

Latah County Planning Commission
Minutes, 17 June 2003

Planning Commission [PC] Members: John Hunt [JDH], Suvia Judd [SJ], Kathleen Warnick [KW], Skyler Schlueter [SS], James Smith [JS], Janet Hohle [JH], Louise Barber [LB]; Planning Director, Michelle Fuson [MF]

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

Packets: Agenda; 6/3/03 minutes; Simler memo with Troy Ott response to proposed ordinance on confined animal operations (4.01.01); draft of ordinances; Idaho Statutes Title 67, Chapter 82 (Development Impact fees); draft of Latah County ordinances.

Meeting. Minutes for 6/3/03 approved; minutes from 5/6/03 to be included in packet for next meeting. MF: update of ACI; CC decision on an ACI application/decision upheld recently by district court, but part of the state ordinance (122) deemed unconstitutional. PC might well be dealing with a moratorium and immediate work on ACI renegotiation; CC did not feel, however, that a moratorium on the comprehensive planning map was necessary.

Revision of ordinances: (6.01.02) language by MF approved. Ag/For permitted uses (4.01.01) and suggestions by Troy Ott discussed; Ott suggests replacing agriculture with agronomy; (4.01.01.2.B, streams) grandfathering? yes; since 35 feet is the distance in current state and federal regulations, and the suggested distance for biosolid control, PC agrees to 35 feet; a definition section is necessary for words like "feedlot." The question of dairy size and whether commercial venture or not; SS: his impression that anything at or below the AUM ratios stated is essentially okay, and thus activities are permitted uses; only numbers over those ratios would activate "C" and require conditional use permits; suggested that PC let this alone for now and see what public reaction is. Section 4.01.02.2.D (additional conditions set by ZC) is designed to set conditions that are not "caught" by 4.01.02.2C (outside regulatory agencies). 4.01.02.3 discussed; JS would like kennels to include both boarding and breeding kennels; he will research and add language for consideration.

7.03 (Design Standards for Full Plat Subdivisions): MF explained that 6.03 describes the procedures and approvals for full plats, but that 7.03 lays out the details of the standards. PC does want plat stages (Stage 1. Preliminary approvals; Stage 2. Improvements, roads, sidewalks, etc., in place before lots may be sold); discussion of bike paths or sidewalks: PC thinks connections like these should be designed for safe use by all residents; if lighting is used, it should conform to the standards for exterior lighting (2.08); impact fees (see packet material): above a certain number of units, impact fees should be assessed; this might turn out to be a one-time fee, after which property taxes would take over (as in a school bus route or if a new school were required).

Next Meeting: 1 July 2003 at 5:30pm in the Latah County Courthouse, Room 2-B.

Submitted by: _____ 23 June 2003
Louise D. Barber