

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 7/16/08

Place: Latah County Courthouse, Room 2B

Members Present: Wayne Sprouse, Jim Hagedorn, Duane Priest.

Members Absent: Kevin Gergeley, Steve Heick

Staff Present: Aimee Shipman, Drew Blankenbaker, Troy Sprenke

Meeting Opened by: Wayne Sprouse

Time: 17:30

Adoption of Findings of Fact and Conclusions of Law for:

1) RZ #770 - A request by Michail Orr to rezone an approximately 27.5 acre parcel from AG\Forest to Rural Residential.

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

Action: Approved

Vote: Yes 1

No

Abstain 1

Adoption of Findings of Fact and Conclusions of Law for:

2) CUP #488C - A request by North Idaho Crushing, Inc. for an amendment to CUP #488B to expand an existing rock crushing\excavation operation to include asphalt batching and processing of off-site materials 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 2

No

Abstain

Public Hearing for: CUP #773 - A reequest by Jonathan Billing to convert 2 existing structures into resedential uses to allow for 5 residential dwellings in the commercial zone.

Opened Public Hearing: 17:36 - Staff report

Open to Public Comment: 17:45 - Deann Billing, applicant, discussed the application. It appeared that the barn portion of addressed structure 5519 was not located on the commercial zone. Wayne Krasselt spoke in opposition to the application. He provided some history of the property including the fact that it existed as a veterinary clinic. Chance Krasselt also spoke in opposition. In rebuttal Deann indicated that they had spent a considerable amount of money cleaning the property and upgrading the water and sewer systems for the existing structures.

Closed to Public Comment: 18:20

Motion: Duane moved to approve CUP #773 with conditions.

Conditions:

- Compliance with all federal, state and local ordinances.
- Substantial compliance with the application and as presented.
- Only the structures with address numbers 5505, 5513, 5521, & 5525 will be included in the CUP.

Action: Approved Vote: Yes 2 No Abstain

Public Hearing for: VAR #775 - A request by Robert and Norene Bennett for a variance to allow a 45 foot setback from the County road centerline in lieu of the 60 foot setback required for structures in the AG\Forest zone.

Opened Public Hearing: 18:42 - Staff report

Open to Public Comment: 18:50 - Norene Bennett, applicant, discussed the application. Robert Bennett also clarified some issues with the proposed placement of a house on the property. Jim Westberg spoke in favor of the application on behalf of Glen Westberg, adjacent landowner.

Closed to Public Comment: 19:00

Motion: Jim moved to approve VAR #775 with conditions. Seconded by Duane.

Conditions:

- Proposed residential structure must be located a minimum of 45 feet from road centerline.
- Compliance with all federal, state and local ordinances.
- Substantial compliance with the application and as presented.

Action: Approved Vote: Yes 2 No Abstain

Public Hearing for: RZ #767 & #768 - Continuation

Motion: Jim moved to reschedule hearing for August 6, 2008. Duane seconded.

Action: Approved Vote: Yes 2 No Abstain

Other Business: None

Meeting Adjourned at: 19:12

Respectfully Submitted on 07/21/08:



Secretary