Latah County Planning Commission
Minutes, 1 April 2003

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

Packet Material: agenda, draft articles 1-9; handed out: letter to City of Moscow re. City Area of Impact [CAI]; letter from Joel Plaskon to set up CAI meeting 4/9/03; memo from Karl Otterstrom re. development impact fees.

Meeting: Minutes of 4 March 2003 accepted. MF led discussion re. CAI; city wants meeting 4/9/03 with planning and zoning commissions to meet with city's P&Z counterparts to discuss the proposal from the county and city's response; apparently city does not like the reduced area, especially wants the control over area where by-pass would be built. JS suggested that the city's concerns be put in writing and PC agreed that at least an agenda be supplied to county bodies before meeting, as well as county's ZC recommendations. MF will set up a meeting at 5:30, 4/9 for a briefing and discussion of county PC and ZC prior to meeting with city at 7:30.

A long discussion followed regarding the expiration of the terms of the members of the PC; MF will research Idaho code; MF has serious concerns about any change in makeup of PC prior to finishing up the revision of the ordinances.

Revision of ordinances continued: animal unit measurement tabled until SJ hears from Troy Ott; JH found online information that would allow us to provide animal equivalencies in the ordinance. Outdoor lighting (2.08): new language as drafted by MF acceptable to PC. Non-conforming uses (2.02.03) must be changed to match Idaho code (67-6538), which was changed and now includes a 10-year limitation and the proviso that counties may not make it stricter unless there is a change of use; SJ suggested that we attempt to get a local legislator to work to change this back because it goes against land-use planning. Discussion followed re. Conditional Use Permit [CUP] time limits. JH summarized the problem with no limits when all conditions are met: "no time limits means the CUP becomes a permitted use." CUPs go with the permit holder, not the property; they allow ZC to "fit" a permit to a situation when ordinances don't cover; MF: the problem is that 95% of CUPs cause no problem; do we need time limits for all, when only 5% cause problems? Administrative review is not a possibility unless there is a violation. SS: draft the language so that there is an expiration date except in the cases where findings of fact indicates no valid reason for expiration date; ZC decision whether it's valid for the use to be permanent. MF will draft.

Next meeting: 9 April 2003, 5:30 pm, Room 2B, County Courthouse. Discussion of CAI with ZC before meeting with City of Moscow. Next regularly scheduled PC meeting, 6 May 2003, 5:30 pm, Room 2B, County Courthouse.

Submitted by:_____ 3 April 2003
Louise D. Barber