

## LATAH COUNTY ZONING COMMISSION MEETING MINUTES

**Date:** 4/19/06

**Place:** Latah County Courthouse, Room 2B

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

**Members Absent:**

**Staff Present:** Nikki Agidius, Chris Nicholson

**Meeting Opened by:** Chairman Wayne Sprouse

**Time:** 19:00

**Adoption of Minutes for:** 3/29/06

**Motion:** Dan moved to adopt the minutes as written. Don seconded the motion.

**Action:** Approved

**Vote:** Yes 4

**No**

**Abstain**

**Public Hearing for:** CUP #713 - A request by the City of Deary for a conditional use permit for a control building at the existing waste water treatment plant.

**Opened Public Hearing:** 19:05 - Staff report.

**Open to Public Comment:** 19:09 John Baune (JUB Engineering) discussed the application on behalf of the City. John Henderson, Mayor and Bruce Baumgartner spoke about the need for the control building and that the improvements would expand the capacity for approximately 20 years. There was discussion concerning the setback of the building relative to the property line since the line location is unknown. There was no opposition.

**Closed to Public Comment:** 19:22

**Motion:** Dan made a motion to approve with conditions. Seconded by Jim.

**Conditions:**

- Compliance with all federal, state and local ordinances.
- Attempt to acquire letter from the adjacent landowner waiving the setback requirement.

**Action:** Approved

**Vote:** Yes 4

**No**

**Abstain**

**Public Hearing for:** CUP #714 - A request by Scott McDonald for Frank Hill for a conditional use permit for retail space and dairy processing for an agricultural related commercial use.

**Opened Public Hearing:** 19:40 - Staff report

**Open to Public Comment:** 19:45 - Scott McDonald discussed the application and the plans for the dairy. The retail space would provide sales of cheese and other dairy products to the public on-site. There was discussion regarding employees from off-site and the traffic generated. There was concern regarding the long driveway and the lack of emergency turn around access.

**Closed to Public Comment:** 20:21

**Motion:** Dan moved to recommend approval with conditions. Seconded by Jim.

**Conditions:**

- Compliance with all federal, state and local ordinances.
- No more than 120 animal units.
- One emergency turnout along driveway at halfway location.
- Total number of employees should be in compliance with proposal.

**Action:** Approved

**Vote:** Yes 4

**No**

**Abstain**

**Other Business:** None

**Meeting Adjourned at:** 20:40

**Respectfully Submitted 5/5/06:**



Secretary