

LATAH COUNTY ZONING COMMISSION MEETING MINUTES

Date: 6/16/10

Place: Latah County Courthouse, Rm 2B

Members Present: Wayne Sprouse, Jim Hagedorn, Duane Priest, Bob Henrikson

Members Absent: John Akin

Staff Present: Michele Fuson, Mauri Knott, Cecily Gordon, Jason Boal

Meeting Opened by: Wayne Sprouse

Time: 17:30

Adoption of Minutes for: 6/02/10

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

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

Adoption of Findings of Fact and Conclusions of Law for:

1) CUP #812 - A request by Oren Schmidt for a conditional use permit to operate an Espresso stand and sign shop on property zoned Industrial.

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

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

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

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

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

3) RZ #814 - A request by Potlatch Grain and Seed Inc. to rezone approximately 2.35 acres from AG/Forest to Industrial.

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

Other Business: Jim moved to nominate John Akin as Vice Chairman of the Zoning Commission. Seconded by Duane. Unanimously approved.

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

Opened Public Hearing: 17:38 - Staff Report. Duane recused himself with a conflict. Jim indicated that he has been a patient at the applicants dental office.

Open to Public Comment: 17:43 - Sean Wilson, representing the applicant, indicated that the applicant has met with neighbors and the North Latah County Highway District (NLCHD). Applicant requested to strike sentence 2, paragraph 4, on page 2 of exhibit 2A (By providing public spaces for all residents along with much needed parcels for future residents, the rezone achieves this goal) from the application and hearing. Exhibit 2D proposes 3 new parcels with 60 foot wide easements for access. All new parcels will include covenants. Melissa Weitz discussed results of meetings with the NLCHD, US Postal Service, and the School District. Additional testimony in favor of this application included comments about the attraction to professionals seeking rural properties, and the fact that the property has been out of production because it is unsuitable for farming and is best suited as residential.

There were 3 individuals with testimony in neutral favor of the application. Their concerns included the existing use of the airport, the fact that the airport is in conflict with a residential zone, the air traffic was a trespass of the residents airspace, public safety due to the parcel density, and concerned with so many parcels being created by boundary line adjustments rather than by platting. There was no testimony opposed to the application.

Dustin Weitz discussed the concerns in rebuttal. He indicated that the use of the airport could not be expanded without a conditional use permit. This comment was substantiated by staff.

Closed to Public Comment: 18:35

Motion: Jim moved to recommend approval of RZ #813 with conditions. Seconded by Bob.

Conditions:

- Compliance with all federal, state, and local rules, laws, and ordinances.
- Substantial compliance with the application and presentation.
- The rezoned parcel is limited to 3 new lots with each lot being a minimum of 12 acres in size.

Action: Approved

Vote: Yes 2

No

Abstain

Other Business: None

Meeting Adjourned at: 19:05

Respectfully Submitted: 6/21/10



Secretary