

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 6/20/2007

Place: Latah County Courthouse, Room 2B

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

Members Absent:

Staff Present: Michele Fuson, Aimee Shipman, Troy Sprenke

Meeting Opened by: Wayne Sprouse

Time: 19:00

Adoption of Minutes for: 6/6/07

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

Action: Approved

Vote: Yes 3

No

Abstain 1

Public Hearing for: RZ #743 - A request by Leo Greenwalt to rezone approximately 5 acres from AG/Forest to Rural Residential.

Opened Public Hearing: 19:05 - Staff report

Open to Public Comment: 19:10 - Leo Greenwalt discussed the application siting that there are 20 homes on the surrounding 15 parcels. Leo would continue to farm the remaining approximate 32 acres. There were three individuals that spoke in favor of the rezone. There were two adjoining individuals that were opposed to the rezone. Their concerns were the west boundary of the existing parcel along the county road, water issues, and housing density. Leo spoke in rebuttal to their concerns.

Closed to Public Comment: 19:48

Motion: Duane moved to deny RZ #743. Seconded by Jim.

Action: Denied

Vote: Yes 3

No 1

Abstain

Public Hearing for: CUP #741 - A request by Bea Telford for a conditional use permit to allow a full plat on a 71.75 acres parcel, to create six (6) new parcels.

Opened Public Hearing: 20:03 - Cindy recused herself from the hearing. Dan disclosed ex parte contact through his highway district office. Staff report.

Open to Public Comment: 20:10 - Steve Petricevic, business partner with Bea Telford, discussed the application and read a letter from Bea, who was unable to attend. Don Ball spoke in favor of the application. There was no opposition.

Closed to Public Comment: 20:35

Motion: Dan moved to approve the CUP #741. 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: FP #745 - A request by Bea Telford for a full plat to create six (6) new lots on 71.75 acres.

Opened Public Hearing: 20:45 - Staff report

Open to Public Comment: 20:55 - Steve Petricevic, business partner with Bea Telford, discussed the request. Larry Hodge, Professional Engineer, discussed the final plat criteria. Don Ball spoke in favor of the request. The main point of discussion was the location of the path required under the full plat ordinance.

Closed to Public Comment: 22:11

Motion: Jim moved to approve FP #745 with conditions. Seconded by Duane.

Conditions:

- Compliance with all federal, state and local ordinances.
- Substantial compliance with the plans as submitted
- Must comply with all sections of section 8.03.02
- Applicant shall construct the road and cul-de-sac in compliance with the North Latah County Highway District standards and the Moscow Rural Fire District minimum 120 foot diameter.
- Paved path shall be 4 feet wide, adjacent to the paved and delineated by a painted white stripe.
- A written cost estimate of the improvements must be presented and a bond in the appropriate amount provided.

Action: Approved

Vote: Yes 3

No

Abstain

Other Business: None

Meeting Adjourned at: 22:30

Respectfully Submitted on 7/11/2007:



Secretary