

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 6/1/2005

Place: Latah County Courthouse, Room 2B

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

Members Absent:

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

Meeting Opened by: Chairman Carl Mickelsen

Time: 19:00

Adoption of Minutes for: May 18, 2005

Motion: Wayne Sprouse moved to adopt the minutes as written, with a correction to the date. Seconded by Jim Hagedorn.

Action: Approved Vote: Yes 4 No Abstain

Adoption of Findings of Fact and Conclusions of Law for:

1) CUP #658A - A petition by Scarsella Brothers, Inc. for an amendment to CUP #658 to operate a temporary asphalt batch plant.

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

Action: Approved Vote: Yes 4 No Abstain

2) VAR #682 - A request by Sharon Kielty and Renee Skrzypchak for a variance from the 20 foot set back required by the county for an accessory building.

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

Action: Approved Vote: Yes 4 No Abstain

3) CUP #683 - A petition by Nick Parker for a conditional use permit to construct and operate an automobile service station.

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

Action: Approved Vote: Yes 4 No Abstain

Miscellaneous: Michele discussed a letter from Jim Westberg regarding commission members site visits as they related to hearings. She will request a ruling by the Prosecutors office.

Public Hearing for: RZ #684

Opened Public Hearing: 19:08 There was discussion by the staff regarding existing building permits. Chairman Mickelsen had Amanda read a letter written by the Building Dept. dated May 31, 2005 into the record.

Open to Public Comment: 19:18 A request by Ronald and Lonna Bishop to rezone a 30- acre parcel from AG/Forest to Rural Residential (R-5). No opposition presented.

Closed to Public Comment: 19:30

Motion: Duane Priest made a motion to approve the rezone. Seconded by Jim Hagedorn.

Conditions: A development agreement must be prepared and recorded and the map submitted with the application (exhibit 2B) must be made a part of the agreement.

Action: Approved **Vote: Yes 4** **No** **Abstain**

Public Hearing for: CUP #685

Opened Public Hearing: 19:38

Open to Public Comment: 19:42 A request by Gresham and Wendy Bouma for a conditional use permit for an additional single-family dwelling on 89.72 acres. There was concern that the existing dwelling could be used as a rental. Applicant wanted to reserve that option. No opposition present.

Closed to Public Comment: 19:58

Motion: Wayne Sprouse moved to approve the CUP. Seconded by Jim Hagedorn.

Conditions: The existing dwelling could only be used as a guest house in conformance with the application. The use could not be expanded and could not be used as a rental.

Action: Approved **Vote: Yes 3** **No 1** **Abstain**

Other Business: None
Meeting Adjourned at: 20:10

Respectfully Submitted: _____
Duane E. Priest
Secretary