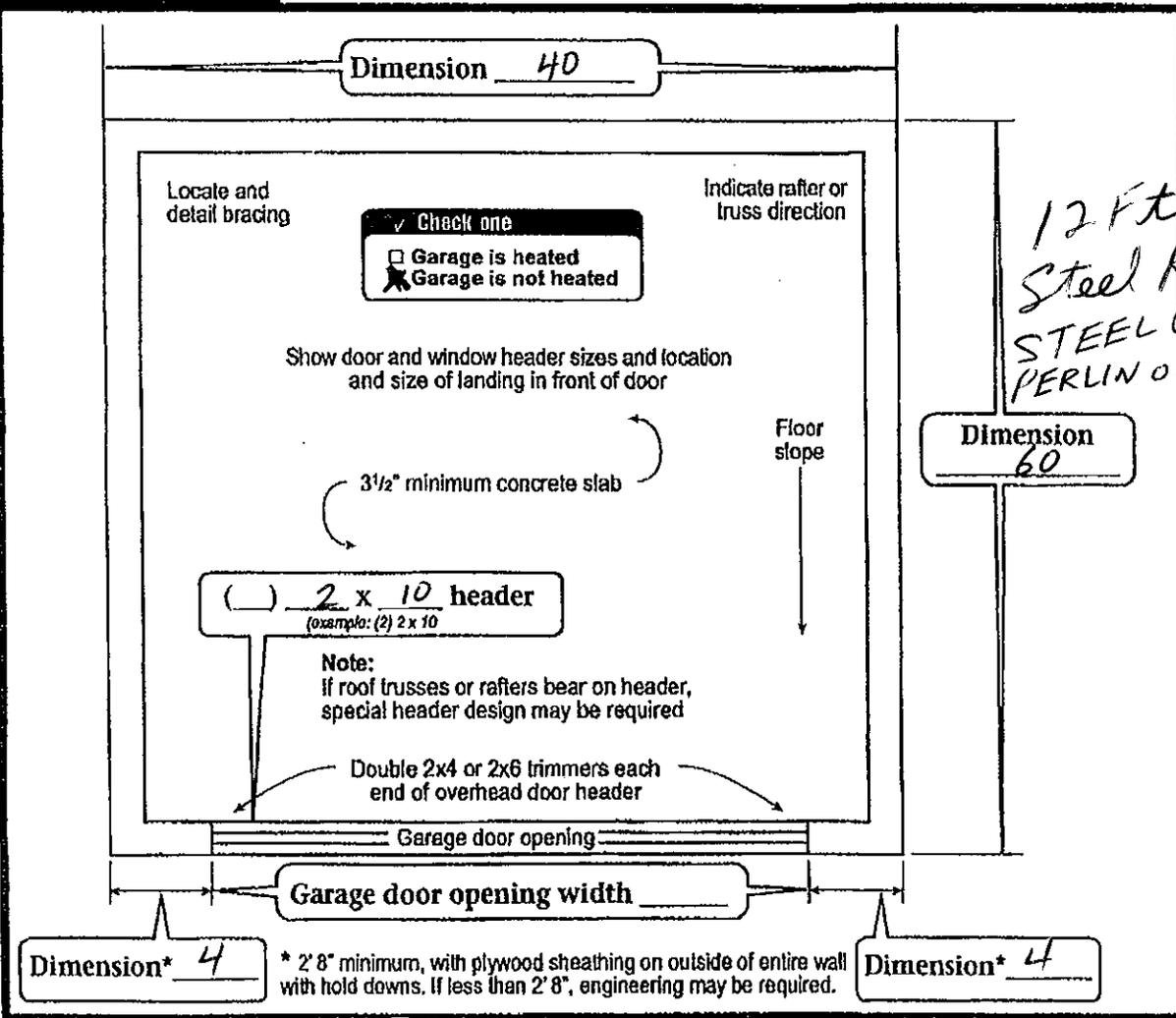
- 1) Fill in the blanks on pages 2 and 3 with dimensions and materials which will be used to build the structure. Please print legibly.
- 2) Indicate in the check boxes on page 3 which detail from page 4 will be used.

Address:

2079 SHELLEY DRIVE
 PAVETTE IDAHO

Note: Heated garages may require special provisions.

Floor Plan



Single Family Residential One Story Detached Garage

Note: For roofs with slopes less than 4:12, follow manufacturer's instructions for low slope application of roofing material.

Truss or 5 rafters spaced 12" O.C.
(example: Put checkmark in box - or - 2 x 10 Rafters Spaced 24" O.C.)

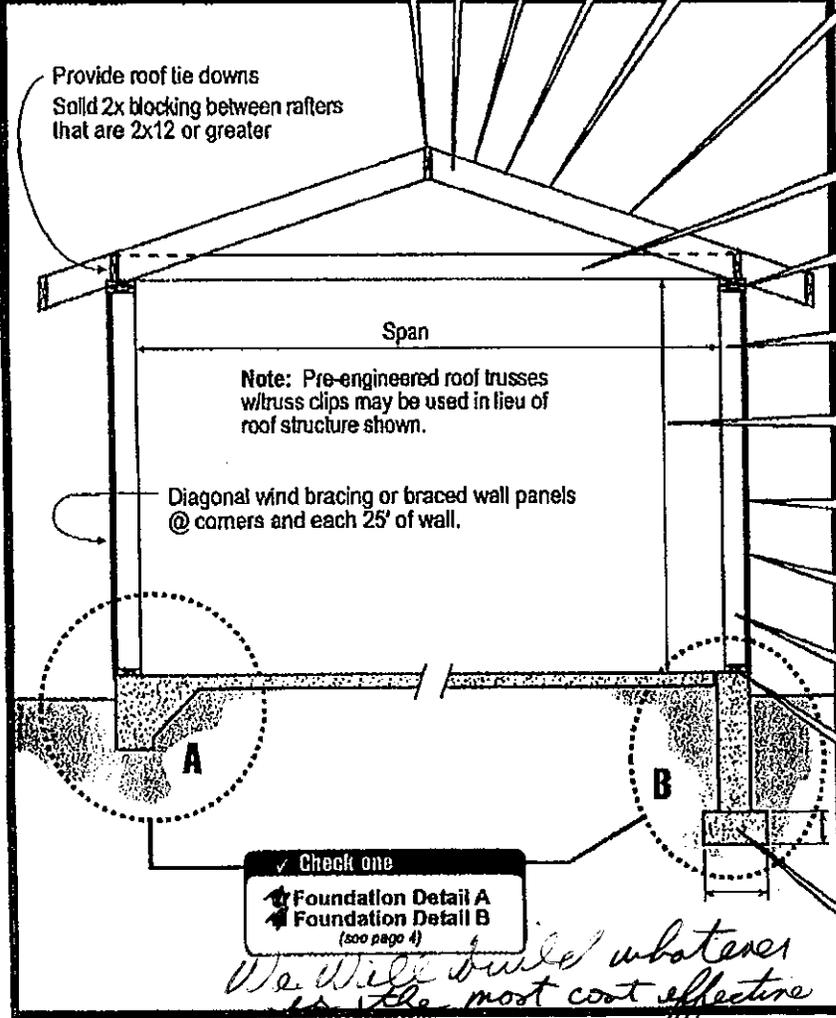
Sheathing 7/16 OSB 26 gauge steel
(example: 1/2" exterior plywood)

Minimum 1x ridge board
(example: 1 x 12)

Roof covering 26 gauge colored steel
(example: Class A 3 tab shingles)

Underlayment NOT REQUIRED
(example: 1 layer 15# felt)

Building Section



Provide roof tie downs
 Solid 2x blocking between rafters
 that are 2x12 or greater

Note: Pre-engineered roof trusses
 w/truss clips may be used in lieu of
 roof structure shown.

Diagonal wind bracing or braced wall panels
 @ corners and each 25' of wall.

Check one
 Foundation Detail A
 Foundation Detail B
(see page 4)

*We will build whatever
 is the most cost effective
 and meets requirement of the structure*

12 pitch | 41/2

Ceiling Insulation None
(if heated - example: R-38)

2x ceiling joists @ 24" O.C.
(example: 2 x 8 @ 24" O.C.)

Double 2x top plate
(example: 2 x 6)

Span 39 foot
(example: 23' 5")

Ceiling height 12'
(example: 8')

Siding 26 gauge color steel
(example: lap or 1/11)

Wall sheathing _____
(example: 1/2" exterior plywood)

2x 6 studs @ 2' O.C.
(example: 2 x 6 @ 24" O.C.)

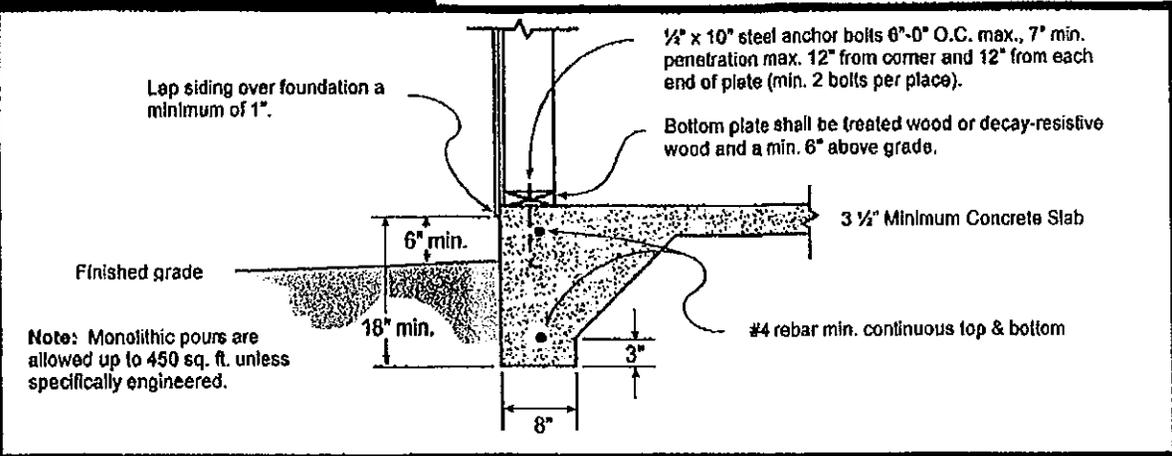
Cont. Concrete sill plate
(example: 2 x 6)

Wall Insulation None
(if heated - example: R-19 Fiberglass Batts)

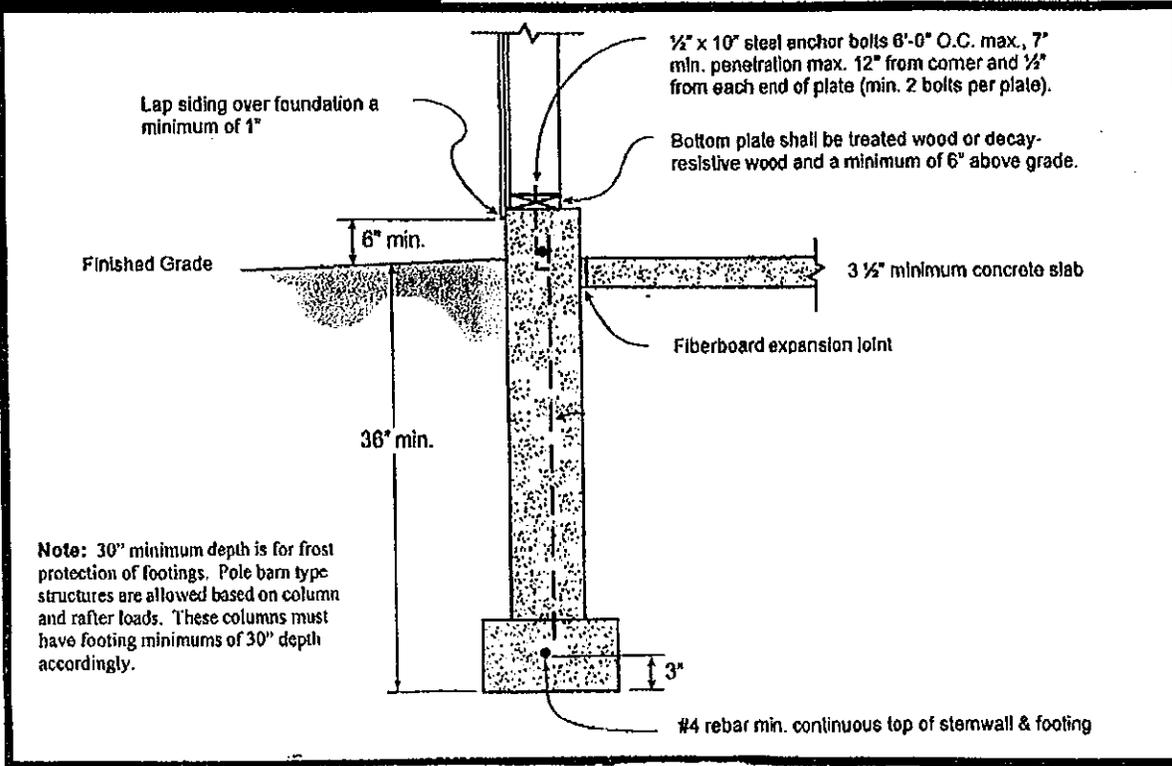
Footing size 8" Dia 18" Dia Tube
(example: 8" x 18')

Single Family Residential One Story Detached Garage

Foundation Detail A



Foundation Detail B



C-W 1/16

125.00'

18

0.47 AC.

N 00°02'11" E

149.39'

75.80'

79°42'27" E

60' ROW

SCOTCH PINES ROAD

167.49'

1

0.50 AC.

204.53'

S 00°02'11" W

112.42'

2.5'

2.7'

DOOR 12' X 12'

DOOR 10' X 12'

60'

2

0.60 AC.

224.37'

S 00°02'11" W

120.41'

3

0.53 AC.

79°42'27" E

71.18'

118.63'

S 79°42'27" E

100.66'

C-7

103.2'

C-8

97.54'

C-9

75.80'

79°42'27" E

OUR 50 YEAR STRUCTURAL WARRANTY

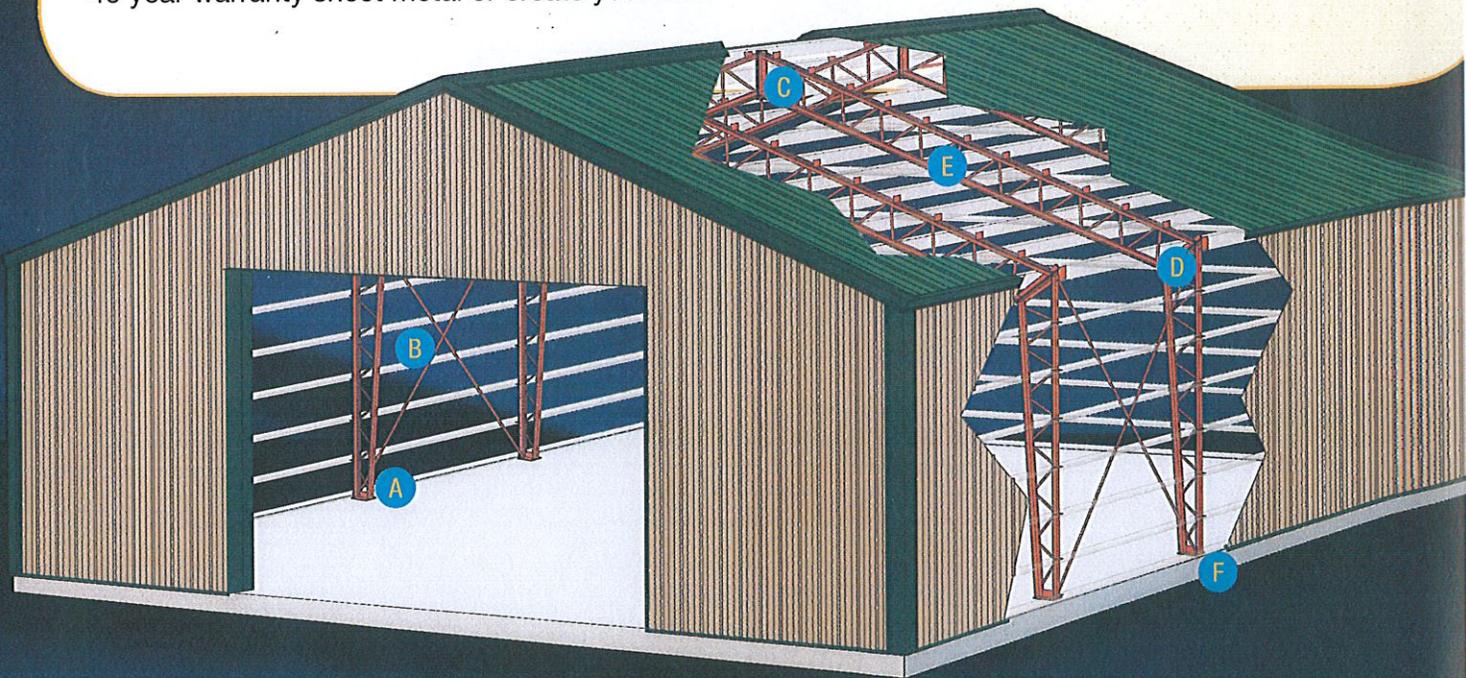
The most versatile, strongest steel building available

Worldwide Steel Buildings is the leading manufacturer of pre-engineered steel buildings with a unique open web truss design. Since 1983 Worldwide buildings have survived tornadoes, hurricanes, earthquakes, blizzards and ice storms without a single report of structural damage.

Our buildings feature a unique all steel or hybrid (wood) secondary framing system edge-mounted combined with our open web steel trusses to create a versatile and superior strength structure. Match the color of an existing building with our 40 year warranty sheet metal or create your own

distinctive look with brick, stucco, wood, stone or other options of your choice. Choosing a Worldwide Steel Building is an investment you will be proud of, like thousands of other satisfied customers who have protected their valuables with a Worldwide Steel Building.

Our reputation of offering the strongest building in the market at an economical price sets Worldwide apart from the competition. With a combined 100+ years experience our staff will help you design the building that is right for you.



Designed

Worldwide design can meet all snow & wind loads. Our building provides maximum protection against extreme weather conditions including heavy roof loads and high winds. There is no substitute for steel, with our bolt together framework our buildings go up fast without requiring heavy cranes and gives you superior strength.

Versatility

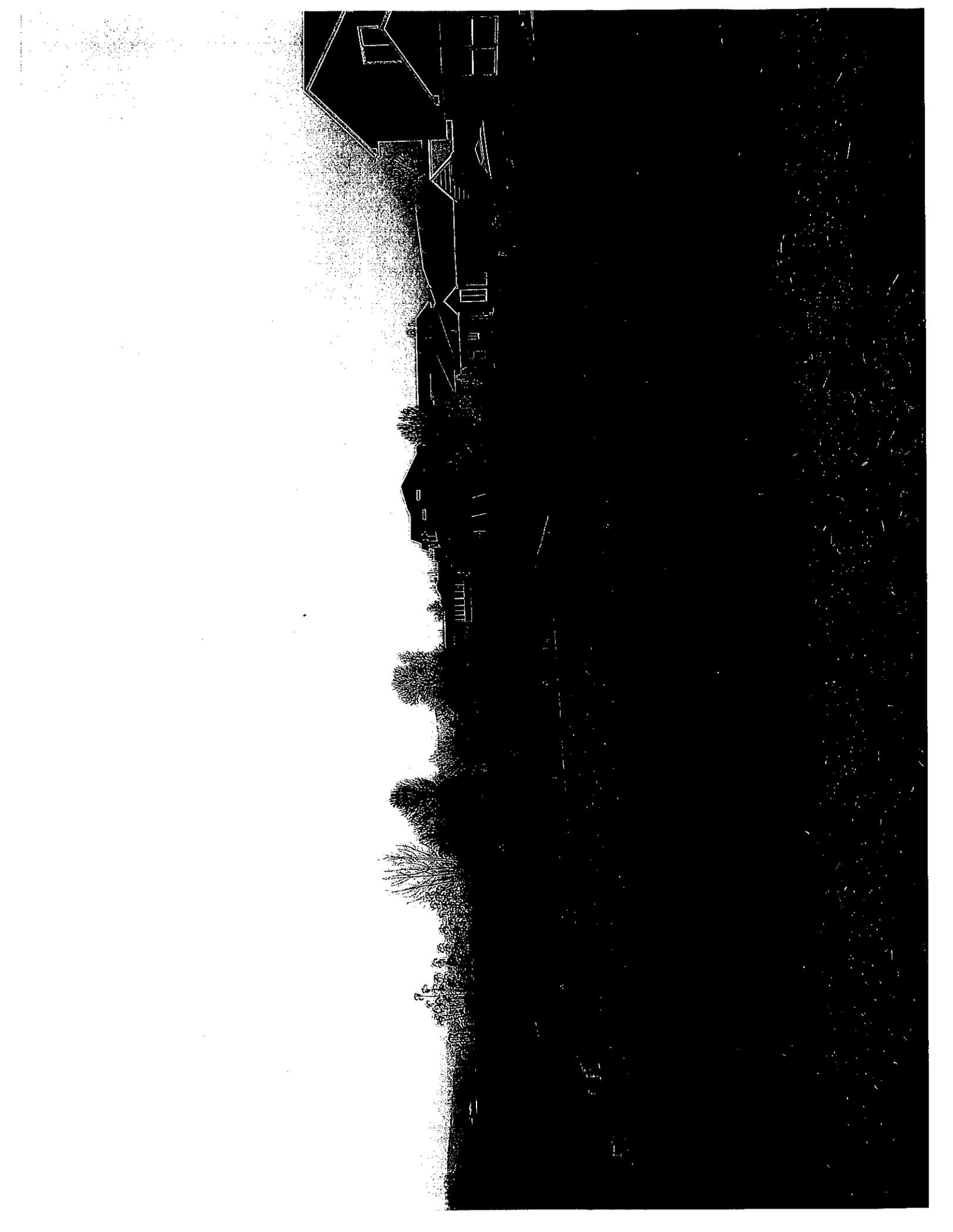
Worldwide buildings are available in a variety of sizes making them ideal for a number of applications: Garages, Shops, Hangars, Boat / RV storage, Churches, Farms, Residential, Recreational, Commercial and Industrial. We also specialize in custom / unique designs to meet your specifications.



NOTICE TO THE PUBLIC
THIS PROPERTY IS CURRENTLY IN THE POSSESSION
OF THE CITY OF PASCAGOULA, MISSISSIPPI.
FOR PUBLIC VIEWING WILL BE HELD AT THE CITY HALL
IN PASCAGOULA, MISSISSIPPI. FOR FURTHER INFORMATION, CALL CITY HALL
AT 642-1024.



NOTICE TO THE PUBLIC
FOR IMMEDIATE RELEASE
DATE: 11/11/2011
BY: [Name]
[Address]
[City, State, Zip]







CITY OF PAYETTE, IDAHO

AGENDA STATEMENT

To: Commissioner Choate and other Commissioners
From: Tiffany Howell, Assistant City Clerk 
Date: 12/17/2012
Re: 2013 Planning & Zoning Calendar

The City of Payette has established by ordinance the time and days in which to hold Planning & Zoning Meetings. These meetings are to be held at 6:00 PM on the fourth Thursday of each month. In the event of a holiday, we have historically held the meetings on the Thursday before the regular meetings.

This is a request to approve the following dates for Planning and Zoning Meetings for 2013.

Month	1 st week
January	24
February	28
March	28
April	25
May	23
June	27
July	25
August	22
September	26
October	24
November	21*
December	26