

LATAH COUNTY PLANNING COMMISSION

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

Janet Hohle, Chairman
Robert Henriksen

J. Steven Heick, Vice Chairman
Suvia Judd

Cindy Agidius, Secretary
Sid Eder

Meeting Notes for December 4, 2012

PC Present: Eder, Heick, Henriksen, Hohle, Judd

PB Present: Fuson

The meeting was convened at 6:05 PM and minutes from November 13, 2012 were approved.

The PC discussed the usefulness of the county soils map, which is being updated by the USDA's Natural Resources Conservation Service, to land division decision-making. The group concluded that the updated map will have the same limitations as the existing one due to the scale of mapping and compilation.

The soil map discussion was a continuation of the topic regarding replacing the soil productivity land division option with a housing cluster option **OR** retention of the soil productivity land division option and adding the housing cluster option. Another discussion focused on the potential unintended consequence of adjacent landowners opting for cluster land divisions resulting in a subdivision-like residential area absent compliance with the existing subdivision ordinance.

The PC has been discussing a cluster housing concept to respond to frequent comments made during the public participation workshops for the Comprehensive Plan review regarding land divisions to accommodate family members. The discussion examined the possibility that cluster housing might not accommodate these circumstances and equitable opportunity to other landowners.

The suggestion was made that perhaps a cluster housing ordinance with a reduced number of potential divisions and closer distance requirement to the anchor residence might meet the goal. The cottage housing ordinance was discussed as possibly providing a conduit for certain land divisions.

To re-focus and clarify a mutual understanding of the PC's intended goal for the land division amendment, each commission member expressed their understanding of the intended goal; comments included the following:

- Create land division opportunity that reflects the Latah County Comprehensive Plan.
- Craft land division ordinance that preserves the rural nature of Latah County.
- Augment the Latah Land Use Ordinance to allow landowners to split parcels to accommodate special neighbors.
- There are lots of new houses in the county and while they are not all bad, how many is too many? We need to be cautious making decisions in these economic times that may play out quite differently when the economy ticks upward.
- Provide opportunity to achieve family/good neighbor clusters.
- The intention is not to increase the number of land divisions, but to add flexibility to landowners.

Michelle will develop draft language to bring to the next meeting which will be January 8, 2013.