

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 8/2/2006

Place: Latah County Courthouse, Room 2B

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

Staff Present: Nikki Agidius, Chris Nicholson, Carol Alexander

Meeting Opened by: Chairman Wayne Sprouse

Time: 19:00

Adoption of Findings of Fact and Conclusions of Law for:

1) CUP #716 - A petition for a conditional use permit by Ralph Naylor Farms, LLC for a soil, sand, gravel and clay excavation and processing operation.

Motion: Jim moved to adopt the findings of fact and conclusions of law with a change to the Findings, number 20, to read 85 bushels of wheat per acre, and a change to the Decision, number 2, to read 6:00 am to 8:00 pm. Seconded by Dan.

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

2) RZ #719 - A petition by Developer of the Palouse, LLC for a rezone from Ag/Forest to Rural Residential, 3 acre minimum.

Motion: Duane moved to adopt the findings of fact and conclusions of law as written. Seconded by Jim.

Action: Approved **Vote:** Yes 2 No Abstain 1

3) CUP #720 - A petition by Michael & Janice Hess (Thorogold Stables) to operate a commercial stable.

Motion: Dan moved to adopt the findings of fact and conclusions of law with a change to the Decision, number 5, to read the maximum of horses boarded. Seconded by Jim.

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

Miscellaneous: None

Public Hearing for: RZ #721 - A request by Bennett Lumber Products Inc. to rezone from AG/Forest to Industrial.

Opened Public Hearing: 19:06 - Staff report

Open to Public Comment: 19:11 - Susan Wilson, representing Bennett Lumber discussed the application. Brett Bennett clarified questions concerning water runoff, relocated access across the railroad and the railroad spur.

Closed to Public Comment: 19:17

Motion: Dan moved to recommend approval. Seconded by Jim.

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

Public Hearing for: CUP #723 - A request by Yvonne Howard to operate a Bed & Breakfast/Recreational Resort.

Opened Public Hearing: 7:20 - Staff report. Nikki indicated that yurts can be available for public use if approved by the commission.

Open to Public Comment: 7:25 - Yvonne Howard discussed the application and indicated that she would like to use a large yurt for lodging purposes only. Connie Dewitt, adjacent landowner, spoke in favor of the application.

Closed to Public Comment: 19:35

Motion: Duane moved to approve CUP #723 as a Bed & Breakfast/Recreational Resort and campground with conditions. Seconded by Jim.

Conditions:

- Compliance with all federal, state and local ordinances.
- Substantial compliance with the application and as presented.
- The yurt can be used as campground structure.

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

Other Business: None

Meeting Adjourned at: 19:46

Respectfully Submitted 8/9/06:



Secretary