

Latah County Zoning Commission Meeting Minutes

Date: 04/06/2011

Location: Latah County Courthouse Room 2B,

Members Present: John Akin, Bob Henriksen, Wayne Sprouse, Patrick Wilson

Staff Present: Mauri Knott, Cecily Gordon

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

Adoption of Minutes: March 2nd, 2011

Motion: J. Akin moved to accept. B. Henrikson seconded.

Action: Approved. Yes: 4 No: 0 Abstain: 0

Public Hearing for: CUP #834A – A request by David Port and Keith Haley to amend Conditional Use Permit #834 to include overnight tent camping with the previously approved challenge course recreational field on a portion of a 378 acre parcel located in the Agriculture/Forest zone. The property is located at 1127 Paradise Ridge Road, in Sections 28, 29, 32, and 33, Township 39 North, Range 05 West, B.M. in Latah County and is referenced as Latah County Assessor’s parcel numbers RP39N05W286064A, RP39N05W327228A, RP39N05W297375A, RP39N05W327228A, RP39N05W333009A, RP39N05W333049A.

Opened Public Hearing: 17:35 –Staff Report

Open to Public Comment: 17:39 – Keith Haley and David Port both testified that the proposed overnight tent camping will be in conjunction with their previously approved Recreational Field/Challenge Course.

Closed to Public Comment: 18:25

Motion: J. Akin moved to approve Cup #834A with the following conditions:

1. The conditional use shall be in substantial compliance with the application as submitted and presented.
2. The conditional use shall be in compliance at all times with all applicable federal, state and local laws, rules and regulations.
3. The conditional uses shall be in compliance with §3.01.02 of the Latah County Land Use Ordinance #269, as amended.
4. The conditional use is limited to 100 users per night with a maximum of two (2) consecutive nights per group.

2nd by B. Henrikson

Action: Approved. Yes: 4 No: 0 Abstain: 0

Public Hearing for: CUP #832 – A request by Brent and Shawna Lindquist to rezone a portion of their 2.18 acre parcel from Agriculture Forest to Commercial. The property is located at 2681 Hwy 95 South, in Section 15, Township 37 North, Range 05 West, B.M. in Latah County and is referenced as Latah County Assessor’s parcel number RP37N05W152845A.

Opened Public Hearing: 18:55 –Staff Report

Open to Public Comment: 19:01 – Darrell Aherin testified that the proposed rezone would bring the existing auto mechanics repair shop into compliance with the Latah County Land Use ordinance.

Closed to Public Comment: 19:08

Motion: P. Wilson moved to approve Cup #832 with the following conditions:

1. The proposed rezone shall be in substantial compliance with the application as submitted and presented.
2. The proposed rezone shall be in compliance at all times with all applicable federal, state and local laws, rules and regulations.
3. The proposed rezone shall be in compliance with §3.01.02 of the Latah County Land Use Ordinance #269, as amended.

2nd by B. Henrikson

Action: Approved. Yes: 4 No: 0 Abstain: 0

Public Hearing for: CUP #833 – A request by Jerry Leonard to rezone a portion of his 54.84 acre parcel from Agriculture Forest to Rural Residential. The property is located at 5253 Robinson Park 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 RP39N04W063625A.

Opened Public Hearing: 19:14 –Staff Report

Open to Public Comment: 19:22 – Jerry Leonard testified that the proposed rezone would bring the two (2) non-conforming residences on the property into compliance, as well as creating one more parcel for a total of 4 parcels.

Closed to Public Comment: 19:43

Motion: J. Akin moved to approve Cup #833 with the following conditions:

1. The proposed rezone shall be in substantial compliance with the application as submitted and presented.
2. The proposed rezone shall be in compliance at all times with all applicable federal, state and local laws, rules and regulations.

3. The proposed rezone shall be in compliance with §3.01.02 of the Latah County Land Use Ordinance #269, as amended.
4. Any subsequent short plat shall be limited to three (3) new lots (one residence per lot) that are at least 3 to 15 acres in size. The total to be rezoned is limited to 9 to 21 acres.

2nd by B. Henrikson

Action: Approved. Yes: 4 No: 0 Abstain: 0

19:57 Meeting Adjourned by Wayne Sprouse

Respectfully submitted,
Patrick Wilson