

Nez Perce County Planning & Zoning Commission  
Minutes – Tuesday, February 17, 2015  
Lewiston, Idaho

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**I. CALL TO ORDER**

The meeting was called to order at 6:00 p.m. with Vice-Chairman Greco presiding.

COMMISSION MEMBERS PRESENT: Jim O'Connell, Joe Greco, Terry Kristof, Frank Dillon, Randy Arnold.

COMMISSION MEMBERS ABSENT: Kristin Gibson, Excused; Shawn Wentworth, Unexcused.

PROFESSIONAL STAFF PRESENT: Alison Tompkins, Planner; Connie Bell, Planning & Building Specialist.

**II. APPROVAL OF MINUTES**

Commission Member Dillon made a motion to approve the January 20, 2015 minutes as written; seconded by Commission Member Kristof. Motion passed unanimously.

**III. PUBLIC HEARING**

**ZC 2015-1 Big Canyon** – A request to change the zoning of 2.39 acres at 21112 Big Canyon Road, Peck, from Rural Residential (RR) to Light Industrial (I1); Parcel RP36N01W100151; David Howell, Applicant.

Vice-Chairman Greco asked the Applicant to present his testimony.

WILLIAM "BUZZ" MCLENNAN, 1612 RIDGEVIEW CT, CLARKSTON, WA, project manager for Dave Howell, testified they are asking for this zone change on Big Canyon from Rural Residential to Light Industrial. Buzz said they have been doing business there several years. He said it started out with one guy with an idea and then turned into 2 guys with a better idea and then it just evolved after that and grew and grew. He said it turned into a light industrial operation. He said it's not zoned properly for that kind of business so they are asking for the zone change so they will comply with the County zoning.

Commission Member O'Connell disclosed that he sold Mr. Howell this property about 5 years ago but has no financial interest in it.

Vice-Chairman Greco asked if there were any questions.

Being none, Vice-Chairman Greco asked for testimony in favor.

Being none, Vice-Chairman Greco asked for the staff report.

Alison Tompkins, Planner said she will review the staff report and enter the entire file and its contents into the record. She said there are pictures that were just taken today so that is why they were not included in the packets.

Alison said request for comments were sent but she did not receive any comments back from any of the agencies. She said the zone change is for approximately 2.39 acres that is now

zoned rural residential. She said according to the County Assessor's office, the business has been operating about 2 years, per their records as to when they started appraising the property as commercial. She said the business going on there is not a permitted use in the rural residential zone being it is industrial. She said the applicant has applied for the zone change to light industrial so they would be in compliance with County zoning.

Alison stated the water is provided by a well and the waste water is handled by the septic system. She said this is adjacent to Big Canyon Rd which is a paved County road. She said she did not receive any concerns from the NPC Road Dept. She said with the current business, the road dept is fine with the traffic and use. She said if the property was sold and a different business was to go in there, the new business would need to work with road dept. for any changes affecting the road.

Alison said regarding the rural residential zone, it is one of the most restrictive zones. She said it allows for a residence and some home occupations. She said there are a few things that are allowed with a conditional use permit such as a church, bed and breakfast, special event center or alternative farm enterprises. She said this would not include anything light industrial or commercial.

Alison said the light industrial (I1) zone is to establish and encourage light manufacturing, processing, storage, warehousing, distribution and commercial uses. She what is being done on the premises does fall under these uses. She said the staff report includes a description of the allowed uses in the zone along with the list of restrictions and standards that apply. She said that includes nuisances such as noise, smoke, odor, dust and gas and also the regulations of lighting, access and dust to list a few.

Alison said she was at the site today and saw about 18 vehicles and there seems to be ample parking. She said the property is fenced with a chain link fence about 6 feet tall with barbed wire on the top of it. She said the ordinance does require a site obscuring fence when an industrial zone abuts residential.

Alison said there is language in the Comp Plan that supports growth and mixed uses in an area when it is not detrimental to the environment, for example. She said this is itemized in the staff report.

Alison asked if the Commission wanted her recommendation and being they did, she stated she would recommend approval being it meets the Comprehensive Plan and Zoning. She said she wanted to again make note that a sight obscuring fence is a requirement that would need to be met.

Vice-Chairman Greco asked if that was the only thing the Applicant needed to do to be in compliance.

Alison said that was the only thing she could find. She said there are requirements with the parking lot standards and a buffer but the pictures show the mature pine and aspen trees along with the fence that are already in place. She said there is a single wide trailer that she was not sure if it was inhabited or not. She said there is one building that is close to a property line but she does not know how long it has been there.

Commission Member O'Connell said the trailer was on his property and it is only for storage.

Alison said some of the zoning ordinance restrictions include hours of operation, use of loud speakers, and noise should not be permitted between the hours of 7:00 p.m. to 7:00 a.m. She said the usual areas of concern like lighting, noise, dust and traffic are restricted by the zoning ordinance.

Vice-Chairman Greco asked if there were any questions.

Commission Member O'Connell asked if the slats that can be put through the chain linked fence would qualify for the requirements of the sight obscured fence.

Alison she thought that would be fine to meet the requirement of the fence.

Commission Member Arnold asked about the residential areas and it was discussed that the zone and use to the north, south and east is rural residential and to the west is agricultural residential.

Being no further questions for Alison, Vice-Chairman Greco asked for testimony in opposition.

WILLIAM HARRIS, 21067 BIG CANYON RD, PECK, testified that he lives about 30 yards from and right across the Howell facility. He said he has some concerns and the first being that they have never been told by Howell or the County what they do at the facility. He said now they found out they have to do with bullets and gunpowder. He said he thinks they split them and separate the bullet from the powder. Mr. Harris said he watched 14 pallets of gun powder go into a storage container and said he estimates there being 48 barrels on each pallet and he guesses they weigh 25 pounds each for a total of about 16,000 pounds of gunpowder that close to his house. He said he is concerned about this being he has his grandkids on his premises. He said he was concerned about the container being open and also when the temperature gets high.

Mr. Harris said the noise starts at 6:00 in the morning and goes until 5:00 in the evening Monday through Friday. He said there are semi-trucks coming and has seen them come in on Saturday's. He said on Monday there were 3 semi's that came in and out of there and there were 24 cars that day. He said the music is crazy also.

Mr. Harris talked about his neighbors but they were not present to speak for themselves. He said there used to be about 6 cars a day and now there are 24. He said the gate opens and closes about 30-40 times a day. He talked about shooting and calling the sheriff's office.

Mr. Harris said he has lived there for 35 years and questions their quality of life. He said if they got a CUP, he never knew about it. He said he has pictures of the cars, parking lot, semi's hauling in and unloading the gun powder and he can show them.

Mr. McLennan said he did not dispute what he is saying.

Vice-Chairman Greco said they did not question anything Mr. Harris said.

Mr. Harris said that was fine then and he asked for them to be aware of what is going on.

Vice-Chairman Greco asked if there were any questions for Mr. Harris.

Commission Member Kristof asked if he has complained to Mr. Howell about these things.

Mr. Harris said he has not but his wife and his sister have. He said they asked for the music to be turned down one time and he said the girls they asked just sort of laughed it off. He said at first the business was slow and pretty mellow but it isn't now. He said putting slats in the fence might block the view but not the noise.

Commission Member O'Connell said he agrees the music should not be entertaining the neighborhood. He said he does not believe there has been any shooting from that site in at about 2 years. He said the shooting that was heard over the week-end was at his own place. He said he does a lot of shooting and has machine guns he shoots. He said he also shoots silencers so they wouldn't hear that shooting. He said there is a lot of shooting that goes on at his own place.

Vice-Chairman Greco asked if there was any other testimony in opposition.

LESSIE ROUGHTON, 21073 BIG CANYON RD, PECK testified she has a letter from a neighbor that was entered as Exhibit A. She read the letter into the record from Joe and Georgia Hudson, 39977 Project Lane, Peck, ID and said they are an older couple that live next door.

The letter stated they were opposed to the zone change and could not attend the meeting due to health reasons.

Ms. Roughton said she was not sure who was doing the shooting and couldn't say if it was or wasn't Jim but said it scared the couple. She talked about the rental and if it was rented to a family at some time, the school bus would stop in front of Howell's facility.

Ms. Roughton asked why the use has been going on for the past couple years without a conditional use permit and said they were told by the County it was an oversight. She asked how that can be an oversight for an operation of that size and said she knows of three buildings that have been built. She said she applied for a building permit for a garage and said there was a lot of information they had to provide and they were denied a full garage being they are in a flood zone. She said she is questioning whether Howell is in a flood zone also. She said she questions with all they went through to get their building permit how Howell could get 3 building permits and no CUP be issued. She said her husband spoke to Alison about this.

Ms. Roughton said she also questioned the 9 day notice they were given. She said that did not give them time to prepare their rebuttal. She also asked if the Tribe was aware and supposed to be involved in this.

Ms. Roughton asked if they have the right to know what kind of work is being performed and how the product is being stored and if they can see the storage. She asked if federal regulations were being followed regarding the gunpowder storage. She said she would like a copy of the regulations so she can make sure they are being followed and asked for a copy of Howell's certificate of liability as she said her insurance agent is requesting it. She wants to know how close explosives can be to a residential home. She said she questions the safety of the people going up and down the road.

Ms. Roughton asked if her property value or taxes are being affected by this business across the road. She said there was shooting about a year ago and said a deputy was called after a heated discussion, and came out regarding the incident. She asked for the Commission to take into account that this is their home.

Being no questions, Vice-Chairman Greco asked for Alison to address the flood issues.

Alison said as far as the notice; she said the property was posted with a sign and a legal notice was in the paper at least 15 days prior to the hearing and there were notices additionally mailed out. She stated the property to the west of Big Canyon Road is in Zone B which is a 500 year flood zone and said is not regulated by FEMA. She said Zone B is not regulated with the intense regulations of Zone A which is the 100 year flood zone. She said the property on the east side of Big Canyon Road is in Zone A per the FEMA maps.

Alison said until late last year, the planning and building department did not perform zoning review of accessory building permits. She said she will review the building permit history on that parcel prior to the County Commissioner public hearing on this.

Alison said the Tribe was sent a request for comments but there were no comments received. She said the use does fit the light industrial use but she is wary about getting too much into the use of the parcel as this hearing is for a zone change and not a conditional use permit.

Alison said a property value is not changed with zone change but with the use on the particular parcel and what that use is. She said the valuation is not based on the zone.

Vice-Chairman Greco asked for any other testimony in opposition

Being none, Vice-Chairman Greco asked for rebuttal from the Applicant.

Mr. McLennan agreed the music is too loud and said he would address that first thing in the morning and they do have some younger employees up there. He said he feels this is also a safety issue because if someone gets hurt and hollers for help, they may not be heard due to loud music. He said regarding the shooting, he is not going to get into the shooting in the county but said their sites are not appropriate for shooting. He said in the last couple of years he has worked for Dave, he has been working to stop all shooting on any of the Howell facility

sites. He said they have had their equipment shot up by other people shooting on Howell property. He said his is supportive if there is a nuisance to call the sheriff's office.

Mr. McLennan said he will try and get the use of semi's reduced and sometimes the semi's are used if all of their box vans are being used.

Mr. McLennan said the ATF qualifications are if there are 10,000 pounds of powder, it has to be 75 feet back from the road. He said Sunday they were there as they were relocating a bunker so it was 78 feet back, to meet that setback. He said the setback is 115 feet back from an inhabited building. He said it is not the nature of gunpowder to be a huge explosive item. He said ATF does not even regulate until there is 300,000 pounds of powder in one location. He said he has a neighbor in the Clarkston Heights that has about 5,000 pounds of gunpowder stored in his basement. He said he can direct people to some Internet sites regarding gunpowder. He said 5,000 pounds would go up in a big flash but would last about 5-7 seconds. He said it consumes itself. He said if a gun is confiscated [by law enforcement], bullets have to be taken out of the gun, sent to the US Marshalls and the Marshalls or ATF will send them to Howell to demilitarize the ammo. He said they take those shells and separate the lead from the powder and the brass. He said the lead and brass are recycled and they sell the powder to re-loaders or fireworks manufacturers. He said they can store up to 200,000 pounds at Barnes Blasting at their powder site. He said they accumulate powder at Peck and they haul it down to Barnes. He said he is sure that Mr. Harris probably did see that many drums. He said there are a number of different grades of powder and they are not mixed. He said the quantity in each drum can vary from a few pounds to many pounds. He said they stay in the required guidelines from ATF. He said they also have a surprise visit about every 6 months that they are assessed how they are doing things, so there is a constant overview.

Mr. McLennan said he was disappointed if Dominic got upset when he talked to the neighbor about the shooting and said he would have called the sheriff's office also. He said he would be more than glad to give the neighbors a tour and address any concerns. He said nothing is a secret and they have been doing business there for about 5 years and in the last 9 days it is becoming a huge problem.

Mr. McLennan said that Dave Howell is in Europe right now so that is why he has not gotten back to the neighbors. He said Dave is gone about 9 months out of the year as they have holdings in a number of states as well as overseas. He said he will be happy to give out his own name and phone number so he could be reached to come up at any time or he would personally call the sheriff if need be regarding a concern. He said the noise levels can be controlled and if he is made aware of when it is a nuisance, he can work to control that.

Mr. McLennan said they work four 10 hour days and are closed on Friday but there may be employees in and out to have contractors in there for example. He said they were there Sunday because they couldn't get a crane in there due to power lines and things were so busy, it was the only time to get a cat in there to move the bunker. He said Dominic stores 4-5 vehicles on the property and is part-owner and manager of the facility.

Vice-Chairman Greco asked if there were any more questions.

Commission Member Dillon asked if they took out a building permit for the building there. He also asked what the bunker was made of and how much powder it can hold.

Mr. McLennan said there was a building on another site they just took out a permit for, but the bunker was moved a couple years ago and they did get a permit for it. He said it is metal and has a class and certification and is a Dept. of Defense bunker. He said the bunker weighs 44,000 pounds and he can hold about 17,000 pounds of powder. He said they have ATF and Dept. of Defense regulations and the Dept. of Defense being much stricter regulations. He said they look for bunkers from the Dept. of Defense being they are rated better and used bunkers can be bought.

There was discussion about the music and why it was not dealt with sooner. It was said that one person may like what another doesn't like.

Commission Member Dillon asked if Mr. McLennan actually has the authority to handle the concerns that have come up.

Mr. McLennan said he does and he can.

There was discussion about assurance and guarantee of solving the noise problem and it was said the problems can be addressed and radios removed but no one can guarantee there will never be any music problems again.

Commission Member Kristof asked what Mr. McLennan's definition of compliance is. She said a business was moved in and developed that was not zoned for it and then they ask the County to bring them into compliance with a zone change. She said she is not sympathetic to this.

Mr. McLennan said he appreciates her position and does ask himself the same thing but he said he also goes around this county and the surrounding counties and sees it all the time. He said a person starts out small and then the business grows. He said it is all over the county that the zoning is not correct for the business.

Vice-Chairman Greco asked if there were any further questions for the Applicant.

Being none, Vice-Chairman Greco asked for discussion amongst the members.

Commission Member O'Connell said he feels Big Canyon Road and many of the other paved roads in the County should be commercial/light industrial. He said there used to be a number of businesses on Big Canyon Road. He said his house used to be a gas station. He said that there are already 6 businesses on this road. He said some of the businesses have a few employees and some are just home businesses but said they are all not in compliance by the letter of the ordinances.

Commission Member Dillon said he likes the idea of the small businesses and the more employees the better. He also stated that he feels Mr. Howell is not a small business operator but rather is big business. He said he feels it would be better if he combined some of these small businesses that are scattered all over. He said people around the businesses are upset. He asked where the people live that work in Peck and if they are driving from Lewiston or Kamiah or are they Peck residents.

Commission Member O'Connell said he does not think there is a rental available in Peck right now and knows that there are several employees living in these rentals. He said when a rental comes up it is usually looked at by one of these employees.

There was discussion this decision tonight would only be a recommendation to the Board who would make the final decision on the zone change. There was also discussion about the sign being posted 15 days prior to the hearing date and that all notices were done in the statute timeframe required.

Commission Member Kristof said they want the jobs but she sees this as detrimental to the neighbors.

Vice-Chairman Greco closed the public hearing and asked for deliberation.

Commission Member O'Connell made a motion to recommend approval to the Board of County Commissioners of ZC 2015-1; motion was seconded by Commission Member Dillon. Motion passed with 3 ayes and 2 nays. Commission Member Kristof and Vice-Chairman Greco voted nay.

Vice-Chairman Greco called for a 5 minute recess at 7:20 p.m.

Vice-Chairman Greco reopened the meeting at 7:25 p.m.

#### IV.

**ZC 2015-2 Leland** – A request to change the zoning of 1.674 total acres at 31856 South Road, Kendrick, from Rural Residential (RR) to Light Industrial (I1); Parcels RP030550060040, RP303550060050, RP30355006001, and RP30355007001; The McGregor Company, Applicant.

Vice-Chairman Greco asked the Applicant to present his testimony.

BILL KRICK, 452 W. WALNUT, GENESEE, representing the McGregor Co as business unit manager testified his job is to oversee 5 different branches. He said one of these is the one at 31856 South Road in Leland. He said they want to rezone the property they are currently leasing and have been doing business on for about 30 years. He said they are doing the same business but have grown over time and now want to build some permanent structures as they have been using an old small building until about 5 years ago. At that point, he said they got some containers to store the chemicals when they came in but they had to be packed in and out by hand because it was not accessible by forklift.

Mr. Krick said they want to build a structure that would be large enough to have all the safety features they need. He said they found out they were zoned incorrectly being rural residential and so they want to rezone to light industrial so they would be in compliance with the operation they are doing. He said again they do not want to do anything different other than to be safer for their employees and the environment and community around them. He said there would be a sloped concrete floor so if there was a spill at any time, it could be contained inside the building. He said the current container has a wood floor and any spill would be able to run out. He said they have never had a spill in the company but the company is environmental minded.

Vice-Chairman Greco asked if there were any questions.

Alison Tompkins, Planner said she would like to enter the entire file and its contents into the record. She said the current zone is Rural Residential and they are asking to change it to Light Industrial. She said the basic zoning requirements in this zone are noise from operating hours that are to be from 7:00 a.m. to 7:00 p.m., and any use that is detrimental or a nuisance from noise, odor or dust is prohibited. She said there are also restrictions regarding the lighting and a requiring a sight obscuring fence between 5 & 6 feet tall. She said they have been there for a long time but if a new building permit was applied for or anyone new were to operate there, they would be required to meet any new zoning requirements.

Alison said the water at the location is provided by a well and waste water by septic system. She said this is next to the County road and there were no comments from any agencies the request was sent to. She said again, this is a zone change and not an application for a conditional use permit.

Alison said there are numerous policies in the Comp Plan that encourage maintaining agricultural life style. She said what is proposed is consistent with the Comp Plan and is a mixed use. She said there don't seem to be any adverse affects. She said the applicants want to make improvements to the property. She said the zone is restricting them from making needed and beneficial improvements.

Alison said her recommendation is for approval of the zone change.

Vice-Chairman Greco asked if there were any questions.

Commission Member Dillon asked if the property owners applied for this.

Alison said there are separate applications with signatures from each of the property owners.

Being no further questions for Alison, Vice-Chairman Greco asked for testimony in favor.

Being none, Vice-Chairman Greco asked for testimony in opposition.

JOHN WEDIN, 33399 LELAND RD, KENDRICK, testified in opposition. He said he first wanted to ask Alison about Section 5.9.4, C, K & L. He said C addresses work within an enclosed building that is by a residence or highway. He said he thinks that would take in the north Leland Road. He said K addresses parking lots and landscape. He asked where everyone is going to park. He said L address dust and stated they live in a farming community and didn't know how they can control it any better than the farmers do. He stated the property is zoned Rural Residential and although the business has been there for probably 30 years, he said they have poured concrete slabs and brought in an office building and they have pressurized tanks for the fertilizer. He said there were a couple other 8x8x20 foot chemical storage units. He said this has been okay for years with the RR status and what they were doing but now they want to change things. He said with this change, it would allow them to build as close to the road as the road dept will allow, compared to the setbacks in the RR zone. He said they don't need any more chemical storage and they don't need it closer to the roads or waterways. He said he opposes granting a zone change to the already rural residential parcels and his rural residential property right across from this property.

Commission Member Kristof asked if he was opposed to the change of the footprint on the property.

Mr. Wedin said he was opposed and asked why it should change from what it was.

Commission Member Kristof asked if he realized that if they have been there for 30 years, the zoning has changed and not the business. She said it was not zoned RR 30 years ago.

Mr. Wedin said that is why they are grandfathered to do commercial business but when it did become RR, why wasn't it changed at that time to Light Industrial?

Commission Member Dillon said the property went from no zoning to the zoning they have now. He said they can't build a commercial building unless they change the zone from RR. He said it doesn't matter what the footprint it. He said he has listed to Mr. Wedin but is not really sure what he [Mr. Wedin] is opposed to.

Mr. Wedin said it will be a newer bigger building that will come towards the highway and can come as close to the highway as the road dept will allow.

Commission Member Dillon said it was up to them and the road dept cannot tell them that. He said when someone applies for a building permit; they have to show the setbacks.

There was discussion of the location of buildings and residences on the map.

Alison said regarding the parking, they did not have many employees and they only are required to have one parking space per employee. She said it was indicated there are only 3 employees. She said regarding the dust, it is farm country. She said the ordinance requires that dust not become a nuisance and people usually have mag chloride applied to the road for dust abatement. She said they need a zone change because in chapter 3 of the zoning ordinance it's stated under non-conforming uses, if there is expansion, continuation or extension of the non-conforming use when 80% is destroyed or torn down, they can't rebuild when it is a non-conforming use. She said options were gone through when Bill came in about

a building permit. She said McGregor's cannot expand per the ordinance and that is why they are asking for the zone change at this point. She said if they replaced the building then uses would have to be conforming, so they would not be able to continue the grandfathered use.

Alison said the oldest zoning map that she remembers seeing dates back to 1984. She said that is not even close to the aerial maps of today. She said the old map was black and white with no details and hard to even pick out roads and creeks on it. She said it shows a lot of large blocks and the zoning was pretty much agricultural, rural residential and some forest zone. She said things have gotten more complicated but our maps have gotten much better and more detailed, with aerial imagery. She said she hopes this explains how things began with zoning the county and then got more complicated down the road.

Alison said regarding the setbacks in a light industrial zone, there is no minimum lot size and there are no setbacks except where the parcel abuts a residence. She said the County is not going to issue a building permit if the building would be in the ROW. She said the 25 foot setback would apply to the west and the south where there are RR & AR zones.

Commission Member O'Connell asked how many McGregor facilities in the County are in compliance, if any are. He said probably not very many and said there is not much proper zoning for businesses in the County.

Alison said she did not know and would probably agree with him.

There was discussion about other facilities and what zones they are in.

Being no further questions, Vice-Chairman Greco asked for rebuttal from the Applicant.

Mr. Krick said as far as the property owners, they were all okay with this and signed the application and very much involved in the process. He asked when it was changed to RR and was told in the early 80's sometime. He said regarding the number of employees there are only 3 employees about 90% of the time and a bookkeeper a few days a week. He said seasonally, there may be just a few more during the busy time. He added that they do have an agreement with a landowner across the creek where they can park if needed.

Commission Member Dillon said they only had 3 zones at that time and there was no light industrial zone.

Vice-Chairman Greco asked if there were any more questions or discussion.

Commission Member O'Connell said he makes no secret that there should be commercial/light industrial areas throughout the County off the paved roads and populated areas.

Vice-Chairman Greco closed the public hearing.

Commission Member Dillon made a motion to recommend approval to the Board of County Commissioners of ZC 2015-2; motion was seconded by Commission Member Kristof. Motion passed unanimously.

## **V. APPROVAL OF FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION**

**V 2014-1 Overall** – A request for a variance from the required 45' building setback from the centerline of Hubbard Gulch Road to 36' from the centerline, for a storage shed and shop; Parcel #RP37N03W261952. Kevin Overall, Applicant.

Vice-Chairman Greco asked for any discussion.

Commission Member Dillon made a motion to approve the Findings of Fact, Conclusions of Law and Decision for V 2014-1; seconded by Commission Member O'Connell. A roll call vote was taken and motion passed with 5 Ayes and 2 Absent being Commission Members Gibson and Wentworth were not present.

**VI. OTHER BUSINESS OR CONCERNS**

Vice-Chairman Greco asked if there was any other business.

Alison asked if it would be agreeable with the Commission to change the March meeting from the 17<sup>th</sup> to the 24<sup>th</sup> as she will be out of town. It was agreed to change the March meeting to the 4<sup>th</sup> Tuesday.

Vice-Chairman Greco adjourned the meeting.

**VII. ADJOURN**

Being no further discussion to come before the Commission, the meeting was adjourned at 8:20 P.M.

Respectfully Submitted,

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Connie Bell, Planning & Building  
Senior Customer Service Specialist

APPROVED:

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Chairman/Vice Chairman  
Nez Perce County Planning and Zoning Commission