

Latah County Zoning Commission Meeting Minutes

Date:

11/07/2012

Location: Latah County Courthouse Room 2B

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

Staff Present: Mauri Knott, Cecily Gordan

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

Adoption of Minutes: September 19, 2012

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

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

Adoption of Minutes: October 17th, 2012

Motion: P.Wilson moved to accept the minutes with a change to R. Parker second motion for CUP #865, J.Akin seconded.

Action: Approved. Yes: 3 No: 0 Abstain: 1

Findings of Fact for CUP #865:

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

Action: Approved. Yes: 3 No: 0 Abstain: 1

Public Hearing for CUP #869-

CUP # 869 – A request by Potlatch Forest Holdings, Inc. for a conditional use permit to operate a mineral resource development to include blasting and crushing on an approximately 2-acre portion of a 360 acre parcel in the Agriculture/Forest zone. The property is located on Park Road, 4.5 miles south of Helmer, in Section 08, Township 39 North, Range 01 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel number RP39N01W081356A.

Opened Public Hearing: 17:35 –Staff Report

Open to Public Comment: 17:45 – The applicant and their representative testified.

Closed to Public Comment: 17:56

Motion: J. Akin moved to approve CUP #869 with the following conditions:

1. The mineral resource development shall be in compliance at all times with all applicable federal, state and local laws, rules and regulations.
2. The mineral resource development shall at all times be in substantial compliance with the application as submitted and presented.
3. The mineral resource development's hours of operation are limited to Monday through Sunday, 4 AM to 9 PM for general operations. Blasting is restricted per §4.03.02.5 to 9:30 AM to 4:30 PM Monday through Friday.

4. The mineral resource development shall be in compliance with all applicable requirements listed in Section 4.03.02, # 2-9 of the Latah County Land Use Ordinance # 269, as amended:
 2. Written verification of compliance with the Idaho Surface Mining Act, including filing of any reclamation plan required by the Idaho Surface Mining Act.
 3. The excavation site, any overburden and stockpiles, and a 50 foot buffer strip surrounding these areas shall be maintained so that they are continuously free of all noxious weeds as determined by the Latah County Noxious Weed Control Superintendent.
 4. The operator shall provide, by certified mail, written notification to all residences within one mile of any blasting. The notification shall be distributed and in the possession of the occupants of these residences at least 72 hours prior to any blasting. The notification shall give the date and time of the planned blast.
 5. Blasting shall be restricted to the hours of 9:30 AM to 4:30 PM, Monday through Friday. No blasting shall occur on Saturdays, Sundays, or the following holidays: January 1, Memorial Day, Labor Day, Thanksgiving Day, and December 25.
 6. An owner or operator may request, and the Director may grant, an exception to provide for additional hours of operation for a mineral resource development when additional hours of operation are needed to alleviate a public emergency. Public emergencies include the following:
 - A. Damage to public roads or structures that require immediate repair.
 - B. Road construction or repair that is scheduled during nighttime hours to reduce traffic conflicts.
 7. Signs, upon approval of the signs by the Planning Department, warning of truck entrances shall be posted within one-quarter ($\frac{1}{4}$) mile of the site's entrance onto a public road.
 8. The mineral resource development shall be marked by warning signs posted 200 feet from mine operations.
 9. A plan to retain storm water runoff within the mineral resource development boundaries.
5. This conditional use permit shall expire fifteen (15) years from the date of issuance.

seconded by R. Parker

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

Public Hearing for VAR #872-

VAR #872 – A request by Abraham Koehn for a variance to allow a 15-foot setback from the adjacent property lines in lieu of the 35-foot setback from the adjacent property lines that is required for residences in the Agriculture/Forest zone. The property is located at 1525 Hatter Creek, Potlatch, Idaho, in Section 15, Township 41 North, Range 04 West, B.M., in Latah County and referenced as Assessor's Parcel Number RP41N04W157405A.

Opened Public Hearing: 18:05 –Staff Report

Open to Public Comment: 18:07 – The applicant was not present

Closed to Public Comment: 18:13

Motion: J. Hagedorn moved to approve VAR #872 with the following conditions:

1. Compliance with all federal, state, and local regulations.
2. Compliance with the application materials as submitted and presented.

seconded by J. Akin

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

Findings of Fact for VAR #872:

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

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

Findings of Fact for CUP #869:

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

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

18:32 Meeting Adjourned by Wayne Sprouse

Respectfully submitted,
P. Wilson