

Latah County Planning Commission
Minutes, 20 May 2003

Planning Commission [PC] Members: John Hunt [JDH], Suvia Judd [SJ], Kathleen Warnick [KW],
Skyler Schlueter [SS], James Smith [JS], Janet Hohle [JH], Louise Barber [LB];
Planning Director, Michelle Fuson [MF]

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

Handouts: Agenda, 5/16/03 letter to the CC from the ZC re. moratorium on rezones in the Residential/Commercial/Industrial zone of the comprehensive plan map; copy of Idaho Code 67-6524 (interim ordinances and moratoriums); Troy Ott response to proposed ordinance on confined animal operations (4.01.01); draft of ordinances. Memos from John Simler re. ownership of land when an applicant is requesting a second dwelling for dependent person (4/16/03) and the completion of the NRCS soil survey for the remainder of Latah County (4/2/03); 4/1/03 memo from Carl Otterstrom re. impact fees; Janet passed out recommended minimum standards for access and private road construction.

Meeting. Minutes were not with the material being handed out, and thus will be considered at the 6/3/03 meeting. The CC have asked for a response to the Mickelsen/ZC request for a moratorium (see above). The red area, or “Residential/Commercial/Industrial” [ICR] zone, on the current comprehensive plan map permits rezones that the ZC believes are not the intended result of the plan/map, and needs to be tightened up or redefined [“12. Land Use Element: Residential/commercial/industrial – this area is generally composed of less productive agricultural and forest lands and contains some commercial, industrial and residential development. This area should be considered the most suitable for future commercial, industrial and higher density residential development; however, development requests must be reviewed or specific site considerations prior to any land use change”]. The PC may ultimately expand, shrink, or create different zones within that area to give the ZC more precise guidance. If a moratorium is declared, it may only be in effect for 180 days, during which time the situation must be rectified. MF: this would probably take more than that amount of time. JDH questioned what criteria we should use to even begin this evaluation/process.

The current ICR area was arbitrarily decided upon in 1995, and usually exists around the county’s populated areas; the most common applications are for rural residential 5-acre lots, of which three were approved last year, and two denied; the approvals were based on the applicant’s land in middle of other, similar sites, or other rezones. The question of urgency arose; could a reworking of either the map or new language wait until the PC gets to that point? PC in favor of having the discussion, but loathe to stop the ordinance revision work nearly completed. Could the PC see an overlay of the actual zoning map and the comprehensive plan map? MF will provide; delay of decision on recommendation until 6/3/03 meeting.

Discussion of second dwelling for dependent person (Simler memo, above; Article 2.05): the question is whether someone other than the owner of a property may make this request (i.e., leasee, speculator, etc.). PC decided that the owner must be the only person to make this request; owner must be the affected party.

Soil Survey (Simler memo, above): when published, this new survey information will be added to the 1981 "Soil Survey of Latah County Area, Idaho." U.S. Department of Agriculture; the survey forms the basis for the zones in Latah County.

Access and private road standards (Janet's handout): should the ordinance (7.01) have more teeth? Erosion from poorly designed driveways and roads does eventually have an impact; soil eventually moves to streams. Should an engineer be consulted? Costs? PD cannot enforce this; flat drives differ from pitched drives, thus requiring an engineer may be unfair. Are two levels of standards necessary? Discussion will follow at 6/3/03 meeting.

Next Meeting: 3 June 2003 at 5:30pm in the Latah County Courthouse, Room 2-B. Topics for discussion: PC recommendation to CC re. rezone moratorium; plats (stages, sidewalks, lighting, snow and ice removal, impact fees); continued discussion on driveway design standards.

Submitted by: _____ 30 May 2003
Louise D. Barber