

## **Latah County Zoning Commission Meeting Minutes**

**Date:** 09/19/2012

**Location:** Latah County Courthouse Room 2B

**Members Present:** John Akin, Wayne Sprouse, Rodney Parker, Jim Hagedorn, Patrick Wilson

**Staff Present:** Mauri Knott, Jason Boal, Michelle Fuson, Cecily Gordan

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

**Adoption of Minutes:** August 15<sup>th</sup>, 2012

Motion: J. Akin moved to accept, R. Parker seconded.

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

### **Public Hearing for VAR #863**

**VAR #863** – A request by Jeff Stolz for a variance to allow a 6.5-foot setback from the property line (not abutting a public right-of-way) in lieu of the 35-foot setback from the property line that is required for structures in the Rural Residential zone. The property is located at 1664 Hwy 6, Potlatch, Idaho, in Section 01, Township 41 North, Range 05 West, B.M., in Latah County and referenced as Assessor's Parcel Number RP01790000002A.

**Opened Public Hearing:** 17:32 –Staff Report

**Open to Public Comment:** 17:33 – The applicant testified.

**Closed to Public Comment:** 17:39

**Motion:** J. Akin moved to approve VAR 863  
seconded by R. Parker

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

### **Public Hearing for CUP #864**

**CUP #864** – A request by Ernest Brannon for a conditional use permit to operate a bed and breakfast and chapel on a 12-acre parcel in the Agriculture/Forest zone. The property is located at 2493 Blaine Road, Moscow, in Section 27, Township 39 North, Range 05 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel number RP39N05W278563A.

**Opened Public Hearing:** 17:40 –Staff Report

**Open to Public Comment:** 17:45 – The applicant testified. Four individuals testified regarding this application.

**Closed to Public Comment:** 18:15

**Motion:** J. Hagedorn moved to approve CUP #864 with the following conditions:

1. Compliance with all federal, state, and local regulations.
2. Compliance with the application materials as submitted and presented.
3. No parking associated with the conditional use permit shall occur on the county road. All attendees shall be transported via a shuttle. A sign must be placed at the off-street parking instructing patrons to use the shuttle service.
4. No outdoor amplified music or microphones are allowed.
5. Outdoor events are restricted to the hours of operation from 9:00 AM to 10:00 PM.
6. Outdoor events may only occur on one day per weekend.
7. Outdoor events may only occur on non-consecutive weekends, in cases of cancellations an event may occur on consecutive weekends. A quarterly calendar must be submitted to the Planning and Building department prior to events occurring.
8. This application shall expire two (2) years from issuance.

seconded by P. Wilson

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

### **Public Hearing for CUP #865**

**CUP #865** A request by PNW Arms for A) a conditional use permit to operate a private range for business demonstration and limited law enforcement use on a portion of a parcel zoned Agriculture Forest and B) a conditional use permit to continue operation of an exterior product testing facility on a portion of a parcel zoned Industrial. The property is located at 1293 E Freeze Road, Potlatch, in Section 26, Township 42 North, Range 05 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel number RP42N05W261556A.

**Opened Public Hearing:** 19:12 –Staff Report

**Open to Public Comment:** 19:15 – The applicant testified. Thirteen individuals testified regarding this application.

**Closed to Public Comment:** 20:47

**Motion:** J. Akin moved to approve CUP #865 Site B with the following conditions:

1. The exterior manufacturing (Site B) shall be in compliance at all times with all applicable federal, state and local laws, rules and regulations.

2. The exterior manufacturing (Site B) shall at all times be in substantial compliance with the application and testimony as submitted and presented.
3. The exterior operations (Site B) hours are limited to 7:00AM to 9:00 PM.
4. A noise mitigation plan must be submitted to the Planning Department prior to the commencement of activity for exterior manufacturing (Site B).
5. The conditional use permit for exterior manufacturing (Site B) shall expire two (2) years from the date of these findings.

seconded by R. Parker

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

**Motion:** J. Hagedorn moved to re-open the hearing on CUP #865 hearing because the Commission “could not render a full and fair decision without further testimony or evidence and had just cause” in regards to Site A;  
seconded by J. Akin

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

**Motion:** J. Hagedorn moved to re-open the hearing on CUP #865 hearing because the Commission “could not render a full and fair decision without further testimony or evidence and had just cause” in regards to Site A;  
seconded by J. Akin

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

**Opened Public Hearing : 21:37**

**Motion:** J. Hagedorn moved to continue the public hearing on CUP #865 to October 17, 2012 at 5:30 pm in Room 2B of the Latah County Courthouse to hear additional testimony on noise mitigation and safety on Site A  
seconded by P. Wilson

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

**Findings of Fact: VAR 863**

Motion: J. Akin moved to accept, J. Hagedorn seconded.

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

**Findings of Fact: CUP 864**

Motion: P. Wilson moved to accept, J. Hagedorn seconded.

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

21:44 Meeting Adjourned by Wayne Sprouse