

Latah County Planning Commission
Minutes, 16 August 2005

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

Packet: Agenda; 25 July 2005 letter from Carol Alexander; draft ordinance from 3.01.02.14 through 4.08.

Meeting: Minutes for 7-19-05 accepted. Discussion re. farm-worker housing. JH: most farm-worker housing she has investigated is temporary. KW: why the aversion to the rental possibility when this type of housing is not being used for its stated purpose? MF: questions of doubling the number of houses on the land and the comprehensive plan. Jeff Harkins: pickup campers and trailers are being used; grey water an issue; these are not on the tax rolls, which is problematic; building farm-worker housing would create employment and place these structures on the tax rolls. Murray Stanton: if these houses were permanent, they would be able to be regulated. SJ: this now becomes the question of second dwellings; how far now to carry this discussion? KW: what happens if farming is not the primary occupation of the landowner? Should this type of housing be allowed? Definition needs to be created and include farmers, ranchers, livestock producers, and possible inclusion/definition of caretaker. Jeff Harkins: it makes the most sense to have this housing attached to the primary residence, on the parcel with the primary residence. KW: delete most of 3.01.02.14E, and increase the time for cessation of use under a CUP. Jeff Harkins: since caretaking would be a private transaction, why should the county be involved? SJ: what's the added value of having that person on the land? Murray Stanton: if it's a rental, it's economic; if it's a caretaker, there is some value to the owner other than money. SJ: what happens over time? Two houses on a parcel? Stanton: it could be worked statutorily that a property came with caretaker housing. MF: why not limit the number of square footage and distance from the primary residence? Size, width, roof requirements could be instituted. JH: trailers? MF: this section would have to be worked very carefully; guest houses and caretakers all in same section (?)

JH: moved to include caretakers with other classifications; JS seconded; passed. JH will create a draft section for the PC to work on. Murray Stanton: there exists a legal term, "demesne," or assistance housing, applies to ancillary satellite buildings for people. [Webster's: 1) legal possession of land as one's own; 2) realm (4b), domain; 3) manorial land actually possessed by the lord and not held by tenants; 4a) land attached to a mansion; 4b) landed property : estate; 4c) region, territory.] JH: square footage direction a good one; include roof pitch to prevent trailers? Total occupancy? Water/sewage must be accommodated. Jeff Harkins: performance standards-based is correct way to go. SJ: will guest housing be included? JH will work on all this.

Next Meeting: 20 September 2005 at 5:30pm in the Latah County Courthouse, Room 2B (no meeting on 1 September).

Submitted by Louise D. Barber, 28 August 2005