

Latah County Planning Commission
Minutes, 18 November 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, SJ, KW, JH, LB present; JS, SS absent. Staff: Michelle Fuson

Packet: Agenda; minutes for 11/4/03; memo from MF reminding PC to bring previous draft version.

Meeting. Minutes for 11/4/03 accepted.

On December 16, 2003 the PC will conduct a public hearing regarding the Area of City Impact renegotiation agreement (fee schedule, comprehensive map/zoning, boundary); this hearing will take place in Room 2B, County Courthouse. On January 5, a hearing will be held with county and city officials in attendance. A point of discussion will be Section 4.06 (p. 4 of the draft agreement), which relates to fees collected for subdivisions and annexation; the city would like the language in the draft to remain as is; the county wishes for the process and fees to be split; noted that the fee for annexation is not on the fee schedule.

Ordinance revision: PC continued with various fine-tuning of the revision language in Article 4 (Zoning). MF presented some questions that staff has with proposed version: 4.01.03 setbacks a problem for staff due to the potential of creating non-conforming lots which might create future problems. PC requested that staff reconsider the issue and make a recommendation re. center lines, rights-of-way, etc.

PC did decide to permit a lighted sign no greater than two square feet in the Ag/For zone (4.01.04) at entrances to properties, but to keep in place no lighted signage any larger. The language in 4.02.01.2 shall now read: "Processing or year-round sales facilities related to orchards, commercial fruit and vegetable gardening, plant nurseries, and related horticultural operations, not greater than 1600 square feet" [are permitted]. 4.02.0.2.10 was struck (convenience stores and gas stations) and replaced with Bed and Breakfast operations.

Next Meeting: 2 December 2003 at 5:30pm in the Latah County Courthouse, Room 2B.

Submitted by: _____ 24 November 2003
Louise D. Barber