

LATAH COUNTY  
PLANNING COMMISSION

LATAH COUNTY COURTHOUSE \*522 S. ADAMS \* PO BOX 8068 \* MOSCOW, ID 83843 \* (208) 883-7220

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Janet Hohle, Chairman  
Robert Henriksen

Suvia Judd, Vice Chairman  
J. Steven Heick  
Cindy Agidius

Danelle Forseth, Secretary  
John Akin

Meeting Notes May 20, 2008

Meeting began at 5:31PM

Planning Department Staff: MF

Planning Commission Members: JH, SH, SJ, DF, BH, JA

Discussion regarding short plats with Greg Dickison

Mr. Dickison is an attorney/realtor with Key Properties with him was Wayne Browning.

The discussion concerned access to state highways from short plats, specifically the language in the ordinance that states “no short plat may include driveways entering directly...”. Mr. Dickison proposed an amendment to allow short plat access to a state highway where access preexists the short plat. The site at issue is along Highway 95, the Spaulding property. Mr. Dickison reported that the Skyview Estates was rezoned for the purpose of dividing it into 2 parcels and that it has 2 approved accesses onto Hwy 95, one on the north end and the other on the south end. The south end access is shared with the landowner to the south and is approved by IDOT.

Mr. Dickison reported that his client would like the parcel to still use access #2 rather than having to create a driveway through the north parcel. He reported that there is no issue with access #1, it will be designated as a county road and per the current ordinance his client will have to abandon access #2. Mr. Dickison would like the commission to amend the ordinance to allow access where access preexists the short plat and is access approved by IDOT. He noted that access #2 will still be used by the parcel south of the parcel at issue. In response to a question by the PC, Mr. Dickison reported that access #2 is a gravel currently approved access point.

Proposed amendment:

“, unless the driveway pre-existed the short plat, the driveway serves only one (1) lot, and continued use of the driveway is approved by the Idaho Transportation Department.”

PC discussed the history of this portion of the ordinance:

The discussion revolved around enhancing public safety, the goal in the CP to limit the number of residential access points onto highways, and the thought that it was a good idea to limit people who wanted higher density via subdivision to a different standard assuming higher density meant greater number of trips per day (estimate of 10 trips/day/household). PC had input from North

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Latah County Highway District, no direct input from state, the highway district rewrote the particular section at issue and the commission adopted their proposed language.

MF reported that this is basically the same issue Paul Agidius brought to the commission and that the issue has come to MF's attention at least 3 other times. MF reported that after the commission met with Mr. Agidius it met with the highway district and took the matter under advisement. The issue is now before the commission again with Mr. Dickison's presentation on the agenda.

SJ asked Mr. Dickison to imagine different ramifications of the amendment. Mr. Dickison responded that the only disadvantage would be the increased number of trips per day. JH asked how big the parcel is. Mr. Dickison replied that it is 2.8 acres and ineligible for anything but a short plat. PC discussed whether this amendment would resolve the other cases.

JA asked how the state determines what is accessible and what isn't, MF responded that the state has standards and unless it requires a traffic study then it consider site distance and turns off of road during peak hours and requires certain improvements. JH questioned whether standards applied throughout state uniformly.

Mr. Dickison explained that he did not want to carve out exceptions in the ordinance but encouraged the PC to language that gives Commissioners the ultimate authority to amend the ordinance and that exceptions should be addressed in a common sense way rather than a hard and fast prohibition.

PC discussed whether the highway department could provide it with more detailed suggestions on changing the language. JH noted that PC has an opportunity to investigate language regarding flexibility, JA proposed going to the highway district for language, MF will place this issue on the agenda for the next meeting.

## Discussion regarding home occupations:

Public attendees from Viola area here to discuss the ordinance on home occupations and signage. The group requested some history of the ordinance. PC responded that in regards to the signage portion of ordinance, the goal was to try and make the county more flexible and hospitable, and that in regards to the specific regulation on size of signs the intent was to keep the signage on an individual business owner's property and that the home should seem like a residence and not a commercial business. The commission wanted to provide an opportunity for residents to have a business at home and not have to rezone or commute to work.

Those in attendance operated nurseries, a log home business, a fabric shop and wanted to propose a variance to the ordinance in the Viola area. The businesses are located off the highway and without some sort of signage it is difficult for customers to locate them. The group requested a sign on the north end of Main Street in Viola and intersection signs to direct traffic to their

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homes. MF responded that the variance provision in the ordinance doesn't include signs and that the county allows signs off property but only in commercial industrial zones.

MF asked the group if they were allowed to put a larger sign along the highway and smaller intersection signs, for example a post with arrow and business name, if that would be acceptable to them. MF explained that there may be a way to meet the group's needs without a variance if such signs were used for road information and placed by a government agency. MF is going to talk with the prosecutor to determine what the next steps are.

JH proposed meeting with attendees from Viola, a member from the group will contact MF to schedule a meeting.

## Discussion regarding CP/Workshops:

JH talked to Potlatch HS. The government class is interested in learning more about local government because it is currently not part of the curriculum.

MF reported that workshop volunteers are needed for the following:

June 2, 6 PM – Fair Board – JH, BH

June 17, Regular Meeting, Farm Bureau - SJ, CA

June 11, 8:15 AM – North Latah Health Commission - JA, MF, DF

June 26, 10:15 AM Historic Preservation Commission – JH, DF, AS

Aug 7, 1 PM – Room 2B - JH, SH

JH would like MF to send information to Duane Minden. Murray held informational meeting with Hatley Horse council which might lead to a workshop or just online submissions, group had question regarding creation of an advisory board. PC concluded it is appropriate to ask groups to appoint liaisons for future advisory board to possible CP revision.

PC discussed the results from the Avon group meeting. JH explained that the results need to be supplemented, clarified, and expanded on, before she can compile them. Murray, BH and JA will meet and supplement the notes by the next meeting on June 3<sup>rd</sup>.

## Zoning Commission Member Assignment:

SH nominated, seconded, and approved as assigned PC member to ZC.

MF requested that members email her upon scheduling workshops.

Meeting adjourned at 7:38PM