

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 6/6/2007

Place: Latah County Courthouse, Room 2B

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

Members Absent: Cindy Agidius

Staff Present: Michele Fuson, Aimee Shipman, Liz Thompson

Meeting Opened by: Wayne Sprouse

Time: 19:00

Adoption of Minutes for: 5/16/2007

Motion: Duane moved to adopt minutes as written. Seconded by Jim.

Action: Approved

Vote: Yes 1

No

Abstain 2

Adoption of Findings of Fact and Conclusions of Law for:

1) CUP #653B - A petition by George Lisher for an amendment to the conditional use permit #653.

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

2) VAR #744 - A request by C. Mike Reid for a variance to allow a 10 foot setback on the parcels side yard property line instead of the required 35 foot setback.

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

Action: Approved

Vote: Yes 2

No

Abstain 1

Public Hearing for: CUP #746 - A request by John Bolles and Mary McGregor for a Conditional use permit to place an accessory cottage on 23.86 acres in the AG/Forest zone.

Opened Public Hearing: 19:05 - Staff report

Open to Public Comment: 19:15 - John Bolles discussed the application. He indicated that he purchased the property in 1993. He mentioned that the site plan was not accurate and that the road should be further north than shown on the map. Also the cottage is approximately 650 square feet. George Kunkel, the contractor, indicated that the slopes indicated in the application were in error and that some of the slopes did exceed 25%. No neutral testimony. Several people talked in opposition to the application. Their concerns were that the cottage housing was in conflict with the ordinance and the recognized number of building permits per parcel. That the placement of the cottage would be obtrusive. That the access was not adequate for emergency equipment. That there could be erosion due to the steep slopes. John Bolles discussed some of the concerns such as the fire access and the grading.

Closed to Public Comment: 20:04

Motion: Jim moved to deny CUP #746. Seconded by Duane

Motion: Jim moved to table his motion. Seconded by Dan

Motion: Jim moved to re-open the hearing for just and legal cause to allow additional testimony from legal counsel and from the Chairman of the Planning Commission. Seconded by Dan.

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

Public Hearing for: CUP #746

Opened Public Hearing: 20:38 - Meeting will be postponed until July 18, 2007 at 19:05 in room 2B.

Other Business: None

Meeting Adjourned at: 20:41

Respectfully Submitted on 6/13/2007:



Secretary