

NOTICE OF PUBLIC HEARING
BEFORE THE LATAH COUNTY ZONING COMMISSION
Wednesday, April 1, 2009
5:30 p.m.

The Latah County Zoning Commission will hold a public hearing on Wednesday, April 1, 2009 in Room 2-B of the Latah County Courthouse, Moscow, Idaho, to receive comments on:

5:30 p.m. – CUP #791 – A request by Ploughshare Institute for Sustainable Culture for a conditional use permit to conduct the following activities on 462.61 acres in the Agriculture/Forest (A/F) zone: school, visitor center, bed and breakfast, campground, and an agricultural/forestry related commercial business. The property is located at 1311 Brush Creek Rd., Deary, Idaho in Sections 30, 31, and 32 of Township 40 North, Range 01 West, B.M., in Latah County, and referenced as Assessor's Parcel Numbers RP40N01W307204A, RP40N01W307244A, RP40N01W309254A, RP40N01W309494A, RP40N01W310005A and RP40N01W323101A

5:45 p.m. – CUP # 792 – A request by Verle Koehn for a conditional use permit to operate a mineral resource development to include excavation on a portion of a 79.35-acre parcel in the Agriculture/Forest zone. The property is accessed off of Highway 9, approximately 2.5 miles south of the unincorporated town of Harvard, Idaho. The property is located in Section 20, Township 41 North, Range 03 West, B.M. in Latah County and referenced as Latah County Assessor's parcel number RP41N03W207272A.

All interested parties are encouraged to attend the hearings. Accommodations for individuals who qualify under the Americans with Disabilities Act are available upon request. Notice is required in the Planning Office three working days prior to the hearings in order to acquire accommodations.

These hearings will be held pursuant to the Latah County Hearing Procedures Ordinance and under authority of the Idaho Local Planning Act, the Latah County Comprehensive Plan and the Latah County Land Use Ordinance. The Latah County Zoning Commission reserves the right to limit the length of testimony.

Additional information on this request, including full copies of the proposal, is available from the Planning and Building Department at the Latah County Courthouse, Moscow, Idaho. Phone (208) 883-7220. Written comments will be accepted at the above office prior to the public hearing.

Drew Blankenbaker
Associate Planner

(This is a public service announcement)

**PLOUGHSHARE INSTITUTE FOR SUSTAINABLE CULTURE
CONDITIONAL USE PERMIT APPLICATION #791
STAFF REPORT**

SUMMARY OF APPLICATION:

A request by Ploughshare Institute for Sustainable Culture for a conditional use permit to conduct the following activities on 462.21 acres in the Agriculture/Forest (A/F) zone: school, visitor center, bed and breakfast, campground, and an agricultural/forestry related commercial business. The property is located at 1311 Brush Creek Rd., Deary, Idaho in Sections 30, 31, and 32 of Township 40 North, Range 01 West, B.M., in Latah County, and referenced as Assessor's Parcel Numbers RP40N01W307204A, RP40N01W307244A, RP40N01W309254A, RP40N01W309494A, RP40N01W310005A and RP40N01W323101A.

Site Characteristics:

Size of Parcel: 462.21-acres
Soils: Santa silt loam, 5 - 20% slopes;
Helmer silt loam, 5 - 20% slopes;
(Latah County Soil Survey Sheet #29)
Floodplain: Zones "C" (FIRM Panel #160086 0290B)

Land Use and Regulations:

Comprehensive Plan Designation: Productive
Existing Zoning: Agriculture/Forest (A/F)
Existing Uses: Agriculture, Forestry and Residential
Neighboring Zoning: Agriculture/Forest (A/F)
Neighboring Uses: Agriculture, Forestry and Residential

Infrastructure/Services:

Water: Private well and ponds
Sewer: Private septic system
Access: Brush Creek Road, North Latah County Highway District
Schools: White Pine Joint School District
Fire Protection: Deary Fire District
Law Enforcement: Latah County Sheriff

EXHIBITS:

Exhibit #1. Staff Report
Exhibit #1A. Criteria Worksheet
Exhibit #1B. Vicinity and Comprehensive Plan Land Use Map
Exhibit #1C. Zoning Map
Exhibit #1D. Aerial Photograph & Adjacent Property Owners Map
Exhibit #1E. Photos of Subject Property
Exhibit #2. Application Form (Submitted by Applicant)
Exhibit #2A. Applicant's Narrative (Submitted by Applicant)
Exhibit #2B. Vicinity Map (Submitted by Applicant)
Exhibit #2C. Plat Map (Submitted by Applicant)
Exhibit #2D. Site Plan (Submitted by Applicant)

CUP #791

Staff Report for Ploughshare Institute

1 of 2

LCZC Hrg: CUP 791
Applicant: Ploughshare
Exhibit #: 1
Date: 4/1/2009

- Exhibit #3.** Staff Introduction for Latah County Zoning Commission hearing for CUP #791 held on April 1st, 2009
- Exhibit #4.** Letter to Webb French from Latah County Planning and Building Dept. regarding preliminary proposal dated December 12, 2008
- Exhibit #5.** Letter to Planning and Building Department from the Ploughshare Institute dated October 30, 2008.
- Exhibit #6.** Idaho Department of Water Resources Well Driller's Reports for subject property
- Exhibit #7.** Letter to Mr. Craig Dalton from Idaho Department of Fish and Game regarding Application to Withdraw Water dated October 10, 2008.

NOTE: Exhibits not included in the staff packet are available for review in the Planning Office, and will be entered into the record during the public hearing.

APPLICABLE STATUTE, ORDINANCE, AND COMPREHENSIVE PLAN SECTIONS:

Local Planning Act: Idaho Code 67-6512

Latah County Land Use Ordinance:

Section 3.01 Agriculture/Forest Zone

Section 7.01 Conditional Use Permits

Latah County Comprehensive Plan

CRITERIA WORKSHEET

Note: This criteria worksheet does not represent staff analysis of information provided by the applicant supporters, or opponents; however, staff has identified policies which may be applicable to this particular request. Information submitted to the Planning Department prior to the mailing of the staff packet has been organized herein in relation to the applicable criteria for approval or denial. This worksheet is intended only to help identify if all relevant criteria have been addressed with supporting factual information and to provide a juxtaposition of any conflicting testimony that has been presented.

Type of request:

Conditional Use Permit

Description of application:

A request by Ploughshare Institute for Sustainable Culture for a conditional use permit to conduct the following activities on 462.21 acres in the Agriculture/Forest (A/F) zone: school, visitor center, bed and breakfast, campground, and an agricultural/forestry related commercial business. The property is located at 1311 Brush Creek Rd., Deary, Idaho in Sections 30, 31, and 32 of Township 40 North, Range 01 West, B.M., in Latah County, and referenced as Assessor's Parcel Numbers RP40N01W307204A, RP40N01W307244A, RP40N01W309254A, RP40N01W309494A, RP40N01W310005A and RP40N01W323101A.

Facts of application and the information submitted

1) Section 7.01 requires that specific uses within a particular zone require special consideration prior to being permitted in that zone (Section 3.01, Latah County Land Use Ordinance)

The Latah County Land Use Ordinance, under section 3.01.02, lists schools, campgrounds, bed and breakfasts, and agricultural/forestry related commercial or industrial business or service uses as conditionally permitted uses in the Agriculture/Forest (A/F) Zone.

2) Section 7.01.01 requires that an application for a conditional use be made by the owner of the affected property.

The conditional use permit application was signed by Webb French, the representative for the Applicant, Ploughshare Institute for Sustainable Culture and the Property Owner, AISC LLC. The application was submitted to the Planning and Building Department on February 10, 2009.

3) Section 7.01.02 requires:

1. A conditional use permit may be granted if the Zoning Commission finds that the proposed use conforms to each of the following criteria:

- A. The use is not detrimental to the health and safety of those in the surrounding area and will not otherwise adversely affect permitted uses or the enjoyment of such uses in that zone to any greater extent than a permitted use in that zone;
- B. The use will not require facilities or services with excessive costs to the public;
- C. The use is consistent with the goals and policies of the Latah County Comprehensive Plan.

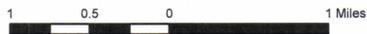
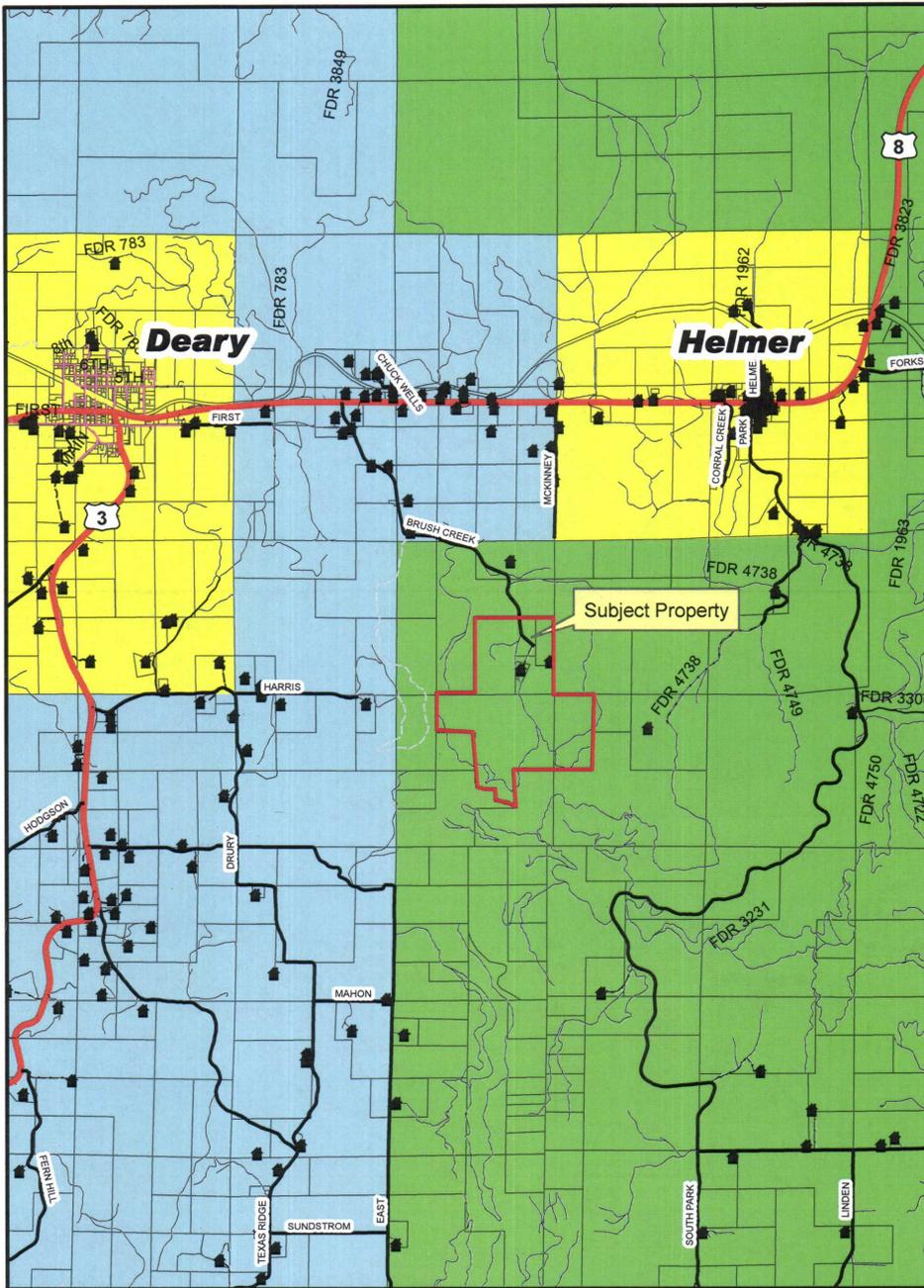
-
2. **If the Zoning Commission finds that a proposed use is essential to the public health, safety, or welfare, such use may be permitted even if the use is not found to meet the criteria listed above.**
 3. **The Zoning Commission shall have the authority to set an expiration date for any conditional use permit so long as the reasons for such are included in their finding of fact and conclusions of law.**

CUP # 791 Vicinity and Comprehensive Plan Land Use Map



Legend

- Rural Addresses
 - Parcel
 - Subject Property
- Comprehensive Plan**
- Rural
 - ICR
 - Productive
 - AOI

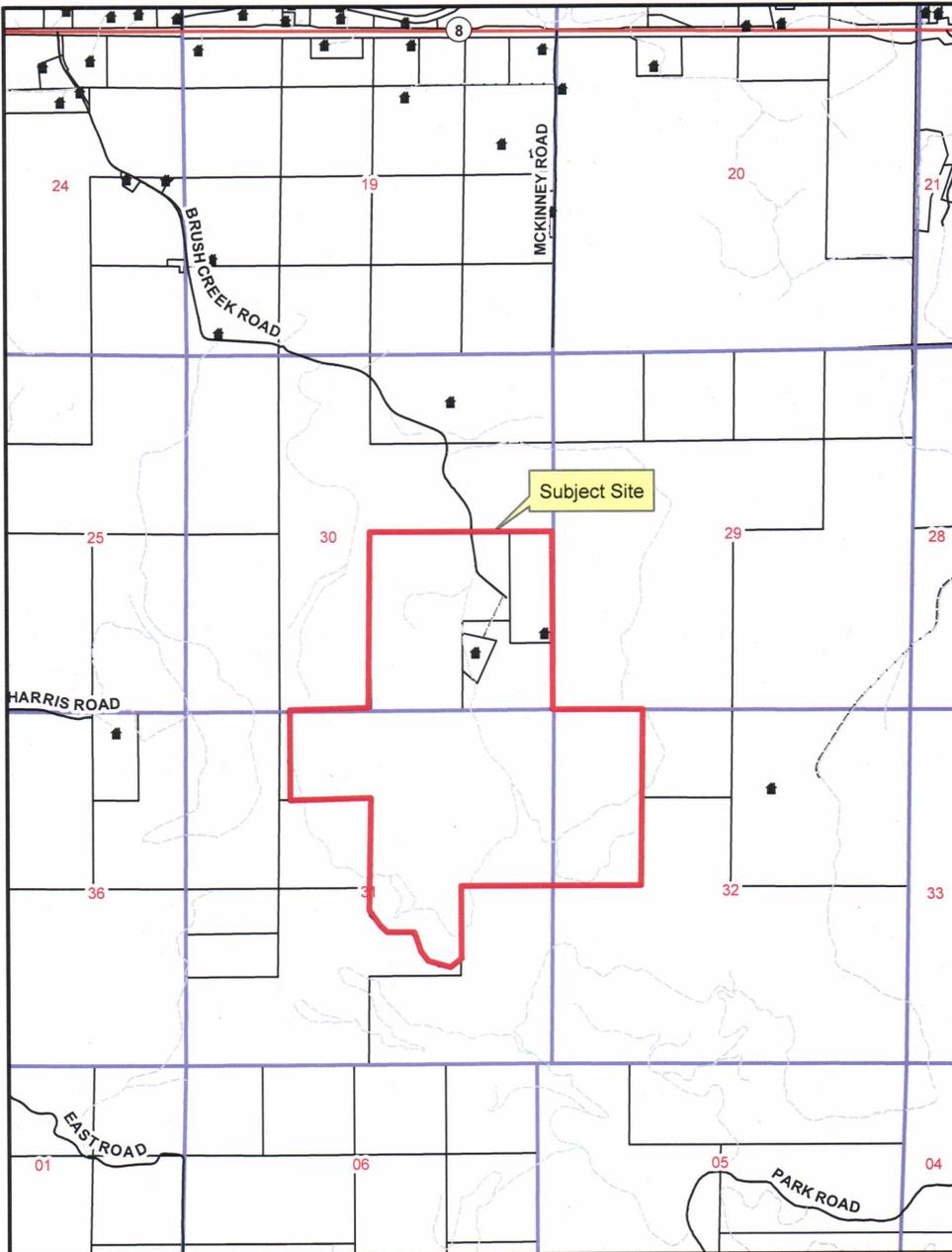


NOTE: This Document is a representation only. Latah County bears no responsibility for errors or omissions.

*Created on 3/26/09 by DB

LCZC Hrg: CUP 791
 Applicant: Ploughshare
 Exhibit #: 1B
 Date: 4/1/2009

CUP #791 Zoning Map



Legend

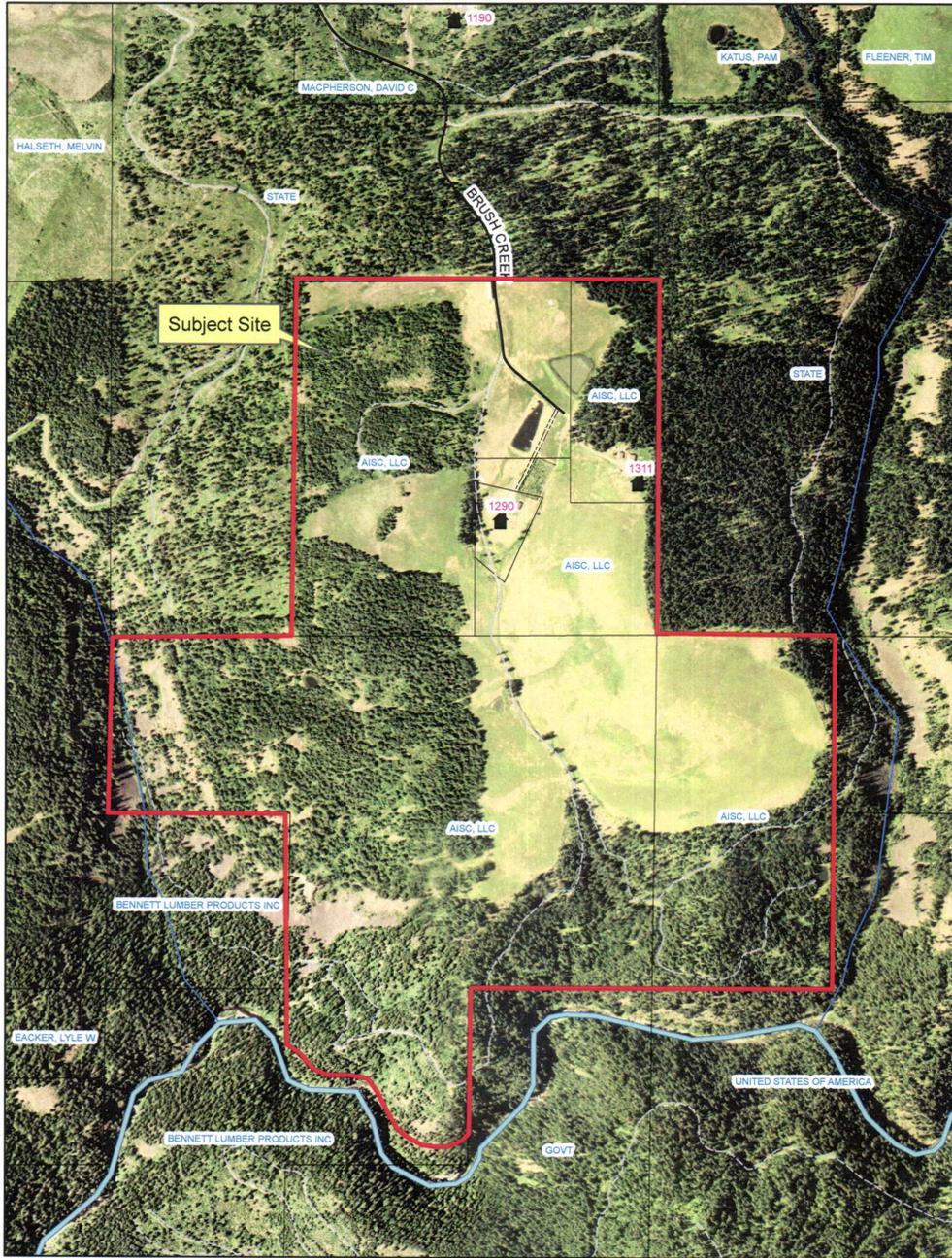
- Rural Addresses
- Parcel
- Subject Property
- Agriculture / Forestry
- Sections

NOTE: This Document is a representation only.
 Latah County bears no responsibility for errors or omissions.
 *Created on 3/26/09 by DB



LCZC Hrg: CUP 791
 Applicant: Ploughshare
 Exhibit #: 1C
 Date: 4/1/2009

CUP # 791 Aerial Photo and Adjacent Property Owners Map



2,500 1,250 0 2,500 Feet

Legend

- Rural Addresses
- Parcel
- Subject Property

NOTE: This Document is a representation only.
Latah County bears no responsibility for errors or omissions.
*Created on 3/26/09 by DB

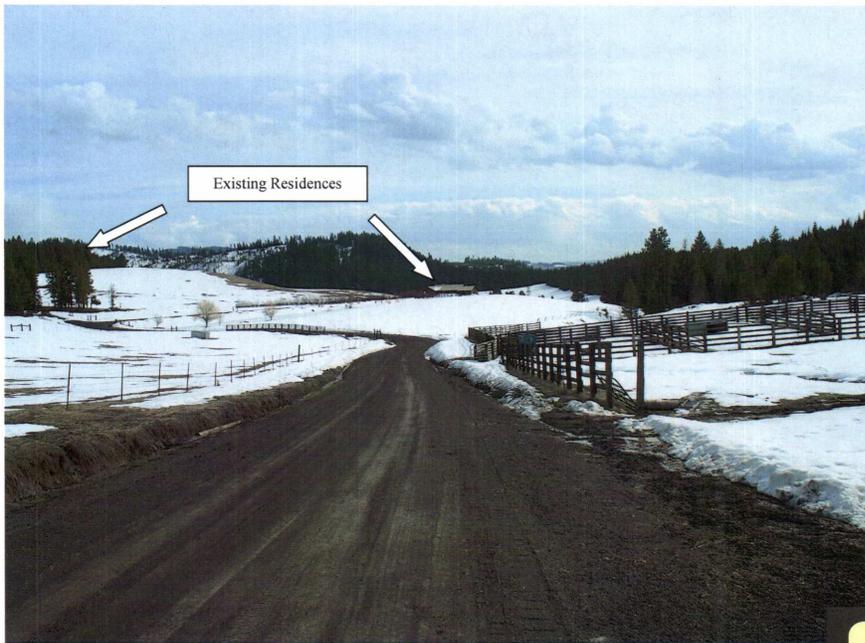


LCZC Hrg: CUP 791
Applicant: Ploughshare
Exhibit #: ID
Date: 4/1/2009

PHOTOS OF SUBJECT PROPERTY FOR CUP # 791



(Photo taken from North Property Entrance looking West)



(Photo taken from North Property Entrance looking South)

LCZC Hrg: CUP 791
Applicant: Ploughshare
Exhibit #: 1E
Date: 4/1/2009



Application for Conditional Use Permit

Instructions

Please complete the application and required attachments. For certain uses, additional information may be necessary. Incomplete applications or applications without all required attachments will not be accepted. A public hearing will be scheduled only after Staff has determined the application is technically complete.

Please submit to: **Latah County Department of Planning & Building**

Latah County Courthouse 522 S Adams, Room 205, P.O. Box 8068, Moscow, ID 83843 (208) 883-7220

1. Applicant Information

a. Applicant Name Ploughshare Institute for Sustainable Culture		b. Home Phone 208 877 1118	c. Work Phone 208 877 1118	
d. Mailing Address 1311 Brush Creek Rd.		e. City Deary	f. State ID	g. Zip code 83823
h. Property Owner (if different than applicant) AISC LLC		i. Home Phone 208 877-1118	j. Work Phone 208 877-1118	
k. Mailing Address 1311 Brush Creek Rd		l. City Deary	m. State ID	n. Zip code 83823

2. General Site Information

a. Assessor's Parcel Number(s) 7244		b. Parcel Address (if applicable)		
c. Acreage of Existing Parcel 100	d. Zoning Ag/Forest	e. Comprehensive Plan Designation productive	f. Floodplain designation(s) Zone C	g. FEMA Panel # 1600860290B
h. Is the parcel within an Area of City Impact? <input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No.	i. Impact City N/A		j. Road Used to Access Site Brush Creek Rd.	

Note: Sites within an area of city impact may require additional notification time prior to public hearings or a hearing before the other jurisdiction.

3. Existing Uses

Agriculture/Forest

3. Service Provider Information (please attach additional information if requested)

a. Fire District Deary	b. Road District North Latah County	c. School District Deary
d. Source of Potable Water (i.e. water district or private well) private well	e. Sewage Disposal (i.e. sewer district or private septic system) private septic system	

4. Adjacent Properties Information

a. Zoning of Adjacent Properties Ag/Forest	b. Existing Uses of Adjacent Properties Ag/Forest Residential
---	--

5. Permit Information

a. Proposed Use
Classrooms and Administration building Section 3.01.02(10); lodge 4 bedroom
Visitor center (information only, no retail outlet);

b. What provision of the Latah County Zoning Ordinance allows the proposed use to be considered for a Conditional Use Permit in the Zoning District in which the property is located?
Sections 3.01.02 (10 and 12) and (1)

Note: If the proposed use is not specifically listed, please contact the Department prior to submittal to determine if the use is similar to those that are specifically listed as conditionally permitted uses. The Department may require additional information in order to make a determination.

6. Authorization

The applicant does hereby certify that all of the above statements and information in any attachments transmitted herewith are true, and further acknowledges that approval of this application may be revoked if it is found that any such statements are false.

a. Signature of Applicant <i>[Signature]</i>	b. Date 2/10/2009
c. Signature of Property Owner (if different than applicant)	d. Date

7. Attachments

- All attachments should be reproducible in black and white at 8 1/2" x 11"
- Fee: (\$200.00)** Make checks payable to Latah County.
- Completed Narrative Worksheet:** See instructions on the Conditional Use Permit Narrative Worksheet.
- Site Plan:** The site plan should include a north arrow, location of roads and rights-of-way, existing buildings, improvements and features; the location and dimensions of proposed facilities, improvements and operations; as well as any other details necessary for the Zoning Commission to make a decision.
- Vicinity Map:** The map should show the site location in relation to neighboring communities and natural features.
- Assessor's Plat Map:** Include a copy of that portion of the map that shows the subject parcel and adjoining parcels.
- Other Attachments:** Required by staff / Zoning Commission for certain proposed uses.

Office Use Only

Date Received 2/10/09	Amount 200.00	Receipt No. 466281	By DB
CUP # 791	Date Determined Technically Complete 3/11/09	By DB	
Hearing Date April 1, 2009			

LCZC Hrg: CUP 791
Applicant: Ploughshare
Exhibit #: 2
Date: 4/1/2009



Conditional Use Permit Narrative Worksheet

Application Information

Applicant's Name

Ploughshare / Webb French

Phone Number

208 877 1118

Purpose: To assist the Zoning Commission in making an informed decision regarding the applicant pursuant to the requirements of the Latah County Land Use Ordinance.

Instructions: Please respond to each section of this form. If you need more space, you may attach additional sheets to the worksheet.

Description of Proposal

Describe your proposal in detail. Include all aspects of your proposal.

Please see attached for all responses

Existing Uses of Property

Please describe what uses, structures and features currently occupy the property.

Consistency Requirements

Please respond to each of the three criteria listed in Section 7.01.02 of the Latah County Land Use Ordinance by explaining how your proposal meets each criteria. If the provided space is insufficient, please attach your responses to this packet.

A. The use is not detrimental to the health or safety of those in the surrounding area and will not otherwise adversely affect permitted uses or the enjoyment of such uses in that zone to any greater extent than a permitted use in that zone.

B. The use will not require facilities or services with excessive costs to the public.

LCZC Hrg: CUP 791
Applicant: Ploughshare
Exhibit #: 2A
Date: 4/1/2009

Conditional Use Permit Narrative Worksheet Responses

We plan to operate a school which focuses on teaching all aspects of sustainable living. In doing so, the school itself will practice sustainability, using environmentally sound building practices and utilizing alternative energy sources wherever possible. We desire the school to be a resource for the local community along with the students who will travel here to attend classes. Classes will range in length from roughly 1 to 10 days. The majority of classes would be from June through November, but some classes might be held in winter. The facility would be open from 8-5 daily, Monday through Saturday and would host as many as 80 students per week through the summer months. These would be served by approximately 20-30 full-time as well as seasonal staff members. Students will travel to the facility on their own, or when needed, we will provide a shuttle. We will have approximately 20 - 40 acres in cultivation and will have around 10 cows, 8 horses and 20 sheep.

Currently, the property consists of approximately 1/3 arable and pasture land and 2/3 timber. There are 2 existing homes and one barn/equipment shed.

A. The operation of this school will not affect the health and safety of those in the surrounding area. In fact, if it did, it would completely contradict our core goals. Our permitted use will not adversely affect other permitted uses or the enjoyment of such uses in our zone. We use organic methods of farming and gardening and use horses for most of the farming. Our classrooms focus on hand tools, so while we at times may run a power saw, predominately the classroom areas remain quiet. We are sensitive to the adverse effects of light pollution on nocturnal animals and human enjoyment of the night sky and will use lighting that won't harm either.

B. Our permitted use will not require facilities or services with excessive costs to the public. We will operate our own DEQ approved water system to service public buildings at our cost. Our buildings will utilize alternative energy whenever possible, thus minimizing electric demands. We're working with the Deary FD to allow them to install a valve to be able to pull water from the pond we recently completed for emergencies in this area and we will maintain a small fire truck for our facilities at our cost. In the dry season, we will pay to have calcium chloride applied to those sections of Brush Creek Road that are not already covered by our neighbors to keep dust down. We anticipate as many as 80 students per week. Most of these will stay on site. We will operate a shuttle to the airport for those students needing a ride.

C. Our proposed use is not in conflict with the goals of the comprehensive plan. No building shall take place on any agricultural land and shall be planned and carried out with preservation of existing timber in mind while maintaining a sustainable interaction between homes and the natural environment. Through our school, we will maintain and even further Latah County's rural and agricultural tradition. Our goal is that by promoting a sustainable agrarian way of life, we might also promote the preservation of agricultural lands.

a. While not a commercial nor residential development, we will protect and further existing agricultural land uses and the rural character of Latah County. Natural beauty and open spaces are a top priority for us. All building will be consistent with the existing character of the surrounding area.

b. While this is not a high density residential development, we will keep the building to a concentrated area on non-agricultural land.

c. All housing shall be of attractive, high quality methods, such as timber frame and log wall construction using local resources. Timber frame buildings will be engineered, where needed. Energy and resource efficiency are top priorities in all buildings and renewable energy and building methods will be utilized wherever possible.

2 Cond. Use Permit

d. Agricultural and forestry lands will be protected and utilized as such in a responsible, sustainable manner. The school will provide economic diversification for the area, both in bringing in new visitors to the area

who will patronize local businesses and in providing employment to instructors who will have a positive economic influence in the area.

e. We will ensure adequate public facilities and services without excessive costs. This includes operating a DEQ approved water system at our cost. We will manage a recycling and trash disposal program in cooperation with the solid waste department and will maintain state approved sewage disposal systems.

f. Our proposed facilities will not adversely affect the Deary school system. In our present location, we provide a resource for between 4 and 6 thousand public and private school children on field trips each year at no cost to the schools. One Deary school teacher has already expressed to us her anticipation of our being a great resource for local school children.

g. We have consulted with the North Latah County Road District and Brush Creek Road appears to be more than adequate for the volume of visitors our school will attract. As said earlier, we will provide dust control on areas of the road not already covered by existing homeowners.

h. All natural resources will be preserved and utilized in a sustainable way. We have already established wildlife habitat preservation areas on the property. Surface collected rainwater and snowmelt will be utilized for non-potable uses to facilitate responsible groundwater usage. Nothing that could pollute the natural environment, nor the ground water will be permitted.

i. All areas of scenic, biological or geological significance will be preserved and protected. We know of no historical, archaeological or architecturally significant sites on the property, but would wish to protect them if there were.

j. We plan no building in floodplains or on unstable slopes. We will maintain a forestry management program to insure healthy stands of trees and minimize deadfall and undergrowth near existing structures.

k. While our school wouldn't specifically be deemed a recreational facility, we do wish it to provide a resource to area residents and will encourage local visitors.

l. We will preserve all productive farmland and encourage its use as such.

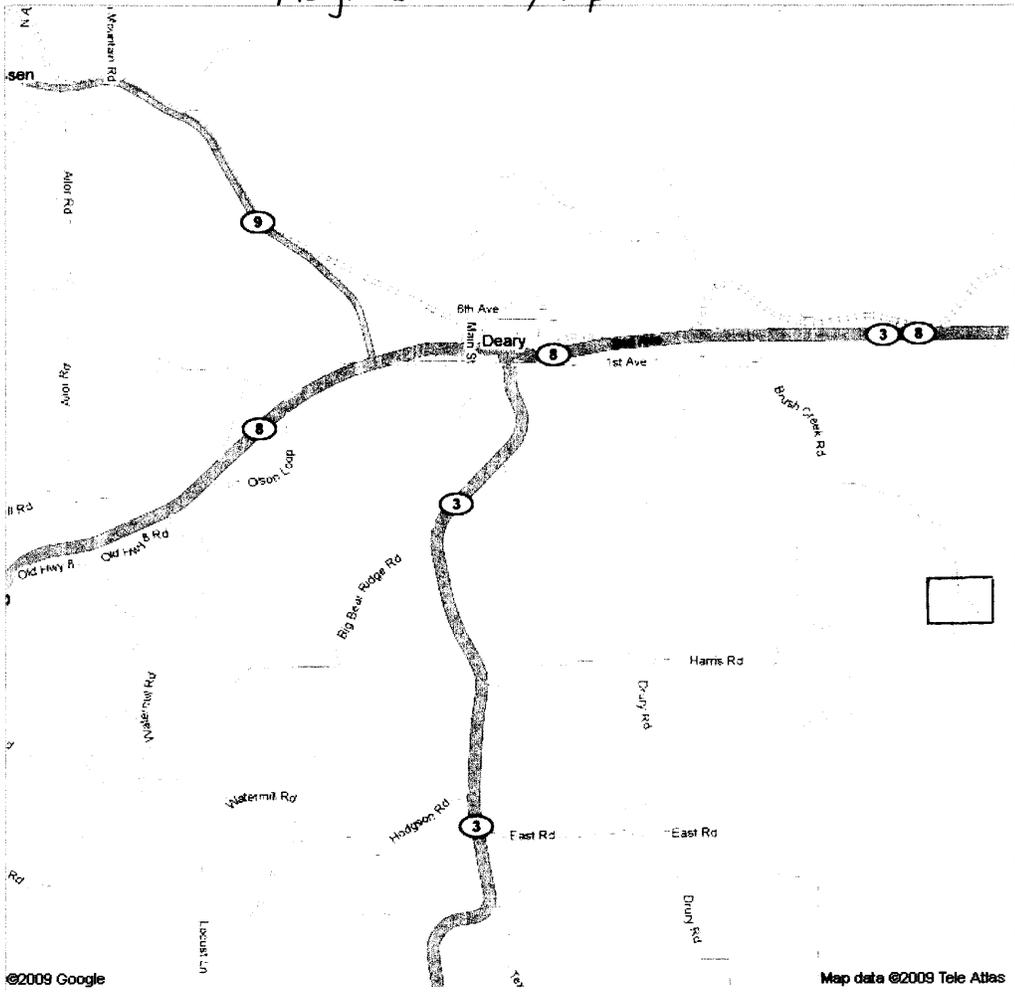
m. Our facility will always respect the private property rights of our neighbors as we would desire the same. No part of our proposed activity infringes upon our neighbors' private property rights.



Get Google Maps on your phone
Text the word "GMAPS" to 466453



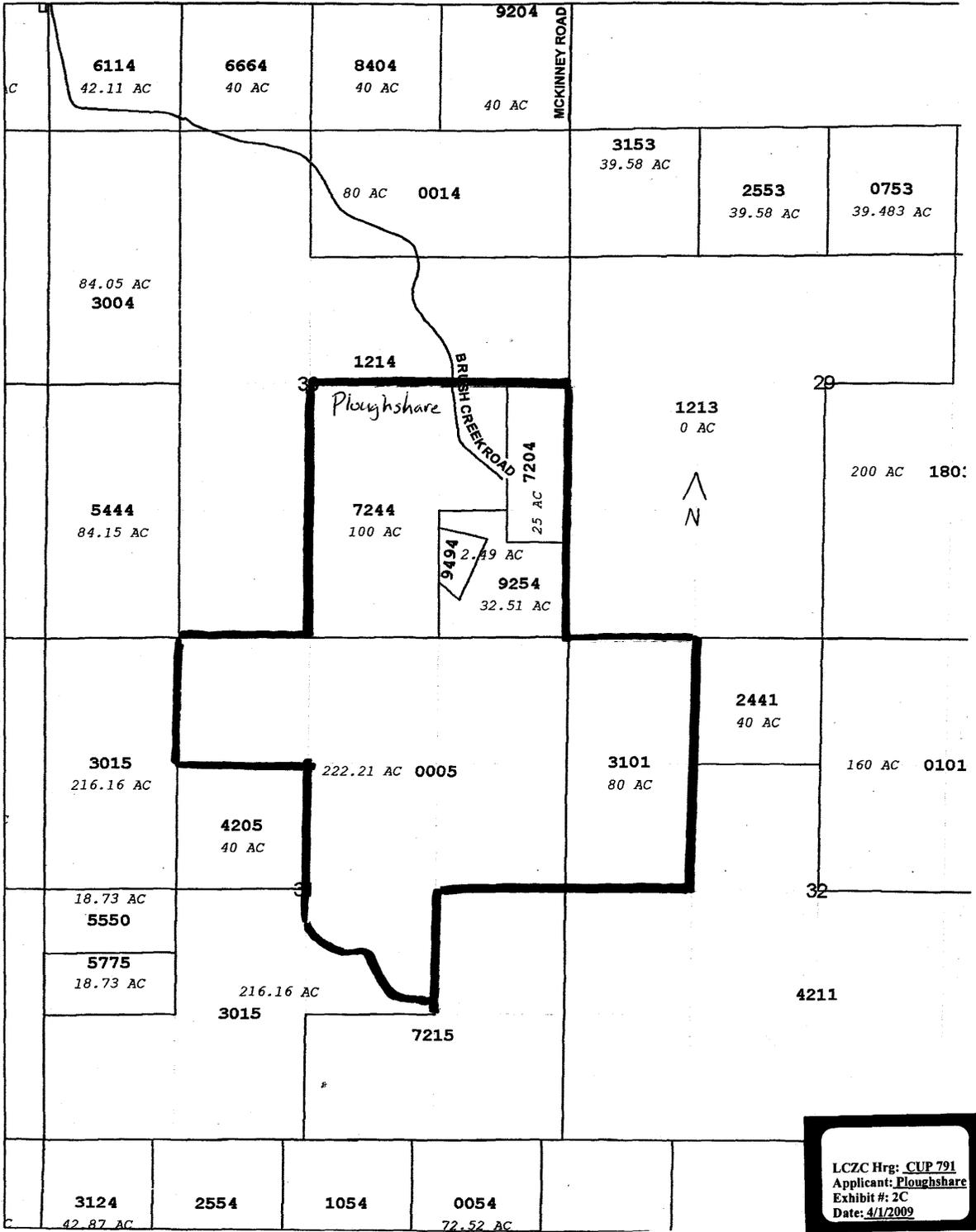
Ploughshare Vicinity Map



©2009 Google

Map data ©2009 Tele Atlas

LCZC Hrg: CUP 791
 Applicant: Ploughshare
 Exhibit #: 2B
 Date: 4/1/2009



LCZC Hrg: CUP 791
 Applicant: Ploughshare
 Exhibit #: 2C
 Date: 4/1/2009

← N



Ploughs here

LCZC Hrg: CUP 791
Applicant: Ploughshare
Exhibit #: 2D
Date: 4/1/2009

CUP #791 - Introduction

A request by Ploughshare Institute for Sustainable Culture for a conditional use permit to conduct the following activities on 462.21 acres in the Agriculture/Forest (A/F) zone: school, visitor center, bed and breakfast, campground, and an agricultural/forestry related commercial business. The property is located at 1311 Brush Creek Rd., Deary, Idaho in Sections 30, 31, and 32 of Township 40 North, Range 01 West, B.M., in Latah County, and referenced as Assessor's Parcel Numbers RP40N01W307204A, RP40N01W307244A, RP40N01W309254A, RP40N01W309494A, RP40N01W310005A and RP40N01W323101A.

The Latah County Land Use Ordinance, under section 3.01.02, lists schools, campgrounds, bed and breakfasts, and agricultural/forestry related commercial or industrial business or service uses as conditionally permitted uses in the Agriculture/Forest (A/F) Zone.

Section 7.01.02 requires:

- 1. A conditional use permit may be granted if the Zoning Commission finds that the proposed use conforms to each of the following criteria:**
 - A. The use is not detrimental to the health and safety of those in the surrounding area and will not otherwise adversely affect permitted uses or the enjoyment of such uses in that zone to any greater extent than a permitted use in that zone;
 - B. The use will not require facilities or services with excessive costs to the public;
 - C. The use is consistent with the goals and policies of the Latah County Comprehensive Plan.
- 2. If the Zoning Commission finds that a proposed use is essential to the public health, safety, or welfare, such use may be permitted even if the use is not found to meet the criteria listed above.**
- 3. The Zoning Commission shall have the authority to set an expiration date for any conditional use permit so long as the reasons for such are included in their finding of fact and conclusions of law.**

Exhibits will now be entered into the record.

The following exhibits were submitted with the staff packet:

Exhibit #1.	Staff Report
Exhibit #1A.	Criteria Worksheet
Exhibit #1B.	Vicinity and Comprehensive Plan Land Use Map
Exhibit #1C.	Zoning Map
Exhibit #1D.	Aerial Photograph & Adjacent Property Owners Map
Exhibit #1E.	Photos of Subject Property
Exhibit #2.	Application Form (Submitted by Applicant)

LCZC Hrg: CUP 791
Applicant: Ploughshare
Exhibit #: 3
Date: 4/1/2009

-
- Exhibit #2A.** Applicant's Narrative (Submitted by Applicant)
 - Exhibit #2B.** Vicinity Map (Submitted by Applicant)
 - Exhibit #2C.** Plat Map (Submitted by Applicant)
 - Exhibit #2D.** Site Plan (Submitted by Applicant)
 - Exhibit #3.** Staff Introduction for Latah County Zoning Commission hearing for CUP #791 held on April 1st, 2009
 - Exhibit #4.** Letter to Webb French from Latah County Planning and Building Dept. regarding preliminary proposal dated December 12, 2008
 - Exhibit #5.** Letter to Planning and Building Department from the Ploughshare Institute dated October 30, 2008.
 - Exhibit #6.** Idaho Department of Water Resources Well Driller's Reports for subject property
 - Exhibit #7.** Letter to Mr. Craig Dalton from Idaho Department of Fish and Game regarding Application to Withdraw Water dated October 10, 2008.

That is all staff has unless the Commission has questions.



LATAH COUNTY PLANNING & BUILDING

Latah County Courthouse

PO Box 8068, 522 South Adams

Moscow, ID 83843

(208) 883-7220 • FAX (208) 883-7225 • E-Mail: pb@latah.id.us • In Latah County, Toll Free: 1-800-691-2012

December 12, 2008

Mr. Webb French
P.O. Box 245
Deary, ID 83823

RE: Ploughshare Proposal

Dear Mr. French:

As a follow-up to our conversations and a reference for Monday's meeting, I have prepared an outline of the various requirements and other types of information that will be necessary for your proposal. As we discussed, in order to accommodate and expedite such a proposal, you will need to submit and gain approval for a Conditional Use Permit. This permit, if approved, could potentially facilitate the proposed visitor center, lodge, guest cabins, classroom, administration building, and a number of the staff homes. A majority of the proposed staff homes will need to be accomplished via the land division process which would require a separate administrative process. Please contact me to discuss the land division process further.

In this zoning district (Agriculture/Forest), a combination of different uses may be permitted by the Zoning Commission upon the issuance of a Conditional Use Permit as provided by Section 7.01.

- 1) The "classroom and administration building" would be potentially permitted under a "school" as provided by Section 3.01.02 (10).
- 2) The "lodge" falls under Section 3.01.02 (12) which provides for "Bed and Breakfasts with no more than four single or double guest rooms that will be conducted outside of the primary residence and/or that will be beyond the scope of the home occupation provisions as provided in Section 4.02 of this ordinance or the provisions set forth in Section 3.01.01.5 of this ordinance." Please note that in your letter dated October 30th, 2008, you proposed a lodge with 8 guest rooms while this provision of the Ordinance would only allow for a maximum of four - double guest rooms.
- 3) The "8-2 bedroom guest cabins" would be potentially permitted under a "campground" as provided by Section 3.01.02 (3). Please be advised that the Ordinance would only allow for a maximum of six (6) recreational cabins.
- 4) The "visitor center" of roughly 2000 square feet would be the most difficult, if not prohibited activity to permit on this property. This use would depend on the specific uses of the facility, and for this Department to make a determination on the potential of this

LCZC Hrg: CUP 791
Applicant: Ploughshare
Exhibit #: 4
Date: 4/1/2009

use, please provide clarification of the type of activities to be conducted in such a facility, such as retail or commercial activity. As we discussed, this type of use or activity may not be accomplishable at this site given its current zoning designation.

- 5) Many of the activities described in your proposal would also potentially fall under Section 3.01.02 (1) which provides for the conditionally permitted use of "Agricultural or forestry related commercial or industrial business or service uses with more than five full-time equivalent employees."

As part of your application, the following types of information need to be submitted:

- Hours of Operation
- Placement and size of all structures, ponds, streams, and on-site infrastructure, etc.
- Plans for fire protection, sewage disposal, utilities, and water supply for irrigation and domestic use
- Number and types of animals and crops
- Average number of visitors and staff and occupancy rates for staff and guest accommodations
- Transportation plan for traffic mitigation, parking, and any shuttle services
- Location and number of any windmills
- Noise and outdoor lighting mitigation

Please be aware that in addition to the requirements listed in this letter, there may be additional items that may need to be submitted prior to this Department making the determination that you have submitted a complete application. Furthermore, the Zoning Commission may request additional information in order to make a decision if and when this matter goes to a public hearing. Also be advised that the Zoning Commission may require such changes or impose such reasonable conditions for the proposed use which are in its judgment necessary to ensure conformity with Section 7.01.02.

If and when a Conditional Use Permit is approved, please be aware that prior to construction of any building on this parcel, a building permit application must be submitted and reviewed for compliance with all pertinent regulations governing construction in Latah County in effect at the time of application. This letter does not guarantee approval from other agencies that must be acquired prior to the issuance of a building permit. If approval cannot be obtained from other agencies such as road access, septic system, etc., a building permit will not be issued. I would strongly encourage you to contact the North Latah County Highway District and the North Central District Health Department for more information.

In addition, I have enclosed a copy of the Latah County Large Gathering Permit which may apply to certain events that you indicated may be conducted on the property. This permit would be in addition to the Conditional Use Permit. I hope that this letter provides some clarification, and please let me know if I can be of further assistance.

Sincerely,

Drew Blankenbaker
Associate Planner

Enc.

THE PLOUGHSHARE

1311 Brush Creek Rd
Deary, ID 83823
Phone (208) 877-1118
Cell (254)379-5250
Fax (208) 877-1158
Webb@SustainLife.org

10/30/2008

Drew Blankenbaker
Latah County Planning
PO Box 8068
Moscow, Id 83843

We plan to operate a school which will teach a wide variety of handcrafts such as, but not limited to, woodworking, pottery, weaving, spinning, and blacksmithing, along with practical skills such as organic gardening, bread making, soap making, timber frame construction, musical instrument making, animal husbandry, horse farming and so on. Students would travel here and take classes ranging in length from roughly 1 to 10 days. The facilities proposed below would be for housing the students along with the staff who would live on sight. The majority of classes would be from June through November, but some classes might be held in winter.

Summary overview of proposed facilities on the 462 acres we have purchased:

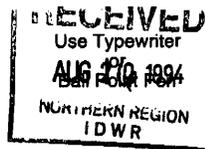
Visitor Center, roughly 2000 square feet.
Lodge with 8 guest rooms and dining room.
8 - 2 bedroom guest cabins (to be used for 1 to 10 day stays, primarily in summer).
4 - classroom buildings.
1 - administration building.
10 - staff homes.

We teach many aspects of sustainable living and our buildings will be consistent with that philosophy. Buildings will be designed to have a small ecological footprint, utilizing renewable energy and resources wherever possible. Additionally, agricultural land will not be used for building.

LCZC Hrg: CUP 791
Applicant: Ploughshare
Exhibit #: 5
Date: 4/1/2009



IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT



1. DRILLING PERMIT NO. 86-94-N-000-000
Other IDWR No. _____

2. OWNER: CRAIG DALTON
Name _____
Address 1131 BRAWLEY CR. RD.
City DEARY State ID Zip 83603

3. LOCATION OF WELL by legal description:

Sketch map location must agree with written location.

N		T. <u>40</u>		North <input checked="" type="checkbox"/>	or	South <input type="checkbox"/>
W		E. <u>01</u>	East <input type="checkbox"/>	or	West <input checked="" type="checkbox"/>	
S		Sec. <u>30</u>	1/4	SE	1/4	SW
		Gov't Lot _____	County <u>LATAH</u>	180 acres		

Address of Well Site SAME
(Give at least Direction + Distance to Road or Landmark)

Lot No. _____ Block No. _____ Subd. Name _____

4. PROPOSED USE:
 Domestic Municipal Monitor Irrigation
 Thermal Injection Other _____

5. TYPE OF WORK
 New Well Modify or Repair Replacement Abandonment

6. DRILL METHOD
 Mud Rotary Air Rotary Cable Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK			AMOUNT	METHOD
Material	From	To	Sacks or Pounds	
<u>Bentonite</u>	<u>0</u>	<u>18</u>	<u>4</u>	<u>PUMPED</u>

Was drive shoe seal tested? Y N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Casting	Liner	Steel	Plastic	Welded	Threaded
<u>8</u>	<u>1</u>	<u>18</u>	<u>.250</u>			<input checked="" type="checkbox"/>			
<u>6</u>	<u>10</u>	<u>80</u>	<u>.350</u>				<input checked="" type="checkbox"/>		

Final location of shoes
Top Packer or Headpipe _____ Bottom Tailpipe _____

9. PERFORATIONS/SCREENS

Perforations Method _____
 Screens Type _____ Material _____

From	To	Slot Size	Number	Diameter	Tele/Pipe Size	Casting	Life
						<input type="checkbox"/>	<input type="checkbox"/>

SESE 30 40N 1W

10. WELL TESTS:

Yield gal./min.	Drawdown	Pumping Depth	Time
<u>12</u>		<u>180</u>	<u>1hr</u>

Temperature of water _____ Was a water analysis done? Yes No

By whom? _____
Water Quality (odor, etc.) _____
Bottom Hole Temperature _____

11. STATIC WATER LEVEL:

54 ft. below surface Depth artesian flow found _____
Artesian pressure _____ lb. Describe access port _____
Describe Controlling Devices: _____

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	GPM	SWL
<u>12</u>	<u>0</u>	<u>6</u>	<u>Clay</u>		
<u>12</u>	<u>6</u>	<u>18</u>	<u>BASALT - MED - GRAY</u>		
<u>12</u>	<u>18</u>	<u>30</u>	<u>" "</u>		
<u>6</u>	<u>18</u>	<u>71</u>	<u>Clay</u>		<u>54</u>
<u>6</u>	<u>71</u>	<u>143</u>	<u>BASALT - MED - GRAY</u>		
<u>6</u>	<u>143</u>	<u>147</u>	<u>" - WEATHERED</u>		<u>12</u>
<u>6</u>	<u>147</u>	<u>205</u>	<u>" MED - GRAY</u>		

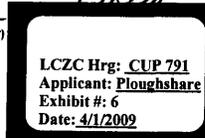
Date: Started 6-9-94 Completed 6-8-94

13. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

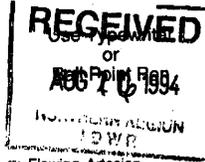
MCPHERSON & WRIGHT DRILLING
Firm 2940 Burrell Firm No. 376
Lewiston, Idaho 83501
Firm 206143-7295 Date 7-8-94
and
Supervisor or Operator Dalton 7/10/94
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES





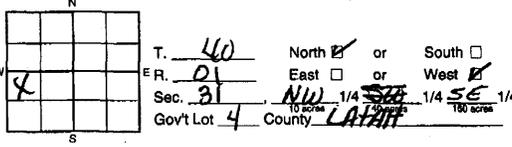
IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT



1. DRILLING PERMIT NO. 86-94-N-0018-000
Other IDWR No. _____

2. OWNER: Graig Dalton
Name _____
Address 134 BOWSA CR. RD
City DEARY State ID Zip 83823

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.



Address of Well Site BOWSA CR. RD.
(Give at least Direction + Distance to Road or Landmark)

Lot No. _____ Block No. _____ Subd. Name _____

4. PROPOSED USE:
 Domestic Municipal Monitor Irrigation
 Thermal Injection Other _____

5. TYPE OF WORK
 New Well Modify or Repair Replacement Abandonment

6. DRILL METHOD
 Mud Rotary Air Rotary Cable Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK		AMOUNT		METHOD
Material	From	To	Sacks or Pounds	
Bentonite	0	29	5	

Was drive shoe seal tested? YES NO How? _____

8. CASING/LINER:

Diameter	From	To	Guage	Casing	Liner	Steel	Plastic	Welded	Threaded
6	7	29	250			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	19	285	250			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoes _____
Top Packer or Headpipe _____ Bottom Tailpipe _____

9. PERFORATIONS/SCREENS
 Perforations Method _____
 Screens Type _____ Material _____

From	To	Slot Size	Number	Diameter	Tele/Pipe Size	Casing	Liner
160	285	1/4 x 12	60			<input type="checkbox"/>	<input type="checkbox"/>

NWSE 31 40N 1W

10. WELL TESTS:
 Pump Bailer Air Flowing Artesian

Yield gal./min.	Drawdown	Pumping Depth	Time
2		140	1 hr

Temperature of water _____ Was a water analysis done? Yes No
By whom? _____
Water Quality (odor, etc.) _____
Bottom Hole Temperature _____

11. STATIC WATER LEVEL:
12 ft. below surface Depth artesian flow found _____
Artesian pressure _____ lb. Describe access port _____
Describe Controlling Devices: _____

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	GPM	SWL
8	0	24	Clay		12
8	24	29	GRANITE - Decomposed		
6	29	160	" "		
6	160	285	SAND	2	

00746

Date: Started 6-10-94 Completed 6-11-94

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

MCPHERSON & WRIGHT DRILLING Firm No. 326
Firm Name _____
2246 Burrell _____
Lewiston, Idaho 83501 _____ Date 7-10-94
Firm Official _____
(208) 743-7295 _____
Supervisor or Operator Raymond Pherson Date 7-10-94
(Sign once if Firm Official & Operator)

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

USE TYPEWRITER OR BALLPOINT PEN
RECEIVED
AUG 26 1987

<p>1. WELL OWNER Name <u>Craig Dalton</u> Address <u>Deerby</u> Owner's Permit No. <u>86-87-71-1</u></p>	<p>7. WATER LEVEL Department of Water Resources Static water level <u>68'</u> feet below land surface. Flowing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No G.P.M. flow _____ Artesian closed-in pressure _____ p.s.i. Controlled by: <input type="checkbox"/> Valve <input type="checkbox"/> Cap <input type="checkbox"/> Plug Temperature _____ OF. Quality _____ <i>Describe artesian or temperature zones below.</i></p>																																																				
<p>2. NATURE OF WORK <input checked="" type="checkbox"/> New well <input type="checkbox"/> Deepened <input type="checkbox"/> Replacement <input type="checkbox"/> Abandoned (describe abandonment procedures such as materials, plug depths, etc. in lithologic log)</p>	<p>8. WELL TEST DATA <input type="checkbox"/> Pump <input type="checkbox"/> Bailor <input checked="" type="checkbox"/> Air <input type="checkbox"/> Other _____ Discharge G.P.M. _____ Pumping Level _____ Hours Pumped _____ <u>1 G.P.M. 10' test</u></p>																																																				
<p>3. PROPOSED USE <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Irrigation <input type="checkbox"/> Test <input type="checkbox"/> Municipal <input type="checkbox"/> Industrial <input type="checkbox"/> Stock <input type="checkbox"/> Waste Disposal or Injection <input type="checkbox"/> Other _____ (specify type)</p>	<p>9. LITHOLOGIC LOG</p> <table border="1"> <thead> <tr> <th rowspan="2">Bore Diam.</th> <th colspan="2">Depth</th> <th rowspan="2">Material</th> <th colspan="2">Water</th> </tr> <tr> <th>From</th> <th>To</th> <th>Yes</th> <th>No</th> </tr> </thead> <tbody> <tr> <td>8"</td> <td>0</td> <td>5</td> <td>Clay - tan</td> <td></td> <td></td> </tr> <tr> <td></td> <td>5</td> <td>38</td> <td>Basalt - Grey - Mud</td> <td></td> <td></td> </tr> <tr> <td></td> <td>38</td> <td>52</td> <td>Basalt + clay - Brown - Silt</td> <td></td> <td></td> </tr> <tr> <td></td> <td>52</td> <td>93</td> <td>Clay - tan</td> <td></td> <td></td> </tr> <tr> <td></td> <td>93</td> <td>250</td> <td>Basalt - Grey - Mud</td> <td></td> <td></td> </tr> <tr> <td></td> <td>250</td> <td>287</td> <td>Basalt - light grey - Grey - Mud</td> <td></td> <td></td> </tr> <tr> <td></td> <td>287</td> <td>305</td> <td>Basalt - Grey - Sand</td> <td></td> <td></td> </tr> </tbody> </table>	Bore Diam.	Depth		Material	Water		From	To	Yes	No	8"	0	5	Clay - tan				5	38	Basalt - Grey - Mud				38	52	Basalt + clay - Brown - Silt				52	93	Clay - tan				93	250	Basalt - Grey - Mud				250	287	Basalt - light grey - Grey - Mud				287	305	Basalt - Grey - Sand		
Bore Diam.	Depth		Material	Water																																																	
	From	To		Yes	No																																																
8"	0	5	Clay - tan																																																		
	5	38	Basalt - Grey - Mud																																																		
	38	52	Basalt + clay - Brown - Silt																																																		
	52	93	Clay - tan																																																		
	93	250	Basalt - Grey - Mud																																																		
	250	287	Basalt - light grey - Grey - Mud																																																		
	287	305	Basalt - Grey - Sand																																																		
<p>4. METHOD DRILLED <input checked="" type="checkbox"/> Rotary <input type="checkbox"/> Air <input type="checkbox"/> Hydraulic <input type="checkbox"/> Reverse rotary <input type="checkbox"/> Cable <input type="checkbox"/> Dug <input type="checkbox"/> Other _____</p>	<p>RECEIVED AUG 31 1987 Department of Water Resources Northern District Office</p>																																																				
<p>5. WELL CONSTRUCTION Casing schedule: <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Other <u>Plastic</u> Thickness _____ inches Diameter _____ inches + _____ inches From _____ feet To _____ feet <u>250</u> inches <u>8</u> inches + <u>1</u> inches <u>30</u> feet <u>30</u> feet <u>350</u> inches <u>6</u> inches <u>30</u> feet <u>30</u> feet _____ inches _____ inches _____ feet _____ feet _____ inches _____ inches _____ feet _____ feet Was casing drive shoe used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was a packer or seal used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Perforated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No How perforated? <input type="checkbox"/> Factory <input type="checkbox"/> Knife <input type="checkbox"/> Torch Size of perforation _____ inches by _____ inches Number _____ From _____ To _____ _____ perforations _____ feet _____ feet _____ perforations _____ feet _____ feet _____ perforations _____ feet _____ feet Well screen installed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Manufacturer's name _____ Type _____ Model No. _____ Diameter _____ Slot size _____ Set from _____ feet to _____ feet Diameter _____ Slot size _____ Set from _____ feet to _____ feet Gravel packed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Size of gravel _____ Placed from _____ feet to _____ feet Surface seal depth <u>20'</u> Material used in seal: <input type="checkbox"/> Cement grout <input checked="" type="checkbox"/> Bentonite <input type="checkbox"/> Puddling clay <input type="checkbox"/> _____ Sealing procedure used: <input type="checkbox"/> Slurry pit <input type="checkbox"/> Temp. surface casing <input checked="" type="checkbox"/> Overbore to seal depth Method of joining casing: <input type="checkbox"/> Threaded <input type="checkbox"/> Welded <input type="checkbox"/> Solvent Weld _____ <input type="checkbox"/> Cemented between strata Describe access port _____</p>	<p>10. Work started <u>7-21-87</u> finished <u>7-27-87</u></p>																																																				
<p>6. LOCATION OF WELL Sketch map location must agree with well location. County <u>Latah</u> <u>SE 1/4 SE 1/4 Sec. 30, T. 40, N. R. 1 W.</u></p>	<p>11. DRILLERS CERTIFICATION I/We certify that all minimum well construction standards were complied with at the time the rig was removed. Firm Name <u>McPherson & Drilling</u> Firm No. <u>376</u> Address <u>2246 Russell</u> Date <u>8-22-87</u> Signed by (Firm Official) <u>Ray McPherson</u> and (Operator) <u>Paul Wright</u></p>																																																				

USE ADDITIONAL SHEETS IF NECESSARY - FORWARD THE WHITE COPY TO THE DEPARTMENT



IDAHO DEPARTMENT OF FISH AND GAME
CLEARWATER REGION
3316 16th Street
Lewiston, Idaho 83501

C.L. "Butch" Otter/Governor
Cal Groen/Director

October 10, 2008

Mr. Craig Dalton
1311 Brush Creek Road
Rt 1 Box 75A
Deary, Idaho 83823

Dear Mr. Dalton:

Re: Draft Permit Application to Withdraw Water from un-named tributaries to Potlatch River, Identification Numbers 86-11985 and 86-11985.

Mr. Howard Wheeler, on your behalf, has provided IDFG with the draft applications to IDWR for permits to withdraw water from several un-named streams to create two new ponds for irrigation, stockwater, wildlife storage, recreational storage and fire protection. You have requested to withdraw 0.69 cfs from a number of un-named tributaries to Potlatch River to fill and maintain two new ponds. One pond would be 137.4 acre-feet, the second pond would be 171.1 acre-feet. In addition to reviewing the materials provided, IDFG has discussed the proposal with Mr. Wheeler and made a site visit to view the proposed sites for the new ponds. Mr. Wheeler was present when we visited the site for the upper pond.

Your applications also include a request to permit two existing ponds on the property. IDFG observed these ponds while on site, but was not aware at the time that permits would be requested for those waterbodies and did not determine source or discharge points for those ponds.

Unless you have chosen new sites for locating the new ponds than those we were directed to prior to submitting your draft application, we believe that neither of the pond sites intercepts a stream channel. Although both ponds would be sited in depressions that intercept multiple draws, we did not observe bed and bank features that would indicate there were active streams present at either site. Therefore, it appeared to us that neither pond will be fed by a stream; rather, both ponds would be filled by surface runoff. Similarly, we would expect neither of the sites to discharge to an existing tributary to the Potlatch River. Based on our observations, the ponds would discharge to ephemeral draws which, in turn, we believe will flow to Brush Creek, a tributary to Potlatch River. Please inform our office if pond sites changed or our observations are incorrect in this regard.

Based on our site visit and review of the materials submitted, IDFG does not believe that any of the proposed actions will have an adverse effect on fish, wildlife or habitat in Brush Creek or Potlatch River. We have no objection to your proposed development.

Keeping Idaho's Wildlife Heritage

Equal Opportunity Employer • 208-799-5010 • Fax: 208-799-5012 • Idaho Relay (TDD) Service: 1-800-377-3529 • <http://fishandgame.idaho.gov>

LCZC Hrg: CUP 791
Applicant: Ploughshare
Exhibit #: 7
Date: 4/1/2009

As a side note, Mr. Wheeler has indicated to us that you are very interested in working with IDFG to provide wildlife benefits from the ponds. Thank you very much for your interest. IDFG would be pleased to assist with pond design and with selection of the appropriate plants to maximize wildlife habitat in your ponds. Please contact Ray Hennekey at this office if design assistance is desired or to help develop a plant list and planting schedule for the ponds.

Sincerely,


FOR Dave Cadwallader, Regional Supervisor

DC/rh/gl

C: Sharon Kiefer, IDFG
Keith Franklin, IDWR CDA
Kerby Cole, DEQ Lewiston
Howard Wheeler, 5759 Fort Graham Rd, West, TX 76691