

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 3/18/09

Place: Latah County Courthouse, Room 2B

Members Present: Wayne Sprouse, Jim Hagedorn, Kevin Gergeley, Duane Priest, Bob Henriksen.

Staff Present: Drew Blankenbaker, Tercia Gillette

Meeting Opened by: Wayne Sprouse

Time: 17:30

Adoption of Minutes for: 1/28/09

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

Action: Approved **Vote:** Yes 2 No Abstain 2

Public Hearing for: CUP #790 - A request by Aaron Henson on behalf of Avista Corporation for a Conditional Use Permit to construct and operate an electrical substation on an approximately 1-acre parcel in the AG/Forest zone.

Opened Public Hearing: 17:32 - Staff report

Open to Public Comment: 17:37 - Aaron Henson, representative for Avista Corp., discussed the proposal. He requested that the expiration date be waived. Johnny Johnson spoke in opposition to the request. His concerns were the property line and the existing fence, lighting, noise, and power outages. Wayne Sprouse spoke in a neutral position. He suggested ways to mitigate the appearance and noise factors. Aaron and Dan Wicker, Project Engineer, spoke in rebuttal to the public comments related to the lighting, noise and appearance, and surveyed boundary line.

Closed to Public Comment: 18:20

Motion: Duane moved to approve CUP #790 with conditions. Seconded by Jim.

Conditions:

- Compliance with all federal, state and local ordinances.
- Substantial compliance with the application and presentation.
- Compliance with 7.01.02 of the Latah County Ordinance.
- Trees or barrier to reduce sound level at the property line to 35 db or less.
- Survey of property.
- No expiration date.

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

Meeting Adjourned at: 18:40

Respectfully Submitted 03/24/09: Duane E. Priest
Secretary