

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 6/7/2006

Place: Latah County Courthouse, Room 2B

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

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

Meeting Opened by: Chairman Wayne Sprouse

Time: 19:00

Adoption of Minutes for: 4/19/06

Motion: Jim Hagedorn moved to adopt the minutes as written, seconded by Duane Priest.

Action: Approved

Vote: Yes 4

No

Abstain

Adoption of Minutes for: 5/3/06

Motion: Jim Hagedorn moved to adopt the minutes as written, seconded by Dan Carscallen.

Action: Approved

Vote: Yes 3

No

Abstain 1

Public Hearing for: RZ #711 A request by Terry Golding on behalf of Dale Taylor to rezone from AG/Forest (A/F) to Rural Residential (RR-5).

Open Public Hearing: 19:06 -Staff Report.

Open to Public Comment: 19:23-Terry Golding discussed the application and indicated that the homesites were intended to have private wells and septic systems and the home construction would be stick built homes. There wasn't any testimony presented in favor of the rezone. Testimony in opposition: Carol Haynes was concerned about fire and fire equipment access. She was also concerned that Tiger Drive was too steep and passed too close behind the school. Carol also mentioned that there is an old graveyard above the school, possibly on the property. Carol Bradford discussed the water leakage problem in Kendrick and potential water costs for Kendrick residences. Rebuttal: Terry Golding indicated that the City of Kendrick is negotiating with the owner for a municipal well on the property. He indicated that general traffic currently travels on the road with no problem. Jim Hagedorn was concerned about the terrain and asked about buildable sites. Don Ball asked whether the owner would improve the road to comply with county standards. The owner didn't think he could adequately comply with the current standards. Terry Golding indicated that there has not been any perk tests for septic systems completed on the site.

Closed to Public Comment: 19:57

Motion: Don Ball moved to deny rezone, seconded by Jim Hagedorn.

Conditions:

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

Public Hearing for: RZ #715 A request by Bea Telford to rezone a 71.75-acre parcel of land from AG/Forest(A/F) to Rural Residential (RR-5).

Open Public Hearing: 20:15 -Staff Report.

Open to Public Comment: 20:27-Applicant Bea Telford discussed the request for the rezone. She didn't have anything new to add from the application. Dustin Weitz, who owns the 55 acres south of the property, spoke in favor of the rezone. Carl Mickelson spoke in favor of the rezone, but with a limited number of lots. Tony Johnson was concerned about the views due to so many new homesites, and water & sewage issues. He was not opposed to the rezone, but also felt that 13 lots was too many. Sherman Clyde, highway district commissioner, was concerned about the proposed dead end road and recommended a possible connection to Fourmile Road through Dustin Weitz property.

Closed to Public Comment: 20:44

Motion: Jim Hagedorn moved to reopen the public hearing for just and legal cause, seconded by Duane Priest.

Purpose: Public hearing will meet at the intersection of Fourmile and Chaney Roads at 6:00 pm on June 14, 2006 to visit the rezone site. Meeting will reconvene at the courthouse.

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

Public Hearing for: RZ #717 A request by Lance and Kelsey Woolverton to rezone from AG/Forest(A/F) to Rural Residential (RR-5) of a 15.8 acre parcel owned by Virgil and Dorothy Beckner.

Open Public Hearing: 21:12 -Staff Report

Open to Public Comment: 21:15-Kelsey Woolverton, on behalf of owner, discussed application. Commission discussed with staff the current and proposed ordinance requirements. There was no opposition to rezone.

Closed to Public Comment: 21:26 - Don indicated that the rezone would create a spot zone.

Motion: Jim Hagedorn moved to recommend approval for the rezone, seconded by Don Ball.

Conditions: Applicant to provide a development agreement to allow for one additional dwelling.

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

Other Business: Michelle discussed some of the latest changes to the proposed zoning ordinance.

Meeting Adjourned at: 21:34

Respectfully Submitted on 6/11/06: *Duane E. Priest*
Secretary