

Latah County Planning Commission
Minutes, 3 August 2004

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

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

Packet: Agenda; minutes for 7/6 and 7/20/04

Handout: definitions, draft version

Meeting. Minutes for 7/6/04 accepted with date change to July 6; 7/20/04 accepted, but guest David Hall suggested corrections to guest names: David Sarff, Tim Hatten, and Kajsja Stromberg.

MF reported that the changes to the draft ordinance may not be completed before the next meeting on 8/17; the work is taking longer than expected. Examples of the kinds of changes now being made: windmill height (4.01.01.8B): PC decided on height of residential windmill at 50 feet; however, a guideline that MF has come across suggests 60 feet as the more viable option; PC agrees to that change throughout.

Decisions derived from some of MF/planning department questions:

add catering to 4.04.01.2 and create a definition for “clubs”; (4.04.01.3) “real estate, CPAs, attorneys” to replace “professional”; (4/04.01.6) language to read “Public and private off-street parking (not including automobile, recreational vehicle, farm equipment sales lots) not to exceed three stories above ground.”

Shouldn't veterinary clinics be permitted in commercial zone, as well as a CU in Ag/For? Additionally, should boarding at vet clinics be permitted?

Would it be wise to have the very knowledgeable Zoning Commission become the Land Use Board of Appeals, from which appeals would go directly to the district court? ZC would handle appeals made administratively by the Planning Department; might be less political. Decisions regarding conditional use permits, etc., that come out of the ZC would have the County Commissioners as the board of appeals. The ZC could ask the CC to appoint a hearings examiner in the event of a huge case; expense would be involved in this event.

Sections on mediation need to be added where appropriate.

6.05.01 and 6.05.02 (Boundary Line Adjustment) language being worked on; county road splitting a parcel does not result in two parcels.

Home occupation standards (2.03.02.1): occupation should be equal to or less than the residential part of the home in use. Additionally, the person running the business must reside in the residence. Retail “store” allowed as a home occupation.

4.01.02.1 (Conditional uses/Ag/For zone): change to five or fewer employees; MF will coordinate with other sections.

Airports are not included in the CU section of Ag/For zone; PC decides to require them to be Industrial.

A discussion needs to occur regarding the heights of buildings in the county. Currently there is not mention of building height in design standards throughout. Do we want to consider this?

Next Meeting: 17 August 2004 at 5:30pm in the Latah County Courthouse, Room 2B.

Submitted by Louise D. Barber, 10 August 2004