

Latah County Planning Commission
Minutes July 1, 2003

Planning Commission (PC) Members: Louise Barber (secretary), Janet Hohle, John Hunt (chairman), Suvia Judd (vice chairman), Skyler Schlueter, James Smith, Kathleen Warnick.

Latah County Planning and Building (PB) Director: Michelle Fuson

PC present: Hohle, Hunt, Judd, Smith, and Warnick

PB present: Fuson

- The PC meeting was convened at 5:35 PM.
- Approval of the May 6, 2003 minutes was postponed until July 1, 2003.
- The last phrase of the first paragraph in the June 17, 2003 meeting minutes was amended from , “CC did not feel, however, that a moratorium on the comprehensive planning map was necessary”, to read, “CC did not feel however that a moratorium on rezones was necessary”. The June 17, 2003 minutes were approved as amended.
- The July 1, 2003 meeting began with follow-up discussion on Land Use Ordinance (LUO) draft Article 7.03, Design Standards for Full Plat Subdivisions and LUO draft Article 6.03 which describes procedures and approvals for full plats. To organize and clarify language pertaining to full plats, the PC directed M. Fuson to consolidate Articles 6.03 Subdivisions and 7.03 Design Standards where appropriate.

Draft LUO Article 9 (new)

- S. Judd pointed out that concern about manufactured housing clusters was most often related to services such as water and sewer. Further, that ordinance language written in the negative was not a preferred format. The PC discussed this and the following re-write agreed upon for the first sentence of drafted Article 9.01:

In order for a person to install any manufactured building (including manufactured housing, as regulated by this Ordinance) within the unincorporated areas of Latah County, a person must hold a valid installation permit issued by the Building Official in the name of such person for the specific building and site.

- Paragraph two in drafted Article 9.01 regarding installation permits issued in error was discussed for language clarification. The following re-write was agreed upon.

To qualify for an installation permit the manufactured building must comply with the requirements of Idaho Code, Title 39, Chapters 40 and 41, and any rules and regulations promulgated thereunder. Permits issued for any manufactured building not in compliance shall not be valid.

- The PC asked M.Fuson for additional information on the meaning and intent of Article 9.02B of the draft.
- Article 9.09 (new) Issues discussed were related to manufactured building cluster development such as, affordable housing opportunities, water/sewer needs, additional county services required, and how these types of clustered housing were like and not like subdivision development. Minimum lot size of one acre in subdivisions was discussed in particular and whether that would be an acceptable density for a manufactured home development. The PC discussed using density of manufactured buildings to control development. The following draft language was created for discussion.

Manufactured housing developments are subject to drafted Article 6.03 (full Plats) except for housing units that are less than or equal to X square feet. Minimum lot size requirements for developments meeting this standard shall be Y.

PC members will investigate reasonable standard dimensions to fit the drafted concept.

- The meeting was adjourned at 7:30 PM.

Submitted by: _____ July 14, 2003
Janet Hohle, Substitute Scribe