

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 11/15/2006

Place: Latah County Courthouse, Room 2B

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

Members Absent: Cindy Agidius

Staff Present: Michelle Fuson, Chris Nicholson, Liz Thompson

Meeting Opened by: Chairman Wayne Sprouse

Time: 19:00

Adoption of Minutes for: 11/01/06

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

Action: Approved

Vote: Yes 3

No

Abstain

Public Hearing for: CUP #732 - A request by Betty Abbott for a conditional use permit to place a single-family residence in the commercial zone in Harvard.

Opened Public Hearing: 19:05 - Staff report. There was discussion regarding the setback requirements within the commercial zone. Chris indicated that the setback could be as little as 3 feet.

Open to Public Comment: 19:10 - Betty Abbott discussed the application and indicated that the lot was actually 53 feet wide and that the manufactured home being considered would be approximately 56'x27'. There was no opposition.

Closed to Public Comment: 19:16

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

Conditions:

- Compliance with all federal, state and local ordinances.
- Substantial compliance with the application and as presented.

Action: Approved

Vote: Yes 3

No

Abstain

Public Hearing for: RZ #731 - A request by Terramark (Michael Hoffman) to rezone approximately 36 acres of a 135 acre parcel from Ag/Forest to Rural Residential.

Opened Public Hearing: 19:24 - Staff report

Open to Public Comment: 19:35 - Applicant Michael Hoffman discussed the application. He addressed many of the concerns addressed in the letters of opposition, such as, spot zone, and water issues. He discussed an email from Bob Haynes with the department of water resources. The applicant was aware that the parcel was not eligible for a building permit. There were 5 individuals in favor of the rezone. Their discussion included the spot zoning, water issues, increased traffic, and property values. Sherman Clyde was neutral and indicated that the highway district would not be responsible for a turn lane on Highway 95. There were 16 comments opposed to the rezone. Their discussion included water quantity, soil productivity, spot zoning, adjacent parcel covenants, loss of agricultural lands, pollution in the Paradise creek drainage, wildlife, and increased traffic. Mr. Hoffman, in rebuttal, clarified the preservation area shown on his map that had been mistakenly observed as an access road.

Closed to Public Comment: 22:03

Motion: Duane moved to deny the rezone. Seconded by Dan.

Conditions:

Action: Approved

Vote: Yes 2

No 1

Abstain

Other Business: None

Meeting Adjourned at: 22:34

Respectfully Submitted on 11/26/06:



Secretary