

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 1/16/08

Place: Latah County Courthouse, Court Room 2

Members Present: Wayne Sprouse, Jim Hagedorn, John Akin, Kevin Gergeley, Duane Priest.

Members Absent:

Staff Present: Michele Fuson, Aimee Shipman, Lindsey Lepper

Meeting Opened by: Wayne Sprouse

Time: 17:35

Adoption of Minutes for: 12/5/07

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

Action: Approved

Vote: Yes 1

No

Abstain 3

Adoption of Findings of Fact and Conclusions of Law for:

1) RZ #759 - A petition by Gene Guilfooy to rezone a parcel of land from AG/Forest to Rural Residential.

Motion: Duane moved to adopt the findings of fact and conclusions of law with corrections: Remove item 5 from the conclusions. Item 9 of conclusions first sentence should read "Rural land use designation", and the last sentence of 9 should read; "uses which are directly related to agriculture".

Action: Approved

Vote: Yes 1

No

Abstain 3

Miscellaneous: Jim Moved to open an executive session to discuss memo's that may apply to the scheduled public hearing. Seconded by Duane. Approved by a vote of 4. Meeting was held in Room 3B. Adjourned at 17:52.

Public Hearing for: ADA #760 - A request by Developers of the Palous, LLC to amend the Development agreement for RZ #719 to allow for widening of the northbound lane of Highway 95 in lieu of installing a left hand turn lane.

Opened Public Hearing: 18:00 - Staff report

Open to Public Comment: 18:09 - Jim Westberg, applicants representative discussed application. Larry Hodge, engineer for applicant, discussed the Idaho Transportation Department approvals and the traffic study. Larry was asked about the change from the ITD recommendation of 500 feet north and south of intersection. He indicated that ITD had approved the current set of plans of less than 300 feet total distance. There were three members of the public in opposition to the application with

concerns about the traffic conditions along this stretch of road. Some comments were made that even a left hand turn lane would not solve the problems. Larry Hodge again addressed the ITD approvals of the design. He was asked if the reason for the change from left hand turn lane to passing lane could be financial. He indicated that it was a consideration.

Closed to Public Comment: 18:55

Motion: Jim moved to recommend denial of the amendment to the development agreement. Seconded by Kevin.

Conditions:

Action: Denied

Vote: Yes 4

No

Abstain

Other Business: Nominations for officers were open. Jim nominated Wayne Chairman, Kevin Vice-Chairman, and Duane Secretary. Approved by unanimous vote.

Meeting Adjourned at: 19:14

Respectfully Submitted on 9/12/07:



Secretary