

**LATAH COUNTY ZONING COMMISSION MEETING MINUTES**

**Date:** 9/16/09

**Place:** Latah County Courthouse, Room 2B

**Members Present:** Wayne Sprouse, Jim Hagedorn, Duane Priest, Kevin Gergeley

**Members Absent:** Bob Henriksen.

**Staff Present:** Aimee Shipman, Cecily Gordon

**Meeting Opened by:** Wayne Sprouse

**Time:** 17:30

**Adoption of Minutes for:** 9/2/09

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

**Action:** Approved

**Vote: Yes** 2

**No**

**Abstain** 1

**Public Hearing for:** CUP #797 - A request by Noel Leithart for a conditional use permit to place accessory cottage housing on 4.35 acres in the AG/Forest zone.

**Opened Public Hearing:** 17:32 - Staff report

**Open to Public Comment:** 17:37 - The applicant discussed the request and indicated that the cottage would be constructed approximately 300 feet away from the main residence, which is inconsistent with the ordinance distance of 100 feet. The applicants explanation included topographic issues, available access, and existing utilities. There was no testimony in opposition.

**Closed to Public Comment:** 17:57 - A major consideration was the distance of the cottage from the main residence.

**Motion:** Kevin moved to approve CUP #797 with conditions . Seconded by Duane.

**Conditions:**

- Compliance with all federal, state and local ordinances.
- Substantial compliance with the application and presentation.
- Compliance with 3.01.02(14) of the Latah County Ordinance.

**Action:** Approved

**Vote: Yes** 3

**No**

**Abstain**

**Other Business:** Discussed having a barbecue at Jim's house in Viola. Aimee will discuss with Commissioners regarding their availability.

**Meeting Adjourned at:** 18:25

**Respectfully Submitted 09/23/09:**



Secretary