

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 4/6/2005

Place: Latah County Courthouse, Room 2B

Members Present: Carl Mickelsen, Wayne Sprouse, Don Ball, Duane Priest

Members Absent: Jim Hagedorn

Staff Present: Michele Fuson, Nikkie Agidius, Amanda Hess, Chris Nicholson

Meeting Opened by: Chairman Carl Mickelsen **Time:** 19:00

Adoption of Minutes for: March 16, 2005

Motion: Wayne Sprouse moved to adopt the minutes as written, seconded by Don Ball

Action: Approved **Vote:** Yes 3 No Abstain

Adoption of Findings of Fact and Conclusions of Law for:

1) CUP #676 Request by ITD to construct maintenance building within the floodplain

Motion: Duane Priest made a motion to adopt the Findings of Fact and Conclusions of Law as written. Wayne Sprouse seconded the motion.

Action: Approved **Vote:** Yes 3 No Abstain

2) CUP #672 Request by Cingular Wireless to construct a 150 foot telecommunications tower.

Motion: Duane Priest made a motion to adopt the Findings of Fact and Conclusions of Law as written. Wayne Sprouse seconded the motion.

Action: Approved **Vote:** Yes 3 No Abstain

Public Hearing for: CUP #680

Opened Public Hearing: 19:05

Open to Public Comment: 19:12 Request by Steve Heick to construct six mini-warehouses on an 80.17 acre parcel. Carl Mickelsen asked about buffering along the highway. Heick indicated that wasn't planned. The map also showed an open parking area. There was a question as to whether open parking is a permitted use. A letter received from ITD indicated that a transportation impact study would need to be submitted and analyzed. Leslie Polk was concerned about future development and access to the storage units by slow moving vehicles on the highway.

Closed to Public Comment: Meeting was left open

Motion: Don Ball moved to reconvene and continue the meeting at a later date to discuss the traffic study, the open parking issue, and buffering. Wayne Sprouse seconded the motion.

Conditions:

Action: Tabled **Vote:** Yes No Abstain

Public Hearing for: CUP #681

Opened Public Hearing: 19:45

Open to Public Comment: 19:51 Request by Megan Swan and Dan Bickerdyke to install a home in the Wilderlea PUD within the floodplain. Cindy Agidius spoke in favor of the request based on a lack of affordable housing. Dale Wilder spoke in favor of the request and addressed some subdivision issues. Anne and Dan Kannegaard spoke in opposition to the request because of water and sewer issues within the subdivision.

Closed to Public Comment: 20:07

Motion: Wayne Sprouse moved to approve, seconded by Don Ball.

Conditions:

- Conditioned upon approval by the Health District and relative agencies for the water and sewer requirements.
- Applicant shall follow all applicable Local, State, and Federal laws, rules, and ordinances.
- Applicant must comply with section 12.02 of the zoning ordinance.

Action: Approved **Vote:** Yes 3 No Abstain

Other Business: No other business

Meeting Adjourned at: 20:13

Respectfully Submitted: *Duane E. Priest*
Secretary