

## **Latah County Zoning Commission Meeting Minutes**

**Date: 4/18/07**

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

**Members Present: Wayne Sprouse, Jim Hagedorn, Dan Carscallen, Cindy Agidius**

**Members Absent: Duane Priest**

**Staff Present: Chris Nicholson, Troy Sprenke,**

**Adoption of Minutes for 4/4/07**

**Motion by Jim Hagedorn to adopt minutes as written: seconded by Dan Carscallen.**

**Action: 1 for, 0 against, 2 abstentions.**

**Public hearing opened by Wayne Sprouse at 7:07 pm**

**Public Hearing for CUP #740 - Hoo Doo Water and Sewer District**

**Staff Report was read.**

**Engineer for Hoo Doo Water District, Randy Broch, was the only speaker. He explained the need for the CUP was because DEQ had notified them that the system needed to be updated and that this type of system was the best for this area. They will be replacing the "mound system" with a "Large Soil Absorption System". NCHD and DEQ have approved the plan and site (Manson property under lease by Hoo Doo). Mr. Broch explained how the system would work and it's safeguards.**

**Questions from Members:**

**Wayne: Is there room for further expansion?**

**Mr. Broch: Currently there are 37 active connections, 7 unused, so it is roughly a 10% increase on the current system. With this flow system it will be easier to monitor and they may be able to add as many as 10, but the estimate now is 5-8 new users will be added.**

**Cindy: Is there more land available for expansion?**

**Mr. Broch: Yes, but the lease of it would have to be negotiated with the Manson's.**

**Jim: How long is the lease on this land, and what happens at the end?**

**Mr. Broch: 30 years, we have the option to buy the land at the end.**

**Jim: Are the affluent fluids going into the creek?**

**Mr. Broch: No, they will go through strata in the building envelopes and into ground water and won't leach into the closest creek-Maple Creek.**

**Jim: Specific concerns voiced regarding Palouse Creek.**

**Mr. Broch: The plan meets the requirements of the governing agencies and will be safeguarded by "pezometers", which will also safeguard the condition of wells.**

**Wayne: All agencies have signed off?**

**Mr. Broch: Yes**

**Jim: Fish and Game?**

**Mr. Broch: This is out of their parameters.**

**Wayne: Looks like the old system was in the flood plain, and the plan for the new one only puts it in half way....**

**Mr Broch: Referred to exhibit for explanation.**

**Jim: Will wells be tested afterwards?**

**Mr Broch: Pezometers will do that job.**

**Wayne: Was there a baseline taken for that?**

**Mr. Broch: Yes, believe it was in 2003.**

**No Opposition.**

**Public Hearing closed at 7:35.**

**Dan voiced concern about the Liebold letter and their concern about testing the wells and wondered if we should require that be done.**

**Jim responded that the pezometers would do that job and we couldn't get into the responsibility of checking private wells because of the problems it could cause..**

**Staff said they could inform Liebolds with a letter with the findings of fact and the explanation about the pezometers so they would understand the safeguards being put in place.**

**Action: Jim Hagedorn motioned to approve CUP #740.**

**Seconded by: Cindy Agidius**

**Vote was unanimous**

**Wayne said our next meeting was May 2, 2007.**

**Meeting was adjourned at 7:40 p.m.**

**Submitted by Cindy Agidius**