

Latah County Planning Commission
Minutes, 20 August 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, SJ, JS, JH, JDH, LB present; KW absent. Staff: MF.

Packet materials: agenda; 8/6/02 minutes.

Handouts: Rough drafts of articles 3, 4, 6, 7; Wildland Setbacks memo of 7/10/02 from Steve Janzen to Michelle Fuson; Manufactured Home Developments Design and Construction Standards; JDH draft letter for the Daily News re. public participation; maps showing areas in Latah County that are currently short-platted or part of towns.

Meeting:

8/6/02 minutes accepted. MF suggested that administrative short plats would be feasible for the Planning Department because there are only three small areas in the county that are eligible that have not been subdivided (noting the maps handed out); if public discussion were covered at any rezoning hearing (A/F to RR), there would be no need for a short plat hearing. The ZC can limit the size of lots for homes or development agreements. Development agreements would become part of the ordinance (not covenants, which are between owner and purchaser). SJ moved that development agreements be added to the ordinance and that short plats become administrative; seconded and passed.

Article 6 (Subdivisions); 6.01.03: motion to remove "commercial" passed. 6.03.06: language changed to read "plat approval expires if the applicant fails to record the plat; the applicant must reapply for a full plat." JDH moved that Article 6 as amended be approved; seconded and passed.

Article 3 (Flood Hazard Areas): new map (as of 4/15/02) added (3.02.01); noted that the will of the PC is for no building to occur in any floodplain; however, if a building already exists in the floodplain, it becomes a non-conforming use, which discontinues if the building is abandoned for one year; replacement would have to take place out of the floodplain. Any change occurring before the ordinance (such as fill) would necessitate a change in the map by FEMA. 3.03.02F: change to "the altered or relocated segment [of a stream] will maintain the hydrologic character of the original stream segment." 3.04.01: remove "The Planning Department may waive the requirements for a technical analysis, . . . will not result in a one foot rise in base flood height." A building may only exist in the floodplain if county is in a takings situation. 3.04.02: change to "Basements are not permitted in flood hazard areas." Changes to this article will be made and PC will review again.

The JDH letter thanking public for input regarding animal containment discussed; SS will sign and send. SJ will contact Richard Battaglia regarding animal containment.

Article 4 (Zoning Districts); 4.01.02K(4): language change to "All windmills must have approval from the Idaho Department of Fish and Game through the Lewiston Regional Office."

Article 2 (a catch-all article): JDH moved acceptance of article as written, with inclusion of wireless telecommunications section; seconded and passed.

Next meeting: 17 September, Room 2B, Latah County Courthouse. **PC is to review everything to date, including mobile home information.**

Submitted by: _____ 8 September 2002
Louise D. Barber