

## LATAH COUNTY ZONING COMMISSION EXHIBIT LIST

**Public Hearing:** CUP 854    **Date:** June 20, 2012    **Time:** 5:30 pm

**Applicant:** City of Potlatch    **File #:** CUP 854

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### EXHIBITS:

- |                     |  |
|---------------------|--|
| <b>Exhibit #1.</b>  | Criteria Worksheet and Application Summary   |
| <b>Exhibit #1A.</b> | Latah County Comprehensive Plan and Vicinity Map   |
| <b>Exhibit #1B.</b> | Zoning Map   |
| <b>Exhibit #1C.</b> | Adjoining Property Owners and Aerial Photograph Map  |
| <b>Exhibit #2.</b>  | Application Form (Submitted by Applicant)  |
| <b>Exhibit #2A.</b> | Applicant's Narrative (Submitted by Applicant)   |
| <b>Exhibit #2B.</b> | Property Site Plan (Submitted by Applicant)  |
| <b>Exhibit #2C.</b> | Building Site Plan (Submitted by Applicant)  |
| <b>Exhibit #3.</b>  | Staff Introduction for Latah County Zoning Commission public hearing for CUP 854 on June 20 <sup>th</sup> , 2012 |

# CRITERIA WORKSHEET & APPLICATION SUMMARY

**Note:** This exhibit 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 for an existing sewage treatment facility and to place a building on 74.1-acres in the Agriculture/Forest zone.

## **Description of application:**

A request by the City of Potlatch for a conditional use permit for an existing sewage treatment facility and to place a building on 74.1-acres in the Agriculture/Forest zone. This property is located at approximately 1636 Flannigan Creek Road, in Section 01, Township 41 North, Range 05 West, B.M. in Latah County and are referenced as Latah County Assessor's parcel numbers RP41N05W015411A and RP41N05W014381A. The completed application was received by the Latah County Planning and Building Department on May 24<sup>th</sup>, 2012. The applicant's request would result in the continued use of the sewage lagoons, as well as the addition of a 24' x 40' storage/control building that will be used to manage the land application spray irrigation system for the effluent. A portion of the property does contain floodplain (north and east boundaries), however the location of the new building will not be in the floodplain (see Exhibit 1C).

## **Applicable Code:**

*Section 7.01.02* (see exhibit #3) and *Section 3.01.02.09*

*Section 3.01.02.09- Solid waste disposal facilities, water and waster water treatment facilities.*

## **Facts of application and the information submitted**

### Site Characteristics:

**Size of Parcels:** Approx 74.1 acres  
**Floodplain:** Zone "A4", Zone "B", and Zone "C"

### Land Use and Regulations:

**Comprehensive Plan Designation:** Industrial, Commercial & Residential  
**Existing Zoning:** Industrial, Agriculture/Forest  
**Existing Uses:** Sewage Lagoons  
**Neighboring Zoning:** Rural Residential and Agriculture/Forest  
**Neighboring Uses:** Agriculture, Forestry, Industrial, Residential

### Infrastructure/Services:

**Water:** No Potable water (Rain water catch basin)  
**Sewer:** Direct dump to lagoon  
**Access:** Flannigan Creek (approved)  
**Fire Protection:** Potlatch Fire District

## **Applicable Statute, Ordinance, and Comprehensive Plan Sections:**

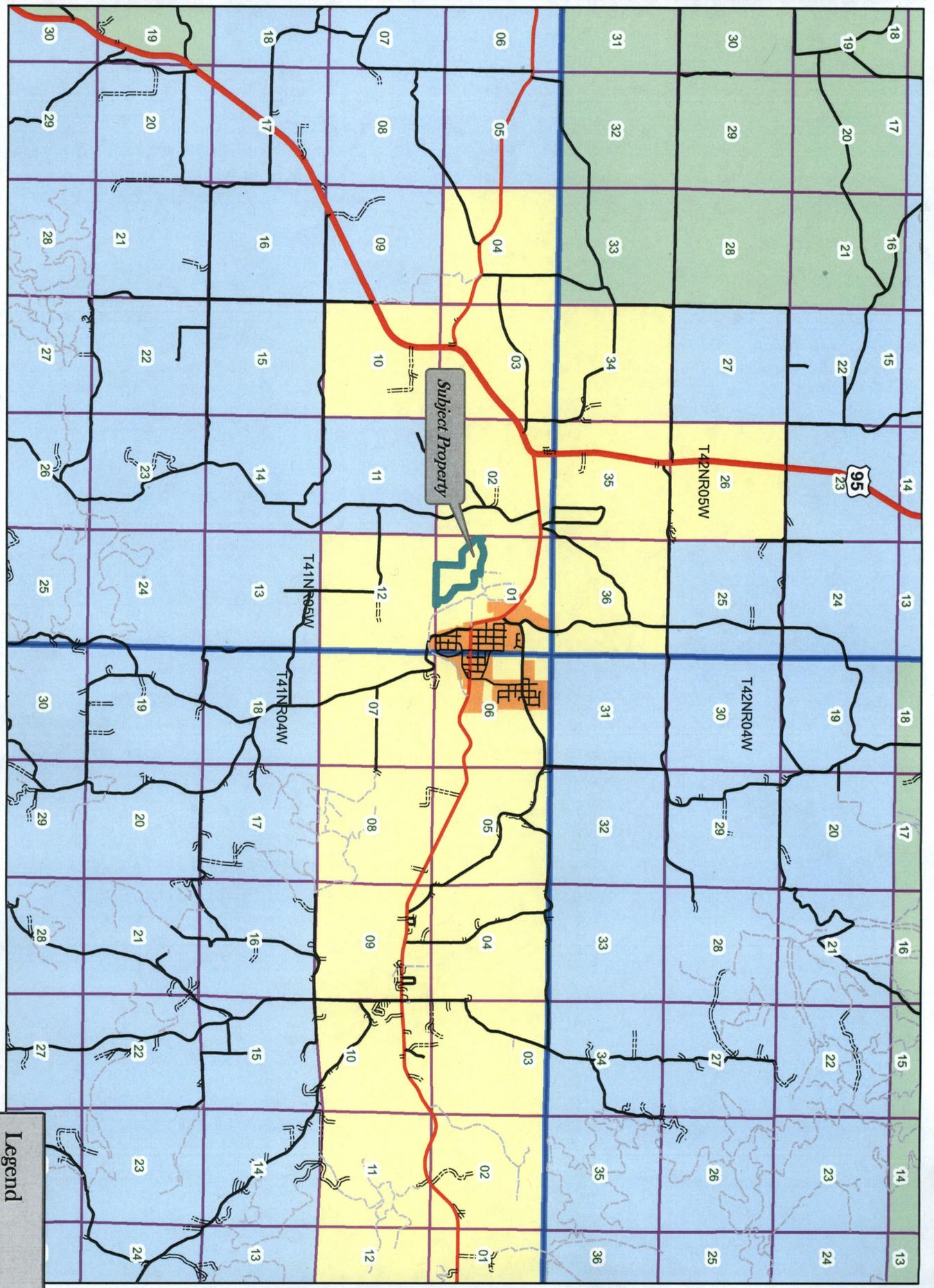
**Local Planning Act:** Idaho Code 67-6512

**Latah County Land Use Ordinance # 269, as amended:**

Section 3.01            Agriculture/Forest Zone  
Article 7             Conditional Use Permits

**Latah County Comprehensive Plan**

# CUP #854 Vicinity and Comprehensive Plan Map



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

\*Created on 6/5/2012 by JB

0 2,600 5,200 10,400 Feet



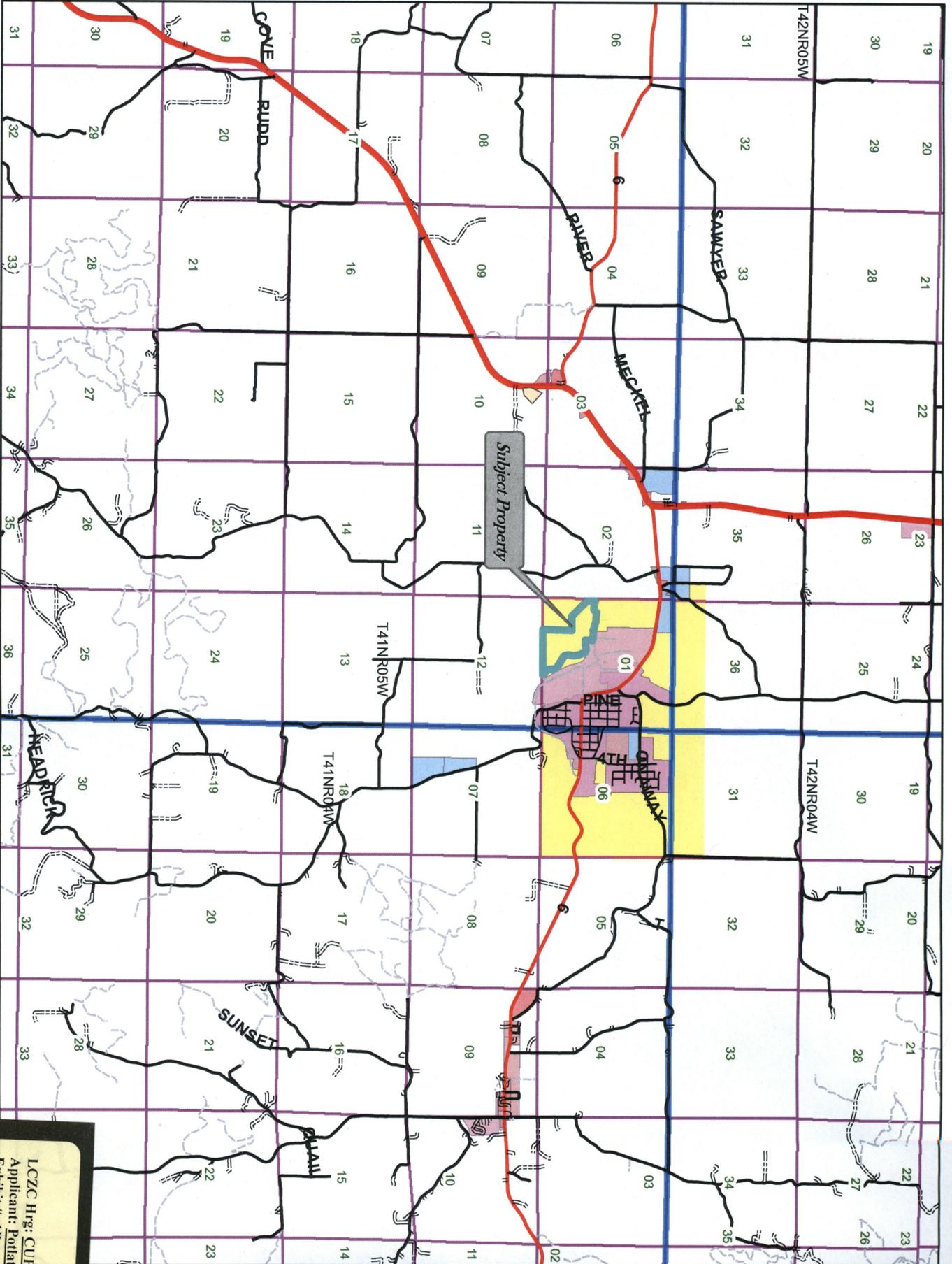
LCZC Hrg: CUP 854  
 Applicant: Potlatch  
 Exhibit #: 1A  
 Date: 06/20/2012

**Legend**

- AOI PRODUCTIVE
- ICR RURAL



# CUP #854 Zoning Map



NOTE: This Document is a representation only.  
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\*Created on 6/5/2012 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
  - Single-Family Residential Suburban Residential
  - Areas of City Impact

LCZC Hrg: CUP 854  
Applicant: Podlarch  
Exhibit #: 1B  
Date: 06/20/2012

# CUP #854 Aerial & Adjacent Property Owner Map



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

\*Created on 6/5/2012 by JB

## Legend

- Parcels
- Potlatch
- Floodplain



LCZC Htg: CUP 854  
 Applicant: Potlatch  
 Exhibit #: IC  
 Date: 06/20/2012



# 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 <b>City of Potlatch</b>		b. Home Phone <b>208-875-0708</b>	c. Work Phone <b>- same -</b>	
d. Mailing Address <b>P.O. Box 525</b>		e. City <b>Potlatch</b>	f. State <b>ID</b>	g. Zip code <b>83855</b>
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) <b>RP41N05W015411</b>			b. Parcel Address (if applicable) <b>To be determined</b>	
c. Acreage of Existing Parcel <b>15 acres</b>	d. Zoning <b>Ag/Forest</b>	e. Comprehensive Plan Designation <b>Ag/Forest</b>	f. Floodplain designation(s) <b>N/A</b>	g. FEMA Panel # <b>N/A</b>
h. Is the parcel within an Area of City Impact? <input checked="" type="checkbox"/> Yes. <input type="checkbox"/> No.		i. Impact City <b>Potlatch</b>	j. Road Used to Access Site <b>Flannigan Creek Road</b>	

**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

**Farming and sewage treatment**

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

a. Fire District <b>Potlatch Fire Dist.</b>	b. Road District <b>Latah Co. Hwy. Dist.</b>	c. School District <b>Potlatch School Dist.</b>
d. Source of Potable Water (i.e. water district or private well)	e. Sewage Disposal (i.e. sewer district or private septic system) <b>Potlatch lagoons</b>	

### 4. Adjacent Properties Information

a. Zoning of Adjacent Properties <b>Ag/Forest</b>	b. Existing Uses of Adjacent Properties <b>Farming</b>
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### 5. Permit Information

a. Proposed Use <b>This building will be a control building for the Land Application Spray irrigation for the lagoon's wastewater effluent.</b>
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? <b>Ordinance #269, Section 3.01.02</b>

**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	b. Date
c. Signature of Property Owner (if different than applicant)	d. Date

### Office Use Only

Date Received <b>5/22/2012</b>	Amount	Receipt No.	By
CUP # <b>854</b>	Date Determined Technically Complete	By	
Hearing 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.

## PROJECT NARRATIVE

City of Potlatch

**Project Title** Potlatch Wastewater Reuse Project

**Applicant** City of Potlatch  
P.O. Box 525  
Potlatch, ID 83855  
(208) 875-0708  
Calvin George/Taylor Engineering

**Project Location** Travel north on Highway 95, take the Highway 6 exit. Travel east approximately  $\frac{3}{4}$  miles, turn south onto Flannigan Creek Road, travel approximately  $\frac{1}{2}$  mile east on Flannigan Creek Road, the building will be located north of the wastewater lagoons.

**Legal Description** W  $\frac{1}{2}$  of the SW1/4 of Section 1, TWP 41N, R5WBM

**Parcel Number** RP41N05W015411

**Zone** Agricultural/Forestry

**Site Size** 17.5 acres gross

**Proposal** New construction of a control building for the wastewater reuse project. The restroom in the building will not have a potable water connection. The water will come from the 2,500 gallon rainwater collection system completed in the previous project (we have non-potable water signs in the building). The sewer system dumps directly into the lagoon. Flood plain approval should not be necessary since we are outside the 100-year flood plain.



## Conditional Use Permit Narrative Worksheet

### Application Information

Applicant's Name

City of Pocatello

Phone Number

208-875-0708

**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.

This building will be new construction. The building will be the control building for the wastewater reuse land application site. The wastewater effluent will be controlled from this building to be land applied.

### Existing Uses of Property

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

Currently the City of Pocatello's wastewater lagoons and chlorinator and de-chlorinator building are located on this site.

### 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.**

The construction of this wastewater control building will not have a greater impact on the uses of these adjacent properties than currently exist. The area is zoned Ag/Forest and the surrounding land uses consists of large acreage farms.

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

The control building will not require public facilities. There will be a non-potable water connection to the existing 2,500 gallon rainwater collection system completed in the previous project. The sewer system will dump into the lagoons.

**C. The use is not in conflict with the goals and policies of the Comprehensive Plan.**

The control building will be a compatible land use for this area and the City feels that it will be an improvement to the site. The area is zoned Ag/Forest and the surrounding ground consists of farm ground.

In addition to your response above, please explain your proposal's consistency with the proceeding elements of the Comprehensive Plan. If a certain element is not applicable to your proposal, please explain why. Please refer to the Latah County Comprehensive Plan for specific goals and policies of the particular elements.

**a. Community Design Element**

The control building is a compatible land use for this area. The area is zoned Ag/Forest and the surrounding land use is large acreage farms and across the river is a tree farm.

**b. Population Element**

The control building will provide the City of Potlatch the ability to meet the anticipated population growth in the City. This land will be annexed into the City of Potlatch within the next six months.

**c. Housing Element**

The control building will enhance the housing availability.

**d. Economic Development Element**

The control building will enhance the goal for land use and won't have an adverse effect on this goal.

**e. Public Services, Facilities, and Utilities Element**

The proposed control building is needed for the purpose of improving the treatment of the wastewater effluent. The land application of the effluent will reduce the impact of discharging in the river.

**f. School Facilities and Student Transportation Element**

The proposed control building will not have an adverse impact on school facilities or student transportation.

**g. Transportation Element**

N/A

**h. Natural Resource Element**

The City of Pottlatch is trying to enhance the natural resources of this area and reduce contaminants going into the river by land applying the city's wastewater effluent and growing trees and hay on the land application site.

**i. Special Areas Element**

The property on which the control building will be built has not been identified as a special area of historic, archeological, architectural, geological, biological or scenic significance. This control building will help protect life and property from natural hazards.

**k. Recreation Element**

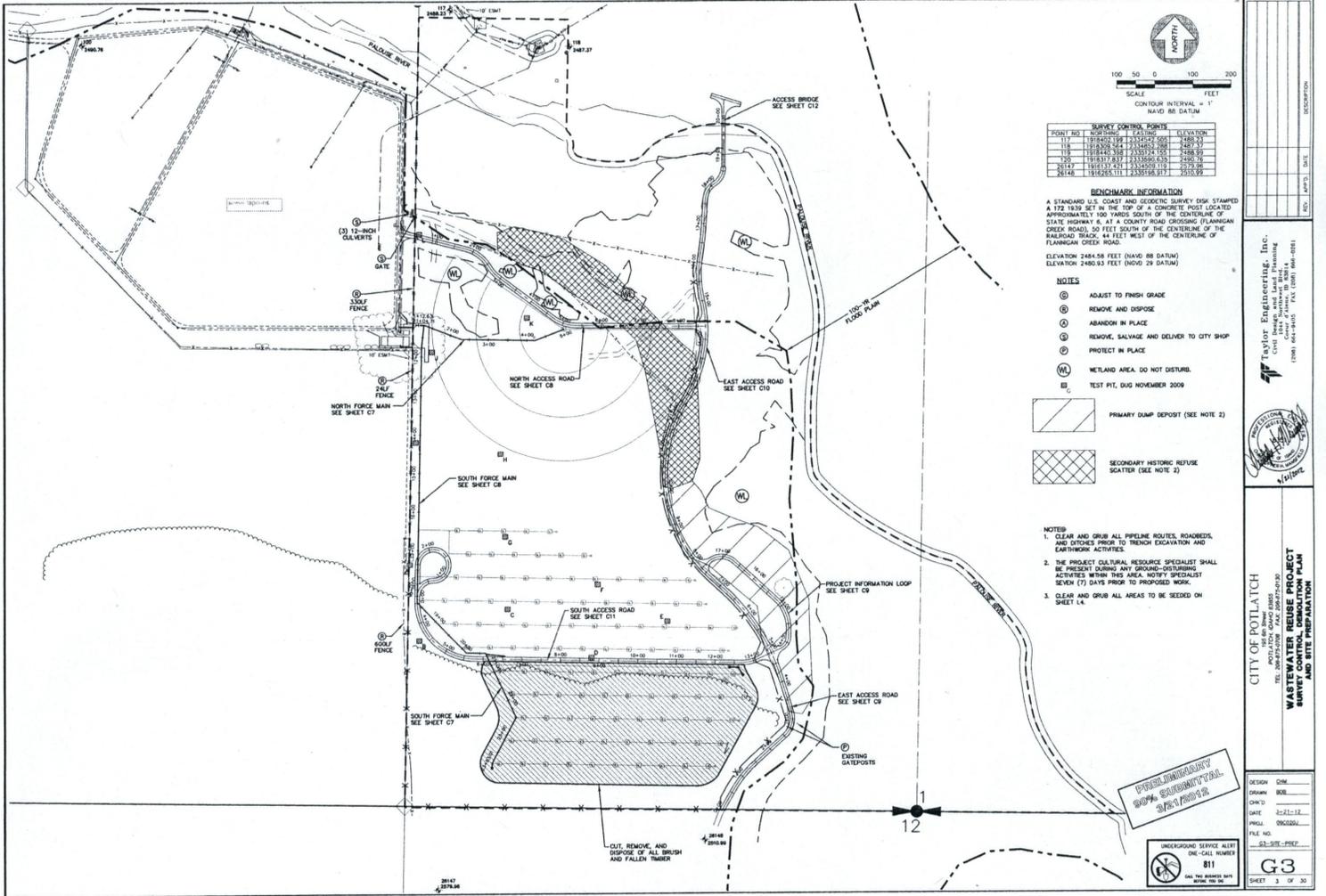
The control building will have no adverse effect on recreation with the building of this project. There is a walking trail and picnic area included in this project.

**l. Land Use Element**

The control building is a compatible land use for this area and to the best of our knowledge, the city will not violate private property.

**m. Property Rights Element**

To the best of our knowledge, this control building will not violate private property.



LCZC Hrg: CUP 854  
 Applicant: Potlatch  
 Exhibit #: 2B  
 Date: 06/20/2012



## CUP #854 – Staff Introduction

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The Latah County Land Use Ordinance, under section 3.01.02(09), lists "Solid waste disposal facilities, water and waste water facilities" as a conditionally permitted use in the Agriculture/Forest 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 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.**

### **Exhibits will now be entered into the record.**

The following exhibits were submitted with the staff packet:

#### **EXHIBITS:**

- |                     |  |
|---------------------|--|
| <b>Exhibit #1.</b>  | Criteria Worksheet and Application Summary   |
| <b>Exhibit #1A.</b> | Latah County Comprehensive Plan and Vicinity Map   |
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