

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 8/1/07

Place: Latah County Courthouse, Room 2B

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

Members Absent: Cindy Agidius

Staff Present: Michele Fuson, Aimee Shipman, Troy Sprenke, Drew Blankenbaker

Meeting Opened by: Wayne Sprouse

Time: 19:00

Adoption of Minutes for: 7/18/07

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

Action: Approved

Vote: Yes 3

No

Abstain

Adoption of Findings of Fact and Conclusions of Law for:

1) CUP #746 - A petition by John Bolles and Mary McGregor to place accessory cottage housing on a 23.86 acre parcel in the AG\Forest zone.

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

Action: Approved

Vote: Yes 3

No

Abstain

Public Hearing for: CUP #749 - A request by Susan Lundquist for a second dwelling on an 80 acre parcel in the AG\Forest zone.

Opened Public Hearing: 19:05 - Staff report

Open to Public Comment: 19:12 - Susan Lundquist discussed the application and mentioned that the second dwelling was moved onto its existing site in 1972. Jim Westberg, representing the applicant, discussed the application and the elements of the comprehensive plan. There was no opposition.

Closed to Public Comment: 19:17

Motion: Dan moved to approve CUP #749. Seconded by Jim.

Conditions: Substantial compliance with the application and as presented.

Action: Approved

Vote: Yes 3

No

Abstain

Public Hearing for: CUP #751 - A request by Russell Taylor to construct a private landing strip on a 40 acre parcel in the AG\Forest zone.

Opened Public Hearing: 19:18 - Staff report

Open to Public Comment: 19:23 - Russ Taylor discussed the application and indicated that the submitted design may change to move the east west runway to the north end of the parcel. He indicated that there would be no fuel storage. Valerie Strickland spoke in favor of the application. Warren Case was opposed to the application. He was concerned about noise, fire danger, and fuel or chemical storage. He suggested conditions of daytime use only, only one plane located on the site and that the CUP sunset with the change in ownership.

Closed to Public Comment: 19:48

Motion: Jim moved to approve the CUP with conditions. Seconded by Duane

Conditions:

- Compliance with all federal, state and local ordinances.
- Daytime use only.
- The County must be notified in the event Russ Taylor no longer owns or occupies the property.
- There must be a new CUP application if the surface material is changed.

Action: Approved

Vote: Yes 3

No

Abstain

Public Hearing for: RZ #752 - A request by Ray Matson to rezone a 4 acre parcel from AG\Forest to Rural Residential.

Opened Public Hearing: 20:10 - Staff report

Open to Public Comment: 20:15 - Larry Hodge, representing the applicant, discussed the application and noted the number of residences within the immediate area, and the small size of the parcel in terms of productivity. Brian Mcgraw spoke in opposition to the application. He was concerned about water, traffic, and property values. Constance McGraw was concerned about water and traffic. She indicated that their well's capacity had dropped considerably. Colleen Naylor was concerned about rentals and increased traffic. Larry Hodge addressed their concerns.

Closed to Public Comment: 20:47

Motion: Duane moved to recommend approval. There was no second. Jim moved to recommend denial of RZ #752. Seconded by Dan.

Conditions:

Action: Denied

Vote: Yes 2

No 1

Abstain

Other Business: None

Meeting Adjourned at: 21:15

Respectfully Submitted on 8/8/2007:



Secretary