

**Latah County Planning Commission**  
Minutes, 7 March 2006

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

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

**Packet:** Agenda, 2/7/06 minutes; letters re. lighting and junk ordinances; Article 5 (Overlay Zones)

**Handouts:** additional letters of testimony.

**Meeting:** Minutes of 2/7/06 accepted. MF sent Article 5 (Overlay Zone, specifically the Flood section) to FEMA; the FEMA representative suggested additions to section 5.01.04.6 (Standards for Utilities in Flood Hazard Areas; the first sentence is to read [italics indicate the addition]: *All mechanical, electrical, heating, ventilation, air conditioning equipment, plumbing, and other utilities and other service facilities shall be designed so as to prevent water from entering or accumulating within the components during conditions of flooding and shall be elevated one foot above base flood elevation*); she also suggested the additions of sections 5.01.04.7 (Subdivision) and 8 (Critical Facilities) [see draft]. Section 7 is federal language; section 8 are mandatory new elements. SJ moved that these changes move forward to the public hearing; JH seconded; passed unanimously.

Article 2 (Definitions): discussion about possible missing definitions throughout the draft; MF explained that definitions were not necessary when the language in the “purpose” section of the draft explained terms well enough; the purpose section explain why something is included in the ordinance, whereas many of the definitions deal with the regulatory section, where it is laid out what one can or cannot do. MF: the definition of “park” needs improvement, since it requires a CUP; PC settled on a park as “an area dedicated for public use for play or other leisure activities, recreation, etc., or for the protection of natural, cultural, or historic resources.” SJ moved to keep the requirement of a CUP for a park; seconded; passed unanimously. MF will change park to “public park” throughout the draft. Definitions for agricultural or forestry practices, church, commercial, horticulture, public right-of-way, utility and utility structure all discussed; the latter was altered to make certain a CUP would not be invoked each time a utility company put up a pole. The definition for a junk or salvage yard is to read: “A commercial or private place where waste, discarded or salvaged materials are customarily bought, sold, exchanged, disassembled, stored, or crushed, but not including such places where such uses are conducted entirely within a completely enclosed building.” Sign is to be defined as in the existing ordinance: “Any device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public, including outdoor advertising displays and billboards.” JH moved that the definitions’ changes go forward to the public hearing; seconded; passed unanimously.

Section 9.01.01 and 9.01.02 are to simply read “structure” and not include the modifiers “residential, commercial, or accessory.” SJ moved that this change move forward to the public hearing; seconded; passed unanimously. MF suggested that “to promote energy conservation” in the purpose section of 9.03.01 be deleted since we have deleted all reference to energy conservation. JS moved to move this change forward to the public hearing; seconded; passed unanimously.

MF will review all changes since 1/05 with the CC; next meeting will be with the PC, CC and the Prosecutor; if the Prosecutor suggests any changes with heft, they will come back to the PC. Public hearing will likely be scheduled for 2 or 16 May if there are no “issues.” The draft ordinance will be corrected and on the website by 9 March.

**Next Meeting:** 4 April 2006, to go over the draft ordinance with the County Commissioners, at 5:30pm in the Latah County Courthouse, Room 2B

Submitted by Louise D. Barber, 20 March 2006