

Latah County Planning Commission
Minutes, 24 May 2000

Planning Commission [PC] Members: Skyler Schlueter [SS], John Hunt [JDH], Suvia Judd [SJ],
Kathleen Warnick [KW], James Hagedorn [JH], Janet Hohle [JanH], Louise Barber [LB];
Planning Director, Gerard Billington [GB]

Present/Absent: SS, JH, SJ, JanH, LB present; KW, JDH absent. Staff: GB.

Packet materials: agenda; minutes from 4/12/00.

Handout: USA News/United Sportsmen Alliance of Idaho (Spring 2000)

Meeting:

Meeting called to order; minutes from 4/12/00 passed.

GB introduced John Bush and Kurt Ofberg from the Idaho Geologic Survey. The men described the mapping project that has been occurring to make current the geologic information for Latah County; the last mapping of the county was done in 1938. Well drilling information, stratification used in their digital mapping, therefore the information will be available to the PD. GB asked which map(s) to use for planning purposes; Ofberg suggested that a derivative map from their information should/would be created for PD use. However, they recommend on-site inspections, because no map will definitively determine suitability of certain properties.

As it stands now in Latah: the plateau is stable and safe, but from Juliaetta along the Potlatch course is a potential area of danger. One area on the eastern side of Moscow presents problems of relatively unstable sediments and potential foundation problems, but in general, the canyons are the only real problem. The building of houses or developments on side channels, benches, fans, or below or on debris shoots should be very carefully monitored and probably prohibited. Additionally, the innerbeds of sediments between basalt flows and the ancient landslide areas (mapping in progress) are potentially very dangerous, if not correctly engineered. The sediments collect water and become the weak or mobile layer, regardless of the geology. Questions raised of what "engineered correctly" means, as well as degree of slope, number of houses? These questions do not have answers at this time. Latah County fans are not mapped, and debris-shoot fans are dangerous house locations. At present time, the fans and benches are where people desire to build houses, although not hot spots yet because there are no roads to most of these locations.

The second part of the meeting was a presentation by Greg Serveen [GS] of Idaho Fish and Game. Previously, hydric soils, riparian areas, flood plains, shrub fields and mapped areas of diversity were identified and were available to the county, but because it was at the time of the changes in the land division ordinance, follow-up on this information by the PC/PD did not occur. The mapping lumped all habitats and created "natural resource divisions." These did not concern themselves with either ag land or land within the city or area of city impact.

Fish and Game prefers to keep their involvement persistent, very basic, and would like to be brought into the PD process as a reviewer. Asked whether this would be on the level of individual building permit, short plat, full plat, rezone, GS responded that individual houses (especially in the middle of a new split) are the main problem. GB indicated that their involvement in every building permit would be a real PD headache. SS asked what the turn-around time would be for a Fish and Game review; GS: a month. GB said PD handles ca. 80/year, and that is too long a time on the permit level; land division, etc., would probably be okay. The way it might work: PD would provide GS with a location, a map, and a

description of a project. GS said the important information would be any land disturbing activity. When asked if GS could provide a review right now, he responded yes. Would the map be forthcoming soon and available to PC with yes/no areas for decision making? Yes, a new and improved map will be available by the end of 2000. At the present time, Fish and Game is involved in the process on subdivisions and rezones. JH went on record as saying that wildlife habitat in the county was healthy now and that too much of this kind of regulation might be opening up a can of worms.

Finally, SS queried whether there could be a different meeting time arranged for the PC. Potentially, first and third Tuesdays? Decided that the decision would have to include KW and JDH, so tabled until next meeting.

Proposed agenda for next meeting: feedlots. GB reviewed the state regulations regarding feedlots; the state already regulates lots with 300 animals or more, mainly regarding water quality. The PC needs to revisit this subject if they want to consider smaller numbers of animals.

Next meeting, June 14, 2000, at 7:00pm, County Courthouse, 2-B.

Submitted by: _____ 7 June 2000
Louise D. Barber