

Minutes for Planning Commission, September 21, 2004

Present: JDH, SJ, KW, JH, JS, LB; Staff: MF. Guest: Pat Vaughan

Packet: Agenda, minutes from August 31, 2004

Meeting: Minutes for August 31 accepted. Farm worker housing question posed by Vaughan memo from 8/31 meeting. Ordinance currently permits an additional dwelling on second 40 acres with a CUP. Vaughan has requested that a second dwelling be permitted on a property in the Ag/For zone on a farm with less than 40 acres to enable an operation that is farm/forestry related (e.g., agro-tourism, organic truck farming, etc.). Possible; the question is how? Currently renting out an additional existing dwelling or even an addition on a home is not allowed. The relationship to farming/forestry use is what we need to establish, so PD has the teeth for enforcement. What could the additional items of proof that the use is related to farming/forestry include? These must be in accordance with the Comprehensive Plan. Hours of time spent on activity? Schedule F of income taxes. State Agriculture Farm Services Registration number? Contract between grower/apprentice/laborer? W-4. Farm liability insurance for anyone working at/on farm? Business license or plan? List of tasks for person(s) working? Syllabus for "course?" Full detail of operation; limit to one dwelling and evidence of who has lived there? The CUP process would limit the abuse of this use. MF will take this and draft language.

500-foot setback from historic site (7.01.01.3[1]): SJ was unable to speak with Pam Peterson re. Historical Preservation Commission list; she will pursue; LB will contact Mary Reed. There is a problem with any voluntary board making a decision re. a piece of property that might have limitations placed on it. What is on the National Historical Preservation site list for Latah County? Does the State Historical Society have a list? Latah? Who and how is a site going to be "certified?" SJ and LB will report next meeting.

Commercial Stables and Kennels: JH provide Clark County, Nevada, definitions; question of commercial if ten or more horses/mules for boarding, riding, instruction, training. Standards should probably reflect 7 horses/mules per acre minimum. MF will draft language. Commercial kennels still present the problem of noise, and therefore fundamentally different from stables. MF asked to draft language following the breakdown as created above in the Nevada categorization.

Public meeting/hearing suggested schedule: Public hearings second week of November; public hearing before the CC in December.

Next meeting: 6 October 2004 at 5:30pm in Room 2B, Latah County Courthouse.

Respectfully submitted by Louise D. Barber, 27 September 2004.