I. CALL TO ORDER

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

COMMISSION MEMBERS PRESENT: Jim O'Connell, Joe Greco, Randy Arnold, Shawn Wentworth, Kristin Gibson, Terry Kristof and Frank Dillon.

COMMISSION MEMBERS ABSENT: None.

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

II. APPROVAL OF MINUTES

Commission Member O'Connell said he found a discrepancy in the minutes and asked for a correction to be made.
Commission Member O'Connell made a motion to approve the July 16, 2013 minutes as corrected; seconded by Commission Member Wentworth. Motion passed unanimously.

III. PUBLIC HEARING

Pheasant Trail Estates 2\textsuperscript{nd} Addition (The Paddocks at Schaub Ranch) ~ A proposed 45-acre subdivision consisting of (25) lots, 0.65 to 3.2 acres size, in the Rural Residential zone. The proposed development is located off of Red Pheasant Boulevard. Developer proposes new private roads, a public water system, and private individual septic systems. Development is located in Wheatlands Fire Protection District. Red Pheasant Holdings, LLC/Schaub Ranch, Inc., Applicant.

Chairman Dillon asked for the Applicant’s testimony.

BRAD MARSHALL, PLANNER WITH JUB ENGINEERS, 1630 23\textsuperscript{RD} AVE SUITE 1101A, LEWISTON, ID testified representing Bill Hobbs and Red Pheasant Holdings, LLC. they are proposing 25 lots on about 45 acres. He stated the lots will range from about .6 to 3 acres in size and all conform to the underlying R-1 zone.

Mr. Marshall stated this project is an extension of an existing community water system with existing wells and future wells to be developed. He stated it will be serviced by septic tanks and drain fields. He said there has been preliminary approval of the test holes that have been dug. He stated the increased size of the lots from the minimum .5 acres to .6 acres is to accommodate the required area for any potential replacement drain fields.
Mr. Marshall explained the roads and cul-de-sacs in the proposed area on the large map he had for display. There was discussion regarding Red Pheasant Blvd, Paddock Ln. and a new proposed blvd.

Mr. Marshall said the variation in the size of the lots will break it up so it is not so monotonous and will also allow some of the lots (per the zoning ordinance) for families to have 4H animals. He said there will also be about 2.5 acres of open space that will be a future play field.

Mr. Marshall thanked Nez Perce County staff for all the help with the application process and the recommended approval. He said he feels they have submitted a detailed application that follows all the required standards. He discussed the comments that they received from the health department, DEQ, IDWR, Century Link to name a few and said they got positive feedback from all of them.

Mr. Marshall said this project will help put people to work to put in the infrastructure and roads. He said when the lots are ready; this will also create work for realtors, banks, title companies, and carpenters and their workers.

Mr. Marshall summarized in stating he feels they have a detailed application that meets the standards and has positive agency comments. He said it has staff recommended approval. He said they are respectfully asking for approval on the project.

Chairman Dillon asked Mr. Marshall about irrigation and if there is the needed amount of water for those sizes of lots.

Mr. Marshall said there are currently 2 wells and a third well that has been dug but needs to have the pump installed and an additional tank will be set. He said this will meet the IDWR and DEQ standards. He stated that JUB Engineers is the largest municipal engineering firm in Idaho and have extensive experience with this type of work. He said they will be there to assist throughout this project. He stated the wells are 1200 feet deep and were developed to public standards.

BILL HOBBS, 1065 WHEATLANDS AVE, LEWISTON, addressed the Commission and stated he is representing Red Pheasant Holdings, LLC/Schaub Ranch, Inc. He said the first well is about 180 gallons per minute, the second is about 200 gallons per minute and the third one was pump tested at 1200 gallons per minute and is a strong well.

Mr. Hobbs stated that Mr. Marshall did a great job at summarizing the project. He said he knows that a lot of the people here came because they are unhappy about things not being finished for example the landscaping and the playground. He said he is not happy either but they have been working on it again this year being they are back up on the positive side financially from 2008 until the end of last year. He stated it is hard to do improvements when the economy makes it hard to just keep your own lights on.

Mr. Hobbs stated he feels this is a chance now to get things finished up. He said it is a nice community out there with a lot of nice residences. He said he hopes to complete that phase and complete this project.

Commission Member Wentworth asked if the landscaping was going to be completed first and then start the new project.

Mr. Hobbs said it is all intertwined. He said Green Giant Landscaping is working out there now for another resident as well as for the developer. He said they are working in the common areas and they just put about $15,000.00 into the landscaping. He said once they work around and get back towards the entrance, they can work on the park and playground area.
Mr. Hobbs said they had some electrical issues over the past 9 months that took out both of his well motors. He said he has been working with the utility company in trying to stabilize the electrical problems. He said they have had about $50,000.00 in repairs due to the electrical.

Chairman Dillon asked for the staff report.

Ms. Tompkins gave the staff report and began by entering the entire file and its contents into the record. She stated Mr. Marshall gave a good overview so she would touch on the conformance with the County ordinances. She said she has worked a lot with Mr. Marshall and Mr. Hobbs regarding the number of lots. She stated there were some adjustments for roads and water lines. She said there were also 3 lots that were legal splits that were accepted but are exemptions from the subdivision. She said they would be included on the final plat so that will make for a total of 28 lots on the plat map.

Ms. Tompkins said per the Comprehensive Plan Analysis the land is categorized as Rural Land, Transitional Lands. She said the Rural Land is not intended for intensive development. She said the Transitional Lands include a mixture of low-density residential uses and small farms adjacent to the City of Lewiston whose purpose is to provide opportunities for residential locations near employment, shopping and city services while assisting in maintaining Nez Perce County’s rural character. She said the proposed development will provide residential opportunities near Lewiston and with the open space and larger lots; this encourages the preservation of rural character. She said the Land Use Goals and Policies, #1 & 3 of each, are listed in the staff report and are consistent with the Plan.

Ms. Tompkins said per the Zoning Analysis, the property is zoned Single Family Residential and the purpose is to encourage clustering of medium density residential uses that allow for more efficient provision, use and maintenance of public infrastructure and services and efficient use of the land.

Ms. Tompkins said per the Subdivision Analysis there was not a lot for concern. She said the health department gave their okay for individual septic systems. She said the only issue is that the right-of-way is 50 feet and Section 6.5:J of the Subdivision Ordinance requires a minimum of 60 feet but she said this is not a concern as these will be privately owned and maintained. She stated that Mark Ridinger from the NPC Road Dept. attended the pre-application conference and he did not have a problem with what is proposed.

Ms. Tompkins said her recommendation is for approval based upon the conformance with the standards and criteria of the NPC ordinances.

Chairman Dillon asked if there were any problem with the health department and Ms. Tompkins said there were no concerns that she was aware of.

Commission Member Greco asked about the roads not being built to NPC standards. Ms. Tompkins said the roads are being built to the proper standards but it is the right-of-way that is not to the County standard. There was discussion about the roads and the possibility of being taken over by the County and if that were to happen at some point the ROW would need to be addressed then. Ms. Tompkins said there will be a development agreement with the County for the proposed improvements prior to recording the final plat.

Being no further questions for staff, Chairman Dillon asked for testimony in favor.

Being none, Chairman Dillon asked for testimony in opposition. Chairman Dillon also asked for the next person who wants to speak to be ready to speak after whoever is currently speaking to try and expedite the process. He also asked if what a person
has to say is the same as what was just stated to just say they agree with the last testimony. He asked for whoever is testifying to go to the microphone and state their name and address for the record.

MARY (& JOE) KREMPASKY, 7561 AMBERVIEW COURT, LEWISTON testified in opposition. She presented what was marked as Exhibit 1 and explained the first 3 pages are what she wants to talk about and the other pages are to document what she is addressing. She read from the document. She stated she felt the Commission needed to take a hard look at this application and defer any decision until the Commission can review the problems with the existing subdivisions of Mr. Hobbs. She stated she feels the developer has promised things that have not been carried through.

Ms. Krempasky stated she feels Mr. Hobbs, through his real estate agent, has misrepresented what is being advertised and what is really for sale. She said she has concerns about the water pressure and quality with the additional subdivision using the same water they are now using for the current subdivisions there.

Chairman Dillon asked Ms. Krempasky if she could summarize being they have read what she submitted.

She said Mr. Hobbs said since 2008 but she said it has been since 2005 that he has worked on the park and playground. She said he did start working on the playground this spring but said it is still not done and she feels it is dangerous for small children. She said she feels he should fix the irrigation, the roads and finish what he has started.

KEN ROBERTS, 7460 PHEASANT CHASE DR, LEWISTON testified in opposition stating he is concerned about increased traffic on Pheasant Chase Dr. He said in 3 years there have been 17 homes built and sold. He said gravel trucks, concrete trucks and heavy equipment going in and out of there. He said he is concerned about the increased traffic as residents get there and more children on the bike paths. He said there are people not obeying the speed limits. He said he is for development but would like to see Red Pheasant Blvd developed first for the access for all of these trucks and workers related with the construction of the homes. He said they all go by his house and he is concerned if this is connected into the new area.

Chairman Dillon asked if the kids use the bike paths.

Mr. Roberts stated they do but they cross Pheasant Chase Dr without even looking and not even thinking there might be vehicles coming. He said people of all ages use the bike paths. He said he thinks there are people that are not even residents that use the path to walk on.

LINDA STEPUTAT, 7659 AMBERVIEW COURT, LEWISTON testified in opposition. She said she is concerned due to the topography it puts the proposed houses higher than hers allowing for a straight line of sight into her living space and bedroom. She said the CC&R’s limit the amount of water hogging grass to be covered on a lot. She said just because there is water out there does not mean they should waste it on grass. She said the property owners in her area were told they would only have wheat fields or a golf course behind them. She said homeowners laid out their lots with that in mind.

Ms. Steputat said the recreation trail was put there with no warning to the homeowners. She said one house has been placed on a 5 acre lot and that the headlights shine into her home. She said the driveway for this house is the proposed street. She said now she will have half the population of the new subdivisions headlights blasting constantly into her house as well as her neighbors.

Ms. Steputat said there have been previous agreements about the vineyard behind some of the homes but said that is not addressed in the current proposal. She said she knows the applicant will argue the developer never promised there would not be any development behind their houses, she said that is not the message that was perceived by each of the original homeowners and second generation prospective buyers. She said the subdivision was going to
be taking way her view of everything, the hill and remaining wheat field and the sun rise. She requested that the Commission require the subdivision to be developed in a way to be sensitive to the residents that will be impacted from it.

Chairman Dillon asked Ms. Steputat if she had a copy of anything stating that it was represented the surrounding area would remain wheat fields or a golf course. Ms. Steputat said she did not have anything in writing but that is what she was told from the resident she bought her house from and also the real estate agent.

JOAN ERICKSON, 2075 SAGE GROUSE LN, LEWISTON testified in opposition and said she felt like she needed to speak for the prospective buyers of the 25 lots that they would not be mislead with promises that would not be fulfilled. She said the developers should not be allowed to start something new if they can’t finish what they already started. She said it is up to the P&Z Commission to consider the integrity, accountability, commitment, pride and respect for owners from the developers and particularly Red Pheasant Holdings. She said they have lived in Pheasant Trail Estates since 2006 and would invite the Commission to come out and see for themselves what the residents have to look at everyday. She said she estimates that only about 50% is completed. She said the landscaping that has been completed is not all maintained. She said things are overgrown and weeds are growing and things are seldom watered. She said some of the common areas are not watered or sprayed to keep the weeds down. She said as owners they have taken on the care of maintaining many of the common elements.

Ms. Erikson said they have tried to work with Mr. Hobbs to create a homeowners association so the homeowners would have some enforcement of some of the covenants. She gave a couple of examples being dogs and cats are supposed to be confined and they are not. She said along with camp trailers being parked on properties for longer than the 2 week limit. She stated the lack of enforcement shows the lack of pride and integrity. She said it would not be fair for the people purchasing in the newest addition to have to deal with these things.

JIM GRAY, 1673 WHEATLANDS AVE, LEWISTON said he had a question. He asked if there was any protection regarding the animal rights in this new addition being they are not allowed any animals due to their CC&R’s for their addition. He said they are not allowed chickens, cows or horses and he does not want a farm next to him and does not want to see animals roaming or running up against his fence.

Chairman Dillon said there would be regulations and they would not be allowed to run lose.

DR. OZERAN, 7525 AMBERVIEW CT, LEWISTON testified in opposition and said his sister and her husband have cattle and they get out. He said he was concerned what will happen when they get out and said they will get out. He said his neighbor told him if a cow got out and onto his property that he would shoot the animal.

There was discussion about not being able to shoot an animal and also that the area was determined not to be open range.

PATTY KELLY, 8260 RED PHEASANT BLVD, LEWISTON testified she was not in opposition but just has some concerns. She said she does not live in the development so she can’t speak on that but said when you pay a lot for your lot, you are concerned about what goes no around you. She said she thinks what Mr. Hobbs is trying to do can make for a really pretty place. She said she wants to make sure there is a plan. She said her concern about water is it serving 3 developments and their area of 5 acre parcels. She said this is a lot for Mr. Hobbs being a “one man show” to keep up with this large of a development. She said with the landscaping, water system, roads, weeding and watering, no matter how hard working an employee is, it is too much for one person.
Ms. Kelly said she would like to see the County take over the roads or at least make sure the roads are built to standards that would allow for the County to possibly take over at some point. She said that she thinks everyone that comes to Red Pheasant Blvd. comes to the end of the road. She said she thought there was supposed to be a cul-de-sac at the end of the road. She said if there was, it would prevent everyone that does drive to the end from turning around in her personal driveway. She said this is a non-paved road and highly used by the grain trucks. She said they knew that when they bought there but if that road is going to be used for more people from the subdivision then she feels this will be more of a problem for them. Ms. Kelly said even though they knew what it was like when they bought out there and they paid a lot to live out there, she wants her concerns to be on record. She said the area is bigger meaning more developed so she feels it also needs to have what goes along with that when it comes to taking care of this larger development.

Ms. Tompkins addressed some of the issues brought up. She started with landscaping and said the County does not require the landscaping by our County ordinance so they can't enforce anything about it. She said that would usually be part of the homeowner association when the subdivision is complete. She said if the plat is approved, it can have conditions placed to address some of the concerns. Ms. Tompkins said the other concern she heard was about the roads and road maintenance. She said the County will hold a bond that will be for an amount sufficient enough for the development improvements such as the road paving. She said with private roads, there is a private road maintenance agreement. She said that Mr. Hobbs can address the potential for a homeowner association and road maintenance agreement when he comes back up for his rebuttal.

Mary Krempasky said the bike paths that are in Harvest Vista where she lives do not belong to the subdivision but to the ranch so the subdivision residents have no control over the maintenance of the paths. She said the roads in Harvest Vista are also a mess. She said they are private roads open to the public and no maintenance agreement for them except for the covenants state the developer will maintain them. She said she has a letter from Mr. Schaub and it includes covenants about the golf course.

Chairman Dillon asked if there was any further testimony.

Being none, Chairman Dillon asked for the applicant’s rebuttal.

Bill Hobbs said with the concerns of Linda Steputat regarding lights coming into the back of her house, he said there will be homes eventually built on the lots behind where she is located and feels those will limit any headlights on that street getting to her parcel. Mr. Hobbs said he has been saying all along that cash flow has been the reason common areas have not been completed. He said he has told residents all along that as soon as the common areas are done, he would hand over the control of everything to the homeowner association to maintain the common areas themselves or put them out for bids. He said right now he pays for all of that. He said he pays for all the insurances and the street lights. He said they do not pay one penny of any of those things right now. Mr. Hobbs said he wants to sit down with everyone and the covenants, probably in October, and elect a board for the homeowners association so they can start taking care of things themselves in Pheasant Trail Estates. He said he does not control Harvest Vista as they have a homeowners association. He said they have some issues with some of the things in their covenants being unenforceable. He said this is the reason they broke and formed Red Pheasant Holdings to develop Pheasant Trail Estates. Mr. Hobbs said he has some people that complain about the covenants that have been there for 7 years. He said it is in their covenants that they pave their driveways but they have a gravel driveway. He said there are completion issues out there but he has not jumped on people
about those things because he realizes the economic problems for everyone. He said they have to be able to work together and not have everything black and white.

Mr. Hobbs said he is finally seeing some positive cash flow this year so he has hired landscapers working on the landscaping and making improvements but he still only has so much to work with. He said land values came down and property taxes piled up before things got sold.

Mr. Hobbs said the figure Ms. Kelly stated was not correct and that is not what he got for the lot. He said there was another 5 acre parcel out there that was appealed to the Supreme Court and said in the meantime due to the delay, that project dissolved. He said the money for that would have been put back into the subdivision projects.

Mr. Hobbs said all the roads have been built to County standards at the time. He discussed the roads and paths that he has maintained for years including the seal and striping. He said he has been doing the best he can with what he has had to work with. He explained that a $50,000 or $60,000 lot that is sold does not all go in his pocket. He said there is only so much profit built into a lot.

Mr. Hobbs said he would turn over the common areas now but he promised he would finish them. He said when they are finished; he will turn it over to Pheasant Trail Estates. He said he is hoping to use the money generated from this new project to complete these other areas.

Chairman Dillon asked Mr. Hobbs if he saw the packet that was entered by Ms. Krempasky. Mr. Hobbs said he only had a chance to glance at it.

Chairman Dillon said some of the pictures look like it would not take much to fix some of the mess.

Mr. Hobbs said that is what they have been working on by spraying and digging out weeds and more. He said they are taking care of the irrigated areas now. He said the irrigation in the park and playground area needs to be replaced as it was substandard when it was put in and that was prior to Mr. Hobbs being involved. He said it looks like sink holes as they dug up to find wires and lines. He said he could cover them up but then would have to dig up again during the repairs he is trying to get to.

Ms. Tompkins said she thinks that what might be important about the information that Ms. Krempasky presented is to question if there needs to be conditions placed concerning the roads and having a private road maintenance agreement for example.

There was discussion about looking at what is being proposed now and what has been proposed in the past and whether it was ever completed or not. It was discussed that decisions need to be based on ordinance criteria and facts.

Commission Member Wentworth said he feels there should not be debates about what was done or not in the past but instead, what has been submitted and if it follows the rules and regulations of the County ordinance.

Ms. Tompkins said you can find sufficient facts to support conditions.

Commission Member O'Connell asked about who would maintain the roads in the future. He asked if it would be Mr. Hobbs or a private road maintenance agreement.

There was discussion about the County requiring private road maintenance agreements and that they are required for financing now also. There was also discussion about the photos and where they were. It was questioned if the kids were doing any part of the holes or destruction.

Mr. Hobbs talked about the bacteria that has been dealt with in the water for the past couple years and the treatment that has been done. He said they have discovered that a few of the homes that were locked up due to foreclosures made it unable to flush all the lines and there
were colonies of bacteria in some of those service lines. He said DEQ is requiring him to put in chlorination equipment now.

Mr. Hobbs was asked about the road access when building starts. He said there would not be any new road access and at this time it will not even connect with Pheasant Chase Drive. He said if there was future development and roads were connected, he said there would be traffic circle at each intersection as he does not want the road to turn into a race track. Mr. Hobbs discussed future development and the fact that there are families that want to be able to have 4H animals or a horse. He said they have doubled what the County requires for minimum lot size for animals.

Commission Member Kristof said she thinks it is a conforming project that meets the County ordinance. She said her concern is she wants to know if Mr. Hobbs can guarantee that Ms. Steputat will not have problems with headlights.

Mr. Hobbs pointed to a map that showed the location of the road, Ms. Steputat’s residence and where the future homes would be built. He explained that there shouldn’t be lights once the homes are built and landscaped.

Commission Member Kristof asked about what if they developed from the other end.

Mr. Hobbs said the road was not going to be developed at that end.

Commission Member O’Connell said he needed to address this. He said it was not government’s job or P&Z's job or the developer's job to tell anyone they are not going to have headlights shine in your house or your view blocked by someone building by you or someone building above you.

Commission Member Kristof asked about the traffic increase question that someone had asked.

Mr. Hobbs said the street is not connected to the street in question at this time. He explained on the map the only access points in question. He also said there would be no animal rights south of the road but only north of the road.

Mr. Marshall asked if Ms. Tompkins could explain the County Ordinance regarding animal control and square footage and what is allowed.

Ms. Tompkins said the Zoning Ordinance has specific standards for allowing animals in this zone. She said the number of animals is limited by type and by acreage. She said there are some exceptions for a 4H or FFA animal. She said that animal would need to be removed from the lot within 60 days of the sale date. It was discussed for example 1 horse would be allowed for the first ½ acre of property.

Mr. Marshall said Bill has done a great job of addressing peoples concerns tonight. He said there were about a half a dozen people that spoke tonight about the project. He said there are over 100 lots out there and if there are 2-3 people per home that is several hundred people that live out there. He said this shows that not everyone out there is unhappy about this new development project. He said there are some beautiful homes out there. He said he thinks it might be one of the best developments in the County.

Mr. Marshall agreed with Alison’s statement of this application meeting the subdivision standards per the Subdivision Ordinance. He said these standards are to protect the County and the Applicant. He said the P&Z need to look to see if there are any yellow or red flags from the application with any issues. He said Mr. Hobbs wants to finish all projects on other subdivisions being discussed as that is to his benefit also. Mr. Marshall said the economy has just been going through one heck of a recession and there is nothing anyone can do about that.
He said it is a good thing that Mr. Hobbs has survived as there are many companies across the country that went under.

Mr. Marshall said there have been positive agency comments, they have a complete application and he knows that Mr. Hobbs would be open to any conditions the Commission might feel are appropriate and manageable and that are backed up by law. He said he knows he is open to a road maintenance agreement. He asked for approval of the project.

Chairman Dillon asked if there were any other comments from anyone.

Patty Kelly said she knows she already spoke but wanted to make it clear that she loves where she lives. She said she feels Mr. Hobbs has been very accommodating. She said there are a lot of positive things and it is a beautiful community. She said they walk the trail and there are beautiful homes and landscaping. She said they had some problems with the water but they do have a good water system. She said her concern if for Mr. Hobbs because he wants things to be good and he tries to do all he can but she feels he needs help. She said what he does is incredible but he just can't do it all himself as there is too much for one person. She said she thinks what he wants for the people out there is just a little too much for him to accomplish himself.

Chairman Dillon said he does not want to close the public hearing without everyone having a chance to speak. Being no further testimony, Chairman Dillon closed the public hearing and asked for discussion with the Commission.

Commission Member Kristof said even with the comments of the other subdivision concerns, she does not see how that can be considered with this application. She said she is not sure that would be legal to hold up this application process due to past issues. She said they have a conforming project.

Ms. Tompkins said that is what she was trying to address. She said if there are concerns that would support an imposed condition; it needs to be handled according to the law and ordinance.

Chairman Dillon said he wanted to make sure the testimony from the people tonight was taken into consideration and said they want to satisfy the people but they have to follow the law also. He said they did hear what the people said but the economy did affect a lot a people over the past 5 years. He said people have to drive by the current subdivision areas to get to this proposed area so it is to Mr. Hobbs benefit to have things done to the best he can.

There was discussion if a road maintenance agreement is required or not. It was said that it is not required in the current ordinance but will be in the new draft ordinance. There was discussion that the ordinance at the time of an application are the rules that will apply and that it is to the benefit of the developer to have a road maintenance agreement.

Commission Member Gibson said she would like to see the road built to a 60 foot ROW and also have a road maintenance agreement.

There was discussion that the County could address the road if they were to ever take it over. It was also stated the roads in the subdivision are better than many of the roads in the City and the County now. The County not being able to keep up with all the roads they have now was discussed.

Chairman Dillon asked if anyone had a motion.
Commission Member O'Connell made a motion for approval of Pheasant Trail Estates 2nd Addition; The Paddocks at Schaub Ranch with the only condition being a road maintenance agreement be in place prior to the final plat;; seconded by Commission Member Arnold. Motion passed unanimously.

IV. FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

V 2013-1 – A request for a variance from the minimum lot size of 20 acres to allow a 1.5 +/- acre parcel in the Agricultural zone. Property is located at 17725 Morschcheck Road, Genesee; Parcel # RP37N05W234675. Kent & Mardell Broemeling, Applicants.

Chairman Dillon asked for any discussion.

Chairman Dillon asked for a motion.

Commission Member Wentworth made a motion to approve the Findings of Fact, Conclusions of Law & Decision for V 2013-1; seconded by Commission Member Greco. A roll call vote was taken and motion passed with a vote of 6 Ayes and 1 Abstain by Commission Member Kristof as she was absent at the last meeting.

V. OTHER BUSINESS OR CONCERNS

Chairman Dillon asked if there was any other business.

Chairman Dillon asked if there were any other audience concerns.

Chairman Dillon asked Ms. Tompkins about the letter that was received back from the City of Lewiston. She said it was received but had not been replied to yet. There was discussion about it being on hold right now and some ordinances are being looked into.

Being no further business, Chairman Dillon asked for a motion to adjourn the meeting.

Commission Member Gibson made a motion to adjourn the meeting; seconded by Commission Member O'Connell. Motion passed unanimously.

VI. ADJOURN

Being no further discussion to come before the Commission, the meeting was adjourned at 7:40 P.M.

Respectfully Submitted,

Connie Bell, Planning & Building
Senior Customer Service Specialist

APPROVED:

________________________________________
Chairman/Vice Chairman
Nez Perce County Planning and Zoning Commission