

Latah County Zoning Commission Meeting Minutes

Date: 12/01/2010

Location: Latah County Courthouse Room 2B

Members Present: Wayne Sprouse, John Akin, Jim Hagedorn, Bob Henriksen, Rod Parker

Staff Present: Mauri Knott, Jason Boal, Cecily Gordon

Meeting opened by Wayne Sprouse Chairman. Time: 17:30

Adoption of Minutes: November 17th, 2010

Motion: J. Hagedorn moved to accept. R. Parker seconded.

Action: Approved. Yes: 5 No: 0 Abstain: 0

Other:

County Commissioners review of the Comprehensive Plan revisions will be Monday, 12/06/2010 at 17:15, Room 2B of the Latah County Courthouse.

Public Hearing for: CUP 827 - A request by Ronald Landeck for a conditional use permit to place accessory cottage housing on a 40-acre parcel in the Agriculture/Forest zone. The property is located at 1210 Wallen Road, in Section 06, Township 39 North, Range 04 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel number RP39N04W067805A.

Opened Public Hearing: 17:35 - Staff Report.

Open to Public Comment: 17:40 – Ronald Landeck, the applicant, discussed the application. He indicated that he has lived on this property for 17 years. The proposed site is located ½ mile from the nearest neighbor. He will be constructing a garage/outbuilding wishes to have 616 feet of accessory cottage located within it. The building will be located 80 feet from the primary residence. The building is engineered and will utilize the existing septic. He intends to use it for visiting family and friends and is aware that it can not be used as a rental.

There was no other public comment.

Closed to Public Comment: 17:55 –

Motion: J. Hagedorn moved to approve CUP 827 as conditioned. J. Akin seconded.

Conditions:

- Compliance with all federal, state, and local rules, laws, and ordinances.
- Compliance with the application and presentation.
- Compliance with Latah County Land Use Ordinance #269, § 3.01.02(14).

Action: Approved Yes: 5 No:0 Abstain:0

Public Hearing for: CUP 824 - A request by Ploughshare Institute for a conditional use permit to conduct the following activities on 94.69 acres in the Agriculture/Forest (A/F) zone: school, bed and breakfast, and campground. The property is located at 1311 Brush Creek Rd., Deary, Idaho in Section 30 of Township 40 North, Range 01 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP40N01W307244A.

Opened Public Hearing: 18:00 - Staff Report.

J. Hagedorn pointed out that Exhibit # 2G was illegible. A legible copy was passed around at this time for all commission members to review.

J. Hagedorn also asked for clarification on guest room numbers and square footage within the application. Staff clarified that §3.01.02 states and Bed and Breakfast may have 4 single or double occupancy guest rooms, plus a caretaker's room.

Chairman W. Sprouse requested that any ex-parte contact by a commission member with the applicant's representative be made known at this time. There was no contact revealed by any member.

Chairman W. Sprouse made a request that all public testimony, excluding the applicant, be limited to five (5) minutes.

Open to Public Comment: 18:03 – Webb French, Director for Ploughshare Institute, requested that Co-Director Abraham Adams, also be allowed to speak if necessary. Mr. French discussed the application, with the purpose of the school emphasizing agriculture sustainability. He indicated that the school would operate four (4) months per year, June 1 to September 30. Student enrollment would be limited to 40 per day with a 70 per week maximum. This school would be considered a parallel, sister organization, with the main campus located in Texas. Ploughshare has entered an agreement with the North Latah Highway District for Brush Creek Road. The applicant clarified that the campground request was in order to facilitate the cabins, no RV or tent camping would take place on the site. The subject property, along with adjacent properties, has 10 total parcels created via a land division. It was clarified that if the school ever wanted to expand to one of the adjacent parcels it would have to apply for a new CUP. The applicant testified that the school will use an enrollment tracking system and would be willing to submit enrollment data to the Planning and Building office. 20 acres of 94.69 acre site will be not taxed under the school 501.C.3 status. The school will employ 10 staff. The staff will stay in the bed and breakfast caretaker's room or in houses on adjacent parcels.

Five people testified in favor of this application. Their comments included the desire to take classes from Ploughshare Institute and the need for a school that teaches people about sustainability, trades, and agricultural practices. No one testified neutral. 2 people testified in opposition of this application. One had concerns with safety and the other questioned if Commissioner Parker had ex-parte.

Note: At this time the chair asked the Zoning Commission members if anyone felt they had bias towards the applicant. All members stated they did not.

Mr. French expanded on the application during his rebuttal regarding facilities, road widening, students in attendance, and logging operations on adjacent parcels. There was no other public comment.

Closed to Public Comment: 20:15 –

Motion: J. Hagedorn moved to approve CUP 827 as conditioned. B. Henriksen Seconded.

Conditions:

- The conditional use shall be in substantial compliance with the application as submitted and presented.
- The conditional use shall be in compliance at all times with all applicable federal, state and local laws, rules and regulations.
- The conditional uses shall be in compliance with §3.01.02 of the Latah County Land Use Ordinance #269, as amended.
- The applicant shall work with the North Latah Highway District to provide road safety signage on Brush Creek Road.
- The applicant shall request that the North Latah Highway District obtain a week long traffic count on Brush Creek Road twice per year during the months of June, July, August, or September.
- The applicant shall submit monthly reports to the Planning and Building Department containing daily student enrollment and occupancy counts during the months of operation.
- This conditional use permit shall expire six (6) years from the date of issuance.

Action: Approved Yes: 5 No:0 Abstain:0

Other:

None

20:35: Meeting Adjourned by Wayne Sprouse

Respectfully submitted,
Bob Henriksen, Interim Secretary