

LATAH COUNTY
PLANNING COMMISSION

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

Janet Hohle, Chairman
Robert Henriksen

Suvia Judd, Vice Chairman
J. Steven Heick
Cindy Agidius

Danelle Forseth, Secretary
John Akin

Meeting Notes June 24, 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 June 3, 2008

Moved, seconded, minutes approved as read.

Discussion regarding short plats

PC discussed the language provided by MF, everything in blue added. Add “prior to issuance of building permit.” onto last sentence. PC discussed the use of word the “impossible” vs. “impractical”. It was noted that “impractical” is used in other places of the ordinance. It was also noted that the zoning commission will follow the exact language of the ordinance; therefore, PC discussed what criteria the zoning commission shall use. PC does not want to provide vague criteria.

PC also discussed the problems with multiplicity of private driveways onto the state highway and the complication of having new public roads approved by the highway department. The question was posed that if the PC knows the highway department is unlikely to grant new public roads does that put us in bad position by making that a requirement. MF explained that the highway department is not very open to new public roads because it does not want to take on the responsibility of new roads not in its transportation plan because it must then take on maintenance of the road.

Jim Westberg voiced a generic concern of the PC trying to modify the language in the ordinance for one or two land division applications. Mr. Westberg also supported giving the zoning commission and the BOCC more discretion when what is being proposed is reasonable and does not increase safety concerns.

SJ explained that the original motivation was to make a distinction between the situation when someone already has an administrative land division available to them, therefore the PC moved short plats into the administrative process.

BH expressed concern with saying no with what people can do with their land.

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MF explained that if PC wants to pursue this further she'll run it by the attorney and we'll consider it. Murray encouraged the revision to apply to the whole short plat.

JA would like to give leeway to ZC to consider the issue. JA, BH, DF would like to pursue the issue. SJ would like to pursue this in efforts of public concern, JH would like to access our GIS information in an effort to obtain more background. Unanimous concurrence to further consider the issue. PC will look at other criteria for ZC to use.

Discussion regarding home occupations and signs

MF reported on the current regulations on approach signs which is 200 feet. MF reported that the highway department has no problem with having individuals going to get permission to erect a sign so long as they understand that their signs may get torn down or damaged during road maintenance. The question of how many signs per intersection was posed. MF will modify language to say "can only be posted at each corner of road intersections."

PC noted that the citizens that brought this issue before the PC had concerns with people finding their business they were not attempting to advertise their businesses.

CA moved to adopt language and strike $\frac{3}{4}$ ", and strike "DOT", and add "at each corner of road intersections". BH seconded. This particular language will be replicated in every single zone in each zone, except commercial/industrial zone. PC gave unanimous approval to CA's proposal.

MF explained that home occupations (HO) have different standards. The sign size is limited for HO because the County is allowing uses that usually wouldn't be allowed in an effort to preserve the benefit of zoning but allow the maximum benefit for people who work at home.

It was noted that the home occupation signage issue will require a public hearing and will include other changes to ordinance.

Discussion regarding Comprehensive Plan

Upcoming workshops:

Viola, June 25, community club house – 6:30PM (JH, BH, CA)

Latah Historic Preservation, June 26 – 10:15AM (JH, DF)

Latah Youth Advisory Council, July 10, Job Service Building Hwy 8 – 1:30PM (JA, JH)

Potlatch, July 14, 7:00PM (JH, MF, CA)

Latah Emergency Planning Council, August 7, Courthouse, 1PM (JH, SH)

MF noted that at the last two workshops, the issue of people with families wanting to be able to divide off their land between their children came up.

Meeting adjourned at 7:10 PM.