

NOTICE OF PUBLIC HEARING
BEFORE THE LATAH COUNTY ZONING COMMISSION
Wednesday, April 6th, 2011, 5:30 pm

The Latah County Zoning Commission will hold a public hearing on Wednesday, April 6th, 2011, in Room 2-B, Latah County Courthouse, Moscow, Idaho, to receive comments on:

5:35 p.m. – CUP # 834A – A request by David Port and Keith Haley to amend Conditional Use Permit #834 to include overnight tent camping with the previously approved challenge course recreational field on a portion of a 378 acre parcel located in the Agriculture/Forest zone. The property is located at 1127 Paradise Ridge Road, in Sections 28, 29, 32, and 33, Township 39 North, Range 05 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel numbers RP39N05W286064A, RP39N05W327228A, RP39N05W297375A, RP39N05W327228A, RP39N05W333009A, RP39N05W333049A.

5:40 p.m. RZ #832 – A request by Brent and Shawna Lindquist to rezone a portion of their 2.18 acre parcel from Agriculture Forest to Commercial. The property is located at 2681 Hwy 95 South, in Section 15, Township 37 North, Range 05 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel number RP37N05W152845A.

5:45 p.m. RZ #833 – A request by Jerry Leonard to rezone a portion of his 54.84 acre parcel from Agriculture Forest to Rural Residential. The property is located at 5253 Robinson Park Road, in Section 06, Township 39 North, Range 04 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel number RP39N04W063625A.

Interested parties are encouraged to attend. Accommodations for individuals who qualify under the ADA are available upon request. Notice to acquire accommodations must be made 3 working days prior to the hearings to the Planning Dept. These hearings will be held pursuant to the Latah County Hearing Procedures Ordinance and under authority of the Idaho Local Land Use Planning Act, the Latah County Comprehensive Plan and the Latah County Land Use Ordinance. The Latah County Zoning Commission reserves the right to limit length of testimony.

Additional information, including copies of the proposals, are available from the Planning Dept., Latah County Courthouse, Moscow, Idaho, (208) 883-7220. Written comments will be accepted at the above office prior to the hearing.

Mauri Knott, Associate Planner

(This is a public service announcement only)

LATAH COUNTY ZONING COMMISSION EXHIBIT LIST

Public Hearing: CUP 834A **Date:** April 6, 2011 **Time:** 5:35 pm

Applicant: David Port and Keith Haley **File #:**CUP 834A

EXHIBITS:

Exhibit #1.	Staff Report
Exhibit #1A.	Criteria Worksheet
Exhibit #1B.	Latah County Comprehensive Plan and Vicinity Map
Exhibit #1C.	Zoning Map
Exhibit #1D.	Adjoining Property Owners and Aerial Photograph Map
Exhibit #2.	Application Form (Submitted by Applicant)
Exhibit #2A.	Applicant's Narrative (Submitted by Applicant)
Exhibit #2B.	Site plan (Submitted by Applicant)
Exhibit #2C.	Course/Camp Flyers (Submitted by Applicant)
Exhibit #3.	Staff Introduction for Latah County Zoning Commission public hearing for CUP 834A on April 6, 2011.

**DAVID PORT AND KEITH HALEY
CONDITIONAL USE PERMIT APPLICATION #834A
STAFF REPORT**

SUMMARY OF APPLICATION:

A request was made by David Port and Keith Haley to amend the previously approved conditional use permit to operate a recreational field (challenge course) on a portion of a 378 acre parcel located in the Agriculture/Forest zone to include a campground (tent camping only). The property is located at 1127 Paradise Ridge Road, in Sections 28, 29, 32, and 33, Township 39 North, Range 05 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel numbers RP39N05W286064A, RP39N05W327228A, RP39N05W297375A, RP39N05W327228A, RP39N05W333009A, RP39N05W333049A.

Site Characteristics:

Size of Parcel: 378 acres
Soils: Larkin Silt Loam, 3-12% Slopes
Larkin Silt Loam, 12-35% Slopes,
Joel Silt Loam, 3-7% Slopes,
Palouse Silt Loam, 7-25% Slopes,
Southwick Silt Loam, 12-25% Slopes
(Latah County Soil Survey Sheet #36)
Floodplain: Zone "C" (FIRM Panel #160086 0330B)

Land Use and Regulations:

Comprehensive Plan Designation: Rural
Existing Zoning: Agriculture/Forest
Existing Uses: Residential, Forestry
Neighboring Zoning: Agriculture/Forest
Neighboring Uses: Agriculture, Forestry, Public Right of Way, Residential

Infrastructure/Services:

Water: Existing Private Well
Sewer: Existing Private Septic
Access: Paradise Ridge Road, North Latah County Highway District
Schools: Moscow School District
Fire Protection: Moscow Rural Fire District
Law Enforcement: Latah County Sheriff

Exhibits:

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Exhibit #3. Staff Introduction for Latah County Zoning Commission public hearing for CUP 834A on April 6th, 2011.

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 # 269, as amended:

Section 3.01 Agriculture/Forest Zone

Article 7 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:

Amendment to Conditional Use Permit #834 to include a Campground.

Description of application:

David Port, property owner, and Keith Haley submitted application David Port and Keith Haley to amend the previously approved conditional use permit to operate a recreational field (challenge course) on a portion of a 378 acre parcel located in the Agriculture/Forest zone to include a campground (tent camping only). The property is located at 1127 Paradise Ridge Road, in Sections 28, 29, 32, and 33, Township 39 North, Range 05 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel numbers RP39N05W286064A, RP39N05W327228A, RP39N05W297375A, RP39N05W327228A, RP39N05W333009A, RP39N05W333049A.

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.

The Latah County Land Use Ordinance, under section 3.01.02(3), lists "Campgrounds" as a conditionally permitted use in the Agriculture/Forest Zone.

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

David Port submitted a completed application to the Latah County Planning and Building Department on March 15, 2011.

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:

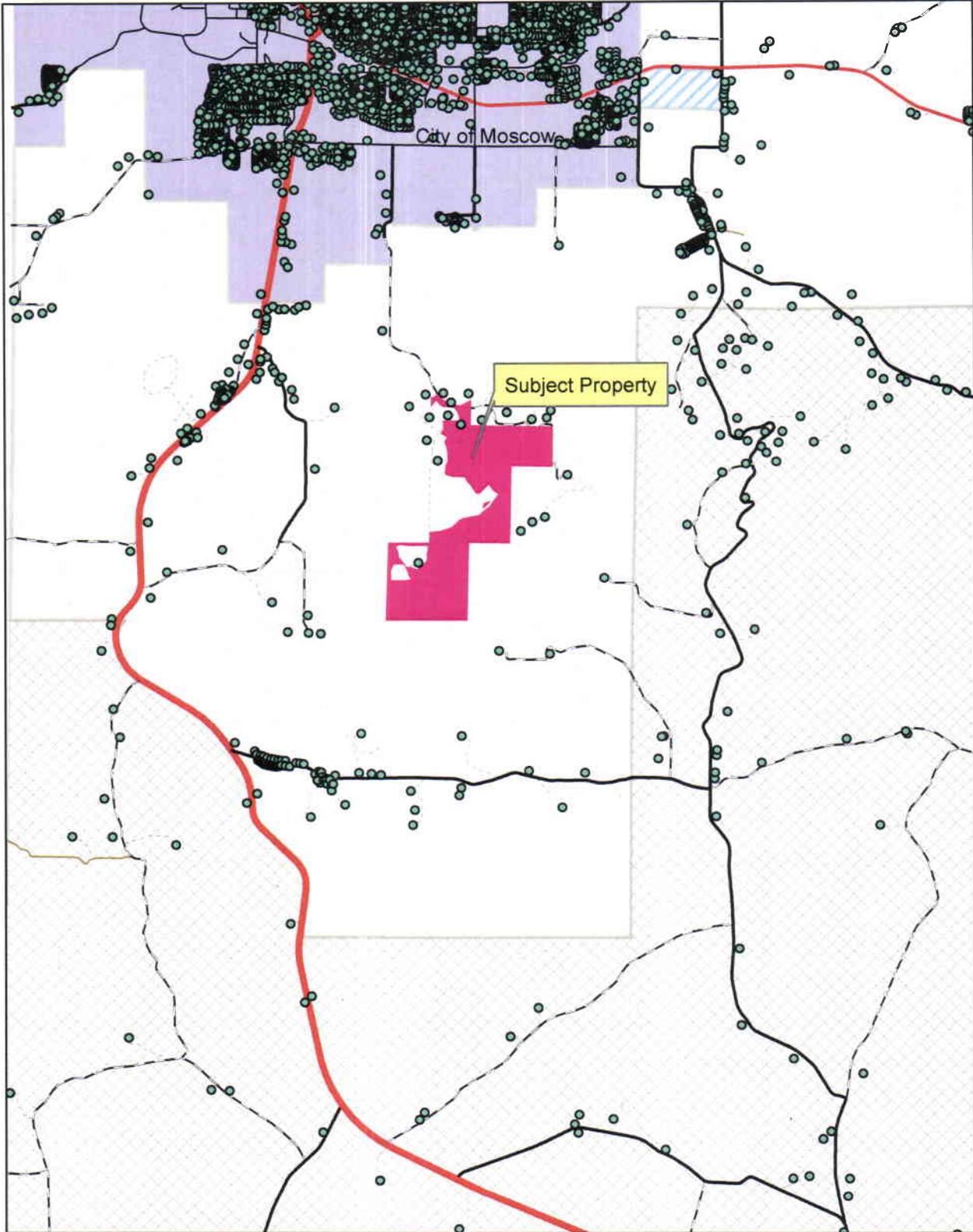
- A. The use is not detrimental to the health and safety of those in the surrounding area and will not otherwise adversely affect permitted uses or the enjoyment of such uses in that zone to any greater extent than a permitted use in that zone;
- B. The use will not require facilities or services with excessive costs to the public;
- C. The use is not in conflict 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 findings of fact and conclusions of law.

CUP 834A Vicinity and Comprehensive Plan Map

Planning & Building Department



- Legend
- Comprehensive Plan
ZONE
- AOI
 - ICR
 - PRODUCTIVE
 - RURAL

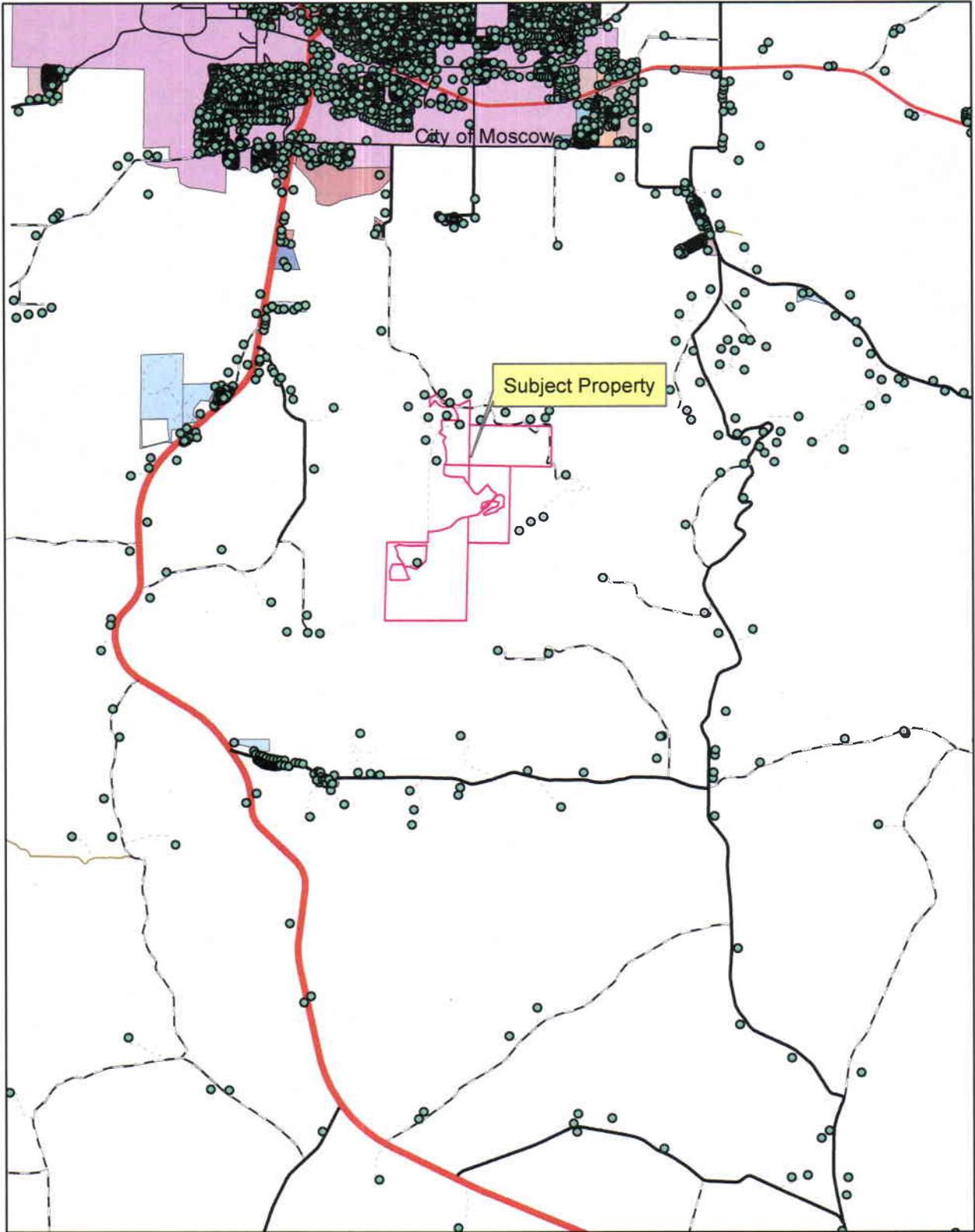
0 0.375 0.75 1.5
Miles

*Created on 01/25/2011 by MK

LCZC Hrg: CUP 834A
Applicant: Port/Haley
Exhibit #: 1B
Date: 04/06/2011

CUP 834A Zoning

Planning & Building Department



Legend

Zoning_Districts_2009	Area of Impact - Genesee	Multiple Family Residential	Single-Family Residential (R1)
ZONE_TYPE	Commercial	Municipality	Suburban Residential
Agriculture / Forest	Industrial	Rural Residential	
Agriculture / Forestry	Motor Business	Single-Family Residential	

0 0.250.5 1



*Created on 01/25/2011

LCZC Hrg: CUP 834A
 Applicant: Port/Haley
 Exhibit #: IC
 Date: 04/06/2011



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 <i>David Charles Port</i>	b. Home Phone <i>1-509-332-5401</i>	c. Work Phone <i>(509) 334-6873</i>	
d. Mailing Address	e. City <i>Pullman</i>	f. State <i>WA.</i>	g. Zip code <i>99163</i>
h. Property Owner (if different than applicant)	i. Home Phone	j. Work Phone	
k. Mailing Address	l. City	m. State	n. Zip code

2. General Site Information

a. Assessor's Parcel Number(s) <i>RP 39N05W297375 A</i>			b. Parcel Address (if applicable) <i>1127 Paradise Ridge Road</i>	
c. Acreage of Existing Parcel <i>37840</i>	d. Zoning <i>Agri-forest</i>	e. Comprehensive Plan Designation <i>Rural</i>	f. Floodplain designation(s) <i>N/A</i>	g. FEMA Panel # <i>N/A</i>
h. Is the parcel within an Area of City Impact? <input type="checkbox"/> Yes. <input type="checkbox"/> No.	i. Impact City	j. Road Used to Access Site <i>Paradise Ridge Rd.</i>		

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

i. Existing Uses
Residential / Timber

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

a. Fire District <i>Moscow Rural</i>	b. Road District <i>North Latah Hwy.</i>	c. School District <i>Moscow School District</i>
d. Source of Potable Water (i.e. water district or private well) <i>Well - Nancy Health Dept. Approved</i>	e. Sewage Disposal (i.e. sewer district or private septic system) <i>Health Dept. Permits Approved</i>	

4. Adjacent Properties Information

a. Zoning of Adjacent Properties <i>Residential / Timber</i>	b. Existing Uses of Adjacent Properties <i>← Agriculture / forest →</i>
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5. Permit Information

a. Proposed Use
Amend CUP 830 Permit to include tent camping

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?

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>David C. Port</i>	b. Date <i>3-18-2011</i>
c. Signature of Property Owner (if different than applicant)	d. Date

7. Attachments

All attachments should be reproducible in black and white at 8½" 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 <i>3/15/2011</i>	Amount <i>200.00</i>	Receipt No. <i>270461</i>	By <i>MSK</i>
CUP # <i>CUP834A</i>	Date Determined Technically Complete <i>3/15/2011</i>	By <i>MSK</i>	
Hearing Date <i>April 6, 2011</i>			

LCZC Hrg: CUP 834A
Applicant: Port/Haley
Exhibit #: 2
Date: 04/06/2011

Paradise Ridge Challenge

Conditional Use Permit

Work sheet attachment

Being unfamiliar with this process I will respond to the work sheet questions in a narrative fashion and be happy to provide additional information as requested by the commission.

Description of Proposal:

The paradise ridge challenge course is an outdoor experiential education program. Developed on the principles of team work, group cooperation and learning by shared experience. The basic model was first attributed to Outward bound outdoor adventure learning wilderness programs. The Paradise Ridge program consists of a variety of outdoor team initiatives and challenges that require team work, group strategy and physical activity to achieve success! Challenge groups are actively supervised by trained challenge leaders. A wide range of groups participate in these very positive and memorable programs. The Paradise Ridge course hosts public & private school groups, professional work teams, university groups, sports teams and many others. The average group size is 12 members and the typical day program is 9:00 am to 3:00. The paradise ridge site also provides ample room and an exceptional environment for nature encounters and outdoor appreciation. The mission and guiding principle of the Paradise Ridge Challenge is to promote respect, appreciation and foster positive relationships for people and the natural environment. The Paradise Ridge Challenge is fully insured and staffed by trained professional.

Existing use of property: response by Mr. Port

Consistency Requirement: response by Mr. Port

A: Health & safety, no foreseeable issues

B: Facilities and Services

The challenge course activities make use of and adapt to the natural land features, example, logs for balance walking, large trees for belayed climbing, and open field for Frisbee golf. No permanent structures are required. (Please refer to the brochure pictures.) Bungee cord "Spider Web" and tire swings anchored between trees are the props for team challenge activities. An important emphasis in the challenge course environment is to promote and model low impact and sustainable use of our natural places. Participants learn to have active fun and develop cooperative skills while appreciating the special beauty of Paradise Ridge.

C. Comprehensive plan, no foreseeable conflict.

a. Community design, no foreseeable conflict.

LCZC Hrg: CUP 834A
Applicant: Port/Haley
Exhibit #: 2A
Date: 04/06/2011

b. Population element, increased opportunity for people to enjoy a safe, positive outing on Paradise Ridge.

c. Housing element, no foreseeable conflict.

d. Economic development Element, no foreseeable conflict.

e. Public services, facilities, utilities Element, no foreseeable conflict. The challenge program does not require indoor facilities or electric power. Sanitary service is provided by porta potties leased from local vender.

f & g. Transportation Element, no foreseeable conflict. Participant groups arrive via personal vehicle, or bus. On-site Parking in designated parking area is available.

h. Natural resources element, no foreseeable conflict. The natural resources of Paradise Ridge are especially cared for and maintained by this positive educational program.

i. Special areas Element, no foreseeable conflict.

j. Hazardous area Element, no foreseeable conflict.

k. Recreation element, challenge course program provides a greatly enhanced and managed recreation opportunity.

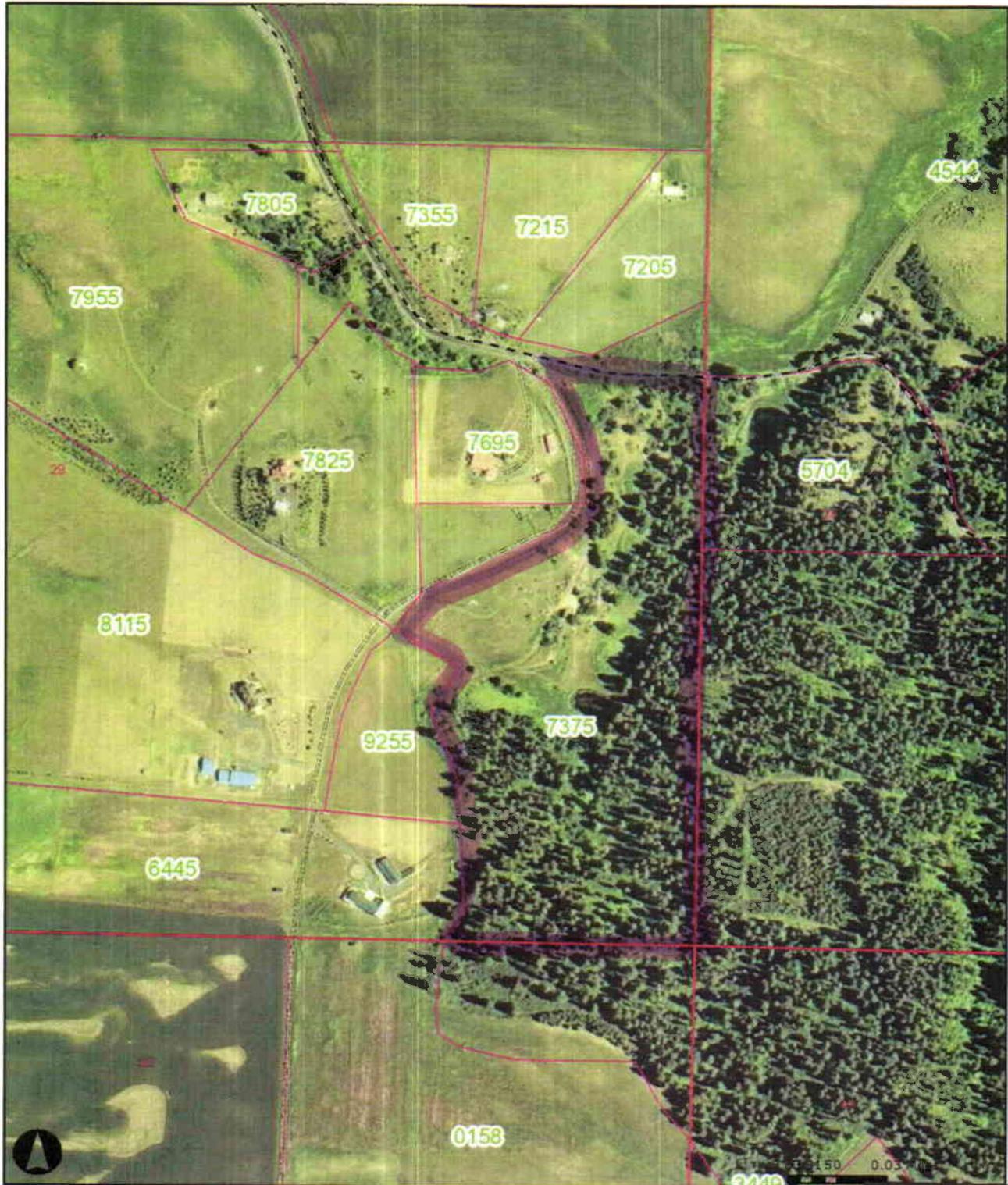
l. Land use element, the Paradise Ridge Challenge course is conducted entirely on the private property of Mr. David Port. Mr Port has complete control concerning the Paradise Ridge challenge programs, all aspects of program development are reviewed and approved my Mr. Port. His vision and special care of this precious outdoor environment it its greatest asset!

M. Property Rights Element, no foreseeable conflict.

I would direct the commission to the attached brochure for additional information.

Kevin S. Haley

Map



On Working Together

"There is a knowledge that only comes from doing, a trust that is confirmed by testing, and a common ground that is created by experience."

KGH



PARADISE RIDGE CHALLENGE COURSE

Come to be challenged and gain a greater respect for yourself and others.

PLAN TO VISIT!



Keith G. Haley
Counseling Center of the Palouse
814 S. Washington St.
Moscow, ID 83843
Phone: (208) 883-0619
FAX: (208) 882-4774
E-Mail: keithghaley@gmail.com

might be a team challenge that you tackle with your classmates, or an individual goal you set for yourself!
**IT'S ALL GOOD BECAUSE...
SUCCESS FEELS GREAT!**

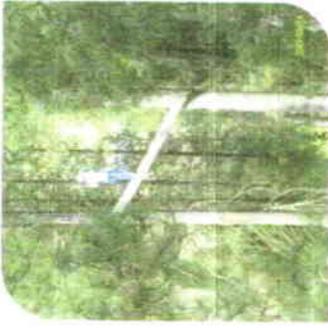
LCZC Hrg: CUP 834A
Applicant: Port/Haley
Exhibit #: 2C
Date: 04/06/2011

INTRODUCING

Paradise Ridge Challenge Course

I am very excited to host groups at my new challenge course site located in Latah County. As the developer and coordinator of the Palouse River Challenge Course in Washington since its beginning in 1992, I had always hoped to offer the same dynamic and positive adventure/education program closer to home. With 20+ years as a Mental Health Counselor and Challenge Course Leader ... *THE TIME IS PERFECT!*

Participants can expect the same safe, team-oriented challenge course adventures that we have so enthusiastically provided these many years. As always, we honor Challenge By Choice, promote the FULL Value Contract and emphasize team work! Pack a lunch and come ready for FUN!!! Feel free to contact me for further information.



The Journey to Today

Keith has successfully combined his passion for the outdoors and active lifestyle with his professional expertise as a mental health counselor. Beginning with a Master's Degree in Clinical Psychology, Keith trained extensively in the areas of adventure-based counseling and experiential education. Colorado Outward Bound, Project Adventure, and 4H are three of the very positive training influences incorporated into Keith's dynamic skill set. Keith has used his training and expertise to good advantage, developing and implementing many strong and innovative programs for groups and individuals.

Beginning in 1989, Keith developed and offered the Therapeutic Intervention Program (TIP) for youth with serious behavioral disabilities with the Pullman, Washington School District. The TIP program was recognized as highly successful and awarded the Governor's Award of Excellence. Continuing in the area of public education and counseling, the Therapeutic Recreation Youth Project (TRYP) was born. This program, imagined and pioneered by Keith, brought Washington State University students, community teens, community mental health clients, chemical dependency programs and juvenile justice together to make a difference.

This very ambitious program successfully promoted positive values, healthy lifestyles, mentor support and an appreciation for high adventure activities with appropriate risk-taking in the outdoors. Counselors and students alike learned to backpack, kayak, rock climb, and snowboard. These activities also created a vast array of intrinsic benefits. By 1991, Keith's therapeutic ambitions needed a Challenge Course.

Mapped, promoted and spirited by the youth members of the TRYP group, the Whitman County Challenge Course became a reality. Offering a wide range of adventure challenge program to both adults and youth, the Palouse River Challenge Course under Keith's leadership has continued to thrive and offer programming to nearly 900 individuals each year. During his tenure as a counselor and educator, he has also enjoyed teaching at both the University of Idaho and Washington State University. Notable professional presentations: The 13th Annual International Challenge Course Symposium & Conference, ACCT 2003 "Tough Teens", "How We Do What We Do", and Washington State Behavioral Health Conference 2004 "Challenge Interventions for Tough Teens."

"In the back of my mind, I hoped to someday combine my energies and experiences on a challenge course program in my own BACKYARD. This summer, in conjunction with my private practice counseling service in Moscow, I have been able to realize this long held goal!" Keith hopes to share this new project with lots of great groups! **Check out Paradise Ridge Challenge!!**



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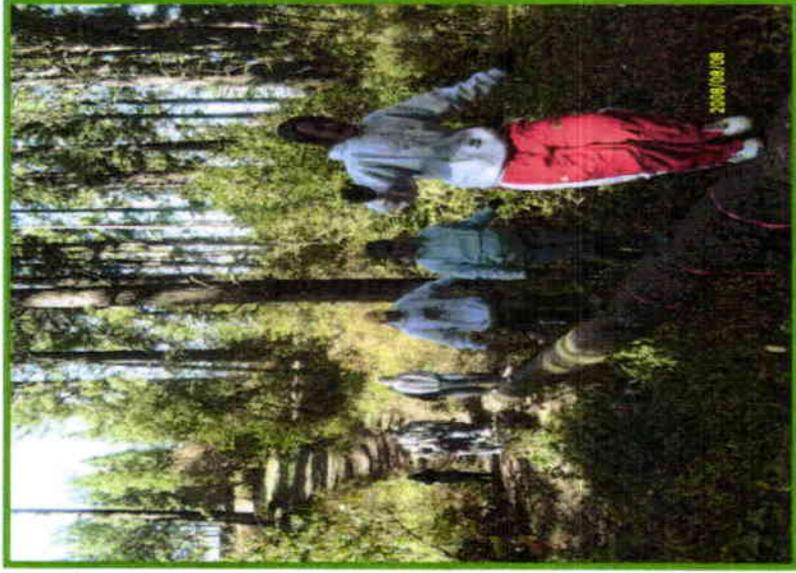
Keith G. Haley

Counseling Center of the Palouse

814 S. Washington Moscow, ID 83843

208-883-0619

PARADISERIDGECHALLENGE



Plan to visit

PARADISERIDGECHALLENGE

Keith G. Haley, Counseling Service
Paradise Ridge Challenge

Phone: 208-883-0619

Fax: 208-882-4774

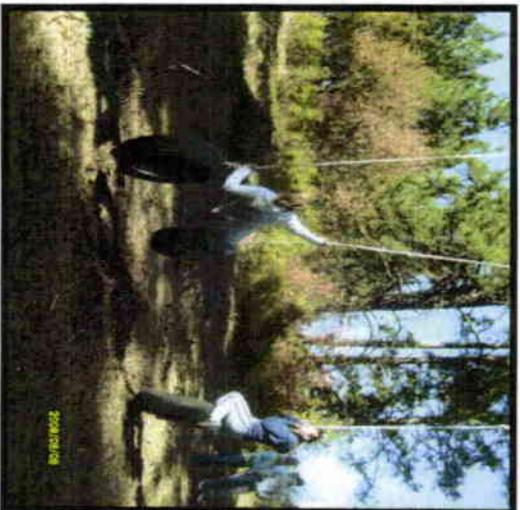
E-mail: keithghaley@gmail.com

Adventures Plus

The Journey to Today

From confidence building kids programs to high intensity corporate retreats, a custom Challenge Course is a very exciting and positive way to promote your group goals. My 24 years in adventure counseling allows me to offer a complete and comprehensive program tailored to meet individual group needs.

Relaxed fun, friendship, and the positive energy of safe outdoor activities are a proven recipe for success!



ON WORKING TOGETHER

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Keith G. Haley, Counseling Service
Paradise Ridge Challenge
Moscow, Idaho



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PARADISE RIDGE CHALLENGE

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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;
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Exhibits will now be entered into the record.

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