

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 8/17/05

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, Troy Sprenke

Meeting Opened by: Chairman Carl Mickelsen

Time: 19:02

Adoption of Minutes for: July 20, 2005

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

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

Adoption of Minutes for: July 27, 2005

Motion: Wayne Sprouse moved to adopt the minutes with revision, seconded by Don Ball.

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

Adoption of Minutes for: August 3, 2005

Motion: Duane Priest moved to adopt the minutes as written, seconded by Don Ball.

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

Public Hearing for: Rezone #690 - A request by Judie Halseth, representing property owner Ruth Springer, for a rezone from Ag/Forest to Single Family Residential, RS9.6.

Opened Public Hearing: 19:10

Open to Public Comment: 19:13 - Judie Halseth appeared to discuss application. There was no opposition to the request.

Closed to Public Comment: 19:20 - Commission agreed that rezone should be R1 rather than RS9.6.

Motion: Wayne Sprouse moved to forward a recommendation to approve rezone as R1. Seconded by Don Ball.

Conditions: Rezone should include a development agreement.

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

Public Hearing for: CUP #456A - A request by James R. Lucas to expand an existing mini-storage facility zoned Agriculture/Forestry.

Opened Public Hearing: 19:22

Open to Public Comment: 19:31 - Applicant James Lucas discussed the request. Diane Lucas spoke in favor of the expansion. Lisa Coates also spoke in favor of the expansion. There was no opposition.

Closed to Public Comment: 19:48

Motion: Sprouse moved to approve with conditions . Seconded by Don Ball

Conditions:

- Applicant shall follow all applicable Local, State, and Federal laws, rules, and ordinances.
- Applicant must be in substantial compliance with original conditions from CUP #456.

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

Public Hearing for: CUP #691 - A request by Bennett Lumber Products, Inc., to replace a 80' damaged communications tower with a 140' communications tower on 40 acres zoned Agriculture/Forestry

Opened Public Hearing: 20:05

Open to Public Comment: 20:10 - Scott Tucker discussed request on behalf of Bennett Lumber. Wayne Rausch (Latah County Sheriff) spoke in favor of request. There was no opposition.

Closed to Public Comment: 20:21 - Tower location would violate setback requirement.

Motion: Duane Priest moved to approve with conditions. Seconded by Don Ball

Conditions:

- Applicant shall follow all applicable Local, State, and Federal laws, rules, and ordinances.
- Applicant must comply with 11.05.08 of the Latah County Zoning Ordinance.
- Applicant must provide a waiver from the adjoining landowner to comply with setback.

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

Public Hearing for: CUP #692 - A request by Bennett Lumber Products, Inc., to replace an existing 60' communication tower with a 140' communications tower on 40 acres zoned Agriculture/Forestry

Opened Public Hearing: 20:23

Open to Public Comment: 20:26 - Scott Tucker discussed request on behalf of Bennett Lumber. William Davis from Potlach Corp. spoke in favor. There was no opposition.

Closed to Public Comment: 20:32

Motion: Don Ball moved to approve with conditions. Seconded by Wayne Sprouse.

Conditions:

- Applicant shall follow all applicable Local, State, and Federal laws, rules, and ordinances.
- Applicant must comply with 11.05.08 of the Latah County Zoning Ordinance.

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

Public Hearing for: CUP #693 - A request by the Latah County Sheriff's Department to install a radio communications tower on 63.34 acres zoned Agriculture/Forestry on property owned by Steven and Carol McDowell.

Opened Public Hearing: 20:34

Open to Public Comment: 20:37 - Wayne Rausch discussed request. Mike McGee Juliaetta Fire Dept. & Jerry Brown Kendrick Fire Dept. spoke in favor of request. There was no opposition.

Closed to Public Comment: 20:44

Motion: Wayne Sprouse moved to approve with conditions. Seconded by Don Ball.

Conditions:

- Applicant shall follow all applicable Local, State, and Federal laws, rules, and ordinances.
- Applicant must comply with 11.05.08 of the Latah County Zoning Ordinance.

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

Adoption of Findings of Fact and Conclusions of Law for:

1) CUP #691, CUP #692, & CUP #693

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

Action: Approved

Vote: Yes 3

No

Abstain

Other Business: None

Meeting Adjourned at: 21:00

Respectfully Submitted:



Secretary