

**MARTIN/DARREL HAARR
REZONE APPLICATION #847
STAFF REPORT**

SUMMARY OF APPLICATION:

A request by Martin & Darrel Haarr to rezone approximately 8.79 acres to Commercial, and approximately 11.36-acres to Rural Residential, of a 20.25-acre parcel that is currently zoned Agriculture/Forest. The property is located at approximately 4960 Highway 8, which is at the northwest corner of the intersection of Highway 8 and Highway 9, west of the City of Deary, in Section 22, Township 40 North, Range 2 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP40N02W222412A.

Site Characteristics:

Size of Parcel:	20.25-acres
Soils:	Santa Silt Loams, 2-5 % Slopes; Santa Silt Loam, 5-20 % Slopes; 20-Klickson Silt Loam, 25-35 % Slopes;
Floodplain:	'Zone "C" (FIRM Panel # 1600860280B)

Land Use and Regulations:

Comprehensive Plan Designation:	Industrial/Commercial/Residential
Existing Zoning:	Agriculture/Forest (A/F)
Existing Uses:	Agriculture, Residential
Neighboring Zoning:	Agriculture/Forest (A/F)
Neighboring Uses:	Residential, Agriculture, Waste Water Treatment Facility

Infrastructure/Services:

Water:	Private well
Sewer:	Private septic
Access:	Highway 9, Idaho Department of Transportation
Schools:	White Pine 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 Photo and Adjacent Property Owners Map
Exhibit #2:	Application Form (Submitted by Applicant)
Exhibit #2A:	Applicant's Narrative (Submitted by Applicant)
Exhibit #2B:	Plat Map (Submitted by Applicant)
Exhibit #2C:	Vicinity Map (Submitted by Applicant)
Exhibit #2D:	Site Plan (Submitted by Applicant)
Exhibit #2E:	Aerial (Submitted by Applicant)
Exhibit #3:	Staff Introduction for Latah County Zoning Commission hearing for RZ #847 held on March 7, 2012.
Exhibit #4:	Letter from the City of Deary in response to the application of RZ#847
Exhibit #5:	Site Pictures

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 67-6511, Zoning Ordinance

Latah County Land Use Ordinance:

Section 3.01 Agriculture/Forestry Zone

Section 3.02 Rural Residential Zone

Section 3.04 Commercial Zone

Article 6 Zoning Map Amendments

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, policies which may be applicable to this particular request have been identified by staff. 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. The 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:

Rezone from Agriculture Forestry to Rural Residential and Commercial

Description of Application:

Martin and Darrel Haarr submitted an application to rezone approximately 8.79 acres to Commercial, and approximately 11.36-acres to Rural Residential, of a 20.25-acre parcel that is currently zoned Agriculture/Forest. The property is located at approximately 4960 Highway 8, which is at the northwest corner of the intersection of Highway 8 and Highway 9, west of the City of Deary, in Section 22, Township 40 North, Range 2 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP40N02W222412A.

Facts of application and the information submitted:

1) Section 6.01.01 requires that an application for a rezone be made by the owner of the affected property or the owner's authorized agent.

The completed rezone application was submitted to the Latah County Planning and Building Department on January 17th, 2012. The rezone application was signed by the property owner, Martin Haarr.

2) Section 6.01.02 states that the Zoning Commission may recommend the Board of Latah County Commissioners approval of a rezone application if the Zoning Commission finds that the proposed rezone conforms to each of the following criteria:

1. The rezone is in accordance with the goals and policies of the Comprehensive Plan.
2. The rezone, and the uses it permits, shall not be detrimental to or incompatible with the surrounding area, and the uses permitted in that area.
3. The rezone must provide some public benefit that exceeds any costs imposed upon the public.
4. The rezone shall not impose a significant burden to any public services.
5. The rezone shall not be a spot zone.

The Zoning Commission may recommend approval for rezone proposals that do not initially meet these criteria 1-5, if the applicant can provide substantial mitigation through a written development agreement as provided by 6.01.03.4 of this ordinance. The Zoning Commission may also recommend approval for applications not meeting the criteria listed above if the Commission finds that the rezone is essential to the public health, safety, or welfare.

3) Section 6.01.03.4 states the Zoning Commission may recommend, as a condition of approval, that the Board of Latah County Commissioners require the owner or developer to make a written Development Agreement concerning the use or development of the subject parcels as provided by Idaho Code §67-6511A. The creation, form, recording, modification, enforcement, and termination of conditional commitments are governed as follows:

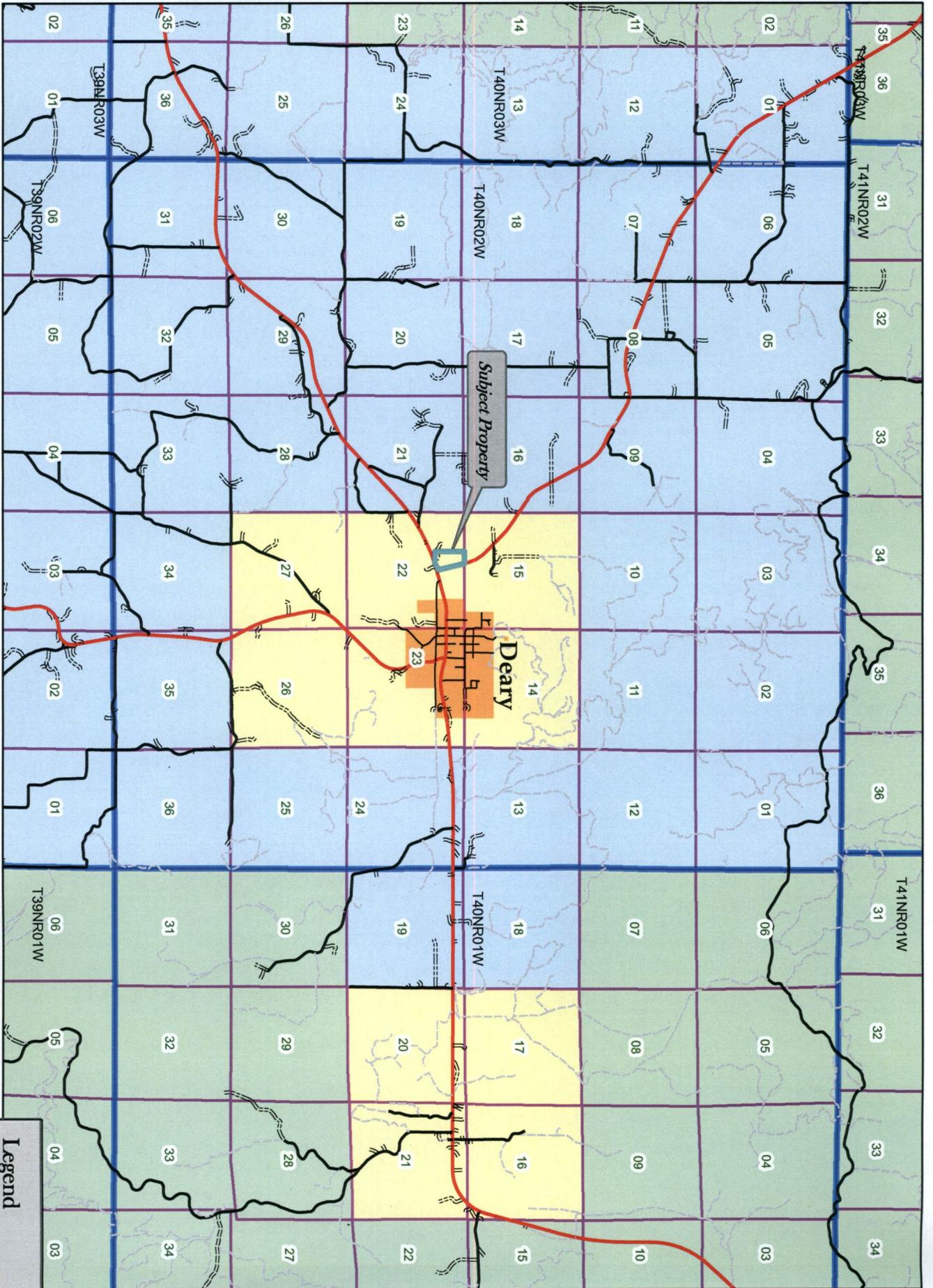
- A. The Board of Latah County Commissioners may require the developer to make a written commitment regarding the specific use and development of the subject property. If required by the Board of Latah County Commissioners, these commitments or conditions shall be considered part of the basis for approval.
- B. The terms of the written agreement shall be specified in the Board of Latah County Commissioners' written decision. If the Board of Latah County Commissioners adopts the decision of the Zoning Commission, it shall also adopt the Zoning Commission's recommended conditions for approval. The conditions imposed shall be limited to requirements necessary to ensure that the application meets the criteria of 6.01.02.
- C. Prior to adoption of the zoning map amendment, the agreement shall be submitted to the Board of Latah County Commissioners as a written development agreement that enumerates and describes the conditions for approval. This agreement must include the following:
 1. The responsibility of current and subsequent property owners to comply with the terms and conditions.
 2. The statement that failure to meet those terms will result in enforcement proceeding against the applicant and/or reversions of the property to its former designation.
 3. The statement that this agreement shall be deemed written consent that upon determination by the County that the conditions of approval are not being met, the property be reverted to its original zoning designation and all uses not consistent with that designation shall be considered a violation of this ordinance.
 4. Notarized signatures of the applicant and the property owner(s).
 5. Notarized signature of the chairperson of the Board of Latah County Commissioners. The Board of Latah County Commissioners shall only authorize the Chairman to sign the document if it is determined that the document meets the terms specified for the written agreement as well as the requirements specified in this paragraph.
- D. Once signed by all parties, the applicant shall have the document recorded in the Latah County Recorder's Office. The Board of Latah County Commissioners shall not adopt the zoning map amendment until the document has been recorded by the applicant. Once recorded, the Board of Latah County Commissioners shall adopt, by ordinance, an amendment to the zoning map. This amendment shall reference the development agreement and shall provide that the zoning map be designated in a manner that indicates that the new zoning designation has been assigned specific conditions.

The agreement shall remain in effect until formally modified or terminated by the Board of Latah County Commissioners, or the property is rezoned. The agreement may be terminated or modified by the Board of Latah County Commissioners with written permission of the current property. Prior to termination or modification, at least one public hearing shall be conducted in accordance with the notice and procedural provision for a rezone application. Nothing in the Section shall prevent the Board from rezoning a property subject to these agreements after four years from the date of approval, or under the restriction set forth in Title 67, Chapter 65, Idaho

4) Latah County Ordinance #20 Section V, the Area of City Impact Agreement between Latah County, and the City of Deary states:

Any request for development, zone change, conditional use permit, or variance within the Area of City Impact shall be referred to the City Council of Deary, Idaho, for review and comment. The City Council shall have forty (40) days to consider the request and submit a reply to the Board of County Commissioners, Latah County, Idaho. If no reply is received by the Board within forty (40) day period, the City Council forfeits its right to comment on the request, and processing shall continue under the Board's administration. Both the City Council and Board shall approve all subdivision plats within the Area of City Impact, pursuant to Idaho Code 50-1306 and 50-1308.

RZ #847 Vicinity and Comprehensive Plan Map



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

*Created on 2/27/2012 by JB

0 2,500 5,000 10,000 Feet



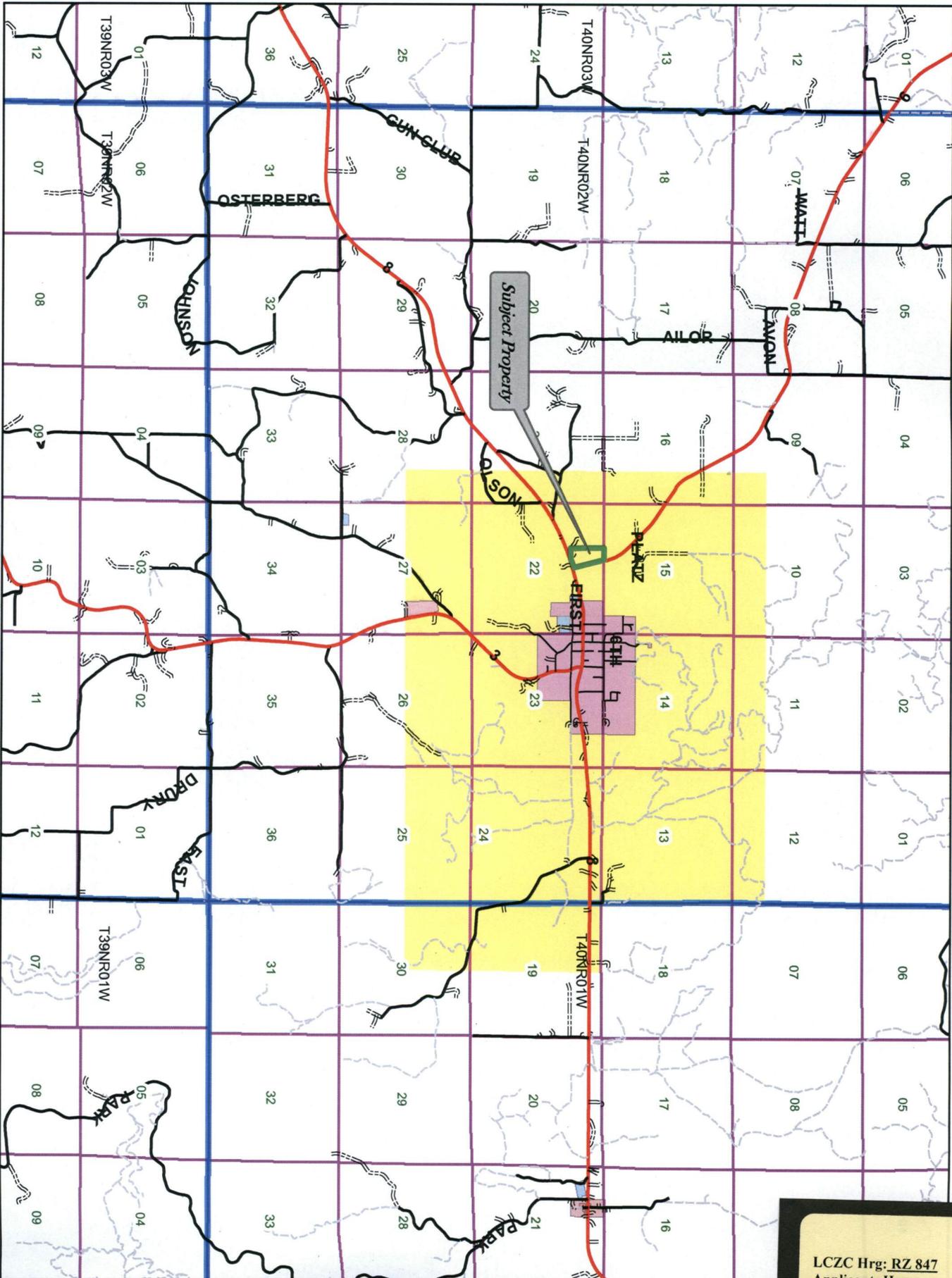
LCZC Hrg: RZ 847
Applicant: Haarr
Exhibit #: 1B
Date: 3/7/2012

Legend

- AOI PRODUCTIVE
- ICR
- RURAL



RZ #847 Zoning Map



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*Created on 2/27/2012 by JB

0 2,500 5,000 10,000 Feet

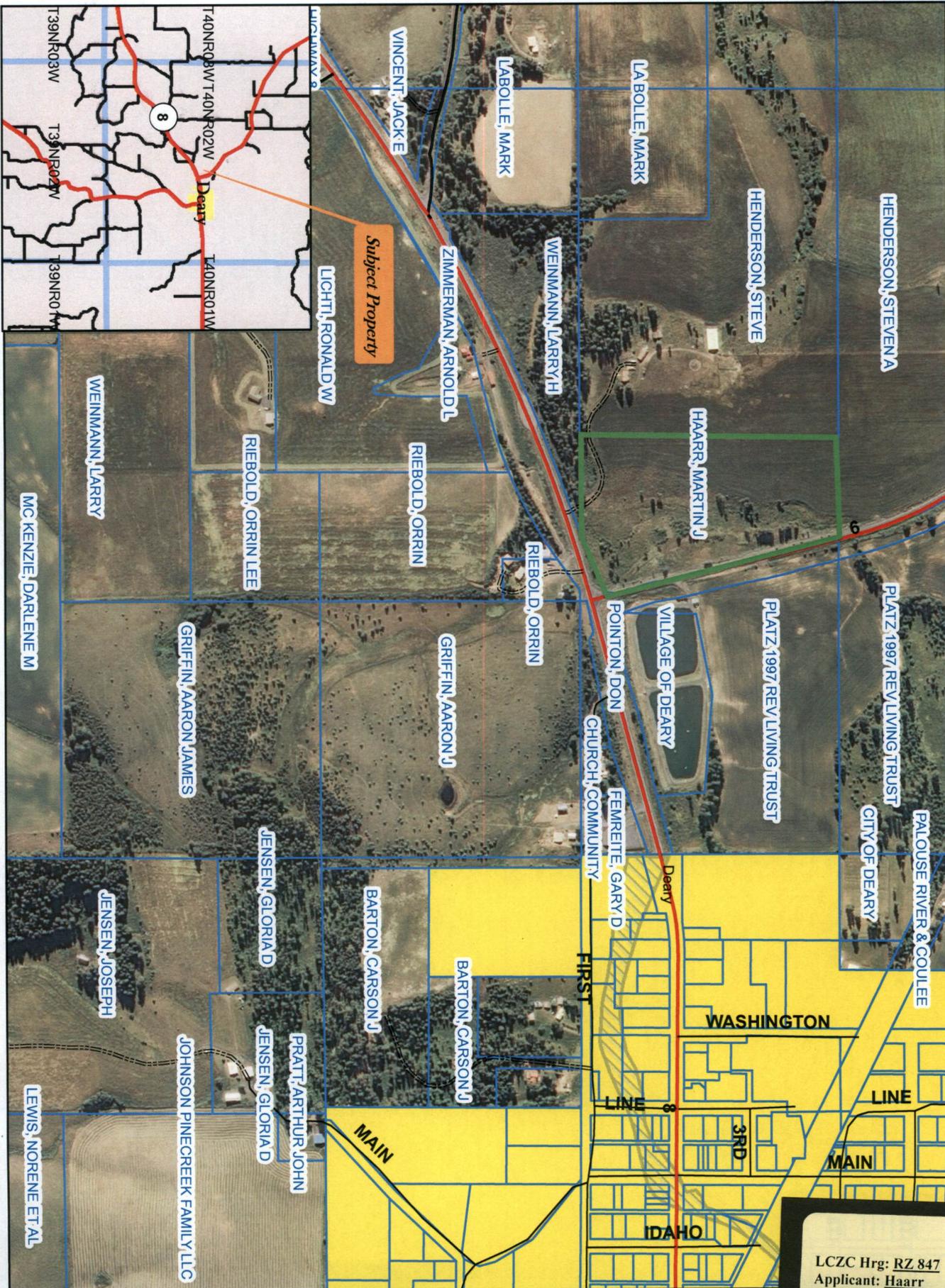


- Legend**
- Agriculture / Forest Industrial
 - Commercial
 - Motor Business Municipality
 - Multiple Family Residential
 - Rural Residential
 - Single-Family Residential (R1)
 - Single-Family Residential Suburban Residential
 - Areas of City Impact

LCZC Hrg: RZ 847
 Applicant: Haarr
 Exhibit #: 1C
 Date: 3/7/2012



RZ #847 Aerial & Adjacent Propert Owner Map



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*Created on 2/27/2012 by JB

Legend

-  Parcels
-  Potlatch
-  Floodplain



LCZC Hrg: RZ 847
 Applicant: Haarr
 Exhibit #: 1D
 Date: 3/7/2012



APPLICATION FOR REZONING

Instructions

Please complete the application and required attachments. 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 Martin Haarr/Darrel Haarr	B. Home Phone (208) 835-8794	C. Work Phone (208) 651-1717	
D. Mailing Address 1021 Big Meadow Rd.	E. City Troy	F. State ID	G. Zip Code 83871
H. Property Owner (If Different than Applicant) Same as 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) RP40N02W-22-2412			B. Parcel Address (If Applicable)	
C. Acreage of Existing Parcel 20.25 acres	D. Existing Zoning Ag/Forest	E. Comprehensive Plan Designation Industrial/Commercial/Residential	F. Floodplain Designation(s) Zone C	G. FEMA Panel # 160086-0280B
H. Is the parcel within an Area of City Impact? <input checked="" type="checkbox"/> Yes. <input type="checkbox"/> No.	I. Impact City Deary		J. Road Used to Access Site Highway 9/Highway 8	

Note: Sites within an Area of City Impact may require additional notification time prior to public hearings or may require a hearing before the other jurisdiction.

L. Existing Uses
 Bare land, no structures exist on the parcel. The site is partially timbered with some agricultural uses on the west portion of the property.

3. Service Provider Information (please attach additional information if requested)		
A. Fire District Deary Fire District	B. Road District North Latah Highway	C. School District White Pine School District
D. Source of Potable Water (i.e. Water District or Private Well) If needed/Proposed private well		E. Sewage Disposal (i.e. Sewer District or Septic System) If needed/Proposed individual Septic System

4. Adjacent Properties Information	
A. Zoning of Adjacent Properties Ag/Forest	B. Existing Uses of Adjacent Properties Municipal waste treatment plant to the East, Agricultural, Residential and timber surrounding the parcel

5. Rezone Information	
A. Proposed Zoning District(s) <input type="checkbox"/> Agriculture/Forestry <input checked="" type="checkbox"/> Rural Residential <input type="checkbox"/> Suburban Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial	B. Explain for Rezone Request <p>The goal for this property is to utilize the western portion of the property for a residential use by changing the zoning to Rural Residential. The remaining portion adjacent to Highway 8 and 9 that does not lend itself to residential uses would be changed to a commercial zone with a subsequent CUP for Mini-Storage, RV/Boat Storage, Potential contractor storage yard, Equipment and vehicle sales.</p>

Note: If you would like to change different sections of your property to different zoning designations, please provide a map depicting which zoning designations will be located on the corresponding sections of your property.

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 	b. Date Jan 14, 2012
c. Signature of Property Owner (If Different than Applicant)	d. Date

7. Attachments
<i>All attachments should be reproducible in black and white at 8 1/2" x 11"</i>
<input checked="" type="checkbox"/> Fee: (\$300.00) Make checks payable to Latah County.
<input checked="" type="checkbox"/> Completed Narrative Worksheet: See instructions on the Rezone Narrative Worksheet.
<input checked="" type="checkbox"/> 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.
<input checked="" type="checkbox"/> Vicinity Map: The map should show the site location in relation to neighboring communities and natural features.
<input checked="" type="checkbox"/> Assessor's Plat Map: Include a copy of that portion of the map that shows the subject parcel and adjoining parcels.
<input type="checkbox"/> Other Attachments:

Office Use Only			
Date Received 1/17/2012	Amount \$300	Receipt No. 85697	By JB
RZ # 847	Date Determined Technically Complete		By J
Hearing Date			

LCZC Hrg: RZ 847
Applicant: Haarr
Exhibit #: 2
Date: 3/7/2012

Haarr Re-zone Application

Description of Proposal:

We are proposing to re-zone our 20 acre Ag-Forest parcel to Commercial and ~~Suburban~~ ^{Rural} Residential. This parcel is approximately 20 acres in size and we propose that the approximately 8.79 acres on the east portion of the property would be Commercial, while the remainder would be ~~Suburban~~ ^{Rural} Residential (11.36 acres).

This re-zone will allow for Commercial uses in the lower, more level portions of the property. This area does not lend itself well to residential or agricultural uses.

This site lies on northwest corner of the Highway 8 and Highway 9 intersection. This property is within the Deary Area of City Impact and is directly across Highway 9 from the Deary waste treatment plant.

Future plans for the property include: A Conditional Use Permit for Mini-storage, Boat/RV Storage, as well as some possible automotive and equipment sales.

The ~~suburban~~ ^{Rural} residential portion of the property may be developed into two single family residential parcels.

Existing Uses of Property:

There are currently no structures on the subject property.

The vegetation on the subject property consists of native grasses and shrubs and scattered conifers in the lower areas. The upper 1/3 (west portion) of the property planted with grass and has been used agriculturally.

According to the FEMA flood insurance rate maps this property is not located within an area of special flood hazard.

Consistency Requirements

- 1. The Re-zone and the uses it permits, shall not be detrimental to or incompatible with the surrounding area, and the uses permitted in that area.**

This property is currently unimproved. Future uses will be done in a thoughtful and well designed manner. Buildings will use natural earth-tone colors and vegetation will be maintained where appropriate.

This proposal is compatible with the comprehensive plan, and surrounding area.

The Comprehensive plan designates this area as Commercial/Industrial/Residential. This designation is very broad and could not be more appropriate for this site.

The approval of this re-zone will put this property into the correct zoning classifications and fit with the surrounding uses. The western portion of the property borders a residential/agricultural use. The eastern portion sits directly across from a commercial/public utility.

The eastern portion of the property does not lend itself to Residential uses as its proximity to the wastewater treatment plant and State Highway 9. We have been in working with the Idaho Transportation Department and have located an appropriate commercial approach. We anticipate that the permit will be issued shortly.

In our opinion this proposal is the highest and best use for the property.

2. The re-zone must provide some public benefit that exceeds any costs imposed to upon the public.

The public benefit that this project will provide will be: Affordable, convenient storage to Latah County. It will also provide work for contractors and an increased tax base for the County.

3. The re-zone shall not impose a significant burden to any public services.

No public services are being requested and there will be no cost to the public for the approval of this re-zone.

4. The re-zone shall not be a spot zone.

The re-zone will not be a spot zone, but rather a transitional area from City and commercial and industrial uses to residential and rural living. This proposal meets the county and city of Deary comprehensive plan designations.

5. The re-zone is in accordance with the goals and policies of the Comprehensive Plan.

Yes, this proposal is compatible with the goals and policies outlined in the Latah County Comprehensive Plan. The designation in this area is I/C/R. The goal is to foster well planned development and provide essential services to the public use. We believe that our proposal does that.

a. Community Design Element

The Comprehensive plan outlines the goal of this element as: ensure a pattern of planned growth which results in the orderly and attractive development of Latah County.

We meet this goal with the following reasons:

- Locating commercial development near existing cities.
- Minimizing our access points to the State Highway.
- Ensuring that the residential lots will not be less than 1 acre.

- Maintaining existing vegetation and proposing additional as development occurs
- Preserving the rural character of Latah County and providing a transition from city to rural.

-

b. Population Element

The goal of this element is to ensure that population growth is accommodated in an orderly pattern.

We meet this goal with the following reasons:

- The proposed development is low density and will require little or no services.
- This development is not high density and will not conflict with agricultural or forestry pursuits. The relatively small size of this parcel makes Ag and forest economically infeasible.
- Growth is encouraged in cities or areas likely to be annexed. This site is within the Deary Area of City impact and at this time our low impact development plans would not prohibit the future annexation.

c. Housing Element

The goal of this element is to ensure an adequate and attractive living environment to meet the needs of residents of different ages, family sizes, lifestyles and income levels.

We meet this goal with the following reasons:

- The proposed area for residential use is suitable for this type of development.
- Applicable building codes will be met.
- Energy efficient design and construction is proposed.

d. Economic Development Element

The goals of this element are to encourage business development and guide development of commercial and industrial sector:

We meet this goal with the following reasons:

- Utilizing land that is not key to agriculture or forestry uses.
- Proposing an area of commercial and mixed uses that will provide local jobs.
- Adequate buffers will be provided.

- Work with local contractors in the development of the project.

e. Public Services, Facilities and Utilities Element

The goal of this element is to provide an orderly pattern of development which will ensure adequate public facilities and services without excessive costs.

We meet this goal with the following reasons:

- Utilities and services required with the development of the site will be installed by the owner.
- The proximity of this site to fire, police, health, solid waste and other services minimizes the potential impacts.

f. School Facilities and Student Transportation Element

The goal of this element is to minimize the adverse effects of new residential development on school facilities and student transportation.

We meet this goal with the following reasons:

- Adequate access will be provided for any residential development
- The central location and its location along two arterials will provide adequate access to surrounding areas.

g. Transportation Element

The goal of this element is to promote an efficient and safe transportation system in Latah County.

We meet this goal with the following reasons:

- We have met with Idaho Transportation Department and are in the process of obtaining a commercial approach at this location. This will require the abandonment of the existing approach off of Highway 9 and moving it approximately 120 feet to the north.
- Only one access point is proposed for the commercial portion of the project.
- All structures will be adequately set back from the roadway.
- Landscaping will be added that does not interfere with sight distance.

h. Natural Resources Element

The goal of this element is to ensure sound stewardship of the County's natural resources.

We meet this goal with the following reasons:

- Portions of the site not suited for development will be left as open space for wildlife and vegetated filter strips.
- Natural drainage ways will be maintained or improved to eliminate erosion and degradation of water quality.
- FEMA maps do not indicate this area as an area of special flood hazard.

i. Special Areas Element

The goal of this element is to recognize and preserve special areas and sites of historic, archeological, architectural, geological, biological, or scenic significance.

- No areas of cultural, scenic or natural significance have been identified on site.
- No historic buildings are located on site or in close proximity.

j. Hazardous Areas Element

The goal of this element is to protect life and property from natural hazards.

We meet this goal with the following reasons:

- This site is not located within an area of special flood hazard as identified by FEMA.
- Although portions of the site are forested the site has been selectively logged and ladder fuels have been removed. Risk of wildfire in the urban interface is minimal.
- Site topography is quite gradual and unstable slopes are not an issue.

k. Recreation Element

The goal of this element is to encourage a variety of recreational opportunities in Latah County.

- The size and location of this site does not make it suitable for recreational uses such as hunting or other such uses.
- One idea that we have contemplated is to create some Recreational Vehicle parking on site. This would be a nice central location that would provide good access to nearby recreation uses and a boost to the local economy.

l. Land Use Element

The goal of this element is to guide development to the most appropriate locations as outlined within the comprehensive plan.

We meet this goal with the following reasons:

- The Comprehensive Plan outlines this parcel is Residential/Commercial/Industrial. The designation is accurate, as this area is composed of less productive agricultural and forest lands.
- This area should be considered the most suitable for future commercial, industrial and higher density residential development.

m. Implementation Element

The goal of this element is that the County will provide the necessary staff and facilities to administer and enforce the policies and goals described within this plan.

We meet this goal with the following reasons:

- We plan to work with the planning staff and Board of County Commissioners to provide them what is need in their review of this proposal.

n. Property Rights Element

The goal of this element is to ensure that land use policies, restrictions, conditions and fees do not unconstitutionally violate private property rights, and establish an orderly, consistent review process that enables the County to ensure that any proposed actions will not result in an unconstitutional taking of private property without due process of law.

- The denial of this request would deprive us of the economically viable uses of this property.

o. Water Resources Element

The goals of this element are to promote the perpetual viability of adequate water resources in Latah County to meet present and future needs and to ensure water is used in a way that protects and enhances the public health and safety.

We meet these goals with the following reasons:

- Using sound water conservation practices.

Highway 8

Highway 9

Proposed Commercial

LOT 1
383,005 SF
8.79 AC

Proposed Suburban-Residential

LOT 2
495,017 SF
11.36 AC

-2780-

-2770

2760

2790

-2800

2810

-2820



HAARR PARCEL
DEARY, IDAHO

PHONE: (208) 765-8512
EMAIL: VANHOUTENGCD@YAHOO.COM
DATE: 12/14/11 FILE: SITE PLAN.DWG

LCZC Hrg: RZ 847
Applicant: Haarr
Exhibit #: 2B
Date: 3/7/2012

Highway 8

Proposed Commercial

PARCEL BOUNDARY (TYP)

FUTURE COMMERCIAL
PARKING / TEMPORARY
PARK AND SELL

40'X40' STRUCTURE

LOT 1
383,005 SF
8.79 AC

Highway 9

EX. APPROACH
(TO BE REMOVED)

30' WIDE APPROACH

20'X120' MINI STORAGE

30'X120' RV AND BOAT STORAGE

40'X120' COMMERCIAL STORAGE

Proposed Suburban Residential

LOT 2
495,017 SF
11.36 AC



HAARR PARCEL
DEARY, IDAHO

PHONE: (208) 755-8512
EMAIL: VANHOUTCND@YAHOO.COM
DATE: 12/14/11 FILE: SITE PLAN.DWG

LCZC Hrg: RZ 847
Applicant: Haarr
Exhibit #: 2D
Date: 3/7/2012

Latah County, Idaho



LCZC Hrg: RZ 847
Applicant: Haarr
Exhibit #: 2E
Date: 3/7/2012

RZ-847 - Staff Introduction

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1) Section 6.01.02 states, "the Zoning Commission may recommend the Board of Latah County Commissioners approval of a rezone application if the Zoning Commission finds that the proposed rezone conforms to each of the following criteria:"

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4. The rezone shall not impose a significant burden to any public services.
5. The rezone shall not be a spot zone.

2) The Zoning Commission may recommend approval for rezone proposals that do not initially meet criteria 1-5, if the applicant can provide substantial mitigation through a written development agreement as provided by 6.01.03.4 of the Latah County Land Use Ordinance #269, as amended. The Commission may also recommend approval for applications not meeting the criteria listed above if the Zoning Commission finds that the rezone is essential to the public health, safety, or welfare.

The following exhibits were submitted with the staff packet:

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- Exhibit #5: Site Pictures

That is all staff has unless the Commission has questions.

CITY OF DEARY
P&Z REGULAR MEETING
February 7, 2012

RECEIVED
FEB 10 2012
LATAH COUNTY

ROLL CALL:

HOUBLER G./P
HENDERSON N./P
WATKINS A./P

KELLY D./A
OLSON T./A
WINEGARDEN/P

STATON L./P

Alane Watkins opened the meeting at 7:00 PM

APPROVAL OF MINUTES: *Motion* by Henderson to approve the January 3, 2012, minutes as written, 2nd by Staton. All in favor. Motion carried.

COMP PLAN DISCUSSION: Reviewed Haarr rezone as it is in the area of impact and has future impact on the comp plan work- had the following questions & comments.

1. Proposed commercial is in a swamp area, cattail is growing there. It is also the drainage area for Mt. Deary Creek and the Lagoon.
2. Rezone should be contingent on approval from Highway Dept. for clearance, egress etc.
3. Deary comp plan is in process of revision.
4. Should have input from Deary Fire District regarding impact.
5. Hookup to City services- questionable- on page four they indicate proximity to services.
- 6 The 40 day comment period ends before the next council meeting. May need to ask for more time.
7. What about digging/fill in Mt. Deary Creek? Does IDL need to be contacted?

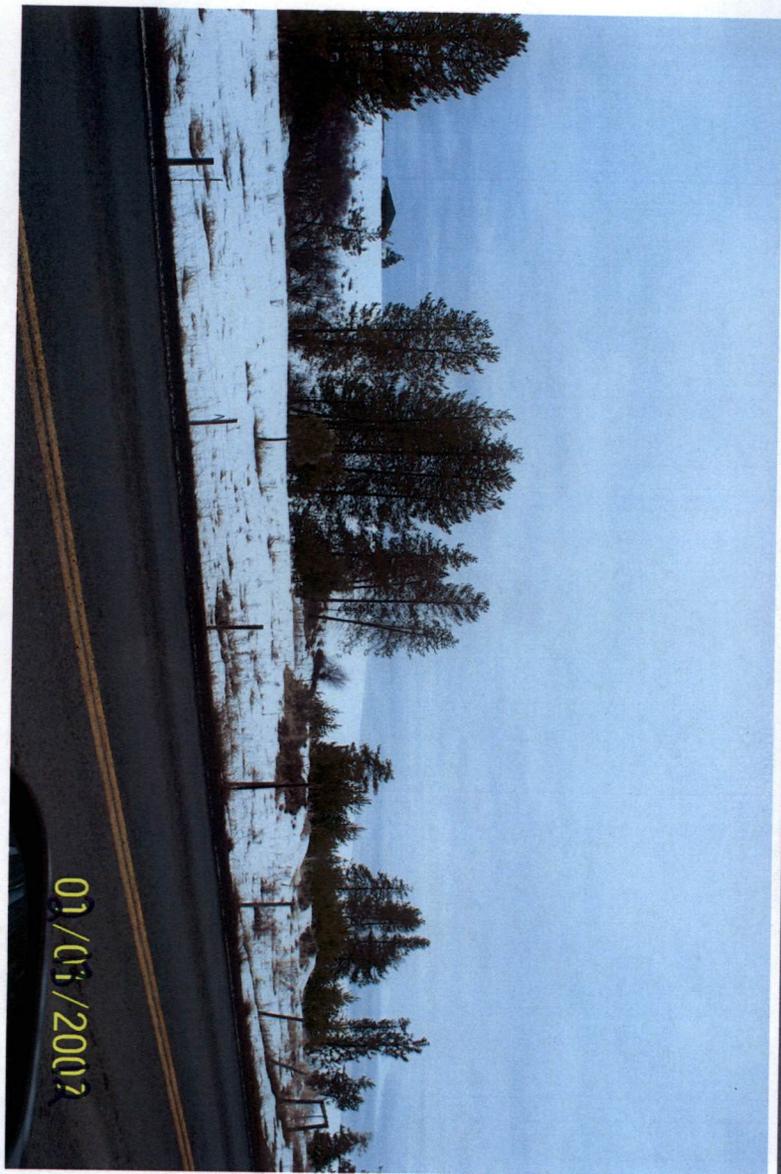
To review before responding since the rezone is not on February agenda.

Motion by Henderson to adjourn the meeting, seconded by Hoobler. Motion carried.

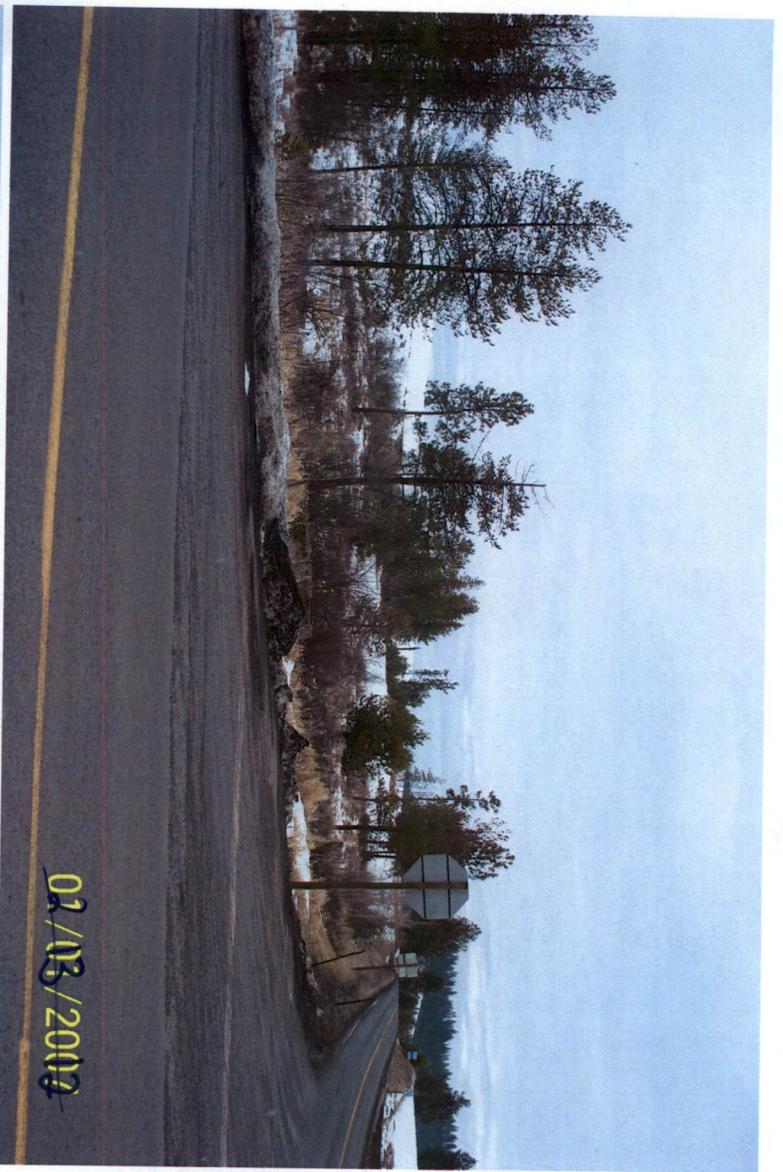
Meeting ended at 7:25 PM

Alane Watkins, Chairman

Judy Heath, Clerk



01/03/2002



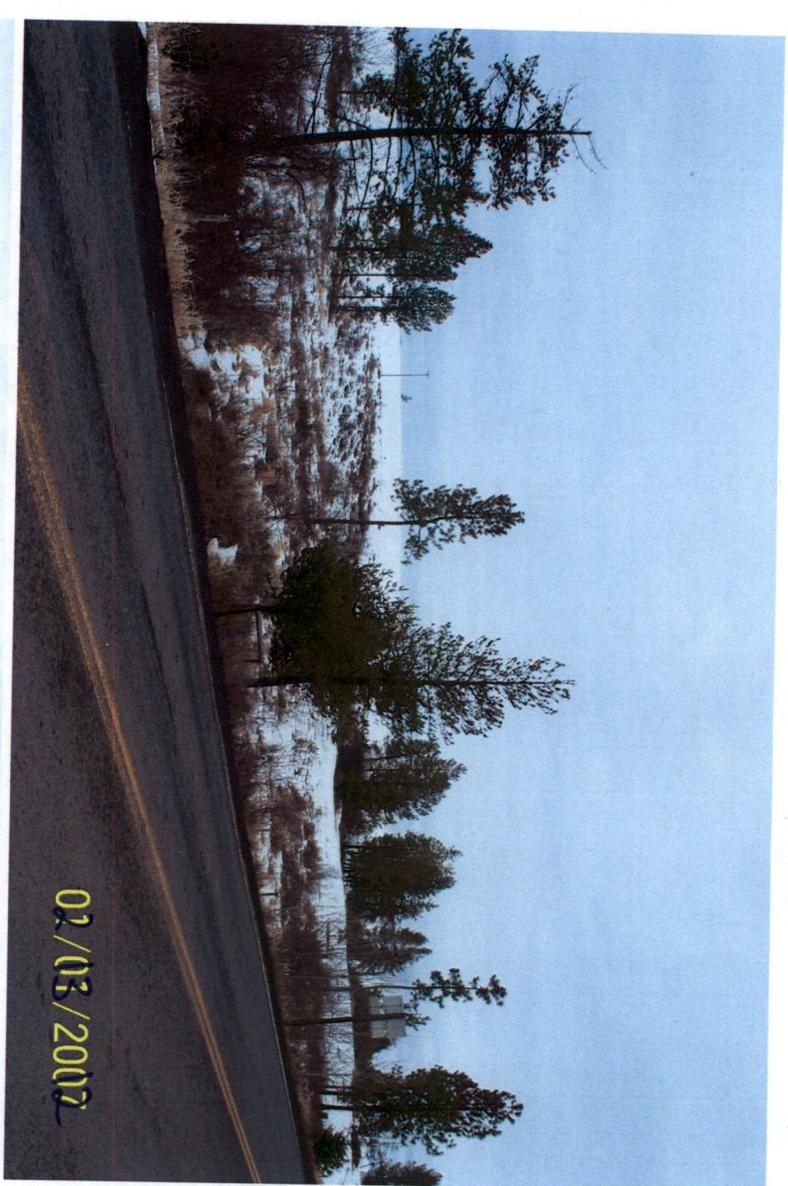
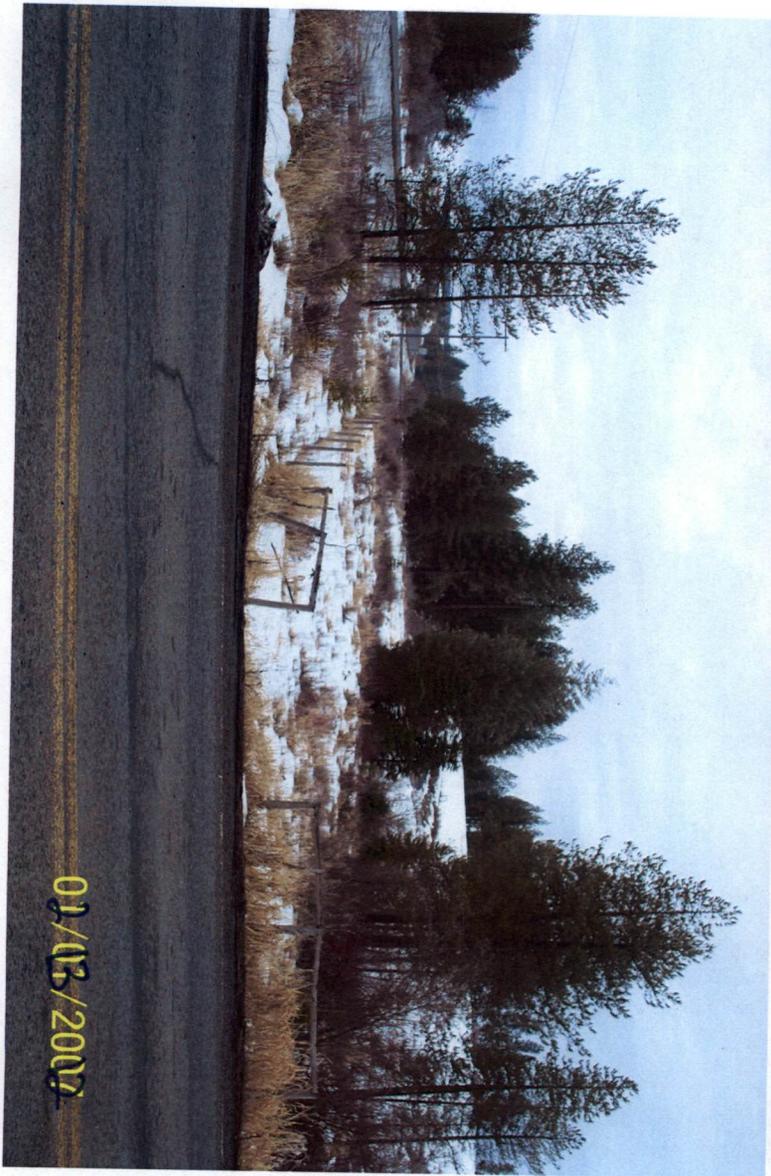
02/03/2002



02/03/2002

2/13/2002

LCZC Hrg: RZ 847
Applicant: Haarr
Exhibit #: 5
Date: 3/7/2012



02/03/2002