

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 6/02/10

Place: Latah County Courthouse, Rm 2B

Members Present: Wayne Sprouse, Jim Hagedorn, Duane Priest, John Akin

Members Absent: None

Staff Present: Michele Fuson, Mauri Knott, Cecily Gordon

Meeting Opened by: Wayne Sprouse

Time: 17:30

Adoption of Minutes for: 5/19/2010

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

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

Adoption of Findings of Fact and Conclusions of Law for:

1) CUP #809 - A request by Darrel and Dawn Paul for a conditional use permit for a single family residential dwelling in the commercial zone.

Motion: Jim moved to adopt the findings of fact and conclusions of law as written. Seconded by John.

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

2) CUP #810 - A request by First Step Internet for a conditional use permit for a telecommunication tower and equipment storage in the AG/Forest zone.

Motion: Jim moved to adopt the findings of fact and conclusions of law as written. Seconded by Duane.

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

Public Hearing for: RZ #813 - A request by Dustin Weitz to rezone approximately 50 acres from AG/Forest to Rural Residential.

Opened Public Hearing: 17:42 - Sean Wilson, representing the applicant, requested a continuance on June 16, 2010 at 17:35 in room 2B of the Latah County Courthouse.

Open to Public Comment:

Closed to Public Comment:

Motion: Duane moved to postpone and continue the public hearing for RZ #813 to June 16, 2010 at 17:35 in Room 2B of the Latah County Courthouse. Seconded by Jim.

Conditions:

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

Public Hearing for: CUP #812 - A request by Oren Schmidt for a conditinal use permit to operate an Espresso stand and sign shop on property zoned Industrial.

Opened Public Hearing: 17:45 - Staff Report

Open to Public Comment: 17:48 - Oren Schmidt discussed the application. One person spoke in favor of the application and one person spoke neutral to the application. There was no opposition to the request.

Closed to Public Comment: 18:00

Motion: Jim moved to approve CUP #812 with conditions. Seconded by Duane.

Conditions:

- Compliance with all federal, state and local ordinances.
- Substantial compliance with the application and presentation.

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

Public Hearing for: CUP #811 - A request by George Lisher for a conditional use permit to operate a mineral resource development in the AG/Forest zone.

Opened Public Hearing: 18:03 - Staff Report

Open to Public Comment: 18:20 - Testimony was limited to 7 minutes. George Lisher discussed the application. He was requesting excavation, stockpiling, crushing, blasting and an asphalt plant on 3 acres. There were 3 individuals who testified in favor of the application. There were 2 individuals who testified neutral to the application. There were 7 individuals who testified in opposition to the application. Their concerns were dust, noise, traffic, and the loss of water wells from blasting. They were also opposed to the asphalt batch plant.

Closed to Public Comment: 20:20

Motion: Duane moved to approve CUP #811 with the same conditions as were approved in CUP #653. Seconded by John.

Conditions:

- Compliance with all federal, state and local ordinances.
- Operating hours, blasting, crushing, loading, hauling, maintenance, and ancillary operations shall be limited to Monday thru Friday from 7 am to 5 pm except for federally recognized holidays.

- Occupants of residences within one mile of the site shall be notified in writing 5 days in advance of blasting.
- The existing gate shall be modified to accommodate trucks, while opening the gate, to prevent trucks from setting on the County road.
- Blasts shall be limited to 30,000 tons per blast and all fly rock shall be confined to the subject property.
- No more than 75,000 tons of rock shall be blasted, crushed or removed from the site.
- No more than 60 loads or 870 tons, whichever is greater, shall be hauled from the site during any week.
- Blasting shall not occur between 7 am to 9:30 am or 2:30 pm to 4 pm on days that local school districts are in session.
- Operations shall continue under the existing surface water management plan.
- Operations shall continue under the existing reclamation plan.
- The excavation site shall be limited to three acres.
- The operator must provide at least a 75 foot undisturbed or natural buffer on the perimeter of the development and must be maintained free of noxious weeds
- Signs warning of truck entrances shall be posted within a 1/4 mile of the site's entrance. The signs shall be 4 feet by 4 feet and mounted on 2- 4"x4" treated posts.
- The existing Van and signs must be removed from the west side of the road.
- The CUP shall expire in 6 years.

Action: Approved Vote: Yes 2 No 1 Abstain

Public Hearing for: RZ #814 - A request by Potlatch Grain and Seed Inc. to rezone approximately 2.35 acres from AG/Forest to Industrial

Opened Public Hearing: 22:45 - Duane recused himself with a conflict. Staff Report

Open to Public Comment: 22:30 - Wayne Krasselt discussed the application. The property is currently adjacent to the industrial zone. One person spoke in favor of the application. There was no testimony in opposition.

Closed to Public Comment: 22:45

Motion: Jim moved to recommend approval of RZ #814. Seconded by John.

Conditions:

Action: Approved Vote: Yes 2 No Abstain

Other Business: None

Meeting Adjourned at: 22:50

Respectfully Submitted: 6/8/10



Secretary