

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 7/1/2009

Place: Latah County Courthouse, Room 2B

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

Members Absent: Kevin Gergeley

Staff Present: Drew Blankenbaker, Cecily Gordon, Troy Sprenke

Meeting Opened by: Wayne Sprouse

Time: 17:30

Adoption of Minutes for: 6/3/09

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

Action: Approved

Vote: Yes 3

No

Abstain

Public Hearing for: CUP #791 - Continuation

Opened Public Hearing:

Open to Public Comment: 17:32 - Webb French, applicant, mentioned that the previous owner had 12 employees driving in and out of the property year round. He discussed the water requirements, well capacity, and on-site water storage. He also discussed the reduction of the staff to 10 personnel and reduction of the total number of students to 70 per week from June through September. They will also be providing a considerable amount of money for road and right of way improvements. Dan Carscallen, representing the North Latah County Highway District (NLCHD), discussed the development agreement drafted between NLCHD and Ploughshare. He provided a copy for the commission members, exhibit #20. Nancy Becker, North Central District Health Department, (NCDH), discussed her evaluation of the property for septic systems. She visited the site May 21 and found the soils adequate. There were five individuals who spoke in favor of the application including potential positive economic impact on the Deary area. There was one individual who was skeptical about the application, but was not opposed. There were five individuals who spoke against the application with concerns about traffic, speed limits, safety, vandalism and impact on wildlife. Webb French addressed the public concerns. Hours of operation would be 8 to 5, five days per week, June through September. A shuttle service would bring students from the Moscow-Pullman airport. Items made in the school would not be sold on-site. There would not be any RV facilities or camping.

Closed to Public Comment: 19:35

Motion: Jim moved to deny CUP #791. Seconded by Bob.

Conditions: None

Action: Denied

Vote: Yes 2

No 1

Abstain

Public Hearing for: ADA #794 - A request by El Elsie LLC, to amend the Development Agreement for RZ #727 to remove the limitation of five residential lots.

Opened Public Hearing: 20:20 - Staff report.

Open to Public Comment: 20:25 - Jim Westberg, applicant, discussed the previous hearing and the affect of the latest land use ordinance has on the Development Agreement. Trapper Stewart spoke in favor of the request. He also discussed potential conditions the commission should consider. Jeanette Hites, North Tomer Butte Sewer and Water District, was concerned about the lot sizes and individual wells and septic systems, citing concerns with the Woodland Hills and Eastman Acres subdivisions. Marilyn Beckett was opposed to the development. Jim was willing to limit the development to 10 lots.

Closed to Public Comment: 21:35

Motion: Duane moved to deny ADA #794. Seconded by Jim.

Conditions:

Action: Denied

Vote: Yes 3

No

Abstain

Other Business: None

Meeting Adjourned at: 21:40

Respectfully Submitted 07/13/09:



Secretary