

**Latah County Planning Commission**  
Minutes, 17 September 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, KW, JS, JH, LB present; JDH, absent. Staff: MF.

**Packet materials:** None

**Handouts:** Rough drafts of articles 1-8; Taggart Engineering & Surveying letter to MF re. subdivisions/easements; Idaho Planning Association conference agenda and registration form; manufactured home development design standards example (Caldwell); approaches to feedlot ordinance language by Suvia Judd.

**Meeting:** Acceptance of the 8/20/02 minutes delayed until 10/15/02 meeting. Discussion commenced about the Taggart letter re. subdivision language and potential takings for the purposes of easements. MF: the complaint was that easements were unknown before a subdivision; in fact, this would only be a problem for 1-acre lots, in which case the number of divisions only (fewer, but not zero) would be affected by takings because of easements. Easements include: highway rights-of-way, private, public utility, drain field, driveway, area around well, conservation, or access, etc., and all reduce the size of the property. SJ: the highway department should have to sign off on potential easements before any rezone. MF: an administrative warning could be issued about how much the highway department would want for an easement. SJ: acreage should be exclusive of easements. SS: easements matter, because they cannot change. MF: you cannot build near them. MF will draft language in 8.01 to reflect this fuller understanding and will similarly redraft language in plat section.

Feedlot discussion followed. SJ's attempt to reach various experts to guide PC discussion about how to draft this section was unsuccessful; question of prohibiting large commercial operations without affecting the smaller (perhaps conditionally) permitted AG/FOR uses; how to define the cutoff between industrial and non-industrial size. Questions of riparian protection and environmental concerns vs. land use regarding animals need to be sorted out. This issue should definitely be part of town meetings.

Wind generating devices [p. 36, draft]: motion to adopt language in draft 4.01.02.11D ("the proposed windmill site shall be reviewed and approved by the Idaho Department of Fish and Game, based on a determination of the impact the proposed windmill would have on local and migratory birds"), and eliminate 11E; passed.

Mobile home parks: the ordinance now permits these developments. PC will eliminate this section, but should examine the problem of RVs parking on lots for year-long periods, having a level of permanence, and used part-year; is a problem that now exists. RV parks are allowed; conditional uses in AG/FOR, but the ones in people's driveway are quite another matter. Decided to place this issue/language in Article 2 (General Land Use Regulations).

Calendar for coming month: no meeting 10/1; 10/15 decision about town meeting topics, final discussion of Article 7 (Design Standards); town meetings in Deary, Potlatch, Genesee week of 10/22-24; Moscow town meeting at PC meeting, 11/5 [**LB: Election day; do we want to have a town meeting on this night?**]. The motto: propose, but do not defend!

Next meeting: 15 October, Room 2B, Latah County Courthouse.

Submitted by: \_\_\_\_\_ 23 September 2002  
Louise D. Barber