

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 8/16/2006

Place: Latah County Courthouse, Room 2B

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

Staff Present: Nikki Agidius, Troy Sprenke

Meeting Opened by: Chairman Wayne Sprouse

Time: 19:00

Adoption of Findings of Fact and Conclusions of Law for:

1) RZ #721 - A request by Bennett Lumber Products Inc. to rezone from AG/Forest to Industrial.

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

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

2) CUP #723 - A request by Yvonne Howard to operate a Bed & Breakfast/Recreational Resort and Campground.

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

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

Miscellaneous: Nikki indicated that the commissioners had approved the new zoning ordinance, but it would not take affect until it had been advertised.

Public Hearing for: VAR #725 - A request by Gary Myers for a variance to allow a twenty (20) foot easement in lieu of the twenty five (25) foot required easement for new parcels

Opened Public Hearing: 19:10 - Staff report

Open to Public Comment: 19:17 - Gary Myers discussed the application. He wants to sell approximately 6 acres to a friend and the land division requires a 25 foot easement from a public road to the parcel. There is an approximately 300 foot stretch that widening the road and easement is not feasible due to the terrain. This section also included turnouts at each end and one in the center. One person requested clarification regarding the subdivision ordinance and was concerned about multiple houses on the parcels. There was no opposition.

Closed to Public Comment: 19:31

Motion: Jim moved to recommend approval of the variance. Seconded by Dan.

Conditions: There must be adequate turnouts along the driveway easement.

Action: Approved Vote: Yes 3 No Abstain

Public Hearing for: RZ #726 - A request by Charles and Roberta Graham to rezone from AG/Forest to Rural Residential (R-5).

Opened Public Hearing: 19:39 - Staff report. Nikki asked that the commission consider conditioning R-1 to be consistent with the new ordinance.

Open to Public Comment: 19:42 - Roberta Graham discussed the application. There was discussion regarding the AG use on a Rural zone, such as crops. Applicant was favorable to a development agreement and one access point to the public road. There are currently nine residences along the east side of Mill road.

Closed to Public Comment: 20:04

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

Conditions:

- Substantial compliance with the application as presented.
- A development agreement to include a maximum of four (4) new parcels.
- One access point to the public road as requested by the highway district.

Action: Approved Vote: Yes 3 No Abstain

Meeting Adjourned at: 20:12

Respectfully Submitted 8/21/06:



Secretary