

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 September 16, 2008

Meeting began at 5:35 PM

Planning Department Staff: MF

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

Discussion regarding floodplain regulations

PC continued discussion regarding floodplain regulations. CA explained that PC interested in allowing for a variance for shops/outbuildings, etc. on property partially in and partially out of the floodplain. MF explained that because of the lack of criteria the PC should consider either allowing or disallowing such accessory structures rather than require owners to obtain a variance. The PC then discussed what accessory structures should be allowed. PC discussed the issue of fairness because owners of property entirely within the floodplain can build accessory structures. In regards to the particular property owner that brought issue to the PC, BH commented that state built structure across road within floodplain. MF explained that the flood program was enacted in the early 1980s and that the benefit of having the flood program, allows property owners to obtain flood insurance. MF explained that the FEMA regulations would allow accessory structures in this instance if they were built to wet flood standards or elevated. MF explained that the reason the ordinance was more stringent was because the County wanted residents to obtain reduced insurance rates. SJ explained her concerns regarding flood safety. PC discussed that the required engineering for building on such sites and the related higher insurance rates might make the issue somewhat self regulating.

JA moved to allow accessory structures to floodplain standards in floodplains with nonfloodplain land, seconded by CA unanimous ayes

SJ inquired about setbacks from streams, MF explained the issue was addressed in the ordinance.

Discussion regarding Comprehensive Plan

BH scheduled Sept. 27 in Troy community dinner, Sat. Lutheran Church noon. MF reminded PC to continue contacting groups and scheduling workshops.

Discussion with Sandra Pannell (faculty at UI)

Ms. Pannell and members of a Comprehensive Plan class observed the meeting. The workshop process was explained to the class. Ms. Pannell proposed having her class consider the following: help the PC look at the public input data from the workshops, examine a sustainability assessment process created by WSU, consider tools to honor both private property rights and the

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protection of agricultural land, and consider rural transportation/transit issues. MF will send the list from Ms. Pannell to the PC and the PC will have an opportunity to respond to MF.

Other business

MF explained a recent concern regarding a potential community center in Viola. The issue may require a modification to the ordinance regarding churches, schools, meeting halls.

Meeting adjourned at 7:05PM