

Latah County Planning Commission

Minutes from 02-17-2015 Public Hearing

The meeting was called to order at 5:30 by Chairman Steve Heick

In addition to Chairman Heick, the following were present: Tony Johnson, Kendria Cada, Christine Nauman, Nancy Largent, Paul Agidius, and Suvia Judd.

The minutes were read from the last meeting. Tony moved to accept them and Paul seconded. Minutes approved.

Chairman Heick read the agenda overview.

The Public hearing was held in Room 2B and opened by Chairman Heick at 5:34 pm and covered the areas that to be addressed and asked for public comments.

Jack Freeland from 1004 Chaney Road in Viola was present and made the following comments:

- He suggested rewriting the gun range wording on page 14. The change makes it sound like a person cannot bring friends to shoot on their property.
- He feels that in some instances, neighbors should be notified, such as Bed and Breakfasts, Public Buildings, Utility Structures, and unlit communication towers. All could have an impact on neighbors. There are no provisions under administrative zoning until after approved and then by appeal.
- Page 37, #1 & #2. This could adversely affect neighbor if there was a duplex in a rural residential area. Michelle said there had not been a request in the time she has been here.
- He felt a public park should have notification to neighbors and be referred to the zoning board if there is a problem. Michelle felt there may be a legal issue involved with this.
- 3.02.03 on Page 38. He felt that #4 'meeting halls' should be deleted entirely as there is no definition outlined anywhere. It is wide open for interpretation.
- Jack submitted a form showing fire apparatus access roads and the required turn around area which can create difficulty for vehicles. He felt that accessory buildings should be 150' instead of 100'.

John Akin from 850 Kenneth Street in Moscow made the following comment:

- Under Accessory Cottage Housing, Letter D, it lists the roof pitch at 4:12 rise. He said that manufactured homes come in at 3:12 pitch and are legal. Shouldn't this be addressed?

There were some public comments on line which were reviewed. Suvia suggested that we wait on the first question regarding mineral resources.

Chairman Heick closed the public hearing at 6:00 and opened for comments regarding the first on-line question. All members agreed to wait until a future meeting to research and address.

Gun ranges were discussed. Paul made a motion that it should be described as 'private, commercial, or public firing range and that this was not a substantive change. Tony 2nd, motion passed.

Regarding notification of adjoining neighbors with administrative changes, there is currently no process for this. The only notifications come from CUPs and public hearings. Nancy asked if many CUPS are denied, and Michelle Fuson stated that very few are turned down, for instance rock pits. Jack stated that a CUP goes before a board, has a public hearing, and any conditions are put on it before it is approved.

Michelle reminded the commission that the changes to administrative zoning permit changes were made based on past experience and with conditions that have been made in the past.

Meeting halls were discussed. Nancy made a motion to leave 'meeting hall' as is since it must go through a hearing and get clarification. Suvia suggested that meeting halls be moved to its own number and clarify it.

Paul suggested we let the zoning commission make the decision based on the application/. It was decided to leave meeting halls as they are.

Accessory Cottages and the turn around areas were discussed. These are usually dictated by the terrain with 100' for fire roads. On page 22, #I, it addresses the terrain of the property. Jack's concern would be covered here and a variation could be applied at the same time as the CUP for the accessory cottage.

The pitch of the roof was discussed. Some manufactured homes don't meet the snow loads. The building code might need to be changed to modify the code as it could be a safety hazard. A modification could be added for a standard manufactured home with a 3:12 pitch original to the home for approval. Paul made a motion that all sections referring to this be changed that the roofs must meet the Latah County snow load requirements and that this was not a substantive change. Suvia 2nd, motion passed.

Suvia moved that the Planning Commission pass to the Latah County Commissioners the drafted land use ordinance together with the amendments made tonight which were declared not to be substantive changes. Paul 2nd, motion carried.

Future meeting topics were discussed. The area of impact for all cities are very much out of date. All cities should be contacted for revisions. Also, there may be areas of the National Interest Corridor area of the comp plan to be changed. We may have to develop policies, etc. after reviewing it.

The next meeting will be Nancy's last meeting before going exclusively to the Zoning Commission. Feel free to bring treats!

The meeting was adjourned at 7:32 pm by Chairman Heick. The next meeting will be March 17.