

**Latah County Planning Commission**  
Minutes, 17 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, SJ, KW, JS, LB present; JH absent. Staff: MF.

**Packet:** Agenda; minutes for 8/3.

**Meeting.** Minutes for 8/3/04 accepted.

MF reported that the CC could decide to place a moratorium on development in the Area of City Impact due to problems with building next to agricultural activities. PC may need to discuss setbacks (as well as large accessory buildings, and placing playgrounds with building). PC does not want to deal with this at this time in order to finish up the ordinance revision process. It will entail a reworking of the ACI agreement. PC will take this up if directed to do so.

Ordinance revision: MF has added a section on mediation (1.02.18 [pp. 5-6]) and will fine-tune the language. SJ noted that there is now a pool of qualified persons in the area to conduct mediation because a chapter of the Idaho Mediation Association now exists in Moscow.

Home occupation: PC decided to require a CU for diversified agriculture (e.g., Mary Jane Butters new construction) in the Ag/For zone.

Article 3 (Flood Hazard; see proposed language on p. 29): if the infrastructure of a building is still usable after a flood, the building may be rebuilt. Discussion followed re. floodways changing: according to MF, those numbered "A" zones probably would not change, but unnumbered zones could change. If a new floodway were to be cut, no building could remain there.

Discussion about whether to define and deal with shipping containers used as storage. A building permit is not required for anything residential of 200 sq. ft. or less, or 120 sq. ft. if commercial; any electrical connection requires a building permit. PC decides not let this alone.

Airports/landing strips (4.01.02.7 [p. 41]): to state "Landing strips having use for activities not exclusively related to agricultural or forestry practices, and heliports and airports." Permitted if associated with agricultural or forestry-related activities.

MF: problems with "commercial" throughout the document. Problem appears to lie with numbers of animals, exchange of goods or services, etc., but actually is a problem of nuisance, not the number of animals. PC needs to tackle definitions, commercial kennels/stables, recreational, resort, etc. MF suggests that a 2500-foot setback from mining would be better than the 1000-foot designated in draft due to the problem of residential homeowners determining approval.

**Next Meeting:** 31 August 2004 at 5:30pm in the Latah County Courthouse, Room 2B.

Submitted by Louise D. Barber, 31 August 2004