

**Latah County Planning Commission**  
Minutes, 4 May 2004

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

**Packet:** Agenda; minutes for 4/20/04; revised draft of ordinances

**Meeting.** Minutes for 4/20/04 accepted with one correction. Ronald Morton asked PC to consider a change in the ordinance re. property division based upon soil type. He owns a 144-acre parcel in a zone designated Rural, which he would like to sell. The buyer, however, wants to be able to build two homes, but because of the soil designations, which are erroneous, the property cannot be split, and thus the buyer may not purchase. Morton feels the soils designations need revision, and shouldn't be basis for division, since they are often incorrect. JH: soils designations are under revision now, but it is unknown when they will be completed. SJ explained the history of the decision to base land divisions on soils: soils were the only data for the entire county that could be "applied" in a uniform manner. Morton further queried whether the PC was intent on protecting farmland/preventing sprawl in Latah County; SJ responded by explaining the "Harry DeWitt" conundrum: people should be able to do what they want with their property, but not on productive land.

MF: CC would like PC to extend the time of notification for public hearings/meetings from 15 to 30 days. Decided to pose question at upcoming public meetings.

Public Meetings: Have public decide at each of these meetings which of ten topics have priority for discussion that particular night; there will be several sheets for "other" topics:

- Development in floodplain\*
- CAFOs\*
- Lighting
- Number of animals/lot
- Junk\*
- Full plats
- Erosion control standards
- Natural mineral resource/registration
- CU expiration after three years
- Land division (productive soil included)
- Fire protection standards
- Manufactured housing issues
- Special topics: ridgetop building, sensitive lands, notification for public hearings/meetings

\*topics to be discussed during first hour at each meeting; second hour will be designated for optionals decided by public.

Dates/places for meetings: June 7 (Moscow in County Courthouse, Room 2B); June 8 (Potlatch High School); June 9 (Deary school library); JDH will facilitate meetings.

Following the public meetings, the PC will organize the ordinances in a reader-friendly order, will make revisions, and must create definitions section. Since the definitions are policy instruments, they must be reviewed by PC. MF will direct staff to create definitions and determine which are policy-setting prior to PC deliberations.

MF: 4.01.02.3 (festivals and annual events): since a permit is required for any event for 300 persons or more, this does not really belong in land use ordinance; PC moved and passed deletion of this, but substituted it with "fairgrounds."

Publicity for public meetings: press releases and request for article in local newspapers, Vision 2020, city clerks, branch libraries, radio.

**Next Meeting:** 18 May 2004 at 5:30pm in the Latah County Courthouse, Room 2B. Preparation of public meeting presentations.

Submitted by: \_\_\_\_\_ 10 May 2004  
Louise D. Barber