

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 4/01/09

Place: Latah County Courthouse, Room 2B

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

Staff Present: Aimee Shipman, Drew Blankenbaker, Tercia Gillette

Meeting Opened by: Wayne Sprouse

Time: 17:30

Adoption of Minutes for: 3/18/09

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

Action: Approved **Vote:** Yes 4 No Abstain

Adoption of Findings of Fact and Conclusions of Law for:

1) 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.

Motion: Duane moved to approve the Findings of Fact and Conclusions of Law as written. Seconded by Jim.

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

Commission Review for: CUP #789 - A request by Terry and Mary Schierman to allow a community center in the AG/Forest zone in the Moscow Area of Impact.

Opened Discussion: 17:37 - Staff Report

Open to Public Comment: None

Motion: Jim moved to approve CUP #789 according to the City of Moscow decision stated in the Reasoned Statement of Relevant Criteria and Standards. Seconded by Duane.

Conditions: None

Action: Approved **Vote:** Yes 4 No Abstain

Public Hearing for: CUP #792 - A request by Verle Koehn for a conditional use permit to operate a mineral resource development to include excavation on a portion of a 79.35 acre parcel in the AG/Forest zone.

Opened Public Hearing: 17:56 - Staff Report

Open to Public Comment: 18:08 - Applicant Verle Koehn discussed the request. He indicated that there would not be any blasting or crushing and only minimal traffic. He would like to be able to operate between 7am and 6 pm, monday through friday. There was no opposition to this request.

Closed to Public Comment: 18:27

Motion: Duane moved to approve CUP #792 with conditions. Seconded by Jim.

Conditions:

- Compliance with all federal, state and local ordinances.
- Substantial compliance with the application and presentation.
- Compliance with 4.03.02 of the Latah County Ordinance.
- No Blasting
- No Crushing
- Hours of operation limited to Monday through Friday, 7am to 6pm.

Action: Approved

Vote: Yes 4

No

Abstain

Public Hearing for: CUP #791 - A request by Ploughshare Institute for Sustainable Culture for a conditional use permit to conduct a school, visitor center, bed and breakfast, and campground in the AG/Forest zone.

Opened Public Hearing: 18:37 - Staff Report

Open to Public Comment: 18:42 - Webb French, representing the applicant, discussed the application. Topics of discussion included highway districts email, available water, emergency services, accommodations for staff and clients. There was testimony from three individuals neutral to the application with concerns regarding the increased traffic, the possibility of an RV park, and potential fire danger. There was testimony from three individuals opposed to the application with concerns regarding the increased traffic, including vehicle speed and dust, the narrow road, and wildlife. Webb French mentioned that there would not be an RV park. He discussed the highway districts concerns and addressed questions regarding the classes offered and the potential student clients.

Closed to Public Comment: 19:55 - The commission decided that there were to many unknowns and that the presentation did not offer adequate details.

Motion: It was determined that there was not just and legal cause to render a full and fair decision so Jim moved to re-open the hearing. Seconded by Kevin.

Action: Approved **Vote: Yes 4** **No** **Abstain**

Motion: Duane moved for a continuation of the hearing for June 3rd, 2009. Seconded by Jim.

Action: Approved **Vote: Yes 4** **No** **Abstain**

Other Business: None

Meeting Adjourned at: 20:25

Respectfully Submitted 04/06/09:



Secretary