

## LATAH COUNTY ZONING COMMISSION MEETING MINUTES

**Date:** 9/19/07

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

**Members Present:** Wayne Sprouse, Duane Priest, Cindy Agidius, Janet Hohle

**Members Absent:** Jim Hagedorn

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

**Meeting Opened by:** Wayne Sprouse

**Time:** 7:00

**Adoption of Minutes for:** 9/9/07

**Motion:** Cindy moved to adopt the minutes as written. Seconded by Janet

**Action:** Approved

**Vote:** Yes 3

**No**

**Abstain**

**Public Hearing for:** A silent site visit was conducted at the property 1 1/2 miles south of Moscow prior to the public hearing. Since the two hearings were related, Wayne chose to open both for public discussion. PUD #729 - A request by Developers of the Palouse, LLC for a planned unit development in the Rural Residential, 3 acre minimum (RR-3) zone. FP #730 - A request by Developers of the Palouse, LLC for a full plat to create twenty-five (25) one acre lots with approximately thirty four (34) acres of open space on a 75.88 acre parcel.

**Opened Public Hearing:** 7:05 - Staff report (PUD #729) 7:18 - Staff report (FP #730).

**Open to Public Comment:** 7:30 - Rick Beebe, applicant and member of Developers of the Palouse, LLC discussed the application. He mentioned some of the highlights of the development, such as, open space, walking paths and the pond. Larry Hodge, professional engineer, discussed some elements of the existing development agreement and the process of the previous rezone. He also highlighted some of the features of the development, such as, road dedication, highway 95 widening, approval by NCDHD for individual well and septic for the lots, fire protection, and school bus turnaround. He also indicated that seeding and landscaping of the disturbed areas would be completed as part of the construction process. Jim Westberg discussed the memo provided to the commission by the planning department. He also clarified the purpose for moving the fire suppression tank on-site as opposed to the location provided by the fire district. Travis Wombeck, Strata, Inc., indicated that the all of the soils testing meets local requirements and that the final compaction report will be submitted to the County. Because of comments regarding the planning department memo, Wayne asked Michele to discuss the elements of the memo. There were four individuals in favor of the application with comments about quality of the homesites within an open space setting, support from adjacent landowners. Shermen Clyde, highway district commissioner, indicated that the highway district would maintain the roads and that the walkway to the kiosk would be kept open and maintained in the winter. Dave Barber, in opposition, was concerned about the construction that had been already completed and the destruction of the ag land, which has completely changed the landscape. Jim Demeerleer, fire district commissioner, discussed the drawing submitted with the application and indicated that an engineering drawing would be provided. He also discussed the need for the suppression system in that area. He indicated that the district would be willing to participate in

the costs of installing the fire suppression system. The fire districts preference was for the tank to be at the bottom of the hill in the bus turnaround. Larry Hodge, in rebuttal, indicated that the tank could not be installed in the turnaround area because an existing sewer drain field is located there. He mentioned that a truck turnaround can be constructed at the proposed tank site.

Commission reviewed the requirements outlined in the appropriate ordinances before close of the public comments.

**Closed to Public Comment:** Both hearings closed at 10:34

**Motion:** Janet moved to recommend approval of FP #730 with conditions. Seconded by Cindy.

**Conditions:**

- Compliance with all federal, state and local ordinances and regulations.
- Outdoor lighting standards should be included within the declaration of covenants, conditions, and restrictions.
- A turnaround must be constructed at the fire suppression tank site large enough for a fire truck.
- A hydro geologic study should be conducted, including pump tests, and a report submitted to the county.
- Lots 2 & 3 must be reviewed by the NCDHD and approved prior to the final plat.
- A wellhead protection zone that extends outside the development boundary must be approved by the adjacent owners.
- Items 1 through 7 of exhibit 5, NCDHD concerns must be addressed.
- For lot 11, prior to sale, a disclosure statement must be included with regards to the shared use of the well with the fire suppression tank.
- The proposed highway widening, or the previously designated turning lanes specified in the existing development agreement will be contingent upon review and opinion by the county prosecuting attorney.

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

**Public Hearing for: PUD #729**

**Motion:** Cindy moved to recommend approval of PUD #729 with conditions. Seconded by Duane.

**Conditions:** - Substantial compliance with the conditions included in the existing development agreement. Item number 3 of the agreement shall be contingent upon review and opinion by the county prosecuting attorney.

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

**Other Business:** None

**Meeting Adjourned at:** 11:48

**Respectfully Submitted on 9/28/07:**                     *Duane E. Priest*                      
Secretary