

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 7/6/2005

Place: Latah County Courthouse, Room 2B

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

Members Absent:

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

Meeting Opened by: Chairman Carl Mickelsen

Time: 19:03

Adoption of Minutes for: 6/1/2005

Motion: Jim Hagedorn moved to adopt the minutes as written, seconded by Wayne Sprouse

Action: Approved

Vote: Yes 4

No

Abstain

Adoption of Minutes for: 6/15/2005

Motion: Jim Hagedorn moved to adopt the minutes as written, seconded by Wayne Sprouse

Action: Approved

Vote: Yes 4

No

Abstain

Public Hearing for: VAR #686 - A request by Craig & Lori Roberts for a variance from the thirty-five (35) foot set-back.

Opened Public Hearing: 19:08

Open to Public Comment: 19:14 - Craig Roberts discussed his plans to place a home and garage on the 2 acre parcel and the terrain limitations. Verle Brown is the adjacent land owner and spoke in favor of the applicant and offered additional property if required to meet the requirements.

Closed to Public Comment: 19:32

Motion: Don Ball moved to approve the variance, seconded by Jim Hagedorn

Conditions: Provide the board a better plan view map.

Action: Approved

Vote: Yes 4

No

Abstain

Public Hearing for: CUP #687 - A request by Michael & Janice Hess to operate a Commercial stable.

Opened Public Hearing: 19:42 - Staff report included reading several additional letters into the record.

Open to Public Comment: 20:10 - (Testimony was limited to 3 minutes) Michael Hess discussed the plans for the Stables and addressed opposition comments. Janice Hess also discussed the opposition letters. Gary Machlis read highlights of his letter (Exhibit #6). Sally Machlis has lived across the road for 14 years and was concerned about the increased traffic and noise. Betty Gibb, a 20 year resident, was concerned about increased traffic, parking on the Co. Road, smell and the carnival environment. Larry Woodbury was concerned about traffic, access from the property to the Co. Rd. and recommended reviewing the CUP after 1 year. Leonard Burns presented additional photos for exhibits and was concerned about the increased traffic and the potential fire danger. Susan Simonds was uneasy about the increased use and vagueness of the application regarding a recreational resort. She was concerned about the potential of the fire danger, all night noise and water quality. Applicant offered rebuttal to comments and pointed out the location of the manure piles.

Closed to Public Comment: 20:55 - Discussion included concerns by Jim regarding the manure product being packaged on-site.

Motion: Wayne Sprouse moved to approve CUP #687, seconded by Don Ball.

Conditions: - Applicant shall follow all applicable Local, State, and Federal laws, rules, and ordinances.

- Restricted to Stabling of horses, riding lessons
- Restricted to Daylight hours
- All parking shall be on-site and not allowed along the Co. Rd.
- Maximum of 40 horses
- Lighting shall be shielded from adjacent properties
- Amplified noise restricted to daylight hours
- Storage of Manure shall comply with appropriate State and Federal Agencies
- Review in one year

Action: Approved

Vote: Yes 4

No

Abstain

Public Hearing for: CUP #653A - A request by George Lisher to modify CUP #653.

Opened Public Hearing: 21:25

Open to Public Comment: 21:35 - (Testimony was limited to 3 minutes) George Lisher discussed amendments. Verle Brown spoke in favor of the requested changes. Paul Stubbs provided car count records for exhibit. He recommended no limits on the loads of gravel removed from the site. Rich Bailey spoke in favor of the requested changes and wanted Saturday delivery. Nancy Mafeiner, Steve and Maggie Norton, Don and Carolyn Lazzarini, Mike and Debbie Alperin, Valerie Russo all spoke against the requested changes and to keep the conditions associated with CUP #653. They were all

concerned about truck traffic, speed limits, blasting and affects on local wells. Don Lazzarini provided a DVD and additional photos of alleged CUP violations. George Lisher addressed concerns and alleged violations.

Closed to Public Comment: 22:36

Motion: Jim Hagedorn made a motion to postpone the meeting until all five members were available to review the DVD. Motion was seconded by Wayne Sprouse

Conditions:

Action: Approved

Vote: Yes 4

No

Abstain

Other Business: None

Meeting Adjourned at: 22:44

Respectfully Submitted: *Duane E. Priest*
Secretary