

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 June 3, 2008

Meeting began at 5:35 PM

Planning Department Staff: MF

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

Adoption of Minutes from May 20, 2008

Moved, seconded, minutes approved as read.

Discussion regarding short plats

PC reviewed email from Dickison Law Firm. In the email Mr. Dickison proposed alternate language to MF's suggestion including "impractical due to cost or engineering factors ...".

"...unless the driveway pre-existed the short plat, the driveway serves only one (1) lot, continued use of the driveway is approved by the Idaho Transportation Department, and requiring alternate access is impractical due to cost or engineering factors, or would have a detrimental impact on the size, value or privacy of any of the other lots."

MF language: "Allow only one new parcel via subdivision that has an existing residential access point along an existing highway, but only with an application for a variance for this item ad a public hearing in front of the Zoning Commission. This way neighboring property owners can know of the risk and comment. Additionally, the Zoning Commission could require any improvements to the highway or driveway that they deem appropriate. This should only apply to parcels that have no other access to any other public road and is contingent upon additional approval by the ITD."

MF did analysis of how many parcels could be rezoned that have no other access other than to state highway (186) on/off hwy 95 approximately 50. MF provided the PC with some suggested language.

MF clarified that her language related to access prior to being subdivided rather than access to another public road after being subdivided.

BH expressed safety concerns on Hwy 95. Murray expressed concerns with access to old or deficient public roads. JA commented on variances with ZC, ZC frustrated without having authority to make these decisions. CA proposed having attorney look at proposed language.

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PC requested formal language from MF on driveway issue.

## Discussion regarding home occupations and signs

MF provided PC with proposed language regarding the sign ordinance 3.01.04 SIGN RESTRICTIONS. PC discussed whether signs should be limited to one per intersection or to allow more at each intersection. By placing pole in public right-of-way individual no longer has control over sign. PC discussed that signs are not limited to home occupations, but to allowed occupations. MF explained that the road right of way is 25 feet on either side of center line. Murray questioned how far to extend limit from intersection. MF will ask highway district what distances are required for different types of signs. PC needs information regarding distance and language of placement prior to intersection. Viola attendees were interested in having a larger sign in Viola. This goal could be accomplished under the current ordinance through approval of appropriate government agency. MF will submit language to highway departments and attorney in regards to requirements. PC will decide details after getting more information from highway department and attorney.

## Discussion regarding Comprehensive Plan

PC met with Fair Board last night. PC meeting with Bob Smathers with the Farm Bureau next week 7PM, Tuesday, June 10<sup>th</sup> (CA, JH, SH, MF). MF scheduling a workshop with North Latah Highway District in August.

Latah County Fair Board meeting last night: 7 members attended, the group had a discussion after workshop interested in preserving agriculture as agriculture; wanted to restrict parcels from being used as anything other than ag/forest; they wanted to see more home occupations; another attendee appreciated the lack of restrictions on land use (relative to Ada, Whitman, Kootenai counties); very limited input during workshop, got into discussion regarding water quantity/quality and future use of water districts, first time any group has mentioned Spring Valley and Moose Valley Reservoir.

On Avon meeting notes, BH and Murray worked through question 1 and still need to work on question 2.

Meeting adjourned at 6:59 PM.