The meeting was called to order at 6:00 pm. Present were Frank Dillon, Mark Jennings, Jim O’Connell, Joe Greco, Terry Kristof and Brian Steele. Kristin Gibson was excused. The first item on the agenda was the approval of the July 18, 2017 meeting minutes. Brian Steele made a motion to accept the minutes. After discussion, Jim O’Connell made another motion to approve the minutes and Joe Greco seconded the motion. The minutes were approved without changes.

Jim O’Connell then requested a correction of the August 2, 2017 Meeting Minutes. He asked to correct the minutes to reflect that he did not make the motion stated. Also, a name correction was requested by Brian Steele. Terry Kristof moved to approve the minutes with the corrections stated. Brian Steele made the 2nd. The minutes were then approved unanimously.

Next, John Wells, father to Travis Wells, addressed the board to request a continuance of the CUP2012-2. He explained his son is underemployed and recently divorced. This CUP allows the Wells to have a second home on their property as housing for his son, Travis. Jim O’Connell moved to approve the extension of CUP2012-2 for Hardship, because the applicant still has a hardship. Terry Kristof made the 2nd. Chairman Dillon asked for more discussion. Being none, he called for a voice vote. Brian Steele and Joe Greco were opposed. Jim O’Connell, Terry Kristof, Mark Jennings and Frank Dillon voted in favor. The motion passed.

The next item was to review and approval of the Findings of Fact, Conclusions of Law, and Decision regarding SUB2017-2 Skyview Estates Phase II – A subdivision creating 16 half-acre lots. Tax Parcel RP35N05W243001. Greco Land Development, LLC, Property Owner.
Chair Dillon read the Findings of Fact into the record. Terry moved to accept the findings of fact as presented. Jim O’Connell made the second. Being no further discussion, Chairman Dillon asked for a roll call vote.

Jim O’Connell – yes
Brian Steele – yes
Terry Kristof – yes
Kristin Gibson – absent
Mark Jennings – yes
Joe Greco – abstained
Frank Dillon – yes
The motion carried and the Findings of Fact were approved.

The meeting continued with a review of the Findings of Fact, Conclusions of Law, and Decision for Firehouse Ice. This is for the existing home occupation “Firehouse Ice” for compliance with the home occupation standards of Nez Perce County Zoning Ordinance #72tt. Property is located at 22912 River Edge Lane, Tax Parcel RP030030000020. Larry Knewbow, Property Owner. Chairman Dillon read the findings of fact into the record. Jim O’Connell made a motion to approve the Findings of Fact for Firehouse Ice as read. Terry Kristof seconded the motion. No further discussion was needed so Chairman Dillon called for a roll call vote.
Frank Dillon – yes  
Kristin Gibson – absent  
Joe Greco – yes  
Mark Jennings – yes  
Terry Kristof – yes  
Jim O’Connell – yes  
Brian Steele – yes  
The motion passed.

Comprehensive Plan Work Session followed. Various discussions between the board and County Planner Alison Tompkins took place. No decisions made, this was just general discussion regarding updating of the plan. Jim O’Connell stated he would like to see the highway areas highlighted as a commercial corridor. Alison reminded the board that zone changes are always an option for those that want to use their land for purposes outside of current zoning. Alison then mentioned the future land use map reflects the potential for expansion of the area of impact with Lewiston and the industrial areas. The plan is looking about 20 years into the future. The report includes Alison’s suggestions for changes and deletions. Alison stated that if everyone agrees she will put together the entire report and prepare for a public hearing. Frank asked that they receive this information in plenty of time to review and prepare.

For “other business” Alison reminded the group of the open seat on the Lewiston Planning and Zoning Commission. She then advised the board that Lewiston’s Area of Impact zoning code is similar to the County’s version. The city recently passed a text amendment to Ordinance #4698 regarding RV Parks. She stated the board should look at the ordinance update sometime in the future and should consider making the same text amendment to the County’s ACI Zoning Ordinance.
No further business was presented. Jim O’Connell moved to adjourn the meeting. Joe Greco provided the 2\textsuperscript{nd} and the board voted to adjourn the meeting at 6:59 pm.

Respectfully Submitted,

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Susan Rigg, Planning & Building
Senior Customer Service Specialist

APPROVED:

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Frank Dillon, Chairman
Nez Perce County Planning and Zoning Commission