

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 6/4/2008

Place: Latah County Courthouse, Room 2B

Members Present: Wayne Sprouse, Jim Hagedorn, Steve Heick, Kevin Gergeley, Duane Priest.

Staff Present: Aimee Shipman, Drew Blankenbaker, Lindsey Lepper

Meeting Opened by: Wayne Sprouse

Time: 17:30

Adoption of Minutes for: 5/21/2008

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

Action: Approved **Vote:** Yes 3 No Abstain 1

Adoption of Findings of Fact and Conclusions of Law for:

1) VAR #766 - A request by Rissa Cloud for a variance to allow a forty foot setback from the County road in lieu of the sixty foot setback required for structures in the AG/Forest zone.

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

Action: Approved **Vote:** Yes 3 No Abstain 1

Adoption of Findings of Fact and Conclusions of Law for:

2) VAR #769 - A request by Kirk Steinhorst for a variance to allow a twenty three and a half foot (23.5) setback from the County road in lieu of the sixty foot setback required for structures in the AG/Forest zone.

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

Action: Approved **Vote:** Yes 3 No Abstain 1

Public Hearing for: RZ #767 and RZ #768

Opened Public Hearing: 17:37 - Staff Report for both hearings

Open to Public Comment: 17:50 - Jim Westberg, applicant, discussed the applications. If the rezones were approved he expected the size of the parcels to be platted would be approximately 3 acres each. He indicated that there could potentially be as many as 15 new parcels. Trapper Stewart, an adjacent landowner, testified that the

noise from North Idaho Crushing, located to the east of the property, is not any louder than the road noise from highway 8 to the north. The applicant did not want to do a full plat so there was some concern as to whether the applicant had any other option. It was suggested that the commission seek a legal opinion from the prosecuting attorney's office.

Closed to Public Comment: Hearing was left open.

Motion: Duane moved to continue the public hearing at a later date so the commission could request a legal opinion regarding the platting of the original remainder parcel and platting of the boundary line adjustments applied to existing land division parcels. Seconded by Jim.

Conditions: Continuation of hearings was scheduled on 7/16/08 at 17:30.

Action: Approved

Vote: Yes 4

No

Abstain

Other Business:

Meeting Adjourned at: 19:05

Respectfully Submitted on 06/07/08:



Secretary