



**AGENDA  
PAYETTE PLANNING & ZONING COMMISSION  
APRIL 25, 2013  
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. 03-28-2013 Regular Meeting Minutes.....1
- III. COMMUNICATIONS
- IV. PUBLIC HEARINGS
  - A. An application by S.L. King Construction for a Conditional Use Permit for a 24'x30' pole barn style shop with a roof pitch of 14' at 425 North 6<sup>th</sup> Street, Lots 5 & 6 less N 10' of Lot 6 of Block 1 of Platt Addition. The property is zoned A-Residential.
  - B. An application by Tyson & Katie Steel for a Variance Application to the 25' front setback requirements on a corner lot to be 8'. To construct a 10'x16' shed at 2160 Uehlin Drive, Lot 2 in Block 5 of the Replat of Block 4 and a portion of Block 5 of Uehlins 3<sup>rd</sup> Addition. The property is zoned A- Residential.
  - C. An application by Stephanie Monterroso for a Conditional Use Permit for a family home childcare at 2025 Center Ave, Lot 4 in Block 1 of Decker's 1<sup>st</sup> Subdivision. The property is zoned A-Residential.
  - D. An application by Keith or Bobbie Black for a Conditional Use Permit for a max of 20'x30' detached shop with a roof pitch of 13' at 1446 3<sup>rd</sup> Ave So, West 112' of Block 11 of Westslope Plat. The property is zoned C-Commercial.
  - E. Proposed Oil & Gas Draft Ordinance
- V. OLD BUSINESS
  - A. Gas & Oil Ordinance
- VI. NEW BUSINESS
  - A. S.L King Construction – 425 North 6<sup>th</sup> Street – Conditional Use Permit.....4
  - B. Tyson & Katie Steel – 2160 Uehlin Drive – Variance Application.....12
  - C. Stephanie Monterroso – 2025 Center Avenue – Conditional Use Permit.....29
  - D. Keith or Bobbie Black – 1446 North 3<sup>rd</sup> Avenue South – Conditional Use Permit.....35
- VII. PUBLIC COMMENT
- VIII. ADJOURNMENT



**AGENDA  
PAYETTE PLANNING & ZONING COMMISSION  
MARCH 28, 2013  
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. 02-28-2013 Regular Meeting Minutes

A motion was made by Hanigan and seconded by Hogg to approve the regular meeting minutes 02-28-2013 written.

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

B. 03-05-2013 Rescheduled Meeting Minutes

A motion was made by Hanigan and seconded by Hogg to approve the rescheduled meeting minutes 03-05-2013 written.

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

III. COMMUNICATIONS

IV. PUBLIC HEARINGS

A. An application by Pamela Jorstad for a Conditional Use Permit to allow for 10 calves and 4 horses on River St, a ptn of Blk 65 of the Official Plat of Riverside. The property is zoned B-Residential. Information can be obtained from Tiffany at City Hall 208-642-6024

B. An application by Jake & Heather Ruth for a Variance Application to the lot size requirements on a corner lot to build a 16x32 addition at 304 10<sup>th</sup> Ave No, N 99.5' of the W 69' of Lot 3 in Block 6 of T J. Lloyd's Sub. The property is zoned A- Residential

Heather Ruth – 304 10<sup>th</sup> Avenue North

Mrs. Ruth stated that they have an addition on the back of the house and due to the moisture it needs to be torn down. Mrs. Ruth stated that since they have to start over they want to square off the house and add a bathroom and closet. Commissioner Franklin asked Clerk Cordova to explain the variance. Clerk Cordova stated that they are on a non conforming lot and since they do not meet the 10,000 square foot they need to get a variance.

- C. An application by Sergio Castro for a Conditional Use Permit to operate a dance hall and beer only bar at 109 No Main St, Lot 18, 19, 20 & the So 10' of Lot 17 in Block 5 of Gorrie Addition. The property is zoned C 1 Commercial Downtown

Sergio Castro – 716 NW 1<sup>st</sup> Street; Fruitland, Idaho

Mr. Castro stated that he was driving by the building and noticed it was vacant and wanted to start a business. Commissioner Hogg asked what kind of business it will be. Mr. Castro stated that it will be a beer only bar with live music. Commissioner Hogg asked what the hours of operation were. Mr. Castro stated that it will be Thursday through Saturday 2pm to 2am.

D. Proposed Oil & Gas Draft Ordinance

Alma Hassey – 2945 1<sup>st</sup> Lane E; Parma, Idaho

Mrs. Hassey stated that she has several friends that live in the City of Payette and they have asked her to speak on their behalf. Mrs. Hassey stated that the County had a public hearing and she wants to recap that. Mrs. Hassey stated that Mark Hiltree came to the meeting because we had heard that the Commissioners were convinced that they had to rights. Mr. Hiltree stated that he did not know who wrote the ordinance and why the P&Z would be adopting because it throws away with both hands your ability to put together a good ordinance. Mr. Hiltree advised the P&Z Committee to do away with the ordinance and the only people it is protecting are the oil and gas community and not the citizens of Payette. In addition to Mr. Hiltree's talk, Mr. Lewis from USGS advised the P&Z that it was in everybodys interest to get good data on the wells prior to them coming. Mrs. Hassey stated that already in Payette County they have a well that is contaminated with talulean. It is a private landowner across from Tuennissen farms towards New Plymouth. DEQ came in and test the well after the fact and that home owner is now stuck between a rock and hard place because she has no way to prove it was caused by the gas and oil company. Mrs. Hassey stated that she has a copy of some ordinances in Texas that she was going to bring but she has a hard time getting around right now because she just had knee surgery. Mrs. Hassey stated that she does not see and base line data requirements in this ordinance. Mrs. Hassey stated that at the county level the P&Z Committee was going to invite the community members that are familiar with the subject to the meeting so Mr. Hiltree could discuss items with them regarding LUPA. Mrs. Hassey stated that she wished Mr. Hiltree could be here today, but he had a prior commitment, but she did record the meeting if the commission would like to hear it. Mrs. Hassey stated that she has a small farm and without good water quality it is hard to get financing. She was in the finance business for a long time and potable water is a major resource when it comes to financing. Mrs. Hassey stated that there was an article that comes out today regarding injection wells. Mrs. Hassey stated that these injection wells are causing earthquakes and the one in 2011 in Oklahoma was caused by and injection well. Since Idaho is the 5<sup>th</sup> most seismically active we need to look at those items too. Mrs. Hassey stated that she thanks the commission for allowing her to talk even though she is not a Payette County resident but was asked to be here by several people.

The Public Hearing closed at 6:17pm.

V. OLD BUSINESS

VI. NEW BUSINESS

A. Pamela Jorstad – River Street – Conditional Use Permit

A motion was made by Hanigan and seconded by Youngberg to approve the conditional use permit for Pamela Jorstad on River Street to allow 10 calves and 4 horses with the following stipulations:  
1. Maximum of 10 calves and 4 horses. 2. Property must be fenced and irrigated. 3. Minimum of 305,200 square feet of pasture land. 4. CUP shall become null and void at the time any structure is

erected on the same property. 5. Property owner shall prevent animals from creating a noise, odor, or other disturbances to the surrounding neighbors at all times. 6. Permit can be revisited upon complaints.

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

B. Jake & Heather Ruth – 304 10<sup>th</sup> Avenue North – Variance Application

A motion was made by Hogg and seconded by Hanigan for a variance application by Jake and Heather Ruth to send a favorable recommendation to City Council.

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

C. Sergio Castro – 109 North Main Street – Conditional Use Permit

A motion was made by Ladley and seconded by Youngberg to approve the conditional use permit for Sergio Castro at 109 North Main Street to allow them to serve beer with the following stipulations: 1. all fire and safety inspections be completed. 2. Complies with all City, State and Federal regulations. 3. Must comply with all provisions of Chapter 5 of the Payette Municipal Code. 4. No minors on the premise at any time. 5. Business license must be completed 6. Permit can be revisited upon complaints.

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

D. Gas & Oil Ordinance

Continued to the next meeting.

VII. PUBLIC COMMENT

VIII. ADJOURNMENT

A motion was made by Hanigan and seconded by Youngberg to adjourn the meeting at 6:35pm.

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

## STAFF REPORT

**P&Z Public Hearing Date:** April 25, 2013

**Applicants Name:** Brian Ausmus

**Describe Request:** Conditional Use Permit for a 24'30' pole barn shop

**Property Zoned:** A-Residential

**Address:** 425 North 6<sup>th</sup> Street

**Property Size:** 13,500 sq. ft.

**Access:** North 6<sup>th</sup> Street

**Structures:** Residential

**Comp Plan:** A-Residential

**Surrounding Uses:** Residential

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### **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:**

A. There shall be a setback of at least twenty five feet (25') from the front of the property line or fifty five feet (55') from the street centerline, whichever setback is greater; provided, however, where a uniform setback exists which is less or greater than required in this subsection, the setback shall conform to such uniform setback.

*Applicant needs to expose property pins prior to issuance of building permit to verify front and side setbacks.*

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.*

### **Staff Comments:**

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 pole barn shop, incidental and accessory to the primary single family building on the lot.
- Structure shall not exceed 720 square feet, nor exceed 14 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.



# City of Payette

## Conditional Use Permit Application

### OFFICE USE ONLY

Date Received APRIL 1st, 2013

Fees Paid Y / N

#### Non-Refundable Fees:

Application..... \$100.00

**S.L. King Construction**  
10380 17th Ave N. Payette, ID. 83661  
208-739-2268  
OR CCB# 169315  
ID RCT# 10960

#### Applicant

Name \_\_\_\_\_ Address 425 6th street

City Payette State ID Phone 208-739-2268

#### Owner

Name Brian Ausmus Address 425 N 6th street

City Payette State ID Phone 83661

#### Property Covered by Permit

Address 425 Nth 6th street Zone A-Residential

Legal Description (Lot, Block, Addition, Subdivision)

#### Nature of Request (Briefly explain the proposed use)

(720 sq. ft)

to build a Pika Barn style shop 24'x30'  
and add another curb cut to this property!!  
also would like eve height to be 14ft tall

#### Existing use of property

- Home -

#### Will this have an impact on schools?

- no -

## Conditional Use Permit

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

1. What is the estimated water usage per month? Are the existing mains adequate to provide fire protection?

NONE

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

NONE

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

NONE

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

NONE

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?

yes remain the same

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?

NONE

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?

same

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?

1 parking space in front of shop.

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

NONE

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

NONE

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

vehicles - (Personal use only)

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

none

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

none

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

1 small light on front of shop

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?

none

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

none

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 WITHIN 300 FEET OF THE AFFECTED PROPERTY MUST BE INCLUDED WITH THIS APPLICATION**

- List may be obtained at Payette County Assessor's Office 1130 3<sup>rd</sup> 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

3-28-13

Date

AUSMUS BRIAN A  
 425 N 6TH ST  
 PAYETTE, ID 83661  
 LOTS 5 & 6 LESS N 10' OF LOT 6, BLK 1  
 PAYETTE, PLATT

Neighborhood Number  
 10030  
 Neighborhood Name  
 P-3

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

Site Description  
 Topography  
 Public Utilities  
 Street or Road  
 Neighborhood  
 Zoning:  
 Legal Acres:  
 0.0000

Transfer of Ownership

| Owner                        | Consideration | Transfer Date | Deed Book/Page | Deed Type |
|------------------------------|---------------|---------------|----------------|-----------|
| HURD, ELMER J JR             | 82000         | 11/05/2003    | 314103         |           |
| HURD, DOROTHY M              | 0             | 09/26/2003    | 312981         |           |
| FRAZIER, KENNETH R & IIA MAE | 80000         | 05/01/1998    |                | WD        |

Valuation Record

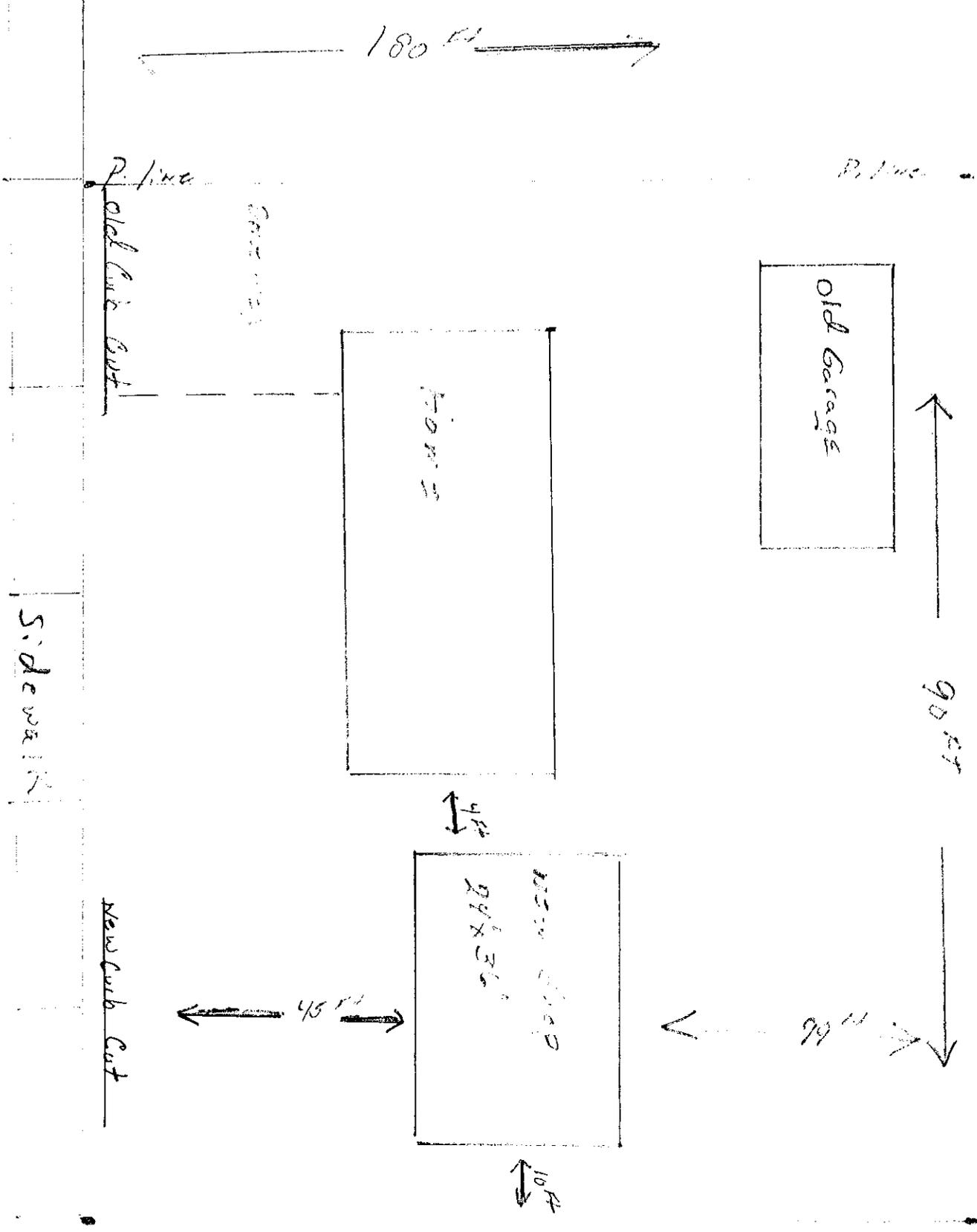
| Assessment Year   | 2006          | 2007          | 2008          | 2009          | 2010          | 2011          | 2012          |
|-------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Reason for Change | 03 - Assessor | 03 - Assessor | 03 - Assessor | 01 - Revaluat | 03 - Assessor | 03 - Assessor | 03 - Assessor |
| MARKET VALUE      | 7290          | 23240         | 24950         | 24950         | 22460         | 22460         | 22460         |
| L                 | 73330         | 87790         | 87790         | 87790         | 84350         | 80220         | 38900         |
| I                 | 80620         | 111030        | 112740        | 112740        | 106810        | 102680        | 61350         |
| T                 |               |               |               |               |               |               |               |

Land Size

| Rating, Soil ID - or - Actual Frontage | Acreage - or - Effective Frontage | Square Feet - or - Effective Depth | Influence Factor |
|--|-----------------------------------|------------------------------------|------------------|
| City Lot                               | Land Type                         | 13 L - 108                         |                  |



425 E<sup>th</sup> Street





## STAFF REPORT

**P&Z Public Hearing Date:** April 25, 2013

**Applicants Name:** Tyson & Katie Steel

**Describe Request:** Variance to the 10' setback on a corner lot to 8'

**Property Zoned:** A-Residential

**Address:** 2160 Uehlin Drive

**Property Size:** 13,165 square feet

**Access:** 7<sup>th</sup> Avenue North and Uehlin Drive

**Structures:** Residential

**Comp Plan:** A-Residential

**Surrounding Uses:** Residential Use

### **Payette City Code:**

#### **17.78.010: VARIANCES; PERMISSIBLE WHEN:**

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

- A. That the granting of the variance will not be in conflict with the spirit and intent of the comprehensive plan for the city, and will not effect a change in zoning.
- B. That there are exceptional or extraordinary circumstances or conditions, applicable to the property involved, or the intended use thereof, which do not apply generally to the property or class of use in the district, so that a denial of the relief sought will result in:
  - 1. Undue loss in value of the property.
  - 2. Inability to preserve the property rights of the owner.
  - 3. The prevention of reasonable enjoyment of any property right of the owner.
- C. The granting of such relief will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements of other property owners or the quiet enjoyment of such property improvements.
- D. That the reason for a variance was not caused by the owners, or previous owner's actions

#### **17.24.040: AREA AND LOCATION REQUIREMENTS:**

- A. There shall be a setback of at least twenty five feet (25') from the front of the property line or fifty five feet (55') from the street centerline, whichever setback is greater; provided, however, where a uniform setback exists which is less or greater than required in this subsection, the setback shall conform to such uniform setback.
- B. There shall be a side yard of not less than eight feet (8').
- 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.
- D. A lot shall have at least seventy five feet (75') of frontage onto a public street unless it is a corner lot, which shall have at least eighty five feet (85') of frontage onto a public 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.

### **Staff Comments:**

Should the Commission vote to recommend approval of the requested variance, staff recommends that the following conditions be imposed, as well as the storage shed being in compliance with 10' setback:

1. Structure shall be used exclusively now, and in the future, as a storage shed, incidental and accessory to the primary single family building on the lot
2. Structure shall not exceed 160 square feet.
3. Structure must be 6' from the house (primary structure)
4. Structure shall not be used at any time for any residential purpose.
5. All State, Local, and Federal regulations shall be met.

April 4th, 2013 deadline



# City of Payette

## Variance Application

### OFFICE USE ONLY

Date Received 4/3/13 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 Tyson and Katie Steel

Address 2160 Uehlin Drive

City Payette State ID Zip 83661

Phone 208-351-4944 Alt Number \_\_\_\_\_

#### 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 2160 Uehlin Drive

Size of the property 0.302 Acres

What is the property zoned Residential - A

### Nature of Request

Describe the nature of the Variance requested Variance to change 25' setback on north street facing side of lot to an 8' setback. Due to north side of lot not being front facing request is to change setback to be similar to regular property line rather than a front facing setback. This would allow adequate room for a 10' x 16' shed. Shed will be built off the lot and brought and put into place after construction is completed.

Existing use of the property Home site

**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. Variance in no way changes any of the above stated guidelines due to the simple nature of the request. Request is to give the side of the property a normal set back similar to that of other properties. As far as the owners are aware this does not create a conflict with the city nor does it create loss or inability to preserve property rights, or prevent reasonable enjoyment. This request also will not be material detrimental to the public health, safety or welfare. Reason for variance was not caused by the owners or previous owners actions

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 \_\_\_\_\_

Due to lot being located on a corner, two sides of lot are classified "Front facing". In this case code directs a larger than normal set back on the north side of the lot. Code directs that no structures can be in place in the north side due to set back, Owners would like to put a 10'x16' shed on the north side of the house

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

Request in no way takes away from any public interest due to normal property line set back still being in place. This request will not change normal set back code, but will allow for more flexibility on property being discussed.

## Requests for Granting a Variance

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

Below each requirement explain why your request conforms:

1. Show how granting of variance will not affect a change in zoning Change in Set back

In no way changes the zoning of the property. Property will remain residential. Shed to be put in will only be used for purposes consistent with residential 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 If request is not granted owner of property will be forced to place shed behind set backs already in effect. Nature of property would force shed to be somewhere in the middle of the back yard. Back yard is sloped, adding risk to placement of shed in any of the alternative locations. Also "visual" appeal of property will be diminished due to awkward placement.

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) Front facing setback on north side of lot limits use of lot. This limitation is added to due to the sloping nature of the property. There are only limited places that a building as discussed previous can be placed, while maintaining visual appeal of the property. This hardship has not been created by the property owner or the applicant.

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) For verification from other owners in

The neighborhood see attached letters. As was mentioned previously set back will be in place so no issues with public safety.

30 March 2013  
Date

TJM  
Signature



Map # 2

Book to Page 84

# REPLAT OF BLOCK 4 & A PORTION OF BLOCK 5 OF UEHLIN'S 3RD ADD'N 338443 TO THE CITY OF PAYETTE, COUNTY OF PAYETTE, STATE OF IDAHO

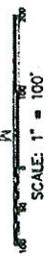
THIS MAP IS FURNISHED AS AN ACCOMMODATION STRICTLY FOR THE PURPOSES OF GENERALLY LOCATING THE LAND. IT DOES NOT REPRESENT A SURVEY OF THE LAND OR IMPLY ANY REPRESENTATIONS AS TO THE SIZE, AREA OR ANY OTHER FACTS RELATED TO THE LAND SHOWN THERE OF.

Lying in the Northeast Quarter of the Northeast Quarter and a portion of the Northwest Quarter of the Northeast Quarter all in Section 34, Township 8 North, Range 5 West, of the Boise Meridian

ALS  
1103 W. Main St., Middleton, Idaho  
2006

East 1/4 Corner  
Found 5/8" Iron Pin, No Cop  
PLS 478 1991  
C&G Plat. No. 23288

West 1/4 Corner  
Found 5/8" Iron Pin, No Cop  
PLS 478 1991  
C&G Plat. No. 23288



## LEGEND

- Boundary Line
- Section Line
- Easement Line
- Existing Right-of-Way
- Centerline
- Phase Line
- Found Brass Cap
- Found 5/8" Iron Pin, No Cop Unless Otherwise Noted
- Found 1/2" Iron Pin, Relocated With 5/8" Iron Pin, PLS 797
- Set 3/8" Iron Pin, PLS 797
- Set 1/2" Iron Pin, PLS 797
- Collected point
- Point Of Beginning
- Witness Corner
- Date of Record

*Book to Page 84*  
*Subdivision Plat*  
*Kelly J Dressen*  
Fee: \$1.00

**PAYETTE COUNTY # 338443**  
2006-09-11 03:50:09 No. of Pages: 3  
Recorded for: ALS SURVEYORS  
BETTY J DRESSEN  
Ex-Officio Recorder Deputy  
Index to: SUBDIVISION PLAT



338443

STEEL TYSON J  
 STEEL KATHERINE G  
 2160 UEHLIN DR  
 PAYETTE, ID 83661  
 UEHLINS 3RD ADD-REPLAT OF BLKS 4 & PTN 5,  
 LT 2 BLK 5 09N05W34NE

Neighborhood Number  
 10010  
 Neighborhood Name  
 P-1

TAXING DISTRICT INFORMATION  
 Jurisdiction Name Payette  
 Area 001  
 District 001-00

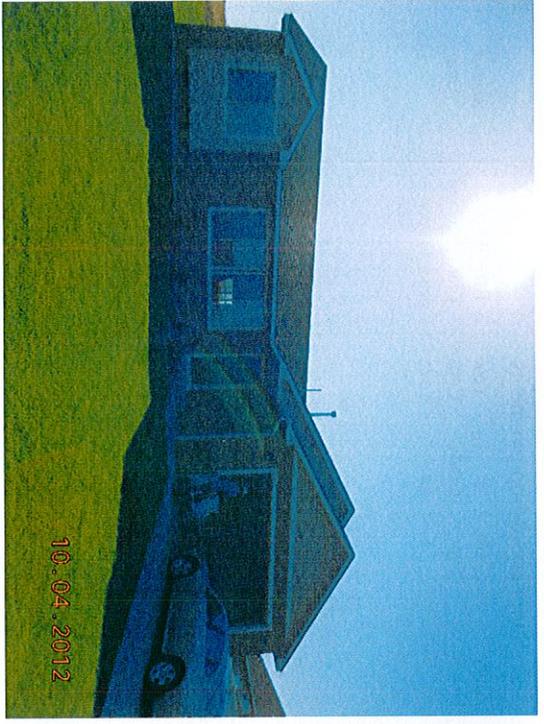
Site Description  
 Topography  
 Public Utilities  
 Street or Road  
 Neighborhood  
 Zoning:  
 Legal Acres:  
 0.0000

| Transfer of Ownership    | Consideration | Transfer Date | Deed Book/Page | Deed Type |
|--------------------------|---------------|---------------|----------------|-----------|
| Owner                    |               |               |                |           |
| AGILE DESIGN COMPANY     | 0             | 04/30/2012    | WD 377435      | Fu        |
| UEHLIN DALE FAMILY TRUST | 0             | 04/30/2012    | WD 377431      | Fu        |

*Katie Steel*  
 351-4944

300'

| Assessment Year   | Valuation Record  |            |            |            |            |            |             |
|-------------------|---|------------|------------|------------|------------|------------|-------------|
|                   | 2009  | 2009       | 2010       | 2011       | 2012       | 2012       | 2013        |
| Reason for Change | 03 - Assessor 03 - Assessor 03 - Assessor 03 - Assessor 01 - Revaluat 01 - Revaluat 60 - Occ Real |            |            |            |            |            |             |
| MARKET VALUE      | L<br>38000  | L<br>32000 | L<br>23040 | L<br>23040 | L<br>23040 | L<br>23040 | L<br>23040  |
|                   | I<br>0  | I<br>0     | I<br>0     | I<br>0     | I<br>0     | I<br>0     | I<br>97610  |
|                   | T<br>38000  | T<br>32000 | T<br>23040 | T<br>23040 | T<br>23040 | T<br>23040 | T<br>120650 |



| Land Type                              |                                   | Land Size                          |   | Influence Factor |        |
|--|-----------------------------------|------------------------------------|---|------------------|--------|
| Rating, Soil ID - or - Actual Frontage | Acreage - or - Effective Frontage | Square Feet - or - Effective Depth |   |                  |        |
| City Lot City Lot                      | 0.3000                            | 0                                  | L | -10%             | M -20% |



We do not Plan to Put in a Garage /Shop  
It will be a Portable Storage Shed.



# City of Payette

## Residential One Story Detached Garage/Shop

### How to use this Guide:

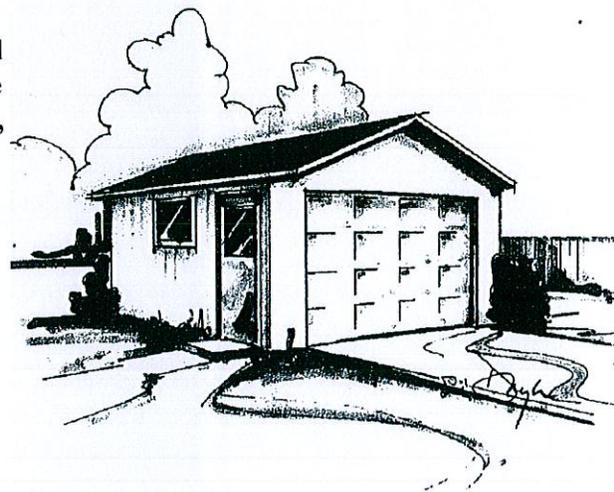
Provide two sets of plans and complete the following:

- 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? 160 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:

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

Portable Storage Shed / Not a garage!

# 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:

2160 Uehlin Drive  
Payette, ID 83661

Note: Heated garages may require special provisions.

## Floor Plan

Dimension 10'

Locate and detail bracing

Indicate rafter or truss direction

✓ Check one

Garage is heated

Garage is not heated

Show door and window header sizes and location and size of landing in front of door

3 1/2" minimum concrete slab

Floor slope

( ) 2" x 4" header  
(example: (2) 2 x 10)

Note:  
If roof trusses or rafters bear on header, special header design may be required

Double 2x4 or 2x6 trimmers each end of overhead door header

Garage door opening

Garage door opening width

Dimension\* 30"

\* 2' 8" minimum, with plywood sheathing on outside of entire wall with hold downs. If less than 2' 8", engineering may be required.

Dimension\* 30"

Dimension 16'

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

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

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

Roof covering 25yr Asphalt Shingles  
(example: Class A 3 tab shingles)

Underlayment       
(example: 1 layer 15# felt)

## Building Section

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

12 pitch | 5

Ceiling Insulation       
(If heated - example: R-38)

2x 4 ceiling joists @ 24" O.C.  
(example: 2 x 8 @ 24" O.C.)

Double 2x 4 top plate  
(example: 2 x 6)

Span 10'  
(example: 23' 6")

Ceiling height 7'  
(example: 8')

Siding T-111  
(example: lap or T-111)

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

2x 4 studs @ 16" O.C.  
(example: 2 x 6 @ 24" O.C.)

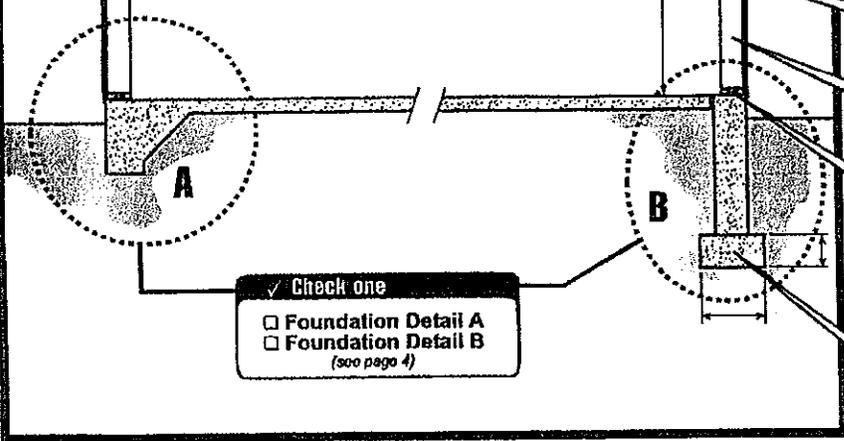
Cont. 2x 4 sill plate  
(example: 2 x 6)

Wall Insulation       
(If heated - example: R-19 Fiberglass Batts)

Footing size      x       
(example: 8" x 16")

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

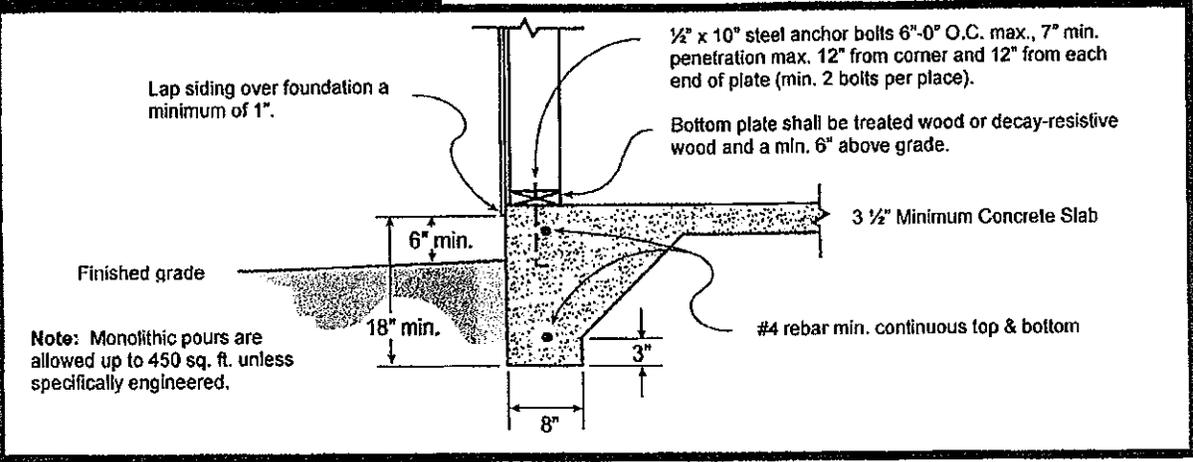
Diagonal wind bracing or braced wall panels  
 @ corners and each 25' of wall.



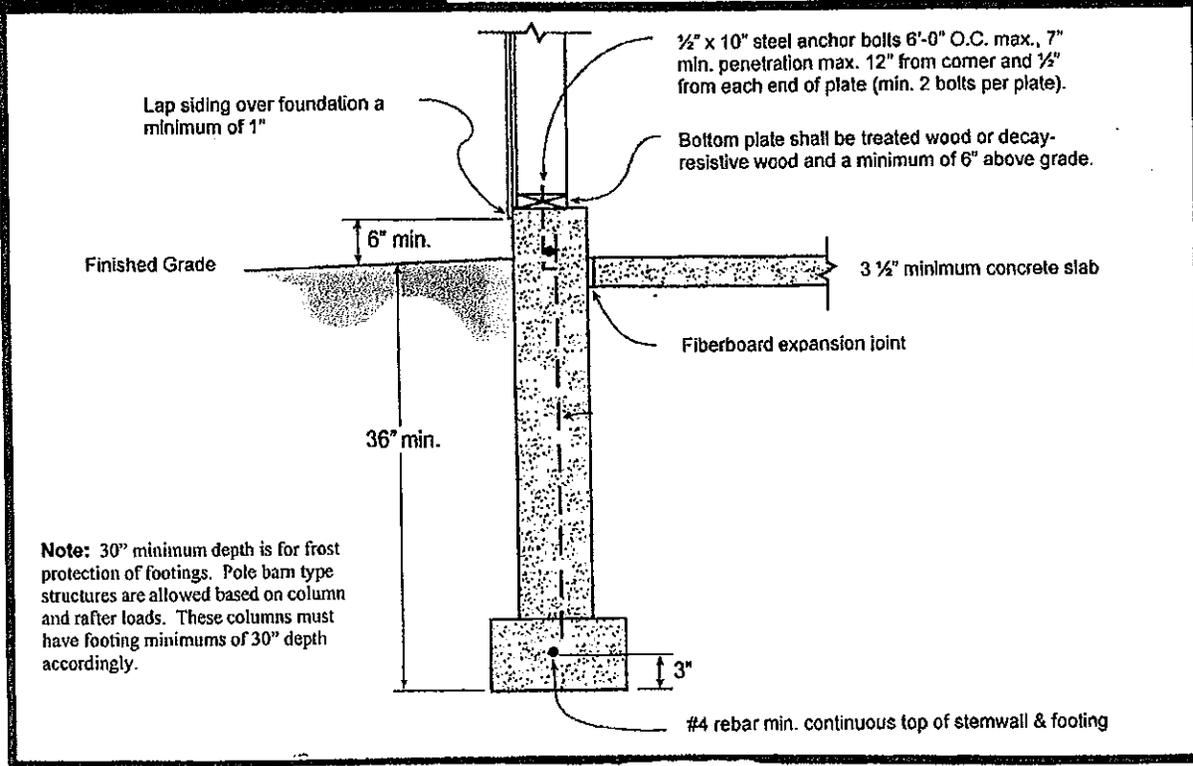
Check one  
 Foundation Detail A  
 Foundation Detail B  
(see page 4)

# Single Family Residential One Story Detached Garage

## Foundation Detail A



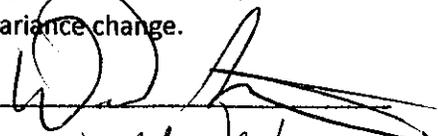
## Foundation Detail B



We, as neighbors to the Steel's, have been explained where the Steel's want to place their shed and the variance change they are applying for. We have no problems with where they are planning to place their shed or the variance change.

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

  
2161 Uehlein Dr  
Payette Id

We, as neighbors to the Steel's, have been explained where the Steel's want to place their shed and the variance change they are applying for. We have no problems with where they are planning to place their shed or the variance change.

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Aleta Whitling  
2150 Uehlein Dr.  
Payette, Id.  
83661

We, as neighbors to the Steel's, have been explained where the Steel's want to place their shed and the variance change they are applying for. We have no problems with where they are planning to place their shed or the variance change.

Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Helen Phillips  
2141 Uehlein Dr  
Payette Id 83661

We, as neighbors to the Steel's, have been explained where the Steel's want to place their shed and the variance change they are applying for. We have no problems with where they are planning to place their shed or the variance change.

Signature: Niku Wangsgard

Address: 2220 Uehlin Dr.  
Payette, Id 83661



## STAFF REPORT

**P&Z Public Hearing Date:** April 25, 2013

**Applicants Name:** Stephanie Monterroso

**Describe Request:** Conditional Use Permit – to operate a family home childcare

**Property Zoned:** A-Residential

**Address:** 2025 Center Avenue; Payette, Idaho

**Property Size:** 7,875 square feet

**Access:** Center Avenue and North 20<sup>th</sup> Street

**Structures:** Residential

**Comp Plan:** A-Residential

**Surrounding Uses:** Residential Use

**Payette City Code:**

### **5.37.010: LICENSE AND CONDITIONAL USE PERMIT REQUIRED:**

No person shall operate a "childcare center", a family home childcare or a group childcare, as those terms are defined in section [17.08.010](#) of this code until that person has obtained a license from the state of Idaho and a conditional use permit from the city. No permit for a conditional use shall be issued by the city until a copy of the state license is provided to the city clerk. (Ord. 1344, 2011)

### **Staff Comments:**

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



**City of Payette**  
**Conditional Use**  
**Permit Application**

**OFFICE USE ONLY**  
 Date Received 4/3/13  
 Fees Paid Y / N

**Non-Refundable Fees:**  
 Application..... \$100.00

**Applicant**

Name Stephanie Monterroso Address 2025 Center Ave  
 City Payette State Id Phone 208-707-1652

**Owner**

Name Stephanie Monterroso Address 2025 Center Ave  
 City Payette State Id Phone 208-707-1652

**Property Covered by Permit**

Address 2025 Center Ave Zone Residential - A

**Legal Description (Lot, Block, Addition, Subdivision)**

City Lot

**Nature of Request (Briefly explain the proposed use)**

Child care, wanting to provide child care for a max of 6 children.  
Family home Child care 6:less

**Existing use of property**

Residential

**Will this have an impact on schools?**

No

## Conditional Use Permit

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

1. What is the estimated water usage per month? Are the existing mains adequate to provide fire protection?

5,550, ~~500~~ mainline residential

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

Same as residential, no

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

Very little change in daily traffic, private vehicles

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

7 days, 24 hrs

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?

Existing storm drains

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?

Property is all ready residential

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?

Onsite fire extinguishers and smoke detectors. Nearest fire hydrants is at 2055 Center Ave

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?

Residential parking already existing

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

Waste stored in garbage can, yes adequate for City collection

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

No noise will be generated

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

Residential

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

No air quality permits are required

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

Outdoors lighting will come from house

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?

Yes, School bus stops at corner of 20th St & Center Ave

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 WITHIN 300 FEET OF THE AFFECTED PROPERTY MUST BE INCLUDED WITH THIS APPLICATION**

- List may be obtained at Payette County Assessor's Office 1130 3<sup>rd</sup> 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.

Stephanie Montross  
Applicant's Signature

4/3/2013  
Date

Transfer of Ownership  
 Owner  
 Consideration Transfer Date Deed Book/Page Deed Type

PENA, DAVID S & JULIANA D 0 04/26/2000 287366

Neighborhood Number 10010  
 Neighborhood Name P-1  
 TAXING DISTRICT INFORMATION  
 Jurisdiction Name Payette 001  
 Area 001-00  
 District 0  
 Census Tract 0

300ft  
 Stephanie  
 208-707-1652

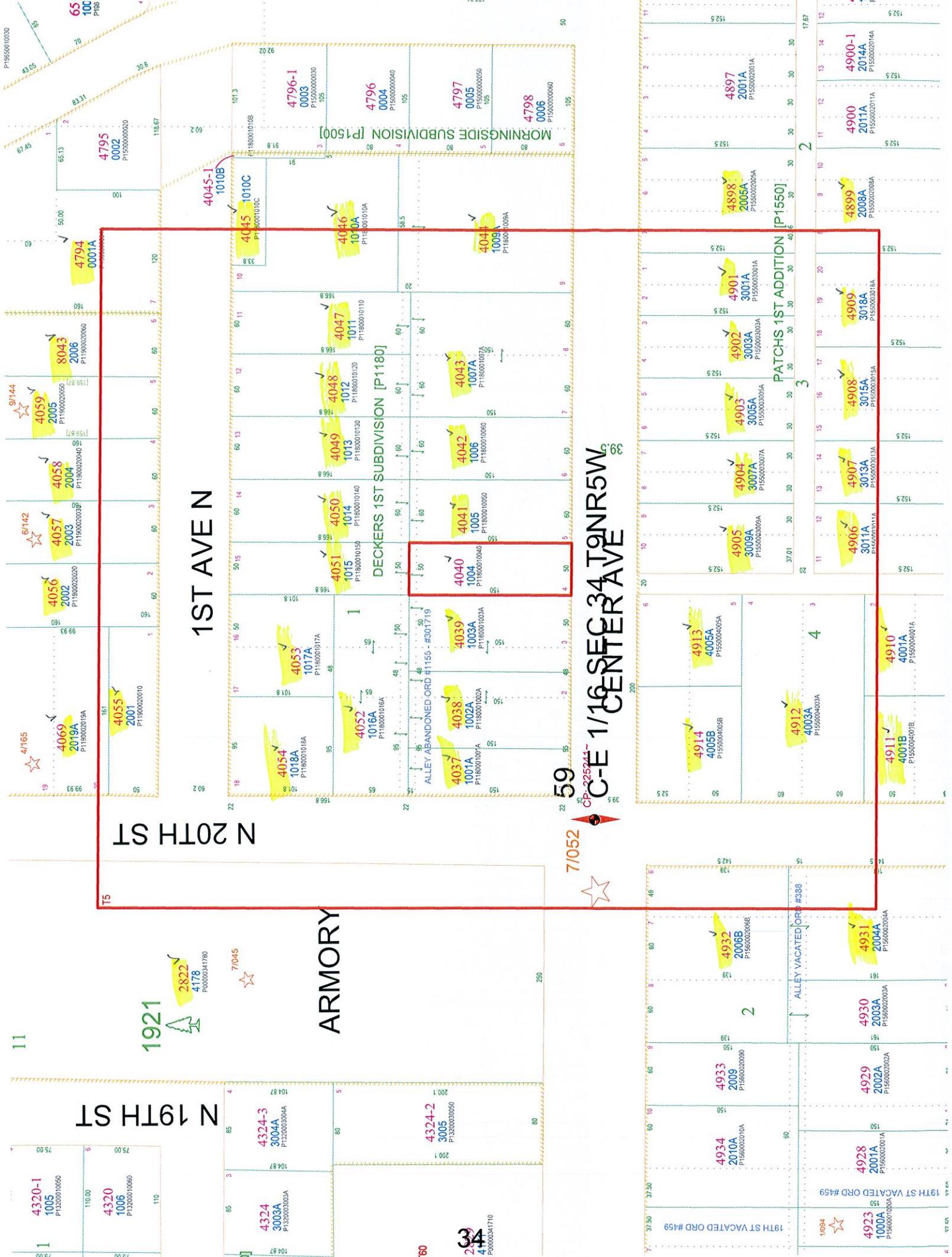
Valuation Record

| Assessment Year   | 2006   | 2007   | 2008   | 2009   | 2010   | 2011   | 2012   |
|-------------------|--|--|--|--|--|--|--|
| Reason for Change | 01- Revaluat 03- Assessor 03- Assessor 03- Assessor 03- Assessor | 01- Revaluat 03- Assessor 03- Assessor 03- Assessor 03- Assessor | 01- Revaluat 03- Assessor 03- Assessor 03- Assessor 03- Assessor | 01- Revaluat 03- Assessor 03- Assessor 03- Assessor 03- Assessor | 01- Revaluat 03- Assessor 03- Assessor 03- Assessor 03- Assessor | 01- Revaluat 03- Assessor 03- Assessor 03- Assessor 03- Assessor | 01- Revaluat 03- Assessor 03- Assessor 03- Assessor 03- Assessor |
| MARKET VALUE      | L<br>9000<br>I<br>63690<br>T<br>72690                            | 20000<br>72850<br>92850  | 20000<br>72850<br>92850  | 20000<br>72850<br>92850  | 20000<br>72850<br>92850  | 18000<br>64830<br>82830  | 18000<br>63110<br>81110  |
|                   |  |  |  |  |  |  | 18000<br>28740<br>46740  |

Site Description  
 Topography  
 Public Utilities  
 Street or Road  
 Neighborhood  
 Zoning:  
 Legal Acres:  
 0.0000



| Land Type | Rating, Soil ID - or - Actual Frontage | Acreege - or - Effective Frontage | Square Feet - or - Effective Depth | Influence Factor |
|-----------|--|-----------------------------------|------------------------------------|------------------|
| City Lot  | 50.0                                   | 0.1808                            | 0                                  | L -10%           |



N 19TH ST

N 20TH ST

1ST AVE N

C-E 1/16 CENTER AVE

ARMORY

MORNINGSIDE SUBDIVISION P1500

DECKERS 1ST SUBDIVISION P1180

PATCHES 1ST ADDITION P1550

4320-1  
1005  
P1320010060

1921

4324-3  
3004A  
P132003004A

4324-2  
3005  
P1320030050

4324  
3003A  
P132003003A

34  
2003  
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2822  
4178  
P0000041780

71045

71052

CP-225241

4069  
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P1190002010

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2006  
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P1180001010A

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4932  
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P150000001A

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4899  
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P1550002008A

4900  
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P1550002011A

4900-1  
2014A  
P1550002014A

4923  
1000A  
P1560001000A

4929  
2002A  
P1560002002A

4930  
2003A  
P1560002003A

137H ST VACATED ORD #459

## STAFF REPORT

**P&Z Public Hearing Date:** April 25, 2013

**Applicants Name:** Keith or Bobbie Black

**Describe Request:** Conditional Use Permit for a 20x30' detached shop with a roof height of 13'

**Property Zoned:** C-Commercial

**Address:** 1446 3<sup>rd</sup> Avenue South

**Property Size:** 23,352 sq. ft.

**Access:** 3<sup>rd</sup> Avenue South and Highway 95

**Structures:** Residential

**Comp Plan:** C-Commercial

**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

### **17.28.030: CONDITIONAL USES:**

Accessory buildings in excess of four hundred (400) square feet in area, in excess of twelve feet (2") in height at its highest point.

*Applicant requires needs to expose property pins prior to issuance of building permit to verify side and back setbacks.*

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.*

### **Staff Comments:**

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 detached garage, incidental and accessory to the primary single family building on the lot.
- Structure shall not exceed 600 square feet, nor exceed 13 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.



# City of Payette

## Conditional Use Permit Application

### OFFICE USE ONLY

Date Received 4-4-13

Fees Paid  Y /  N

#### Non-Refundable Fees:

Application..... \$100.00

#### Applicant

Name Keith or Bobbie Black Address 1446 3<sup>rd</sup> Ave S

City Payette State ID Phone 642-7280

#### Owner

Name Same Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Phone \_\_\_\_\_

#### Property Covered by Permit

Address 1446 3<sup>rd</sup> Ave S Zone C-Commercial

#### Legal Description (Lot, Block, Addition, Subdivision)

W 112' of BK 11, Westslope Plat

#### Nature of Request (Briefly explain the proposed use)

Build a 20' x 30' detached shop, with height 13'  
600 sq ft

#### Existing use of property

Residential

#### Will this have an impact on schools?

N/A

## Conditional Use Permit

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

1. What is the estimated water usage per month? Are the existing mains adequate to provide fire protection?

N/A

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

N/A

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

N/A

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

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

Trailer Court & 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 WITHIN 300 FEET OF THE AFFECTED PROPERTY MUST BE INCLUDED WITH THIS APPLICATION**

- List may be obtained at Payette County Assessor's Office 1130 3<sup>rd</sup> 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.

Keith Black  
Applicant's Signature

4-4-13  
Date

BLACK MARLIN K & BARBARA J CD  
 1446 3RD AVE S  
 PAYETTE, ID 83661  
 W 112' OF BLK 11 WESTSLOPE PLAT SEC  
 34-9-5SW  
 Neighborhood Number 10030  
 Neighborhood Name P-3  
 TAXING DISTRICT INFORMATION  
 Jurisdiction Name Payette  
 Area 001  
 District 001-00  
 Census Tract 0

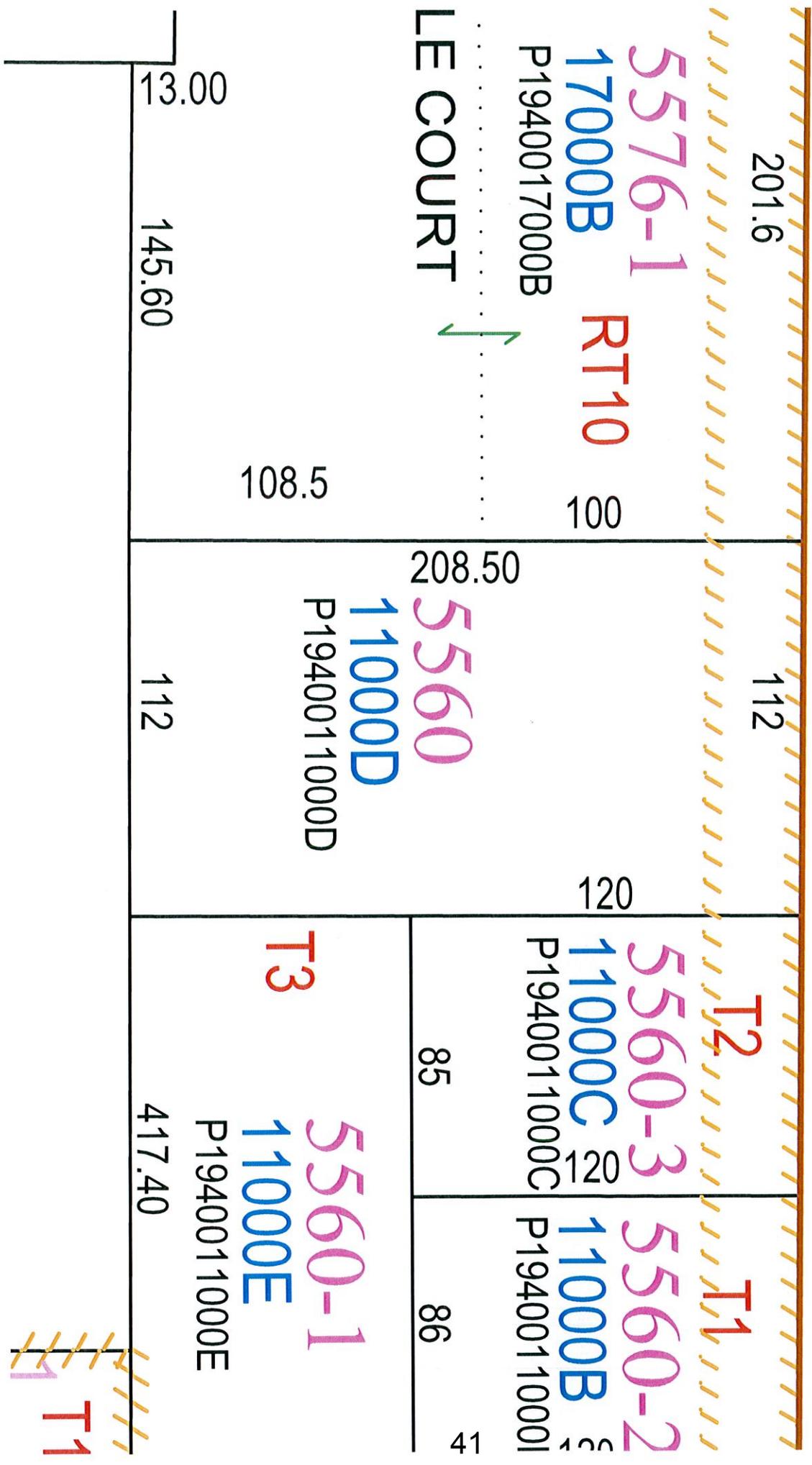
Site Description  
 Topography  
 Public Utilities  
 Street or Road  
 Neighborhood  
 Zoning:  
 Legal Acres:  
 0.0000

| Transfer of Ownership       |               |               |                          |
|-----------------------------|---------------|---------------|--------------------------|
| Owner                       | Consideration | Transfer Date | Deed Book/Page Deed Type |
| BLACK, MARLIN K & BARBARA J | 0             | 12/13/2002    | 305491                   |
| COOPER FLOYD E              | 0             | 08/10/1973    | 21 151704                |

| Valuation Record  |               |               |               |               |               |               |               |       |       |
|-------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-------|-------|
| Assessment Year   | 2006          | 2007          | 2008          | 2009          | 2010          | 2011          | 2012          |       |       |
| Reason for Change | 03 - Assessor | 01 - Revaluat | 03 - Assessor | 03 - Assessor | 03 - Assessor | 03 - Assessor | 01 - Revaluat |       |       |
| MARKET VALUE L    | 17890         | 27280         | 27690         | 27690         | 24920         | 24920         | 24920         | 24920 | 24920 |
| I                 | 79160         | 101880        | 101880        | 101880        | 97720         | 92720         | 42710         | 42710 | 42710 |
| T                 | 97050         | 129160        | 129570        | 129570        | 122640        | 117640        | 117640        | 67630 | 67630 |



| Land Size                              |                                   |                                    |            |                  |
|--|-----------------------------------|------------------------------------|------------|------------------|
| Rating, Soil ID - or - Actual Frontage | Acreage - or - Effective Frontage | Square Feet - or - Effective Depth | City Lot   | Influence Factor |
|  |                                   |                                    | 2: L - 10% |                  |



201.6

5576-1

17000B

P1940017000B

RT10

100

LE COURT



108.5

13.00

145.60

112

208.50

5560

11000D

P1940011000D

112

120

T2

5560-3

11000C

P1940011000C

85

T3

T1

5560-2

11000B

P1940011000I

86

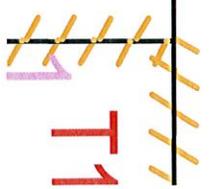
5560-1

11000E

P1940011000E

417.40

41



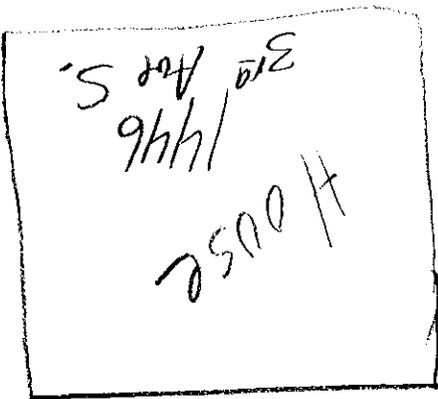
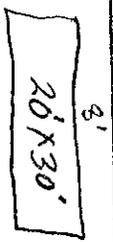
Trailer Court

205'

36 1/2'



New building



112'

319 Ave S.  
42



## 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? 600 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 (<sup>3</sup>~~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

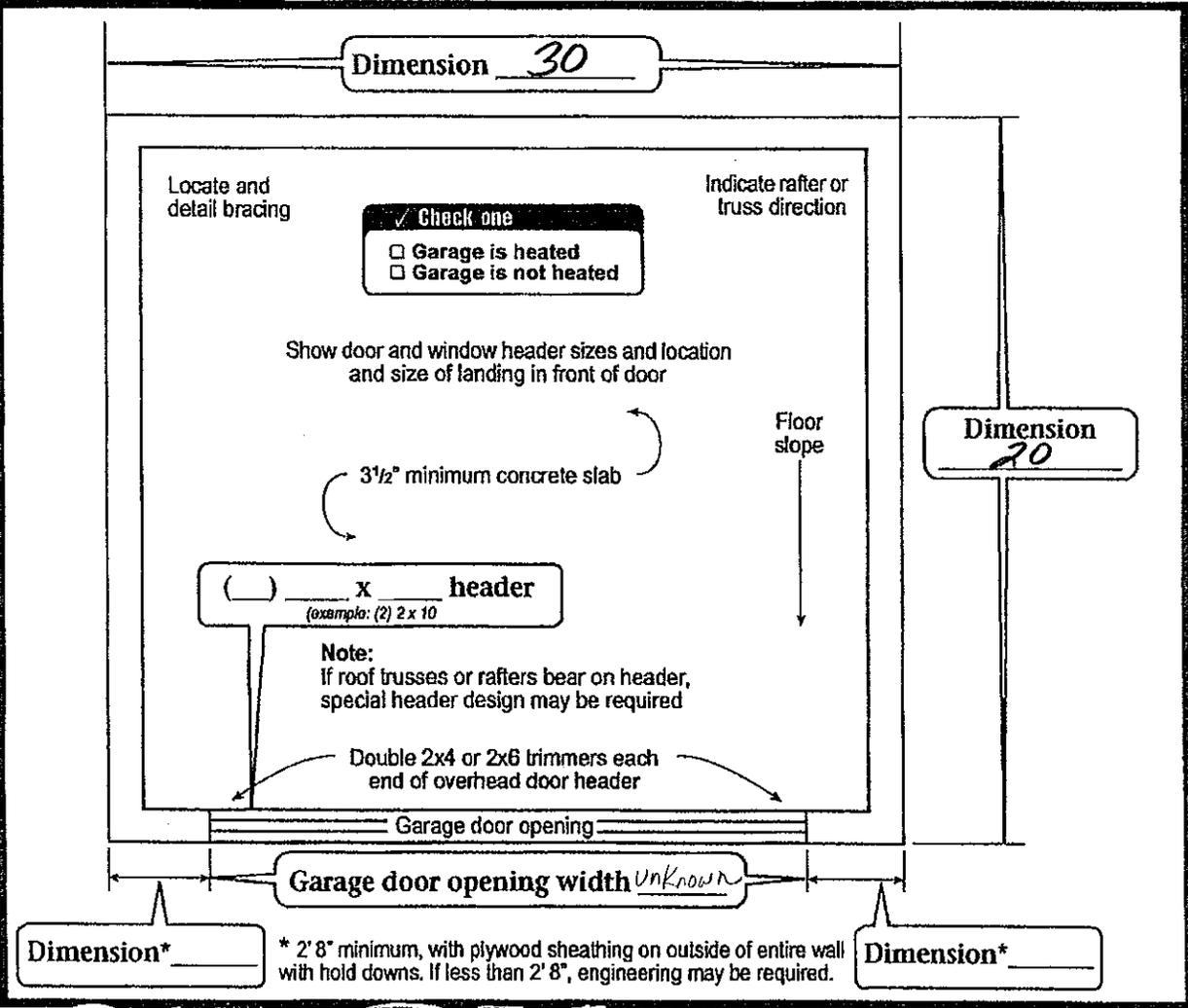
**Directions:**

- 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: 1446 3<sup>rd</sup> Ave S

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 2x 4 rafters spaced 24" O.C.  
(example: Put checkmark in box - or - 2 x 10 Rafters Spaced 24" O.C.)

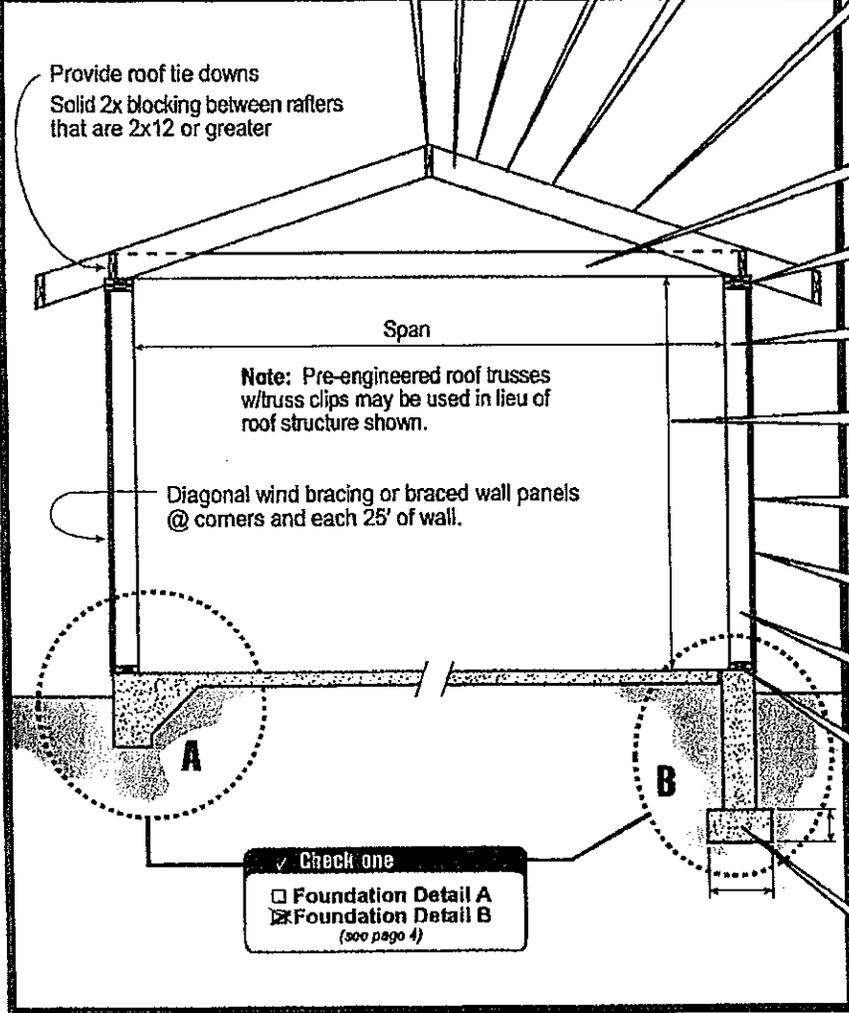
Sheathing \_\_\_\_\_  
(example: 1/2" exterior plywood)

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

Roof covering metal  
(example: Class A 3 tab shingles)

Underlayment \_\_\_\_\_  
(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.

12  
pitch | 10

Ceiling Insulation Unknown  
(If heated - example: R-38)

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

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

Span Unknown 30'  
(example: 23' 5')

Ceiling height 8'  
(example: 8')

Siding metal  
(example: lap or T-111)

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

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

Cont. 2x \_\_\_\_\_ sill plate  
(example: 2 x 6)

Wall Insulation \_\_\_\_\_  
(If heated - example: R-19 Fiberglass Batts)

Footing size 8 x 36  
(example: 8" x 16')

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