

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 9/3/08

Place: Latah County Courthouse, Room 2B

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

Members Absent: Jim Hagedorn

Staff Present: Drew Blankenbaker, Tercia Gillette

Meeting Opened by: Wayne Sprouse

Time: 17:30

Adoption of Minutes for: 8/20/2008

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

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

Adoption of Findings of Fact and Conclusions of Law for:

1) RZ #767 - A request by El Elsie LLC to rezone approximately 22 acres from AG/Forest to Rural Residential.

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

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

Adoption of Findings of Fact and Conclusions of Law for:

1) RZ #768 - A request by El Elsie LLC to rezone approximately 26 acres from AG/Forest to Rural Residential.

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

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

Public Hearing for: CUP #781 - A request by David Whitcomb for a conditional use permit to operate a mineral resource development including excavation, crushing and surface stockpiling on a portion of a 12.62 acre parcel in the AG/Forest zone.

Opened Public Hearing: 17:34 - Staff Report

Open to Public Comment: 17:45 - Dave Whitcomb discussed the application. He indicated that the site would only support a small gravel operation that would include blasting and rock crushing. The intent is to provide gravel and fill dirt locally; Deary, Bovill, Elk River. Randy McCall, of North Idaho Crushing, spoke in favor of the request

and indicated that his company would do the crushing onsite. He mentioned that blasting would yield 10,000-30,000 tons. George Lisher also spoke in favor of the request and suggested that the hours of operation should be extended beyond the hours specified in the ordinance. Gary Emerson was neutral, but was concerned about the operation in approximately 2 years when his son would be occupying the adjacent parcel to the west. Karen Eveland, a representative for Swanson Farms, LLC, was opposed to the request. She indicated that they had several parcels in the immediate area including the adjacent parcel on the north and east of the proposed site. The adjacent parcel has a homesite that is only a few hundred feet away from the proposed pit. Gary Tribble also spoke in opposition to the request.

Dave Whitcomb indicated that the pit would be buffered from the surrounding areas by trees that would be left standing.

Closed to Public Comment: 18:35

Motion: Duane moved to approve CUP #781 with conditions. Seconded by Steve.

Conditions:

- Compliance with all federal, state and local ordinances.
- Substantial compliance with the application and presentation.
- With 4.03.02 of the Latah County Ordinance.
- Prior to blasting, a traffic control plan must be submitted to the Planning Dept.
- Settlement ponds and runoff containment must be installed to protect Bear Creek.
- Blasting shall be limited to 30,000 tons of material per year.
- Expansion of the pit will require a new application.
- The Conditional Use Permit will expire in 3 years.

Action: Approved

Vote: Yes 3

No

Abstain

Other Business:

Meeting Adjourned at: 18:55

Respectfully Submitted 09/8/08:



Secretary