

**Latah County Planning Commission**  
Minutes, 2 July 2002

Planning Commission [PC] Members: Skyler Schlueter [SS], 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:** SS, KW, JS, JH, JDH, LB present; SJ, absent. Staff: MF.

**Packet materials:** agenda; articles 4, 6, and 2.06 (junk); the response to PC request for legal advice on non-conforming junk.

**Meeting:**

MF reviewed the commercial and industrial zones; the question was raised if there should be more of both created in the county; MF will more clearly define "utility installations (4.04.01-I). Windmills (i.e., a commercial windmill farm) would be conditionally permitted (4.04.02-H); JS noted that there seems to be a problem with large site-specific bird kills by windmills; PC requested that language be included that required the applicant to provide input by Fish & Game to determine whether a site might be in a migratory path.

4.05.05 (Design Standards for Industrial Zone): MF questioned whether the state issues a certification of public water source/supply (4.05.05-C). Is there Health and Welfare enforcement? Language to remain as is. 4.05.05-D: correction: DEQ is the Department (not Division) of Environmental Quality.

6.01 (Land Divisions): A reference should be included to 3.2 (Ag/For Zone permitted uses and the three necessary new requirements by the PD); put "zone" back in first paragraph (after Ag/For). In 6.01.02 add "but less than forty" [acres of less productive soil] . . . ." Move 6.01.05 forward, following 6.01.01 (so the "definitions" can be read early; 6.01.05 (to become 6.01.02) should be corrected: "To be eligible for building permits, and in agreement with Article 3 . . ." 6.01.04 (Division of New Parcels, to become 6.01.05) changes: ". . . provisions of 6.01.03 or 6.01.04 shall not be eligible for building permits unless . . ." and "application may be made to retroactively bring this division . . . ."

MF will check on how much potential there is for short plats in county. 6.04 (Other Divisions of Property) and 6.05 (Boundary Line Adjustments) explained; 6.04 was added to make sure court or estate settlement, etc., that would result in property distribution would be in compliance with the ordinances for any building permit to be issued; 6.05 was added to insure that property line adjustments are in compliance with the ordinances and do not change the number of allowed land divisions.

2.06 (Junk): Need to check with Health Department; do they suggest any health hazards re. junk. Language change in 2.06.01: "Junk is defined as items unused or generally unusable, inoperable . . ."; further decided to eliminate proposed 2.06.02-E. Discussion tabled.

Next meeting: 16 July 2002, Room 2B, Latah County Courthouse. Agenda: Junk (2.06); articles 3 (Flood Hazard), 5 (Conditional Use Permit and Variance), and 8 (Rezones).

Submitted by: \_\_\_\_\_ 6 July 2002  
Louise D. Barber