



**AGENDA
PAYETTE PLANNING & ZONING COMMISSION
SEPTEMBER 22, 2011
REGULAR MEETING**

CHAIRMAN RANDY CHOATE PRESIDING

**JIM FRANKLIN BRENT KING
KEVIN HANIGAN THOMAS LADLEY
LARRY HOGG GARY YOUNGBERG**

6:00 PM – Regular Meeting

- I. ROLL CALL
- II. APPROVAL OF MINUTES
 - A. 08-25-2011 Regular Meeting.....1
- III. COMMUNICATIONS
 - A. Planning & Zoning Seminar.....5
- IV. PUBLIC HEARINGS
 - A. An application by Riverside Cemetery for a Conditional Use Permit to construct 30' x 40' storage shed that does not exceed 16' in height at 1969 River Road, BLOCK 1 & BLOCK 2 OF RIVERSIDE CEMETERY. The property is zoned B-Residential.
 - B. An application by Payette County Recreation District to construct 2 dug outs approximately 400' with attached storage on each of approximately 150' and in the future construct a sports complex that would include 5 bathrooms, storage & concession area of 25'x50' at 400 North Iowa Avenue, BLOCK 17 OF SHAWHAN'S FIRST SUBDIVISION OF PAYETTE HEIGHTS, AS PER PLAT IN BOOK 2, PAGE 12, PLAT RECORDS, PAYETTE COUNTY, IDAHO. The property is zoned A-Residential.
 - C. An application by David & Kaylynn Edwards for a Conditional Use Permit to erect a 30x60x13' pole barn to be used for storage at 335 North 20th Street, LOT 3 BLOCK 1 OF WAYNES ADDITION. The property is zoned A-Residential.
- V. OLD BUSINESS
 - A. Design Review Guidelines
 - B. Gas & Oil Ordinance
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- VI. NEW BUSINESS
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 - B. Conditional Use Permit – Payette County Recreational District – 400 North Iowa.....21
 - C. Conditional Use Permit – David & Kaylynn Edwards – 335 North Iowa.....34
- VII. ADJOURNMENT

**PAYETTE PLANNING & ZONING COMMISSION
REGULAR MEETING
August 25, 2011**

6:00 PM – Planning & Zoning Meeting

ROLL CALL

Members Present: Randy Choate, Tom Ladley, Kevin Hanigan, Brent King, Gary Youngberg

Members Absent: Jim Franklin, Larry Hogg

Staff Present: Tiffany Howell, Assistant City Clerk

APPROVAL OF MINUTES

A motion was made by Ladley and seconded by Hanigan to approve the regular meeting minutes of 07/25/2011 as written.

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

COMMUNICATIONS

None Heard.

PUBLIC HEARINGS

A. An application by Yvette Allen for a Conditional Use Permit to operate an in-home preschool at 535 North 18th Street, BOOK 5 OF PLATS AT PAGE 49, REPLAT OF THE REPLAT OF BLK 1 OF UEHLIN'S 3RD ADDITION TO THE CITY OF PAYETTE, A PORTION OF N ½ N ¼ OF SEC. 34, T9N, R5W, BM. The property is zoned A-Residential.

Yvette Allen – 535 North 18th Street

Mrs. Allen stated that she would like to open up a little in-home preschool at her home that operates two days a week from 12:30 pm to 2:30 pm. Mrs. Allen stated that she is CPR certified. She has been doing this for some time now; she used to work for Sheri Schuster, but has decided to branch out on her own. Mrs. Allen stated that she knows there has been some concern with the neighbors about parking and she has a big drive way and they will just be dropping off and picking up. I can make sure they do not park in anyone else's driveway and not bother any of the neighbors. I have a fenced backyard for the children. Commissioner King asked how many kids she's expecting. Mrs. Allen stated that she is only taking 6-10 kids. Commissioner Ladley asked if there has been a daycare here before. Mrs. Allen stated she is not a daycare. Mrs. Allen stated there will be no cars in my driveway, so they can use my driveway. Commissioner Youngberg asked Mrs. Allen is she plans to expand her business. Mrs. Allen stated that it just depends on the demand of people wanting to put their kids in preschool. I would like to do in the future to do a class Monday and Wednesday but that all depends. I am really busy with the preschool and dance team so it will just depend. Commissioner Youngberg asked if she would like the permit to as she stated on her application or to include the possibility of the additional days. Mrs. Allen stated that she's not sure because if she does expand it wouldn't be until next year. Mrs. Allen would also like the Commissioner's to know that she is planning on doing this year round, she would like to do pre-school during the school year and summer camp during the summer time. Mrs. Allen stated it would be the same number of kids, just year round. Mrs. Allen stated that her business name is "Smarty Pants Preschool". Commissioner Hanigan asked if Mrs.

Allen has any intention to buy the house. Mrs. Allen stated that within the next few months they will be talking with the owner's about possibly buying the house because we just love it. Commissioner Hanigan stated that the Commissioners have a letter from one of your neighbors that has concerns about parking and so on, but one of the issues is the covenants that lie within your subdivision. Commissioner Hanigan asked Mrs. Allen if she is aware that there are CC&R's in her neighborhood, so that might be an issue for you. Mrs. Allen stated that she doesn't foresee any problems. Mrs. Allen stated that I know you guys do not know me personally but it will be very structured. They will be in the backyard, if they have time to play while waiting for their parents. Mrs. Allen stated that it is a very nice neighborhood and she would not want to disrupt that. Commissioner Ladley asked Mrs. Allen if she thinks there is any way she could control the vehicles coming and going and where they turn around? Mrs. Allen stated that yes, definitely. Mrs. Allen stated that she would make sure that the parents know they cannot do that and she does not see a problem. Commissioner Youngberg stated that Mrs. Allen needs to comply with her covenants, and that is why they are in place to keep the business out of there. Mrs. Allen stated that she will get a copy of them.

James Crow – 520 North 18th Street –

Mr. Crow handed out a picture of the area. Mr. Crow stated that he has a concern about the traffic that will be created. I live at the last house on the right in this picture and it is kiddie corner from Mrs. Allen's and I continually have traffic that turns around in my driveway and knocks my mailbox down. I know they will be dropping off kids and they will be in a hurry, there is room for about 4 or 5 cars including their driveway. The other thing is that there is a drainage ditch behind at the end of the road by my house and I have had cars run off there and get hung up. Mr. Crow stated that he helps people get out depending on their attitude. I have people daily pulling in my driveway and it is concrete and I don't want my driveway tore up and I don't want to get more traffic. Mr. Crow stated that when the people before Mrs. Allen wanted to put in a nursery I put in a complaint because there is a covenant. Commissioner Ladley asked Mr. Crow if he followed through with the covenants that are in place when the nursery went in. Mr. Crow stated yes. Commissioner Ladley asked Mr. Crow what the outcome was through the CC&R's. Mr. Crow stated that they never opened up the nursery and the CC&R's were against it. Commissioner Ladley asked Mr. Crow if there is a way he and Mrs. Allen could reach an agreement if she could address the traffic and turning around. Mr. Crow stated yes, but human nature says no. Mr. Crow stated that there used to be a barricade across their and it was knocked down so many times it has been taken away. The only thing that is up there is a sign that says "no dumping".

Yvette Allen – 535 North 18th Street –

Mrs. Allen stated that I think this is something that we could work out. I will have a meeting with all the parents and let them know that they cannot go to the end of the street and turn around in his driveway and I don't see a problem. Mrs. Allen stated that she can stand out their every morning and afternoon and watch to make sure they do not go down there and turn around. Commissioner Hanigan stated that when we issue permits like this we normally put a stipulation that it can be revisited upon complaints so just be aware if any of them complain we will have to revisit this again. Mrs. Allen stated that is fine and she was going to ask the Commission to give her a chance to prove herself.

Commissioner Choate asked that the letter from Mr. Crow be entered into the record.

Public Hearing Closed at 6:28 PM.

OLD BUSINESS

A. Design review guidelines –

Clerk Cordova stated that she has met with Attorney Osborn to figure out how they could integrate the design review guidelines into the code and his suggestion was that we keep it as a separate section. So upon the attorney's advice we will be bringing you a more simplified version to the next meeting.

A motion was made by Hanigan and seconded by Ladley to move this item to the next agenda.

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

B. Gas & Oil Ordinance –

Clerk Cordova stated that this Ordinance has went in front of the public works committee and they reviewed it and have questions. It is very comprehensive and we are asking you guys to review and think about if one was going in your back yard and what you would like to see. We cannot tell them "no you cannot do it", but we can regulate how and where. Federal Law prohibits us from telling them they can't do it but we can put regulations on dust mitigation and so on. We would like you to really put some thought into this because it is coming and there are several leases around town. The public works recommendation was to put a moratorium on the drilling until we have further regulations in place. Commissioner Ladley asked if the Commissioners could get a copy of the public work's concerns. Clerk Cordova stated yes.

A motion was made by Hanigan and seconded by King to recommend to the City Council a moratorium on any development within the City of Payette until such time an ordinance is completed.

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

NEW BUSINESS

A. Conditional Use Permit – Yvette Allen – 535 North 15th Street -

A motion was made by Hanigan and seconded by Youngberg to approve the conditional use permit for Yvette Allen to operate a home preschool at 535 North 15th Street Tuesday and Thursday from 12:30 pm to 2:30 pm, that it meets all safety and insurance requirements and that careful use of neighbors driveways, there be no more than 10 children, and that the permit can be revisited upon complaints.

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

B. County Conditional Use Permit Recommendation – Hardin Sanitation –

Jeff Williams – 1438 2nd Avenue South –

Mr. Williams stated that he is representing Mr. Hardin. Mr. Williams stated that Hardin Sanitation would like to move their business from North 20th Street to NE 10th Avenue. Mr. Williams stated that Mr. Hardin wants to purchase this property from the Galligar's. Mr. Williams stated that Mr. Hardin wants to put in an access, office, shops etc. Mr. Williams stated that this is probably more property than they need, but they would like to have room for expansion. Mr. Williams stated that this is in the impact area and that is why we are here tonight. Mr. Williams stated that they have gone and spoke to all entities involved and resolved any issues. Mr. Hardin will be putting in a 70' long culvert so they can cross the irrigation canal.

Commissioner Choate asked what kind of fencing will be placed. Mr. Hardin stated that he can't put in a wooden fence because the fence would be burned, so we would like to berm up the land so when they burn the ditches it doesn't burn my fence.

Commissioner Hanigan asked if he is closing his Fruitland location. Mr. Hardin stated that when St. Luke's bought the land he rented for a while since his mother passed away it is time to expand and get rid of the house. We have looked at what is good for Hardin Sanitation and this piece of property is perfect. We travel NE 10th Avenue all day and on Mondays and Wednesdays we travel HWY 52 so it will be a great site for us. Commissioner Youngberg asked if NE 10th was the main route of travel already or will there be additional use. Mr. Hardin stated that no, it will not increase the traffic on the road. Commissioner Ladley asked what they are planning to do with the extra land. Mr. Hardin stated that it is for additional expansion in the future. Mr. Hardin stated that for right now we are going to ask the neighbor across the street if he wants to continue to grow hay on it and we will just let him keep it. Mr. Hardin stated that they want to put in a drive up window for customers as well as parking for them to park and come inside. Mr. Williams stated that they are going to elevate the buildings just in case there is a fluke flood they will be protected.

A motion was made by Hanigan and seconded by Ladley to Recommend to the City Council to approve the rezone for Hardin Sanitation to be rezoned from AG to Industrial.

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

C. Proposed Lot Line Adjustment Ordinance Discussion –

Clerk Cordova stated that it has been proposed that we do require a record of survey regarding a lot line adjustment. Right now our code states you have to have a record of survey, some places allow you to just do a meets and bounds description and it is recorded by the county recorder's office. More discussion followed. The consensus of the Commissioner's was to draft an ordinance and bring it back for review.

ADJOURNMENT

A motion was made by Franklin and seconded by Ladley to adjourn to at 7:59 PM.
The motion CARRIED.

Recording Secretary
Tiffany Howell

Planning and Zoning Public Hearings – Putting Your Procedural House in Order

With Jerry Mason and Jim McNall

Through public hearings we invite the public to take part in the planning and zoning process. How well do we do when we extend those invitations?

This two-hour workshop with Jim McNall and Jerry Mason will explore making the public hearing process a success. Best practices and legal requirements will be explored and a template for a hearing procedures resolution or ordinance will be provided.

Dates and locations:

November 16, 2011

Red Lion Hotel
621 21st St.
Lewiston ID

November 17, 2011

Coeur d'Alene Inn
506 W. Appleway Ave.
Coeur d'Alene ID

November 28, 2011

Hilton Garden Inn
7699 West Spectrum St.
Boise ID

November 29, 2011

Twin Falls Council Chambers
305 3rd Ave. E
Twin Falls ID

November 30, 2011

Clarion Hotel (formerly Holiday Inn)
1399 Bench Rd.
Pocatello ID

December 1, 2011

Shilo Inn on the Falls
780 Lindsay Blvd.
Idaho Falls ID

All Workshops go from 6:30 p.m. to 8:30 p.m.

Register Now at www.idahocities.org/p&ztraining

2011 AIC Planning & Zoning Workshops

RECEIVED

REGISTRATION

AUG 17 2011

DATES & LOCATIONS

CITY OF PAYETTE

PLEASE INDICATE YOUR CHOICE OF WORKSHOP

ALL WORKSHOPS 6:30 - 8:30 P.M.

- | | |
|--|--|
| <input type="checkbox"/> Wednesday, November 16, 2011
Red Lion Hotel
621 21st St.
Lewiston ID | <input type="checkbox"/> Wednesday, November 30, 2011
Clarion Hotel (formerly Holiday Inn)
1399 Bench Rd.
Pocatello ID |
| <input type="checkbox"/> Thursday, November 17, 2011
Coeur d'Alene Inn
506 W. Appleway Ave.
Coeur d'Alene ID | <input type="checkbox"/> Thursday, December 1, 2011
Shilo Inn
780 Lindsay Blvd
Idaho Falls ID |
| <input type="checkbox"/> Monday, November 28, 2011
Hilton Garden Inn
7699 West Spectrum Street
Boise ID | |
| <input type="checkbox"/> Tuesday, November 29, 2011
Twin Falls Council Chambers
305 3rd Ave. E
Twin Falls ID | |

REGISTER BY:

- ***Mail:** Association of Idaho Cities
Attn: Gaydawn Oyler
3100 S. Vista Ave., Suite 310
Boise ID, 83705
- ***Fax:** (Fax this form to: 208/344-8677)
- ***AIC Home Page:** www.idahocities.org
- ***Phone:** 208/344-8594

PLEASE ROUTE TO PLANNING & ZONING COMMISSION MEMBERS, ELECTED OFFICIALS AND STAFF

FREE Workshop

NAME(s) and TITLE(s) _____

ORGANIZATION _____ EMAIL _____

PHONE _____ FAX _____

FOR MORE INFORMATION CONTACT AIC AT (800) 344-8594

17.08.640 Variance: "Variance" provides a device which grants a property owner relief from certain provisions of this Title when, because of the particular physical surroundings, shape, or topographical condition of the property, compliance would result in an undue hardship upon the owner as distinguished from mere inconvenience. (Ord. 1204, 2002)

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. (Ord. 1204, 2002; Ord. 1085 ' 1, 1994)

VARIANCES

Sections:

- 17.78.010 Variances--Permissible When
- 17.78.020 Variances--Request Procedure
- 17.78.030 Variances--Council's Authority To Set Conditions
- 17.78.040 Right Of Appeal

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)

ORDINANCE _____

AN ORDINANCE OF THE CITY OF PAYETTE, IDAHO, AMENDING SECTION 16.04.020 OF THE PAYETTE MUNICIPAL CODE BY SUBSTITUTING THE REQUIREMENT OF FILING A SURVEY OF RECORD IN PLACE OF FILING AN AMENDED PLAT WHEN DOING A LOT LINE ADJUSTMENT; SETTING AN EFFECTIVE DATE; ALLOWING PUBLICATION IN SUMMARY FORM; ESTABLISHING SEVERABILITY; ESTABLISHING A REPEALER.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAYETTE, IDAHO:

Section 1. Section 16.04.020 of Title 16, Chapter 16.04 of the Payette Municipal Code is hereby amended to read as follows:

16.04.020: APPLICABILITY:

A. The regulations codified in this title shall apply to all subdivisions and development within the corporate limits of the city, or within the area of city impact as established by ordinance, including the following:

1. The dividing of any lot, tract or parcel of land into two (2) or more tracts, lots or parcels for transfer of ownership or building development;
2. The dedication of any street or alley through or along any tract of land;
3. Any division or resubdivision of a lot or parcel into sublots except as provided in subsection B 16.04.030 of this section.

B. The regulations codified in this title shall not apply to any of the following:

~~1. A readjustment of lot lines as shown on a recorded plat which does not reduce the area, frontage, width or depth of each building site below the minimum prescribed by any city ordinance or any covenant pertaining to said plat nor create any new lots.~~

~~A duly recorded or filed record of survey that conforms to Idaho Code title 55, chapter 19 shall be required for any lot line adjustment or adjustment of property boundaries between two (2) adjacent parcels. Such record of survey shall be filed both with the Payette County recorder and the city of Payette. In addition to the requirements of Idaho Code 55-1906, the certificate of surveyor shall be included on the record of survey. The survey shall also contain the original lot line(s), the adjusted parcel lines, the square footage of the adjusted parcels, correct~~

~~street names, footprint(s) of all existing building(s) (with dimensions shown from the adjusted line), a note giving the zone standard in effect for the area or as specifically approved and a certification and signature of the city engineer verifying that the record of survey complies with state law, title 55 of the Idaho Code and with this title.~~

~~The adjustment of the property boundaries shall not reduce either parcel below the minimum prescribed by any applicable city ordinance or as specifically approved, nor violate setback requirements. The record of survey shall so contain all existing easements of record. Accompanying the record of survey shall be a new property description of each adjusted parcel. The adjusted property boundary between the parcels shall be marked at each endpoint, angle point, and where the adjusted boundary changes direction, with monuments that conform to the provisions of Idaho Code 54-1227. The city engineer shall verify compliance with this section prior to the record of survey being filed with the Payette County recorder.~~

~~21. A division of land into parcels of five (5) acres or more designated to be used solely for agricultural purposes, and which does not involve any new street dedication other than dedications widening existing streets.~~

~~32. An allocation of land in the settlement of an estate of a decedent or a court decree for the distribution of property thereunder. Provided however, that any development of any lands divided as a result of the settlement of an estate of a decedent or a court decree for the distribution of property shall conform to all requirements of this code.~~

~~4. The exceptions contained in subsections B1, B2 and B3 of this section are from the review and approval requirements of this code only. Surveys must still be prepared in accordance with these regulations and filed with the county recorder. A copy of any plat, amended plat or correction or survey plat must also be provided to the city engineer, city clerk.~~

Section 2. Section 16.04.030 of Title 16, Chapter 16.04 of the Payette Municipal Code is hereby added to read as follows:

16.04.030 ADJUSTMENT OF LOT LINES.

(A) Scope: The Planning and Zoning Commission is authorized to grant exemptions from the subdivision process for the transfer of part of one lot or parcel for the purpose of enlarging an existing adjacent lot or parcel if such transfer

meets the requirements of this section. If an applicant cannot meet the standards of this section, then an adjustment may be approved, if it meets the applicable standards, as part of a minor subdivision or a subdivision.

A lot line adjustment shall not be relied upon to expand, contract, alter or leave the impression of altering the exterior boundary of a platted subdivision or the exterior boundary of its approved phases. Any modification to a final subdivision plat's exterior boundary or the exterior boundary of its phases shall be accomplished through a subdivision replatting process. A lot line adjustment shall not be relied upon to alter lands located within and outside the city of Payette.

A lot line adjustment is not intended as a means to alter a land's zoning or modify zoning boundaries, rather all lands adjusted through the lot line adjusting shall possess the same zoning as they had prior to that zoning action. Thus, a lot line adjustment shall be accompanied by a rezone application in the event the newly adjusted lot's zoning designation is to be altered to include more than one zone on a lot adjusted by this zoning action. Any zoning alteration shall be consistent with the city's comprehensive plan future land use map.

(B) Application Requirements: The subdivider shall submit to the city the following items:

1. Completed application form.
2. Site Plan. One site plan drawn to scale on eight-and-one-half-inch by eleven-inch paper, clearly showing the following:
 - a. The dimensions of the existing property/properties involved.
 - b. The location of any improvements (structures, septic system, etc.).
 - c. The location and dimension of any access or utility easements.
 - d. The dimensions of the proposed new lot lines.

- e. North arrow.
- f. Zoning of each involved property.
- g. A signature block shall be placed on the site plan for City approval:

" This map is for reference only in conjunction with Lot Line Adjustment number _____ approved by the City of Payette on _____. The Lot Line Adjustment will not be effective unless and until the required deeds have been recorded. Authority for recording such deed in accordance with this approval shall expire on the same day of the first month following the approval date indicated hereon."

CITY OF PAYETTE

- 3. Quarter Section Map. One copy of the quarter section map with the properties highlighted. (This can be obtained from the County assessor's office.)
- 4. Recorded Deed. One copy of all property owners' recorded deeds, verifying current ownership.
- 5. Letter of Intent. Letter of intent explaining the purpose of the request. The letter should also include information that may be helpful in evaluating the request.
- 7. Existing Conditions or Related Development Restrictions. Copies of existing conditions of approval, covenants, restrictions and/or easements.
- 8. Metes and bounds description of the resulting lots and all documentation that the metes and bounds description makes reference to.
- 9. Application fee.
- 10. Signatures of Authorized Parties. Signatures of all property owners authorizing the proposed adjustment of their property lines as certified by a notary public.

(C) Standards: The Planning and Zoning Commission will approve the lot line adjustment after finding that the following standards have been met:

(1) The lot line adjustment will not be approved if the part of another lot or parcel being transferred and the lot or parcel to which the former is added will create, immediately after the transfer, two or more potential building sites or lots permitted under this title.

(2) The lot line adjustment will not be approved if the transfer reduces a lot or parcel to a size below that required by such title, including any applicable requirement for developments or site review.

(3) The lot line adjustment will not create a nonstandard lot or parcel or create a nonstandard building or structure.

(4) The frontage of any of the lots to which the lot line adjustment is applied will not be relocated to another street.

(5) The basic shape of any of the lots to which the lot line adjustment is applied is maintained.

(6) The lots or parcels, after the lot line adjustment, and existing structures will comply with the lot standards of Payette Municipal Code.

(D) Planning and Zoning Approval: No person shall transfer land under this section until after the Planning and Zoning Commission reviews the map and legal description of the property and all other information required under this section to verify that the transfer is exempt under this chapter. The city manager shall sign the documents of transfer before they are recorded and will record the approved replat map after the applicant has recorded the documents of transfer.

Section 3. This Ordinance may be published in summary form as permitted by Idaho Code.

Section 4. This Ordinance shall be in full force and effect immediately upon passage and publication as required by the laws of the State of Idaho.

Section 5. Any ordinances or resolutions which are in conflict with this Ordinance are hereby repealed, but only insofar as the conflict exists.

Section 6. If any portion of this Ordinance should be found to be unconstitutional or unenforceable for any reason, the remainder of the Ordinance shall be applied to effectuate the purposes of this Ordinance.

PASSED and APPROVED by the Mayor and City Council of the City of Payette, Idaho this _____ day of _____, 2011.

CITY OF PAYETTE, IDAHO

BY _____
Jeffrey T. Williams, Mayor

ATTEST:

Mary Cordova, City Clerk



City of Payette

Conditional Use Permit Application

OFFICE USE ONLY

Date Received 8/30/2011

Fees Paid Y / N

Fees:

Application..... \$50.00

Applicant

Name Diverside Cemetery Address 1969 River Rd
City Payette State Id 93661 Phone 642 3434

Owner

Name Same Address _____
City _____ State _____ Phone _____

Property Covered by Permit

Address Same Zone _____

Legal Description (Lot, Block, Addition, Subdivision)

See attached Page

Nature of Request (Briefly explain the proposed use)

Storage of Lawn mowers + other Equipment
Tractor + ect. 30ft x 40ft
The Ridge about 16ft

Existing use of property

Cemetery

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?
9:00 to 5:00
5. Will storm water drainage be retained on site? Is an existing storm drain available? Is it at capacity? If so, will new facilities be constructed?
no
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?
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?
Low
11. What type of equipment will be used in the conduct of the business?
Low mowers Small Tractor
12. What are the surrounding land uses? Has buffering been provided as required by the ordinance?
Some Residential

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

No

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

No

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.

Lee Reed
Applicant's Signature

8/26/11
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.**

Parcel | Land | Comps | Values | Images |

Parcel Address: 1969 RIVER RD, PAYETTE, ID
 Description: BLK 1 & BLK 2 RIVERSIDE CEMETERY
 PIN: P1710001000A
 Class: 681
 District: TAG 00 Area: 001

Owner: RIVERSIDE CEMETERY MAINTENANCE DIST
 PO BOX 36
 PAYETTE, ID 83661

Parcel Detail List:

Item	Value
PARCEL INFO:	
Legal Acres:	37.86
Legal Square Feet:	0
Parent Parcel ID:	
LRSN:	3772
Alt PIN:	0051650000
Assem. Parcel:	
Jurisdiction:	38
Corporation:	

NH/SMA/MA INFO:
 Neighborhood Na... 602-F Cemetary
 Reval Neighborho... 602-F Cemetary

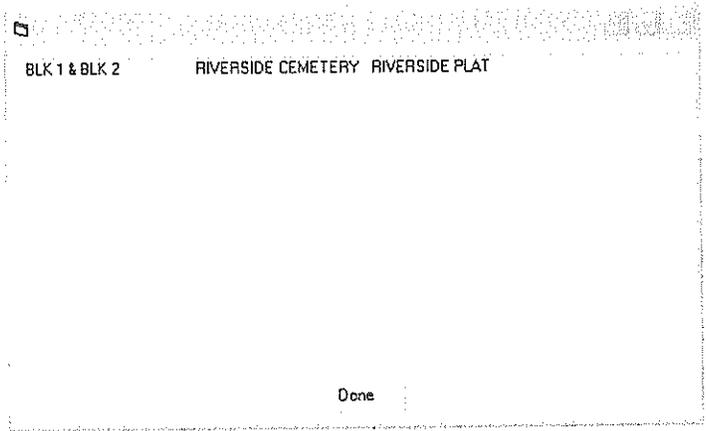
CURRENT VALUE:
 Effective Date: 01/01/2011
 Posted Date: 5/19/2011
 Value Method: Cost
 Change Reason: 02- Assessment U
 Land: \$0
 Improvements: \$0
 Total: \$0
 Land Assessed: \$0
 Improvements Ass... \$0
 Total Assessed: \$0

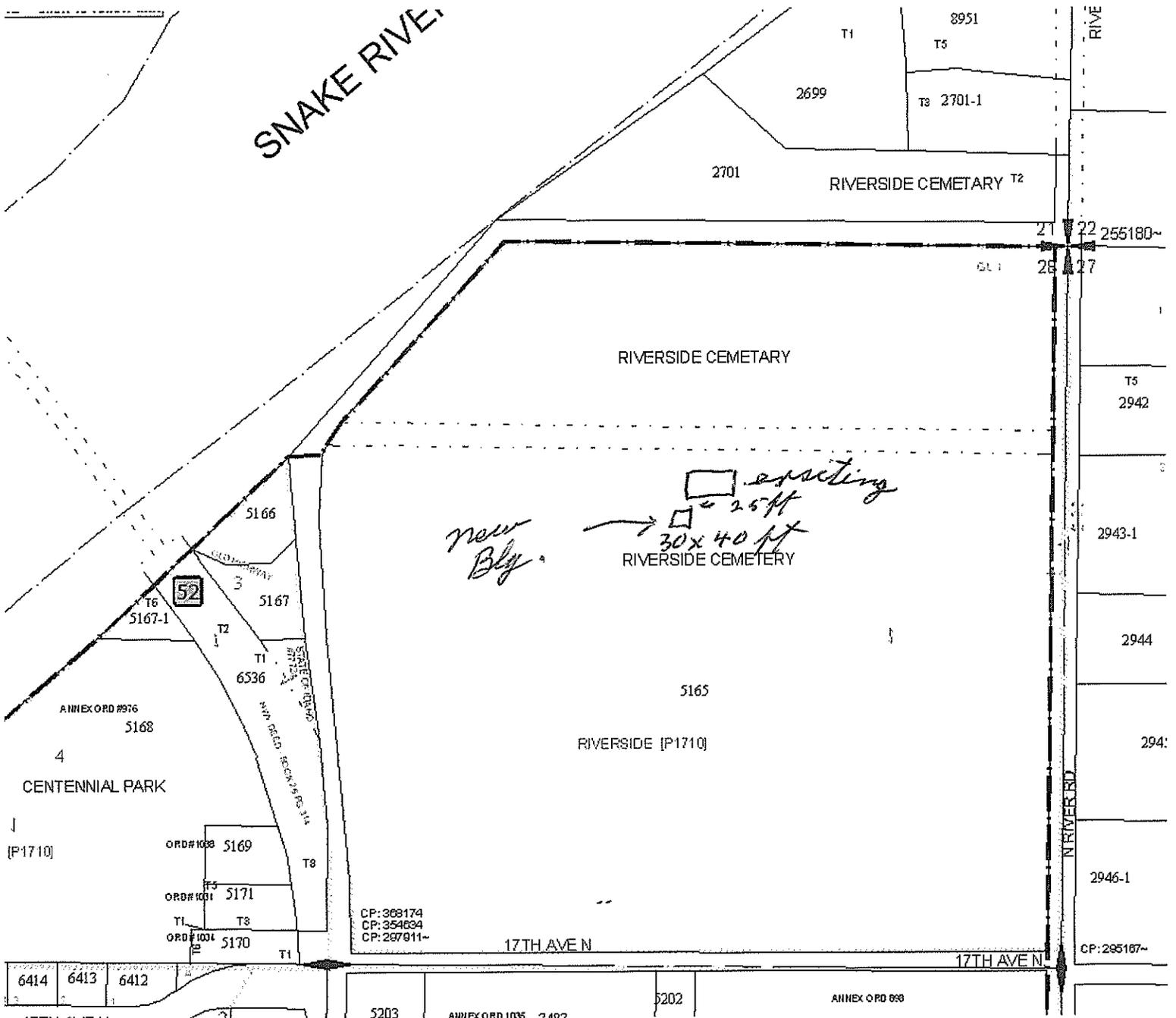
SALE INFO:
 Last Sale Date:
 Sale Price:
 Grantor:

Land
 Land Type : Zoning : Dimensions : Square Footage : Acreage
 Exempt Land : : : : 37.8600

Improvements

Type	#	Year Built	Size	Grade	Condition	Effective Age
[Empty Table]						







City of Payette

**Conditional Use
Permit Application**

OFFICE USE ONLY

Date Received 8/22/2011

Fees Paid Y / N

Fees:

Application..... \$50.00

Applicant

Name Payette County Recreation Dist - Dan Reed Address 1200 N. Pennsylvania Ave.

City Fruitland State Id Phone 208-452-3542

Owner

Name Payette School District Address 20 N. 12th St

City Payette State Id Phone 208-642-9366

Property Covered by Permit

Address 400 N. Iowa Ave Payette, Id. 83661 Zone _____

Legal Description (Lot, Block, Addition, Subdivision)

See Attached

Nature of Request (Briefly explain the proposed use)

Building ⁽²⁾ dugouts approx. 400sqft with attached storage on each of approx 150 sq ft. In the future: Sports complex that would include 5 bathrooms, storage & concession area, 25'X50'

Existing use of property

Baseball - Softball Sports Complex

Will this have an impact on schools?

We are developing and improving school grounds. No adverse impact.

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?

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

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

Private vehicles, traffic will be in evenings and weekends May-July, no significant increase

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

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?

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?

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?

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?

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

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

Noise from games, fans cheering. May-July 6pm-8pm during week, 9am-8pm on Saturdays

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

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

empty land, Pastures, and McCain Middle School surround the area

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

No

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

No

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?

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

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

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

8-22-11

Date

289813

Escrow

WARRANTY DEED

FOR VALUE RECEIVED, the Grantor, STARKS FAMILY CORPORATION, an Idaho Corporation, does hereby grant, bargain, sell and convey unto PAYETTE SCHOOL DISTRICT 371-J, a Municipal Subdivision of the State of Idaho, P. O. Box 349, Payette, ID 83661, the Grantee, all of it's right, title and interest in and to the following described lands and premises, located in Payette County, Idaho, to-wit:

PARCEL I:

~~Block 14, 15, 16 and 17 of SHAWHAN'S FIRST SUBDIVISION OF PAYETTE HEIGHTS, as per Plat in Book 2, Page 12, Plat Records, Payette County, Idaho:~~

PARCEL II:

In Twp. 9 N., R. 5 W., B.M., Payette County, Idaho;
In Sec. 35: SE $\frac{1}{4}$ NW $\frac{1}{4}$ EXCEPTING THEREFROM the following tract of land:
Beginning at the SW corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Sec. 35;
thence in a Northerly direction along the West side line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 100 feet;
thence in an Easterly direction along a line parallel to the South side line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 100 feet;
thence in a Southerly direction along a line parallel to the West side line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 100 feet to the South side line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$;
thence in a Westerly direction along the South side line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 100 feet to the Point of Beginning.

AND FURTHER EXCEPTING the following tract of land:
Beginning at the S.E. corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Sec. 35;
thence North along the East side line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 660 feet;
thence West parallel to the South side line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 495 feet;
thence South parallel to the East side line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 660 feet to a point in the South side line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$;
thence East along the South side line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ a distance of 495 feet to the Point of Beginning.

289813

Together with any irrigation shares appurtenant to, in the Lower Payette Ditch Co.

Together with any and all water, water rights, ditches, ditch rights, minerals, mineral leases and any and all irrigation rights appurtenant to said lands or in any-wise connected therewith.

Subject to a Mortgage dated September 11, 1979, recorded September 14, 1979 as Instrument No. 180,850, as amended by an agreement recorded December 27, 1988 as Instrument No. 225,282; and a Mortgage dated March 25, 1981, which Mortgage was recorded April 17, 1981 as Instrument No. 188,731.

Subject to all outstanding reservations, easements, rights-of-way, restrictions, dedications, mineral leases, mineral reservations and mineral conveyances of record.

TO HAVE AND TO HOLD the said premises, together with their appurtenances unto the said Grantee, it's heirs and assigns forever, and the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that they are free from all encumbrances, except as set forth hereinabove and that it will warrant and defend the same from all lawful claims whatsoever.

Dated: The 20th day of November, 1996.

STARKS FAMILY CORPORATION

By: Rod D. Starks
ROD D. STARKS President

ATTEST:

↑ N

← Iowa Ave



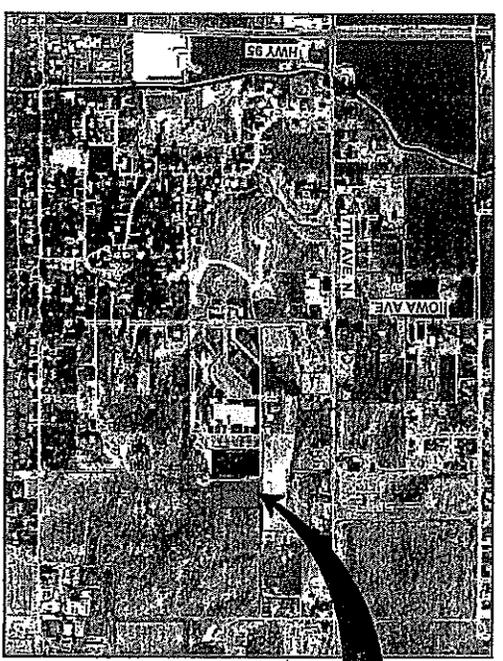
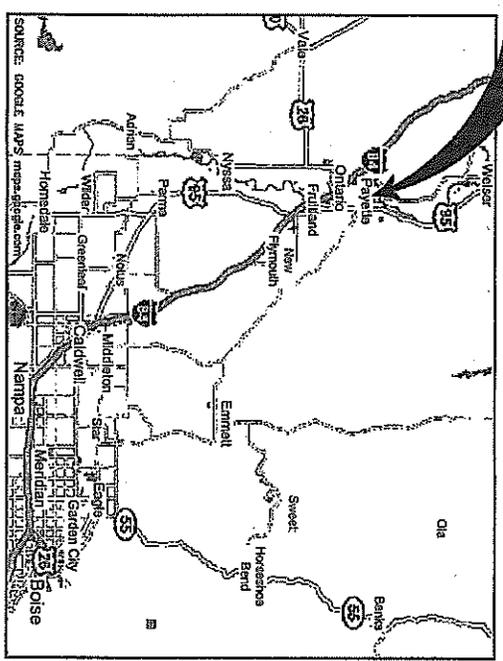
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INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES
3	FLOOR PLAN
4	BUILDING ELEVATION VIEWS
5	TYPICAL CROSS SECTION
6	FOUNDATION PLAN

PAYETTE COUNTY RECREATION DISTRICT PAYETTE SPORTS COMPLEX PAYETTE COUNTY, IDAHO

DECEMBER, 2008



**PROJECT
LOCATION**

REVISIONS		DESIGNED:		SCALES SHOWN		PROJECT NO.		TITLE SHEET	
NO.	DATE	BY	DESCRIPTION	DESIGN CHECKED:	ARE FOR	PRINTS ONLY	CP 08095	PAYETTE COUNTY RECREATION DISTRICT PAYETTE SPORTS COMPLEX	
				C. BENSON	11" x 17"				
				I. GERR					
				G. BENSON					
				C. BENSON					

GENERAL, SITEWORK
HOLLADAY
32 N. MAIN
PAYETTE, IDAHO

PROFESSIONAL ENGINEER
REGISTERED
3442
STATE OF IDAHO
71 NOV BY L. GRIFFIN

SHEET 1 OF 6

HOLLADAY
ENGINEERING CO.

ENGINEER • CONSULTANT
223 N. MAIN • PO BOX 223 • PAYETTE, ID 83422
(208) 932-5244 • holladayengineering.com

GENERAL NOTES:

1. ALL CONSTRUCTION IN ACCORDANCE WITH CURRENT IBC, ACI, & ISPPWC SPECIFICATIONS.
2. ALL UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY DIG LINE THREE (3) WORKING DAYS IN ADVANCE OF CONSTRUCTION IN AREA. (1-800-342-1585). RETAIN AND PROTECT ALL UTILITIES NOT BEING CONSTRUCTED.
3. ALL LABORATORY & FIELD MATERIALS TESTING SHALL BE DONE IN ACCORDANCE WITH ISPPWC & IBC WITH COSTS BEING BORNE BY THE CONTRACTOR.
4. CONTRACTOR SHALL REPAIR ANY DAMAGED OR BROKEN WATER, SEWER, STORM AND/OR IRRIGATION SERVICES OR LINES DURING CONSTRUCTION.
5. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND REGULATIONS.
6. PLUMBING, ELECTRICAL, AND HVAC PLANS ARE SEPARATE AND BY OTHERS.

CONCRETE NOTES:

1. ALL CONCRETE MATERIALS, CONSTRUCTION METHODS, AND TESTING SHALL BE IN ACCORDANCE WITH CURRENT IBC, ACI, & ISPPWC SPECIFICATIONS.
2. CONCRETE FOR FOOTINGS AND STEM WALLS SHALL BE MINIMUM 3000 PSI. CONCRETE FOR INTERIOR SLABS SHALL BE MINIMUM 3000 PSI AND INCLUDE A NON-SKID EPOXY SURFACE SEAL. CONCRETE FOR ALL EXTERIOR SLABS SHALL BE MINIMUM 4000 PSI AND INCLUDE FIBERMESH OR APPROVED EQUIVALENT.

MASONRY NOTES:

1. MASONRY UNITS: ASTM C-90, GRADE N, F'm = 1350. COLOR AND TEXTURE PER OWNER.
2. MORTAR: ASTM C-270, ASTM C1329, TYPE S.
3. GROUT: ASTM C476 OR PER IBC TABLE 2103.12.
4. STEEL REINFORCEMENT: ASTM A615, GRADE 60; HORIZONTAL JOINT REINFORCING TO BE 9 GAUGE.
5. REINFORCING BAR LAP: 48 BAR DIA.
6. TYPICAL REINFORCEMENT (UNLESS NOTED OTHERWISE):
 - (1) #6 VERTICAL @ 40" O.C.
 - (2) #4 HORIZONTAL, 4'-0" O.C., AT LEDGERS AND TOP OF WALLS
 - 9 GAUGE JOINT REINFORCEMENT @ 16" O.C.
7. TYPICAL BOND BEAMS OVER OPENINGS IN WALLS ARE TO HAVE:
 - (2) #5 BARS HORIZONTAL
 - BARS ARE TO EXTEND 24" PAST OPENING EACH SIDE.
8. LAP ALL BOND BEAMS SHEAR STEPPED 1/4 MIN. 4'.
9. INSTALL A MIN. OF (1) #5 BAR AT SIDES AND BOTTOM OF ALL WALL OPENINGS. IF OPENINGS ARE 48" OR GREATER IN EITHER DIRECTION, A MINIMUM OF (2) #5 BARS SHALL BE USED AND SUCH BARS SHALL EXTEND NOT LESS THAN 24" BEYOND THE CORNER OF THE OPENINGS IN ALL DIRECTIONS.
10. AT CORNERS & WALL INTERSECTIONS, GROUT THE ADJACENT CORES WITH A VERTICAL BAR AND LAP THE BOND BEAM STEEL OR PROVIDE CORNER BARS OF EQUAL SIZE.
11. ALL DOWELS FROM THE FOUNDATION SHALL MATCH SIZE AND LOCATION OF VERTICAL REINFORCING IN MASONRY, UNLESS NOTED OTHERWISE. EXTEND A DOWEL A MINIMUM OF 30 BAR DIAMETERS INTO FOUNDATION.

NO.	DATE	BY	REVISIONS	DESIGNED:	DESIGN CHECKED:	SCALE:	SCALE SHOWN:
				G. BERSON	T. GRAY	ASB FOR 11" X 17"	ASB FOR 11" X 17"
				G. BERSON	G. BERSON	CAAD FILE NAME	CAAD FILE NAME
				G. BERSON	G. BERSON	DRAWING DATE	DRAWING DATE



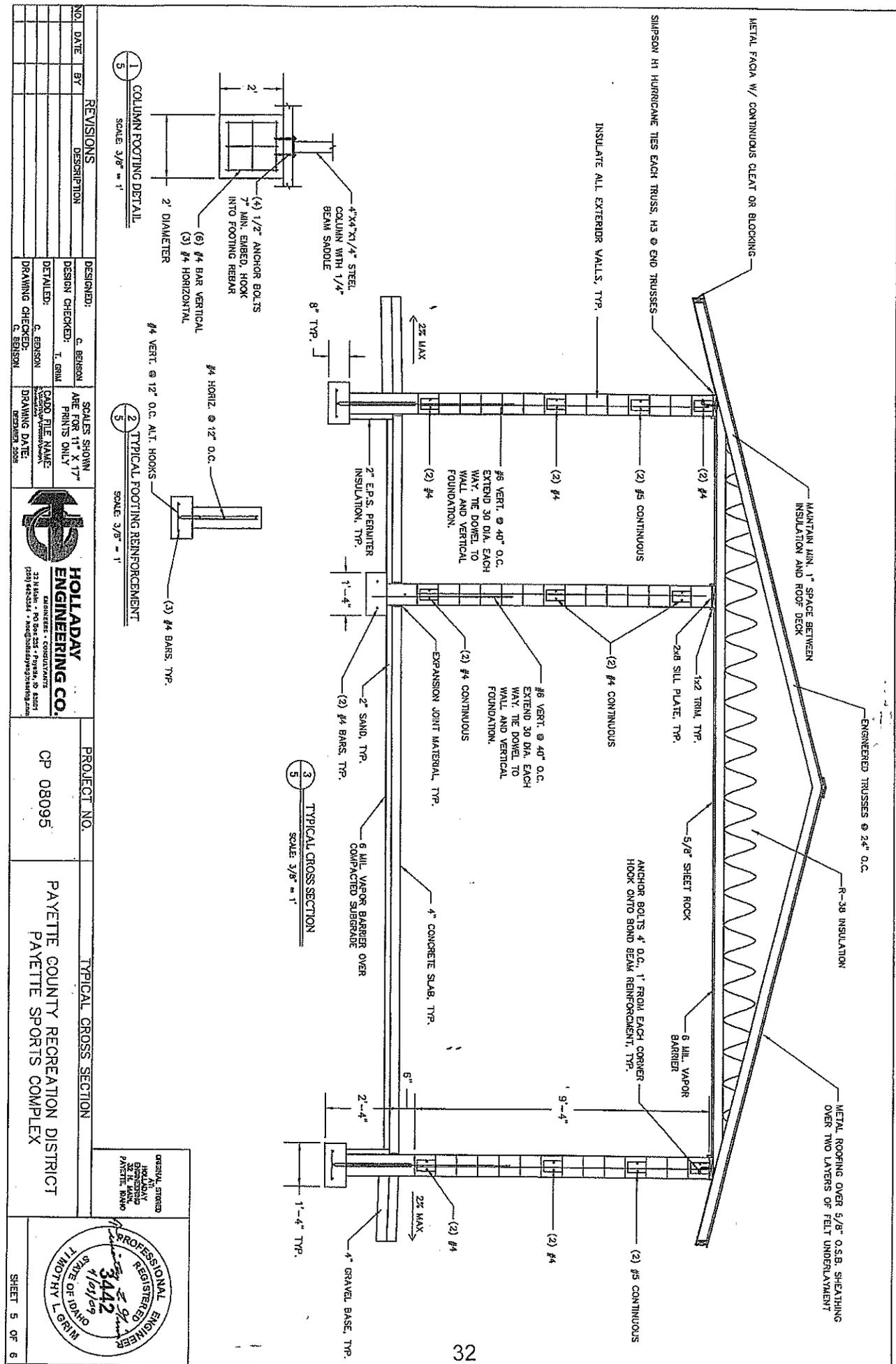
PROJECT NO. CP 08095

GENERAL NOTES

PAYETTE COUNTY RECREATION DISTRICT
PAYETTE SPORTS COMPLEX

REGISTERED PROFESSIONAL ENGINEER
HOLLADAY ENGINEERING CO.
PAYETTE, IDAHO





1 COLUMN FOOTING DETAIL
SCALE 3/8" = 1'

2 TYPICAL FOOTING REINFORCEMENT
SCALE 3/8" = 1'

3 TYPICAL CROSS SECTION
SCALE 3/8" = 1'

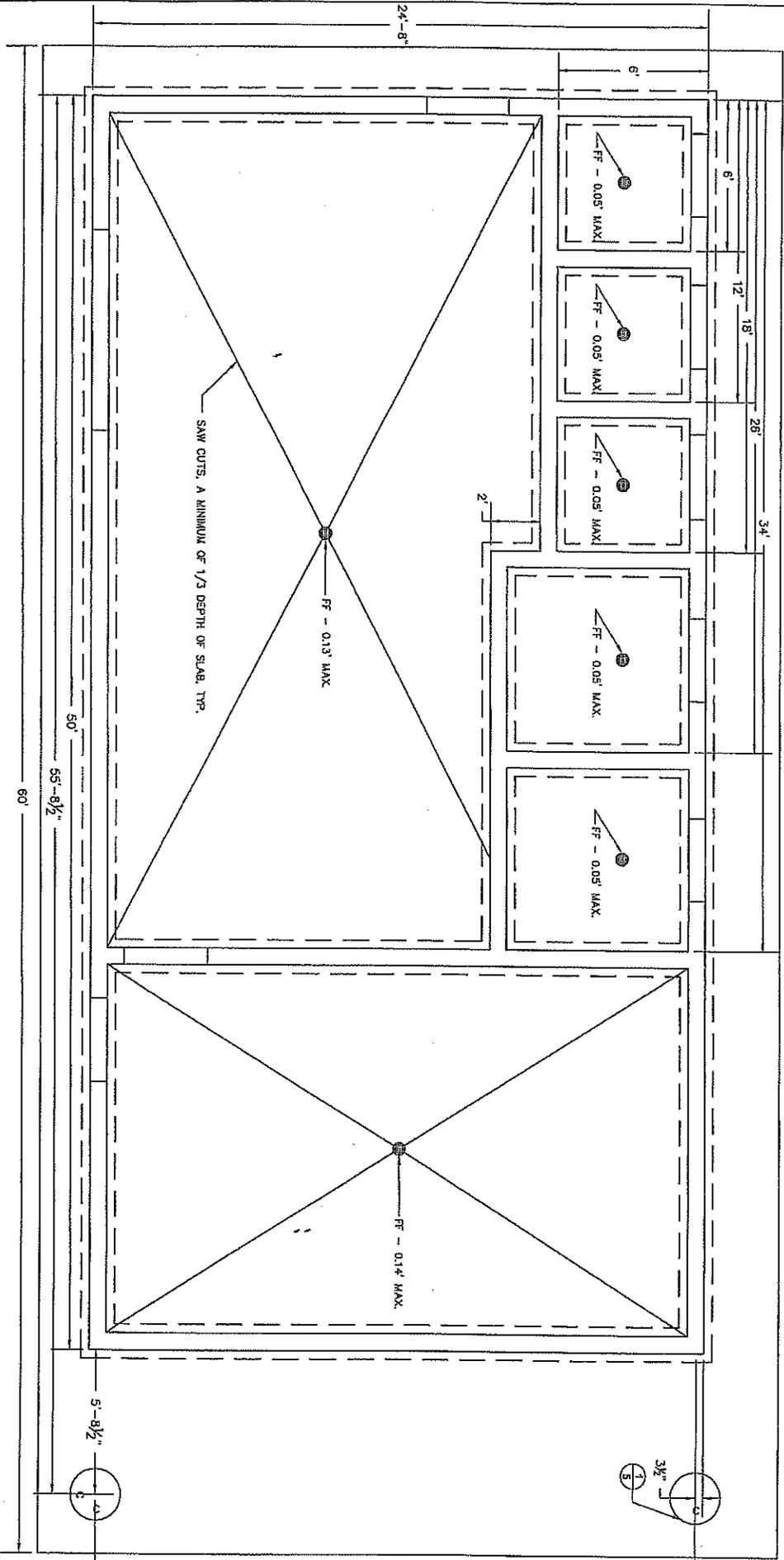
REVISIONS		DESIGNED:		SCALES SHOWN		PROJECT NO.	
NO. DATE	BY	DESCRIPTION	C. BENSON	ARE FOR 1" X 1" TYP	CP 08095	TYPICAL CROSS SECTION	
		DESIGN CHECKED:	T. GRIML	CAAD FILE NAME	PAYETTE COUNTY RECREATION DISTRICT		
		DETAILS:	C. BENSON	DRAWING DATE	PAYETTE SPORTS COMPLEX		
		DRAWING CHECKED:	C. BENSON	DRAWING DATE			
		DRAWING DATE:	DECEMBER 2008				

HOLLADAY
ENGINEERING CO.
CONSULTANTS - CONSULTANTS
23 N. Main - PO Box 222 - Payette, ID 83451
(208) 866-4444 - holladayengineering.com

PROFESSIONAL ENGINEER
REGISTERED
3442
1/10/09
STATE OF IDAHO
TIMOTHY L. GEM

DESIGN STORED
JOB NO. 08095
ENGINEERING
PAYETTE, IDAHO

SHEET 5 OF 6



NOTES:
 1. SLOPE ALL FLOORS TO DRAINS @ 2% MAX.
 2. BLOCK OUT STEEL WALLS FOR OPENINGS, WIDTHS PER MANUFACTURER. COORDINATE WITH MASONRY CONTRACTOR.
 3. SEAL CONCRETE FLOORS WITH NON-SKID EPOXY SURFACE SEAL.

NO.	DATE	BY	REVISIONS DESCRIPTION	DESIGNED: C. BEHSON	DESIGN CHECKED: I. GRUB	SCALE: SHOWN AS FOR 11' X 17' PRINTS ONLY	QA/QC FILE NAME	DRAWING CHECKED: C. BEHSON	DRAWING DATE: DECEMBER 2009



PROJECT NO. CP 08095

FOUNDATION PLAN
 PAYETTE COUNTY RECREATION DISTRICT
 PAYETTE SPORTS COMPLEX

ORIGINAL STORED IN THE OFFICE OF THE REGISTERED PROFESSIONAL ENGINEER

SHEET 6 OF 8



City of Payette

**Conditional Use
Permit Application**

OFFICE USE ONLY

Date Received 8.29.11

Fees Paid (Y) 1 N \$50.00

RECEIVED

Fees:

Application..... \$50.00

AUG 29 2011

CITY OF PAYETTE

Applicant

Name DAVID & KAYLYNN EDWARDS Address 335 NO. 20th STREET

City PAYETTE State IDAHO Phone #(208)642-1996

Owner

Name DAVID & KAYLYNN EDWARDS Address 335 NO. 20th STREET

City PAYETTE State IDAHO Phone #(208)642-1996

Property Covered by Permit

Address 335 NO. 20th ST. / PAYETTE, ID 83661 Zone A - RESIDENTIAL

Legal Description (Lot, Block, Addition, Subdivision)

WAYNES ADD, LOT 3, BLOCK 1, 09N05W34NE

Nature of Request (Briefly explain the proposed use)

TO ERRECT A POLE BARN BUILDING STRUCTURE ON OUR
PROPERTY TO BE USED FOR STORAGE. BLDG = 30x60x13

Existing use of property

CURRENTLY A FIELD

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?

1.) NONE. 2.) YES - FIRE HYDRANT LOCATED LESS THAN 100' OF STRUCTURE.

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

1.) NONE. 2.) NO

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

1.) NO TRAFFIC GENERATION 2.) N/A

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

TO BE USED FOR STORAGE, NO HOURS OF OPERATION

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?

1.) YES 2.) NO 3.) N/A 4.) NO

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?

NOT A RESIDENTIAL DWELLING

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?

1.) WILL INSTALL FIRE EXTINGUISHER UPON COMPLETION. 2.) WITHIN 100'
3.) NO

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

1.) RESIDENTIAL & FIELDS 2.) I BELIEVE SO.

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

1.) NO

2.) NO

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?

NONE

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.

Kaylene Edwards
Applicant's Signature

8-29-11
Date

6195
2019
P18510020190
HLINS 3RD REPLAT [P18511]

6196
2020
P18510020200

2817-27
2010A
P1850002010A

2817-28
2011A
P1850002011A

2817-29
2012A
P1850002012A

2817-119
5002A
P1850005002A

2817-121
5003
P18500050030

Proposed Pole Barn Bldg For:
DAVID & KAYLYNN EDWARDS
335 NO. 20th ST.
PAYETTE, IDAHO 83661
(208) 642-1996

NO OTHER BLDGS WITHIN 50'

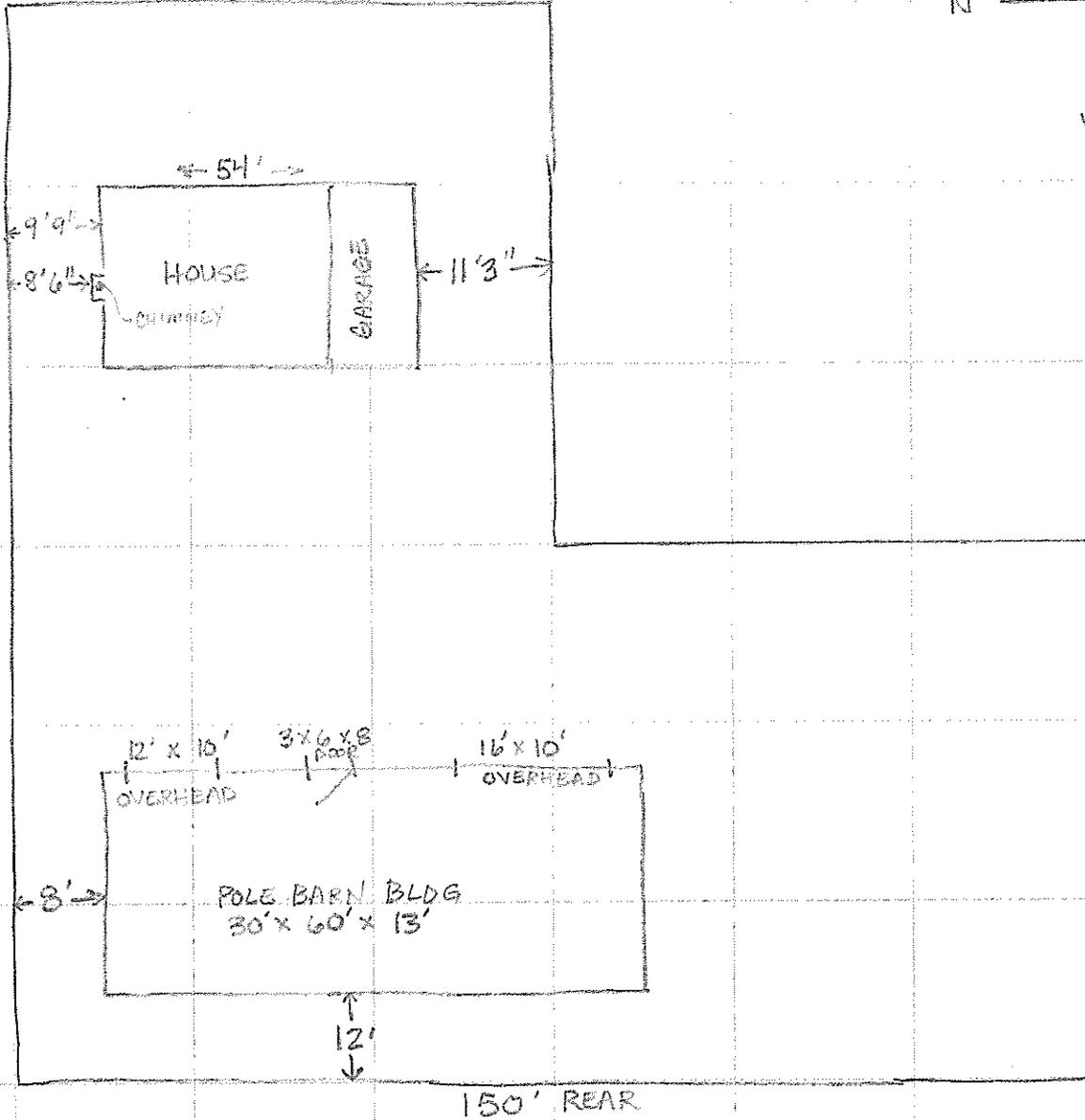
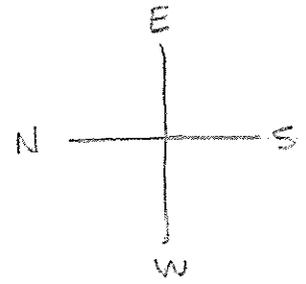
2823
4126
P00000341260

XED ORD #1099



NO. 20th ST.

75' FRONTAGE



JOB NAME: DAVID & KAYLIANN EDWARDS PERMIT → JOB#: _____
 LOCATION: 335 NO. 20th ST. PAYETTE, IDAHO 83610 SHEET: _____ OF _____
 SALESMAN: _____ BY: _____ DATE: 8-29-11

EDWARDS KAYLYNN N
 335 N 20TH ST
 PAYETTE, ID 83661
 WAYNES ADD LT 3 BLK 1 09N05W34NE
 #242-1996

Neighborhood Number
 10010
 Neighborhood Name
 P-1

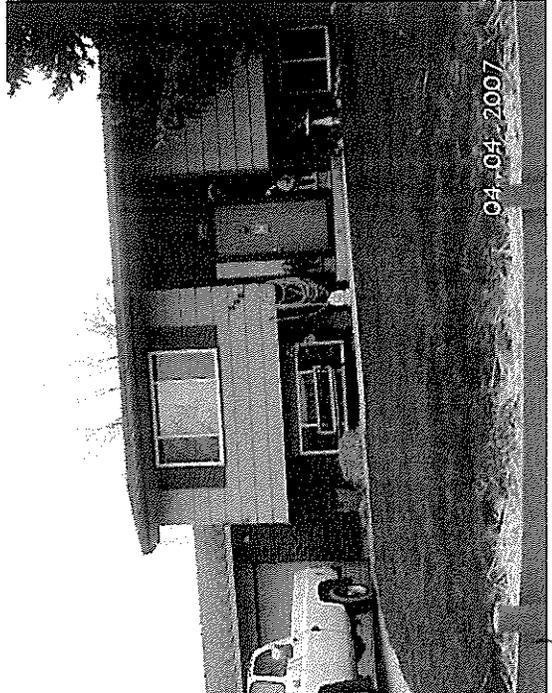
TAXING DISTRICT INFORMATION
 Jurisdiction Name Payette
 Area 001
 District TAG 00

Site Description
 Topography
 Public Utilities
 set or Road
 CO hborhood
 Zoning:
 Legal Acres:
 0.5900

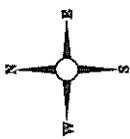
Transfer of Ownership			
Owner	Consideration	Transfer Date	Deed Book/Page Deed Type
Multiple Owners	0	11/13/2009	QC 363528 QC
EDWARDS KAYLYNN NEVE	0	12/31/2008	QC 357683 QC
EDWARDS KAYLYNN NEVE	0	12/31/2008	WD 357682 Fu

Valuation Record

Assessment Year	2009	2010			
Reason for Change	Value Update Value Update				
MARKET VALUE	L 44000	39600			
	I 108240	104050			
	T 152240	143650			



Land Size			
Rating, Soil ID - or - Actual Frontage	Acres - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor
Land Type City Lot City Lot	0.5900		L -10%



SUBDIVISIONS ON THIS PAGE

- GREENE'S FIRST
- HARRIS ADDITION
- LITTLE COUNTRY VILLAGE

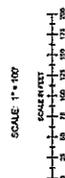


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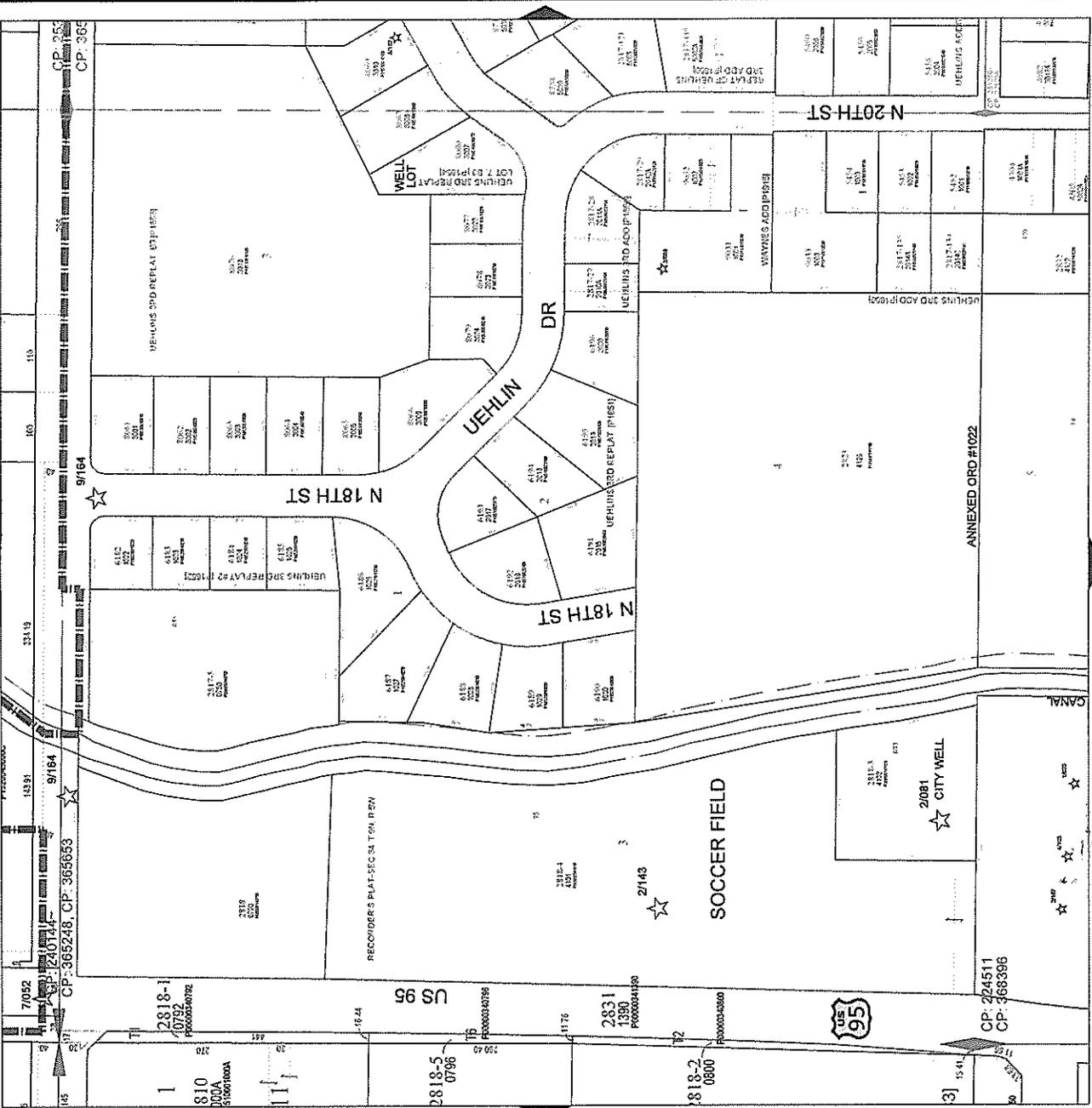
LEGEND

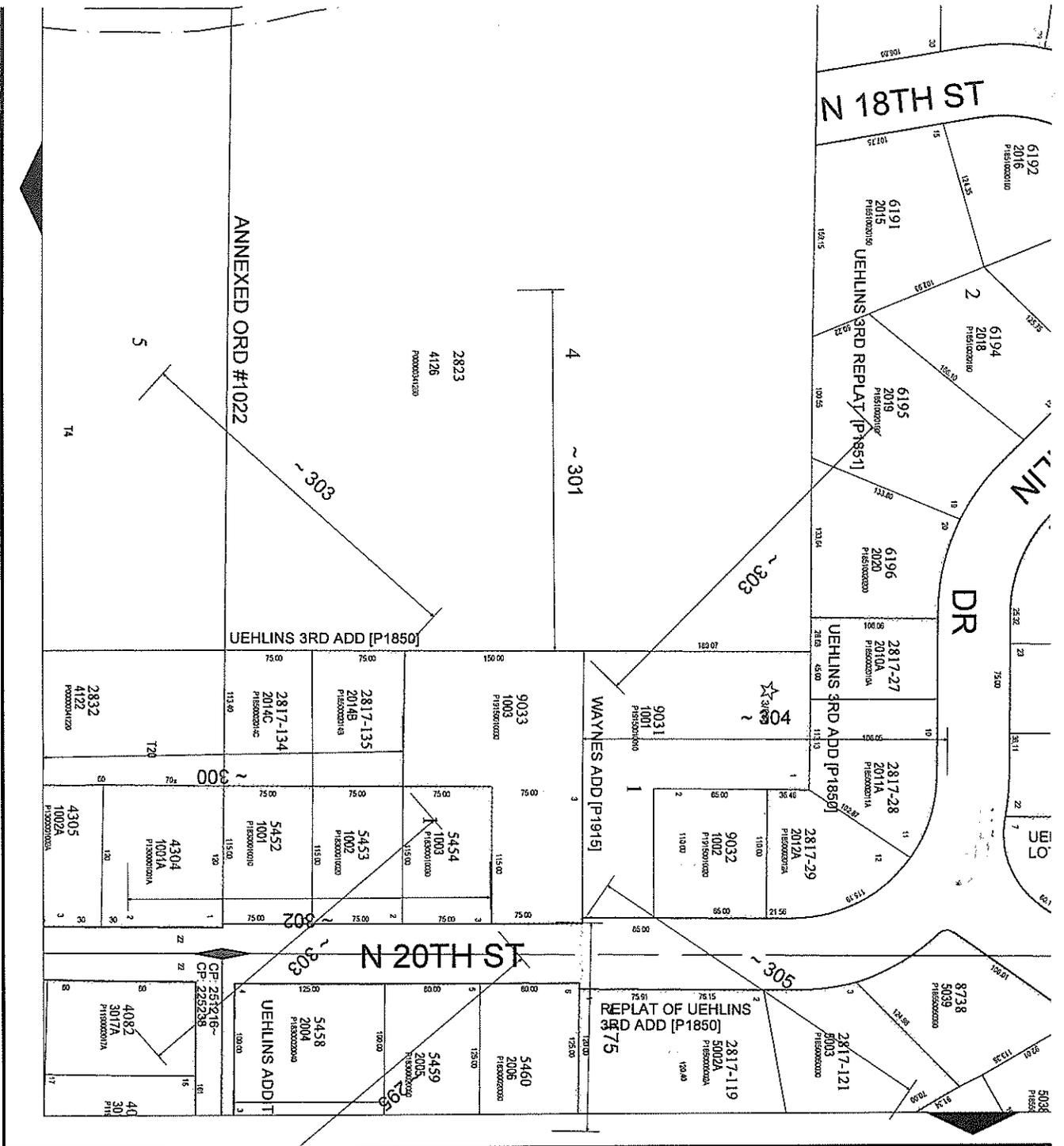
- PARCEL LINE
- OLD PARCEL LINE
- ROW LINE
- SUBDIVISION BOUNDARY
- EASEMENT
- HYDRO EDGE
- HYDRO CENTERLINE
- RAZED ROADS
- CITY BOUNDARY
- SECTION LINE
- ASSESSOR'S PARCEL NUMBER 1541.2
- STATE PARCEL NUMBER 0602021100 or 1100
- TAX DESCRIPTION T 6
- ADJACENT PARCEL TIE SYMBOL
- LOT NUMBER
- BLOCK NUMBER
- DEED DISTANCE 123.57 ALL DISTANCES IN U.S. SURVEY FEET (unless noted)
- SURVEY DISTANCE 123.57
- RECORD DISTANCE 123.57
- CURVE INFORMATION LINDA R 1000
- SECTION NUMBERS 176 184 192 200
- SURVEY MONUMENT
- SURVEY MAP
- U.S. HIGHWAYS
- STATE HIGHWAYS
- INTERSTATE HIGHWAYS

CANALS AND DRAINAGE ARE REPRODUCED FROM 24 AND 100 METERING WHERE AVAILABLE. SOME HAVE BEEN DIGITIZED FROM 1:100 AERIAL PHOTOGRAPHS OR ADJUSTED TO MATCH SURVEY DATA.
 THIS MAP HAS BEEN PREPARED FOR ASSESSMENT PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE LOCATION OF THE LOCATION OR DIMENSIONS OF ANY OF THE TRACTS OF LAND SHOWN
 © 2010 Peoria County, Illinois, All Rights Reserved



DATE	BY	DESCRIPTION	SRM	CHK	APP
MAY 2004	LESTER DRAHEIT				
NOV 2004	SECOND DRAFT				





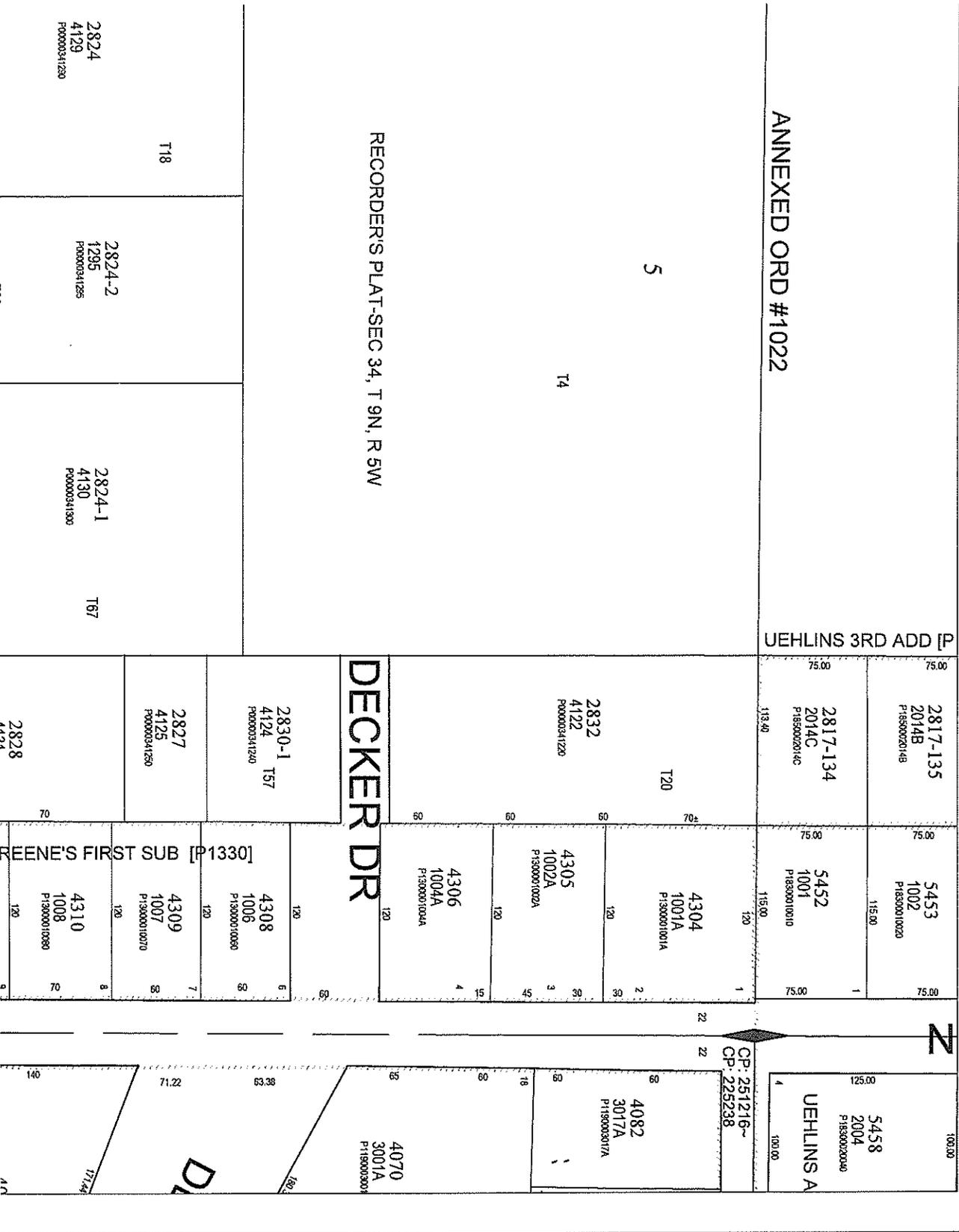
09N05W34 1 3

ANNEXED ORD #1022

UEHLINS 3RD ADD [P

RECORDER'S PLAT-SEC 34, T 9N, R 5W

DECKER DR



Block 7 Page 16 (192)

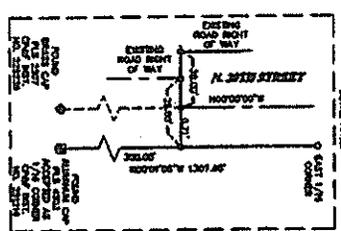
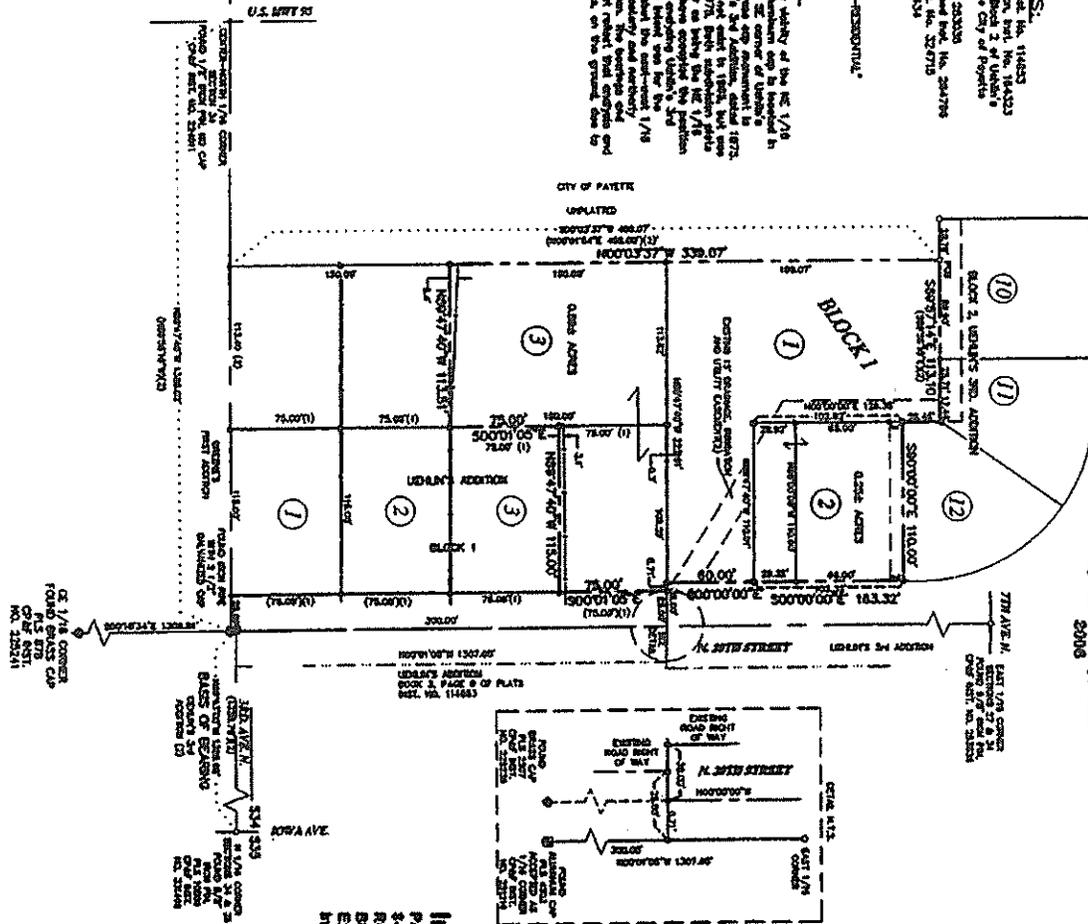
DAVINE'S ADDITION AN AMENDED PLAT
 Lot 14 & Lot 15 Block E of Ubbins' Addition to the City of Payette,
 and Lot 4 Block 1 of Ubbins' Addition to the NE 1/4 of
 Section 34, Township 9 North, Range 5 West of the Boise Meridian,
 Payette County, Idaho
 2008

0355576

- REFERENCES:**
- (1) Ubbins' Addition, Plat No. 114833
 - (2) Ubbins' 2nd Addition, Plat No. 114333
 - (3) Section 1 & Fraction Block 1 of Ubbins' Addition, Plat No. 227701
 - (4) Section 2 & Fraction Block 2 of Ubbins' Addition, Plat No. 227701
 - (5) Section 3 & Fraction Block 3 of Ubbins' Addition, Plat No. 227701
 - (6) Section 4 & Fraction Block 4 of Ubbins' Addition, Plat No. 227701
 - (7) Section 5 & Fraction Block 5 of Ubbins' Addition, Plat No. 227701
 - (8) Section 6 & Fraction Block 6 of Ubbins' Addition, Plat No. 227701
 - (9) Section 7 & Fraction Block 7 of Ubbins' Addition, Plat No. 227701
 - (10) Section 8 & Fraction Block 8 of Ubbins' Addition, Plat No. 227701
 - (11) Section 9 & Fraction Block 9 of Ubbins' Addition, Plat No. 227701
 - (12) Section 10 & Fraction Block 10 of Ubbins' Addition, Plat No. 227701

NOTE:
 DISTINGUISHED BY "HORIZONTAL"

NARRATIVE:
 The measurements cited in the vicinity of the NE 1/4 corner of Section 34, the stationing being in addition to the first three feet of Ubbins' Addition to the City of Payette, Idaho, are shown on the plat of Ubbins' 2nd Addition, dated 1873, but were not recorded until 1912, but were not by the 2207' prior to 1978. Both subdivisions are shown on the plat of Ubbins' Addition to the City of Payette, Idaho, dated 1873, and the plat of Ubbins' Addition to the City of Payette, Idaho, dated 1912, and the plat of Ubbins' Addition to the City of Payette, Idaho, dated 1978. The measurements shown on this plat reflect field conditions and generally reduce the conditions on the ground, due to top and contour.



LEGEND

- Boundary Line
- Adjusted Parcel Line
- Original Parcel Lot Line
- Section Line
- Lot/Parcel Line
- Easement Line
- Existing Fence
- Found Survey Cap (See Below)
- Found Aluminum Cap (See Below)
- Found 9/8" Iron Pin (See Below)
- Found 1/2" Iron Pin (See Below)
- Found 5/8" Iron Pin, PLS 787
- Point of Survey
- Calculated Point

Instrument # 355576
 PAYETTE COUNTY
 10:26:06 No. of Pages: 2
 Recorded for: SUSAN JEFFERS
 BETTY J. OMBRESSEN Deputy
 Et-Omnia Recorder Deputy
 Index to: SUBDIVISION PLAT
Susan Jeffers
Subdivision Plat

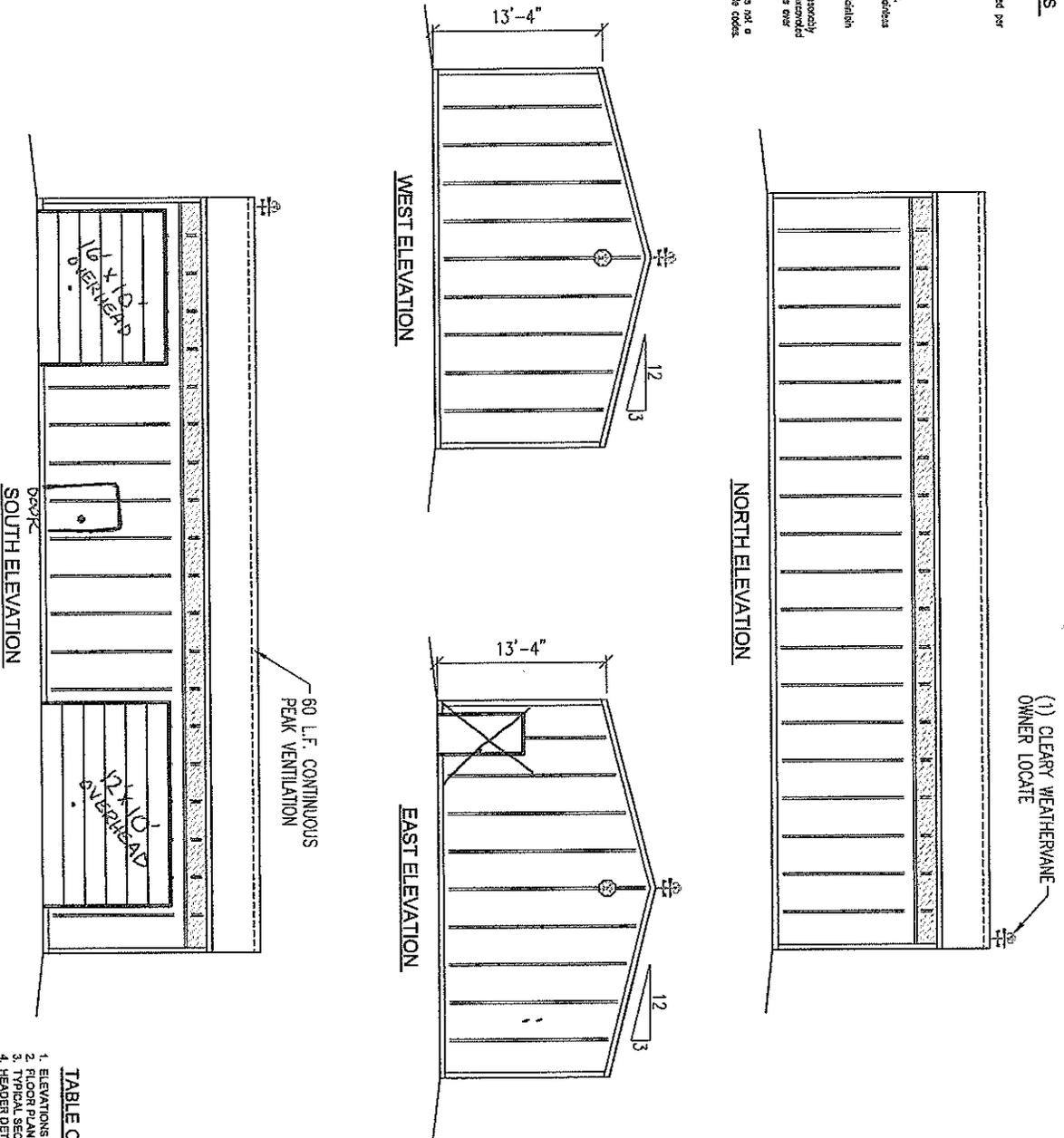


GENERAL NOTES AND SPECIFICATIONS

1. All lumber, unless otherwise noted, shall be SPS #2 SPF or better.
2. Lumber embedded in, or in contact with, the ground shall be treated per AIAA standards:
Embedded in Ground: 0.6 kg/ft³ retention
Ground Contact: 0.4 kg/ft³ retention
3. Steel posts and flashings shall be 29 gauge, 60,000 PSI, galvanized.
4. All nails are to be threaded, hardened steel unless otherwise noted. Fasteners used in treated lumber shall be hot dipped galvanized stainless steel, or rated by the manufacturer for the application.
5. Soil shall be graded to provide drainage away from the building. Weathen the grade levels shown on plans around the building.
6. Fill used for concrete floor shall sub grade. If present, shall be reasonably graded granular material. Fill used in columns shall be the standard 40# unless noted otherwise. All fill shall be free from debris, stones over 4" and frozen material.
7. Heating, venting, air conditioning, plumbing, and electrical work is not a part of this set of drawings and shall be installed on per applicable codes.

BUILDING LOCATION

335 NORTH 20TH STREET
PACIFIC ID 83801
COUNTY: PAWNEE



(1) CLEARLY WEATHERVANE
OWNER LOCATE

60 L.F. CONTINUOUS
PEAK VENTILATION

TABLE OF CONTENTS

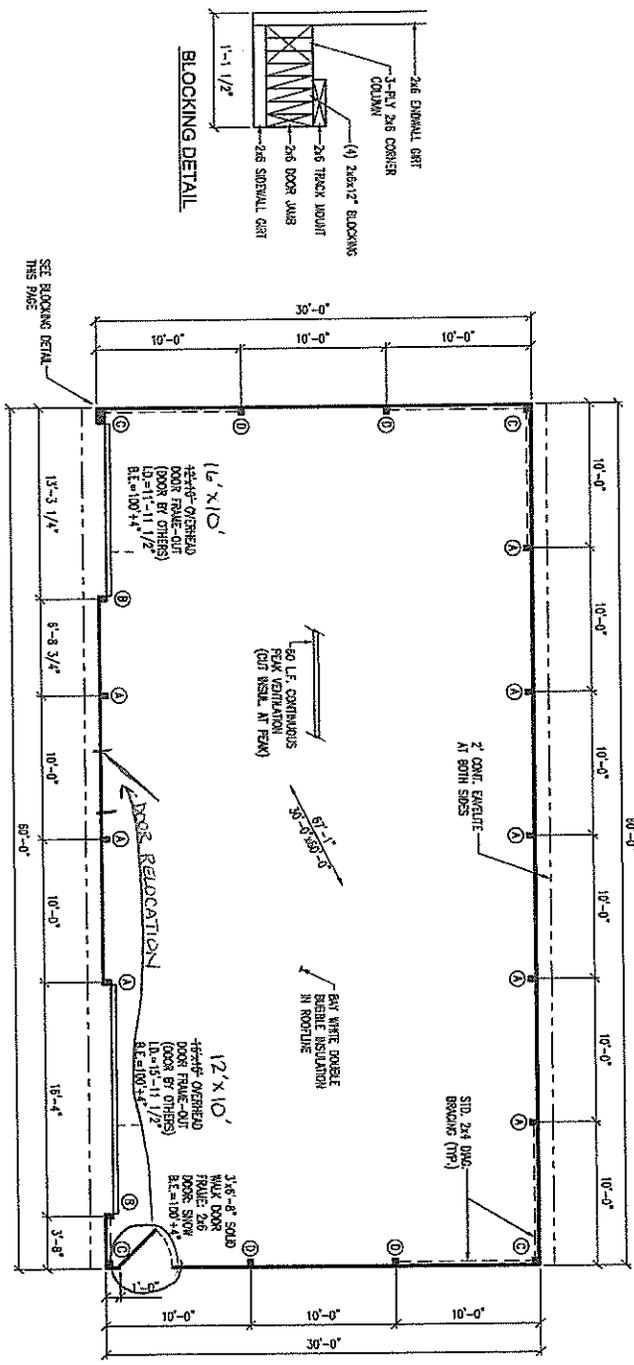
1. ELEVATIONS
2. FLOOR PLAN
3. TYPICAL SECTION
4. HEADER DETAILS
5. TRUSS DIAGRAMS

	EDWARDS, DAVID & KAY 30'x60'x13'-4" PRO LAM ELEVATIONS	DATE: 7-22-11 DRAWN BY: LAURA BECKER SALES SPECIALIST: CALDWELL
		JOB NO. 2011208678 SHEET 1 OF 5

COLUMNS	COLUMN SIZE:	HOLE DEPTH:	HOLE DIAMETER:	FOOTING SIZE:	NUMBERS OF REQUIRED:
①	3-FT 24x18-0"	4'-10"	18"	4'x14" PRECAST CONCRETE FOOTING	8
②	3-FT 24x18-0"	4'-10"	18"	4'x14" PRECAST CONCRETE FOOTING	2
③	3-FT 24x18-0"	4'-10"	18"	4'x14" PRECAST CONCRETE FOOTING	4
④	3-FT 24x18-0"	4'-10"	18"	4'x14" PRECAST CONCRETE FOOTING	4

- NOTES:
- FIELD VERIFY ALL DOOR AND WINDOW ROUGH OPENING SIZES FROM TO INSTALLING FRAME-OUTS
 - ATTACH ALL ROOF, SILL, DAD AND GABLE STEEL
 - 2x4 WITH FINISHED SIDING
 - 2x4 WITH FINISHED SIDING AT GYPSUM COLUMNS
 - 2x4 WITH FINISHED SIDING AT GYPSUM TRUSSES

STEEL COLUMNS:	NOTES:	BUILDING ACCESSORIES:
ROOF: DEEPSEELED SIZES: DASHWALL GABLES: CARBONAL SLIDE DOORS: --- TRUSS: DEEPSEELED ACCESSORIES: --- FINISHING: ---	100'-0" MARK: SET BY SALES SPECIALIST WALK DOORS: (1) 3038 WINDOWS: --- EAVELE: 120 L.F. 2" EAVELE ROOFING: --- ROOF TRUSS: --- VENS: 60 L.F. CONTINUOUS PEAK VENTILATION 3/12	(1) CLEAR WEATHERWAVE (GUMBER LOGAN) ATTACH ROOF STEEL TO PURLINS WITH PAINTED SCISSORS IN PINK AREA BAY WHITE DOUBLE BUBBLE INSULATION IN ROOFLINE INSURE FLEET STEEL AT TRUSSED PLANK INSURE FLEET STEEL AT BOTTOM OF EAVELE



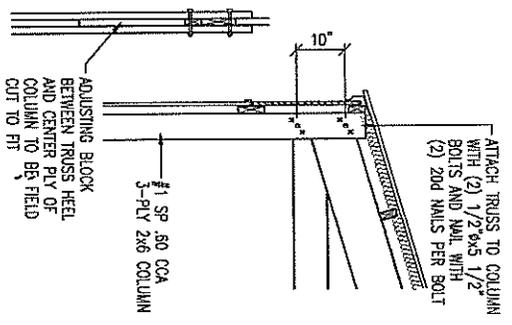
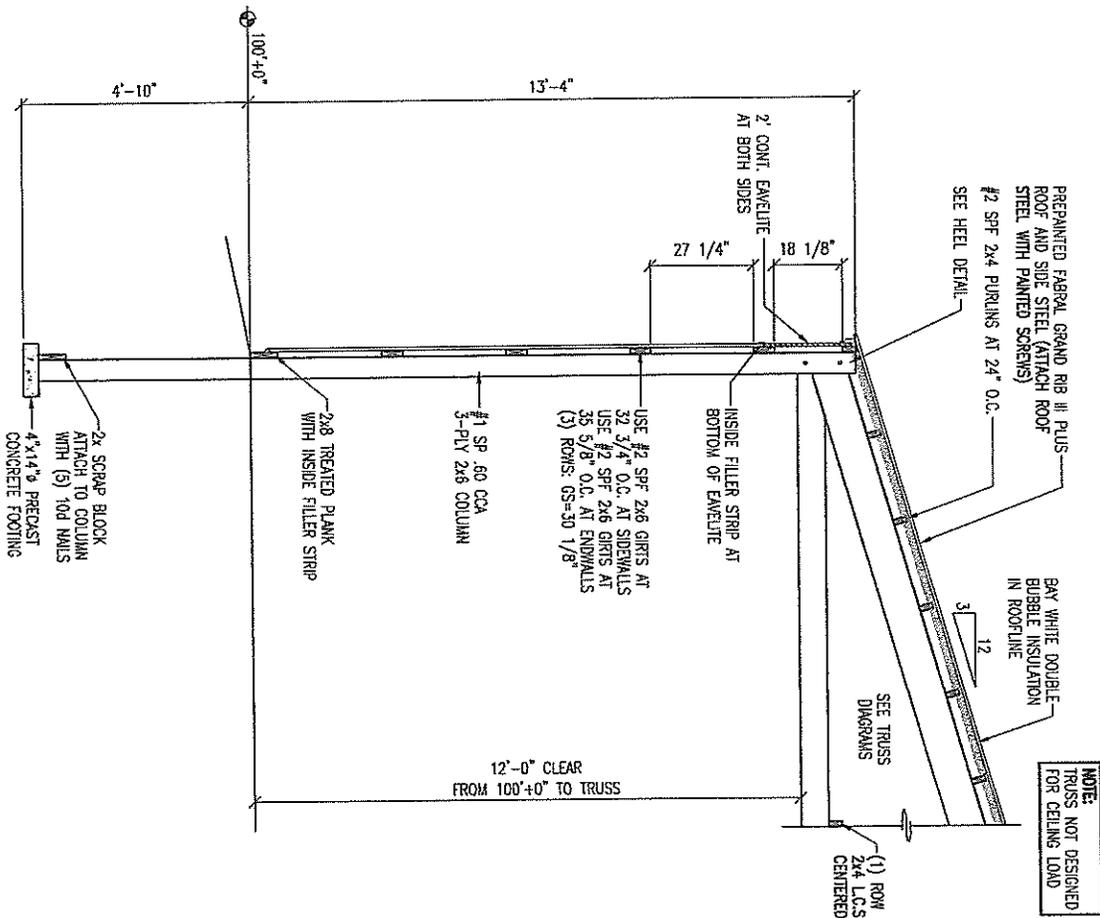
TEARY BUILDING CORP.
180 RURAL STREET
P.O. BOX 830220
VERONA, WI 53529
(800) 353-5559
www.tearybuilding.com

JOB NO. 2011208678
SHEET 2 OF 5

EDWARDS, DAVID & KAY
30'x60'x13'-4" PRO LAM
FLOOR PLAN

NO.	DATE	BY
1		
2		
3		

DATE: 7-22-11
DRAWN BY: LAURA BECKER
SCALE: NONE
SALES SPECIALIST: ROOF CALDWELL
REVISIONS:



File Name and Path: I:\Commercial-Laura_Becker\2011\208678\2011\208678-TYP.dwg
 Printed By: Laura M. Becker Date Printed: 7/25/2011 9:55 AM

DEARY BUILDING CORP.
 190 PAOLI STREET
 P.O. BOX 600220
 VERONA, IN 46055
 (800) 312-2660
 dearybuilding.com

JOB NO.
 2011208678

SHEET
 3 OF 5

EDWARDS, DAVID & KAY
 30'x60'x13'-4" PRO LAM

TYPICAL SECTION

DATE:	7-22-11	
DRAWN BY:	LAURA BECKER	
SCALE:	NONE	
SALES SPECIALIST:	CALDWELL	
REVISIONS:		
NO.	DATE	BY
1		
2		
3		

COPY

GENERAL NOTES AND SPECIFICATIONS

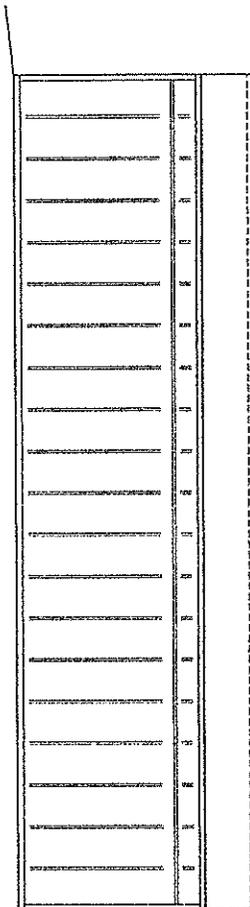
1. All lumber, unless otherwise noted, shall be SPS #2 SPF or better.
2. Lumber specified "A", or in contact with the ground shall be treated per Schedule "A" of Division 05 (PAU) section "Clear Coat" (6.4.10) with a minimum of 2 coats.
3. Steel framing and hardware shall be 29 gauge, 40,000 PSI, painted galvanized.
4. All roof eave to be finished, finished with 1/2" x 1/2" aluminum fascia. Fascia to be finished with 1/2" x 1/2" aluminum fascia. Fascia to be finished with 1/2" x 1/2" aluminum fascia.
5. SRI shall be provided to provide adequate eave from the building. Utilize the manufacturer's instructions on slope toward the building.
6. 1/2" x 1/2" aluminum fascia shall be provided, if present, that be necessary to provide adequate eave from the building. Fascia shall be finished with 1/2" x 1/2" aluminum fascia. All roof shall be 29 gauge, 40,000 PSI, painted galvanized.
7. Heating, ventilating, or conditioning, plumbing, and electrical work is not a part of this set of drawings and shall be indicated on per applicable codes.

BUILDING LOCATION

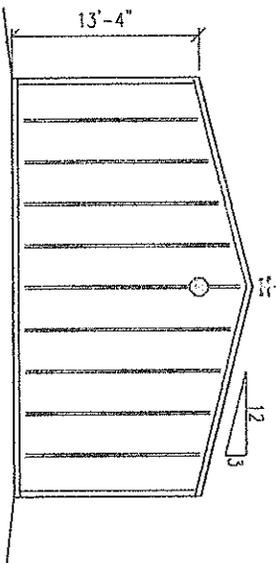
335 NORTH 20TH STREET
 FARMVILLE, VA 23561
 COUNTY: PAGET

(1) CLEARLY WEATHERPANE
 OWNER LOCATE

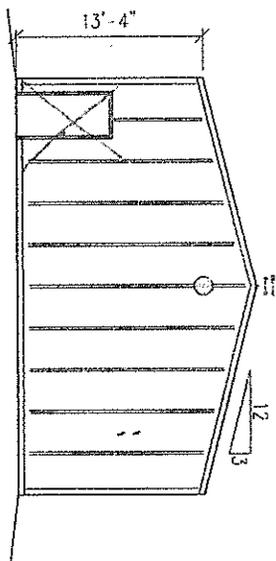
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



60 L.F. CONTINUOUS
 PEAK VENTILATION

SOUTH ELEVATION

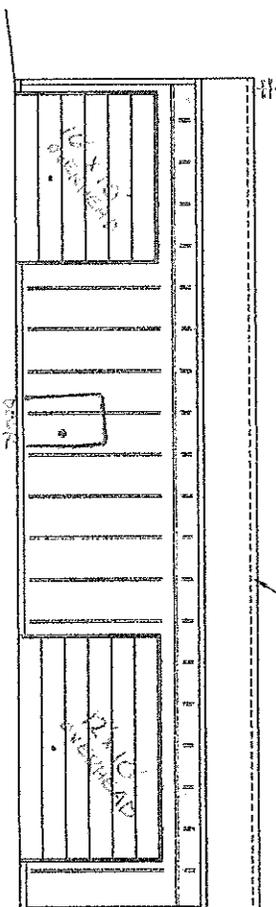


TABLE OF CONTENTS

1. ELEVATIONS
2. FLOOR PLAN
3. TYPICAL SECTION
4. HEADER DETAILS
5. TRUSS DIAGRAMS

DATE:	7-22-11	
DRAWN BY:	DIANNA BECKER	
SCALE:	NONE	
SALES SPECIALIST:	LAURA BECKER	
ROOF:	CALDWELL	
REVISIONS:		
NO.	DATE	BY
1		
2		
3		

EDWARDS, DAVID & KAY

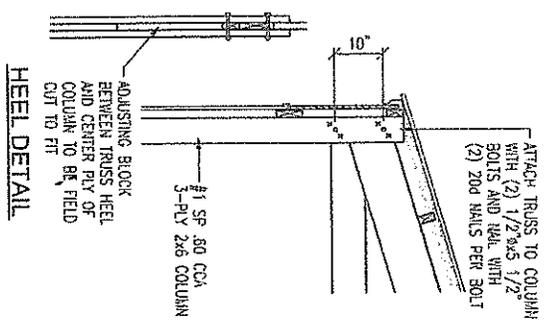
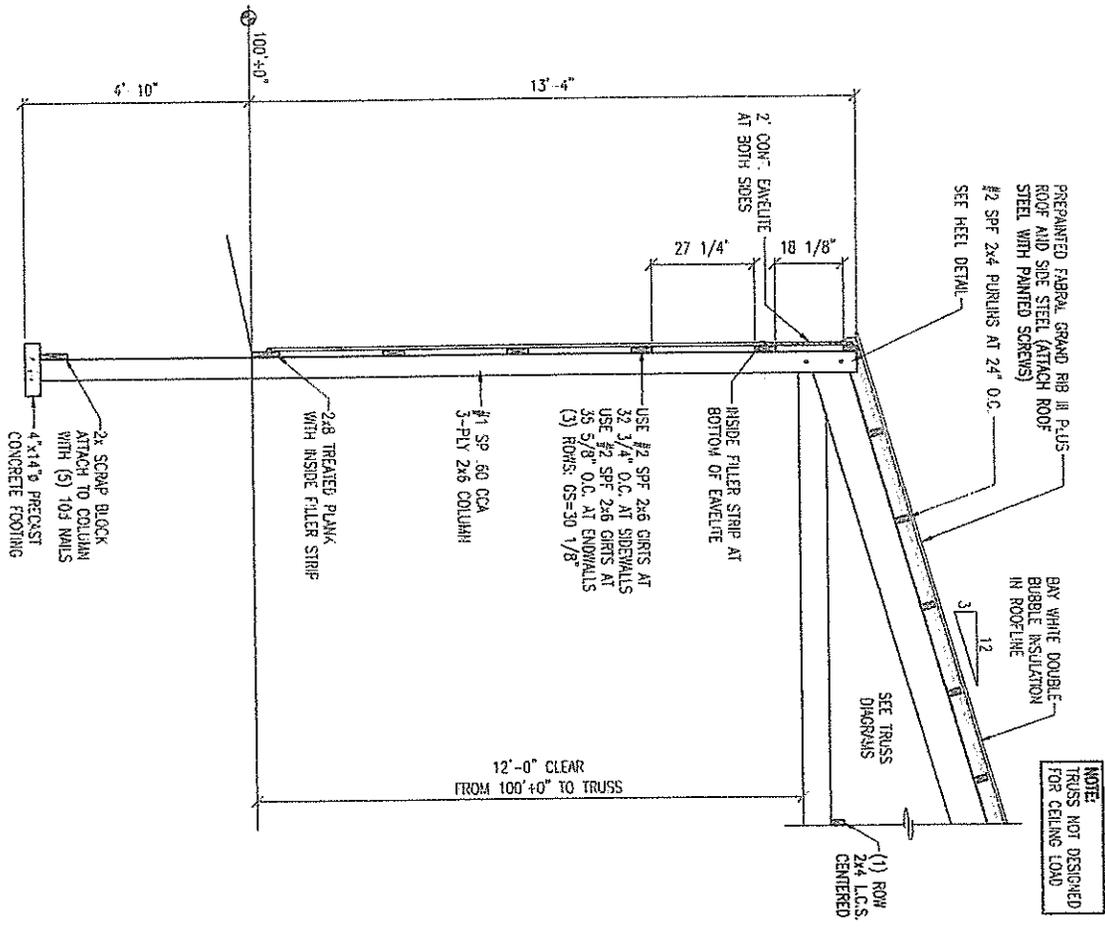
30"x60"x13'-4" PRO LAM

ELEVATIONS

DEARY
 BUILDING CORP.
 ClearBuildings.com
 180 PARK STREET
 P.O. BOX 920220
 FARMVILLE, VA 23561
 (800) 315-4229

JOB NO.
 2011208678

SHEET
 1 OF 5

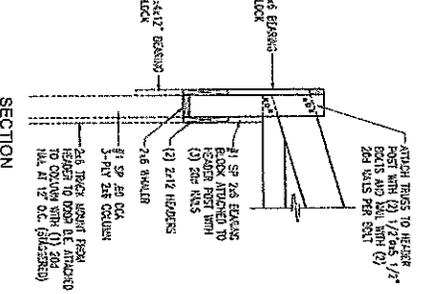
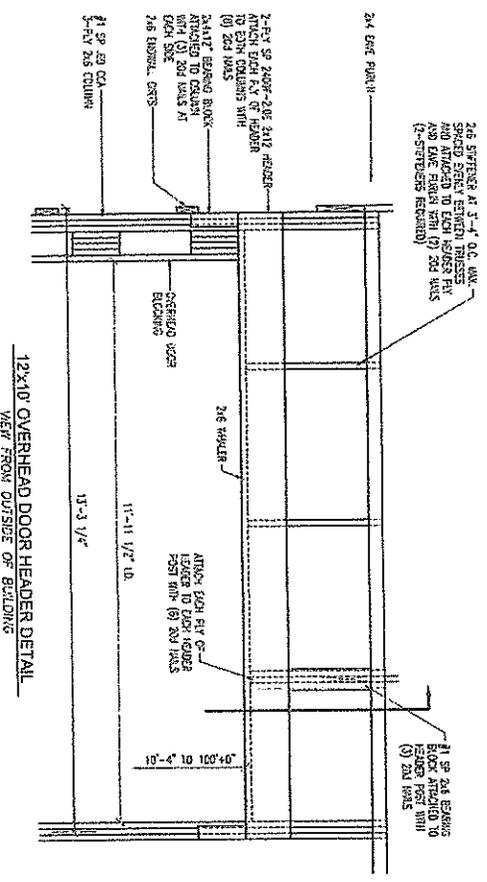
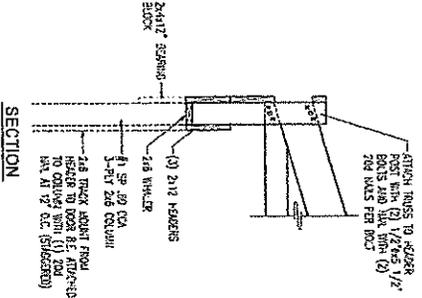
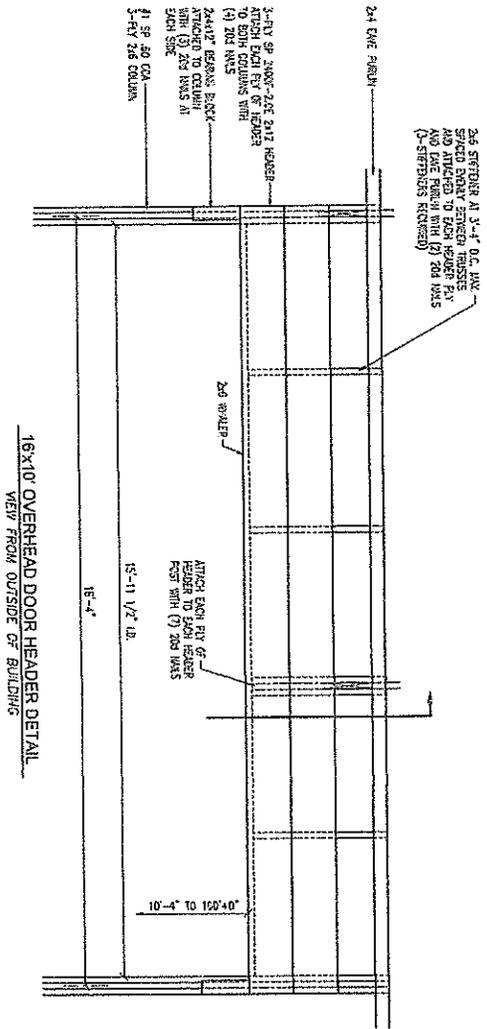


NOTE:
TRUSS NOT DESIGNED
FOR CEILING LOAD

HEEL DETAIL

<p>DATE: 7-2-11</p> <p>DRAWN BY: LAURA BECKER</p> <p>SCALE: NONE</p> <p>SUITS SPECIALIST: ROOT CALDWELL</p> <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;">NO</td> <td style="width: 15%;">DATE</td> <td style="width: 80%;">BY</td> </tr> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> </table>	NO	DATE	BY	1			2			3			<p>EDWARDS, DAVID & KAY</p> <p>30'x60'x13'-4" PRO LAM</p> <p>TYPICAL SECTION</p>	<p>JOB NO. 2011208678</p> <p>SHEET 3 OF 5</p>
NO	DATE	BY												
1														
2														
3														

NOTE - BUILDING REQUIREMENTS
 ALL STEEL JOISTS SHALL BE 1 1/2" x 12" x 12" I-BEAMS WITH 1/2" THICK TOP AND BOTTOM FLANGES. ALL STEEL JOISTS SHALL BE WELDED TO EACH OTHER AND TO THE BEAMS. ALL STEEL JOISTS SHALL BE WELDED TO EACH OTHER AND TO THE BEAMS. ALL STEEL JOISTS SHALL BE WELDED TO EACH OTHER AND TO THE BEAMS.



DATE:	7-22-11	
DRAWN BY:	LAURA BECKER	
SCALE:	NONE	
SALES SPECIALIST:	ROOT CALDWELL	
REVISIONS:		
NO.	DATE	BY
1		
2		
3		

EDWARDS, DAVID & KAY
 30'x60'x13'-4" PRO LAM
 -HEADER DETAILS

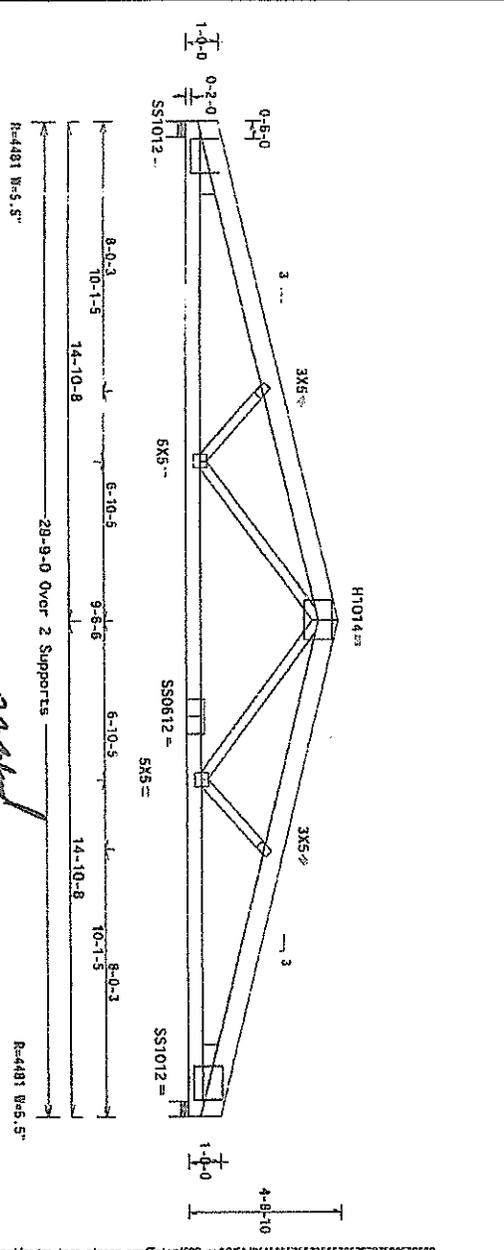
OTAPRY BUILDING CORP.
 180 POND STREET
 7200 100' 030253
 VERONA, NJ 07093
 (908) 771-3339

JOB NO.
 2011208678

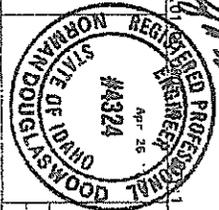
SHEET
 4 OF 5

PLT TYP. 20 Gauge HS. 18 Gauge SS. Design Cr-1c: CUSTOM/PL-2007 (STD)
 FT/RT-20K(208)/10(C/O) 10.01

SEE CLEAR BUILDING CORP. DRAWINGS FOR BEARING ATTACHMENT AND BOTTOM CHORD BRACING DETAILS. THIS DESIGN APPLIES TO BOTH OPEN WALL AND ENCLOSED WALL BUILDINGS.
 ITMBCB ICC-ES PLATE EVALUATION REPORT ESR-1118.



W1./././././R/.	Scale = .275"/FE.
TC LL	25.0 PSF
TC DL	4.0 PSF
BC DL	1.0 PSF
BC LL	0.0 PSF
TOT. LD.	30.0 PSF
DIR. FAC.	1.15
SPACING	120.0"
REF. R7054-64929	DATE 04/26/11
DRW. 80828054.1116018	MD-ENG DJR/FK
FROM KPB	JRF-1UBF7054204



- TRUSS CHECK
- TRUSS SIZE
- ROOF PITCH
- BAY SPACING
- DESIGN LOADS
- OVERHANGS

CLARY
 BUILDING CORP.
 100 PARK STREET
 VERBNA, VA 22091
 (820) 517-5500

JOB NO. 2011208678
 SHEET 5 OF 5

EDWARDS, DAVID & KAY
 30'x60'x13'-4" PRO LAM
 -TRUSS DIAGRAMS

DATE:	7-22-11	
DRAWN BY:	LAURA BECKER	
SCALE:	NONE	
EXCESS SPECIALIST:	ROOT CALDWELL	
REVISIONS:		
NO.	DATE	BY
1		
2		
3		

FACING NORTH

55



SW CORNER

SE CORNER

NW CORNER

NE CORNER