

Latah County Planning Commission
Minutes, 21 December 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, JH, JS, LB present. Staff: MF.

Packet: Agenda; minutes from 12/7/04; CC discussion points not gone over

Meeting. Minutes of 12/7/04 approved. Discussion re. number of processing employees in the AG/FOR zone: PC decision to let number stand at 25 and see how the public hearing goes. Still needed is information on non-ag-tourism scenarios.

Mineral Resource Development: problem with registration is that it is not sufficient; with a CUP, development occurs with restrictions; registration only would allow expansion. Problem with something triggering a CUP is that a historic use study would need to occur, a study of volume, etc. Could PC craft language that, say, expansion from 1 to 10 acres would trigger a CUP? Or no permit required for personal use or on forest land? Size of and expansion of operations the problem. 4.03.03.1 (permitted mineral resource development activity within 1000 feet of neighboring residences): language should read “may” not “shall” submit a letter Question by prosecuting attorney of whether in the face of such a letter the ZC could issue a waiver or not; PC wants ZC to have that discretion.

Further discussion of mineral resources: PC decided that if “the little old guy” comes in within the year and registers, he will not be required to seek a CUP; if he does not register, and wishes to expand, then reclamation kicks in (IDL reclamation requirements, county weed control, etc.). Expansion of an existing 1-acre or more operation will require a CUP; same will be the case for any underground extraction. Noted that canyon-wall extraction, as well as open pits and the amount of production are all relevant.

Full Plats (8.03): PC decision to keep underground utility requirement in ordinance and continue to have PD educate the public; park dedication could be relative to number of acres (i.e., no parks if lots are three acres or more); paved paths from every residence for the safety of children essential; school district could be included in determining bus stops.

Junk (4.05.01): Prosecuting attorney advises that language be revised and listed items be singular, not plural.

Questions for clarification by MF: Re. 3.01.02.15 (farm worker housing): PC does not care if a residence already exists (for use); if a parcel is not eligible for a building permit, then building should not occur. Re. 3.01.02.2 (conditional uses in AG/FOR zone) to read: “Feedlots, dairies, continuous confined animal management operations, or other types of similar facilities that operate for 6 out of any 12-month period with more than 25 animal units, excluding winter containment, and transient confinement in small enclosures as part of a managed pasture rotation

of animals.” 7.01.03.1 (and 7.02.03.1) shall read: “A public hearing before the Zoning Commission shall be held on each complete application received by the Planning Department within six months of receiving the complete application. In the event that the applicant does not want a hearing to be held within this six month period, at the end of the six month period the application will be returned to the applicant, with a refund of 80% of the application fee if the hearing has not been noticed. The applicant can withdraw an application at any time, with a refund of 80% of the application fee if the hearing has not been noticed.” “Notice for the public hearing shall be given as set forth in Idaho Code Section 67-6512(b), or when notice is required to 200 or more property owners notice shall be given as set forth in Section 6.02.01 of this ordinance” will be added to the ordinance (under what section/number?).

The public hearing for the ordinances will be 18 January 2005 at 5:30pm in the Latah County Courthouse, Room 2B (Moscow only).

Next Meeting: 4 January 2005 at 5:30pm in the Latah County Courthouse, Room 2B.

Submitted by Louise D. Barber, 2 January 2004