

**Latah County Planning Commission**  
Minutes, 18 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:** JDH, SJ, KW, JH, JS, LB present. Staff: MF.

**Packet:** Agenda; minutes for 5/4/04; revised draft of ordinances

**Handout:** public meeting packet (dates/locations, publicity/notice, brief explanations of main issue for discussion); draft of definition for commercial stables proposed by Fritz and Ashley Fiedler

**Meeting.** Minutes for 5/4/04 accepted with correction of public meeting locations/dates.

Dave and Harriet Akins, and Ashley and Fritz Fiedler attended to discuss with the PC the definition of a commercial stable, following a letter from the PB citing the Fiedlers in violation of the ordinance; they argue that they couldn't be in violation because there was no definition of "commercial stable" in the current ordinance. A lengthy discussion followed, during which MF explained that when a definition does not exist, the PB or ZC uses the "next reliable source," (i.e., the dictionary) to arrive at a definition and apply it, so in effect, a definition always "exists"; in this case, "stable" = stalls and "commercial" = the exchange of money. The horses that were being trained on were owned by non-owners; MF: if a friend boards a horse, that is one thing, but if open to the public, it is another. From the planning perspective, this situation is not defensible, but from the zoning or enforcement perspective, a CU would be required (for a commercial stable). At this time, our ordinance says that if you board horses, you are a commercial stable. (Semi-private is defined in the ordinance.) Clearly, it is incumbent upon the PC to create a qualitative and quantitative definition section for the proposed ordinance revisions (see minutes, 5/4/04). The Akins and Fiedlers argue that their use of property should be encouraged – not discouraged --in the Ag/For zone. PC's job is to change the ordinance and to determine if the proposed definition by the Fiedlers matches our intent. MF: the definition used in this case may be appealed. MF will send the Akins the building code so that they can see the uses of an exempt agricultural building. It was further decided that livestock needs uniform definition throughout the ordinances.

Meeting on June 1 will be to prepare for public meetings the following week. JDH will moderate with a PPT presentation that includes the role of a public meeting, a brief history of the process, short 3-slide introductions of main topics, and 1-slide presentation of other topics.

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

It was noted that Whitman County has already changed its language concerning ridgetop development.

**Next Meeting:** 1 June 2004 at 5:30pm in the Latah County Courthouse, Room 2B.

Submitted by: \_\_\_\_\_ 26 June 2004  
Louise D. Barber