

## LATAH COUNTY ZONING COMMISSION MEETING MINUTES

**Date:** 4/7/10

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

**Members Present:** Wayne Sprouse, Jim Hagedorn, Duane Priest, John Akin, Rod Parker.

**Staff Present:** Drew Blankenbaker, Mauri Knott, Cecily Gordon

**Meeting Opened by:** Wayne Sprouse

**Time:** 17:30

**Adoption of Minutes for:** 3/17/10

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

**Action:** Approved

**Vote:** Yes 3

**No**

**Abstain 1**

**Public Hearing for:** VAR #807 - A request by the Harden Family Trust for a variance to waive the minimum forty (40) acre lot size requirement to divide an existing parcel in the AG/Forest zone per Moscow City code 4-2-2(E)(1). The property is located within the Moscow City Area of Impact.

**Opened Public Hearing:** 17:32 - Staff report. Duane recused himself because of a conflict of interest. Wayne requested some clarification on the location of the parcel and the effect of the impact on building rights in the County. Staff indicated that the County could not transfer the building right from the property located in the County to the property located within the area of impact. The property within the area of impact had a 4.85 acre parcel segregated previously. If the remaining building right is transferred to the proposed 3.73 acre parcel the remaining portion of the parcel in the area of impact would not be eligible for building. Commission unanimously agreed not to conduct a public hearing.

**Motion:** John moved to approve VAR #807 and to adopt the City of Moscow Board of Adjustment decision with a modification to remove the following conditions of approval cited in the City of Moscow Reasoned Statement of Relevant Criteria and Standards. "Recommend Latah County looks at possibility of nullifying building permit eligibility for the portion of the parcel that is entirely within the County, in exchange for the 3.73 acre eligible parcel." Seconded by Jim.

**Action:** Approved

**Vote:** Yes 4

**No**

**Abstain**

**Public Hearing for:** VAR #808 - A request by Gary Anderson, LLC for a conditional use permit to operate a mineral resource development including excavation, stockpiling, crushing, and blasting within the AG/Forest zone.

**Opened Public Hearing:** 18:50 - Staff report.

**Open to Public Comment:** 18:03 - Gary Anderson mentioned that the gravel pit has been occupied and used since 1958. The pit primarily provides material for private use. The last permit was granted in 1986 and expired 5 years later. George Lisher and Roy Taylor spoke in favor of the application. Roy lives across the Palouse River from the site and discussed each of the criteria in 4.03.03 and specifically 4(A-D). There was no opposition.

**Closed to Public Comment:** 18:47

**Motion:** Jim moved to approve CUP #808 with conditions. Seconded by Duane.

**Conditions:**

- Compliance with all federal, state and local ordinances.
- Substantial compliance with the application and presentation.
- Compliance with Latah County Ordinance 4.03.02.
- Allow expanded hours to be 6 am to 7 pm daily.
- Allow expanded hours for drilling and crushing to be 5 am to 6 pm weekdays.
- Conditional use will expire in 10 years.

**Action:** Approved

**Vote:** Yes 4

**No**

**Abstain**

**Other Business:** None

**Meeting Adjourned at:** 19:04

**Respectfully Submitted 4/12/10:**



Secretary