

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 2/15/06

Place: Latah County Courthouse, Room 2B

Members Present: Wayne Sprouse, Jim Hagedorn, Don Ball, Dan Carscallen, Duane Priest

Staff Present: Michele Fuson, Amanda Hess, Chris Nicholson

Meeting Opened by: Chairman Sprouse

Time: 19:00

Adoption of Minutes for: 1/18/06

Motion: Don Ball moved to adopt the minutes as written, seconded by Jim Hagedorn.

Action: Approved

Vote: Yes 4

No

Abstain

Public Hearing for: RZ #709 A request by Jon Mathison to rezone a 34-acre parcel of land from AG/Forest to Rural Residential (RR-5).

Public Hearing: 19:05 - Continued from 1/18/06. Jon and Lynn Mathison discussed the application. Larry Hodge, on behalf of the applicants, discussed the transportation study conducted by Hodge and Associates. Jim Westberg, attorney for the applicants, discussed proposed additional road dedication and pointed out that some of the exhibits were old and did not apply since circumstances on the ground had changed. He addressed road access issues and discussed the elements of the comprehensive plan. Thomas Fitze, a contractor, spoke in favor of the rezone, citing the lack of small acreage rural parcels.

Opposition: Jim Zimmerman was concerned about the increased development and problems with soft spots in the road and the flooding that occurs across the road. He was also concerned about the children and access to the school bus on highway 8. Leo Greenwalt indicated that the Mathisons were boarding horses which would increase traffic. He was concerned about the bus picking up children in front of Reams road on Highway 8. He also indicated that there was no turn around available for emergency vehicles along Reams road. Craig Greenwalt discussed his plans to continue running the family farm and that development would have an impact on his livelihood. Jeff Harkins, currently owns property on Teare road to the east of Reams road, discussed the previous denial and pointed out the location of the landfill and possible water quality issues. Richard Bohman, a farmer on Casper road, was concerned about the increased development in the area. Don Polley was concerned about increased development.

Rebuttal: Mathisons indicated that the horse boarding was temporary and no longer an issue. Jim Westberg discussed the continuation of the pedestrian path along Reams road.

Closed to Public Comment: 21:35

Motion: Duane Priest moved to deny rezone, seconded by Dan Carscallen.

Conditions:

Action: Denied

Vote: Yes 3

No 2

Abstain

Other Business: Michele discussed individual members conducting site visits and that they are not allowed under Idaho State case law.

Meeting Adjourned at: 22:05

Respectfully Submitted on 3/8/06:



Secretary