

LATAH COUNTY ZONING COMMISSION EXHIBIT LIST
Public for Conditional Use Permit #862

Date: August 15th, 2012 **Time:** 5:30 pm **Applicant:** Bruce Cameron **File #:** CUP 862

EXHIBITS:

Exhibit #1.	Criteria Worksheet and Application Summary
Exhibit #1A.	Latah County Comprehensive Plan and Vicinity Map
Exhibit #1B.	Zoning Map
Exhibit #1C.	Adjoining Property Owners and Aerial Photograph Map
Exhibit #2.	Application Form (Submitted by Applicant)
Exhibit #2A.	Applicant's Narrative (Submitted by Applicant)
Exhibit #2B.	Property Site Plan (Submitted by Applicant)
Exhibit #3.	Staff Introduction for Latah County Zoning Commission public hearing for CUP 862 on August 15 th , 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 accessory cottage housing on a 38-acre parcel in the Agriculture/Forest zone.

Description of application:

A request by Bruce Cameron for a conditional use permit for accessory cottage housing on a 38-acre parcel in the Agriculture/Forest zone. The property is located at 1106 Lemman Creek Road, Princeton, in Section 26, Township 42 North, Range 04 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel number RP42N04W266016A. The completed application was received by the Latah County Planning and Building Department on July 24th, 2012.

Applicable Code:

Section 7.01.02 (see exhibit #3) and *Section 3.01.02.14*

Section 3.01.02.14- The Latah County Land Use Ordinance, under section 3.01.02(14), lists "Accessory Cottage Housing" as a conditionally permitted use in the Agriculture/Forest Zone.

Facts of application and the information submitted

Site Characteristics:

Size of Parcel:	38 acres
Floodplain:	Zone "C"

Land Use and Regulations:

Comprehensive Plan Designation:	Rural
Existing Zoning:	Agriculture/Forest
Existing Uses:	Residential, Forestry, Agriculture
Neighboring Zoning:	Agriculture/Forest
Neighboring Uses:	Agriculture, Residential, Forestry

Infrastructure/Services:

Water:	Private Well
Sewer:	Private Septic
Access:	Lemman Creek (permitted)
Fire Protection:	Moscow Fire District

Applicable Statute, Ordinance, and Comprehensive Plan Sections:

Local Planning Act: Idaho Code 67-6512

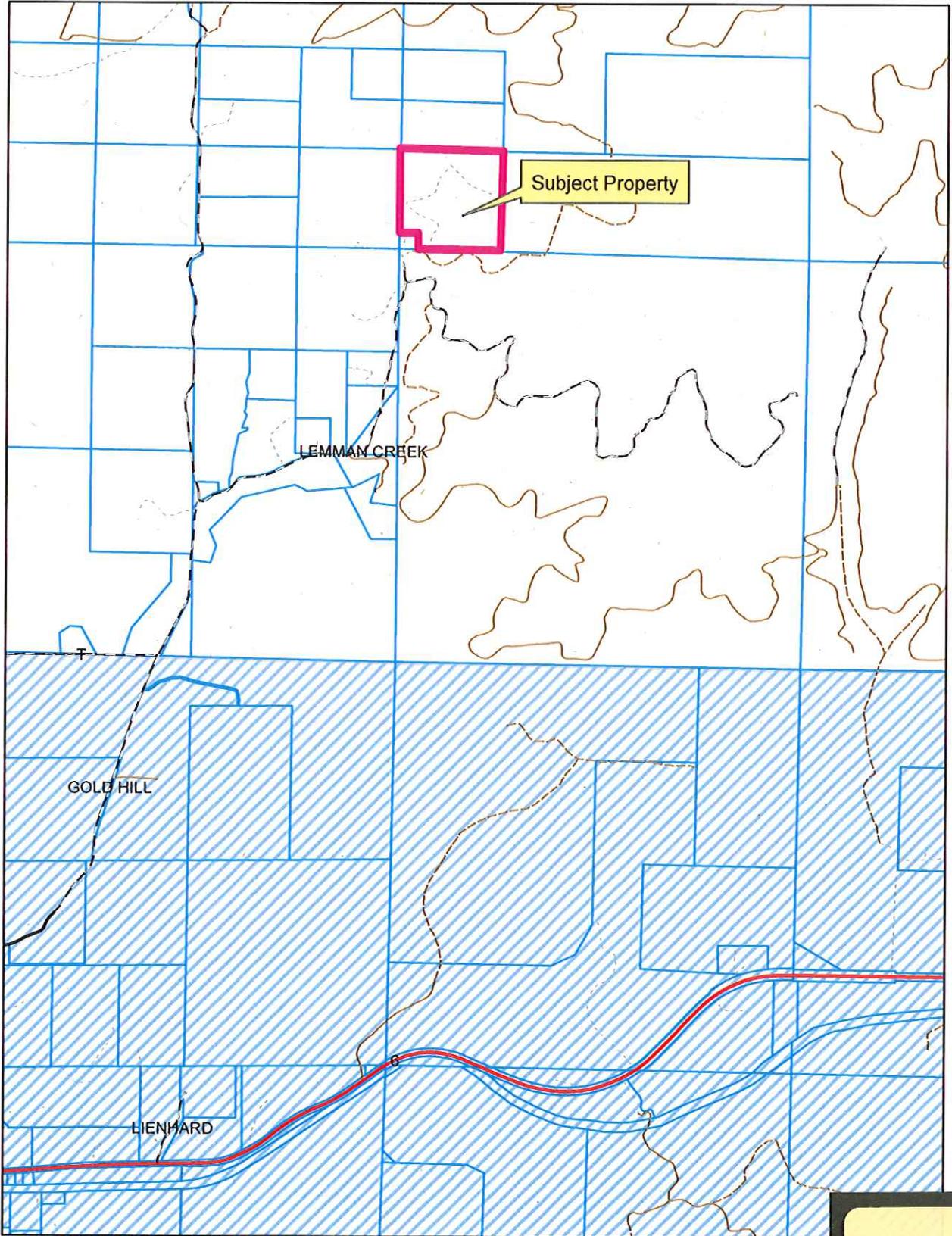
Latah County Land Use Ordinance # 269, as amended:

Section 3.01	Agriculture/Forest Zone
Article 7	Conditional Use Permits

Latah County Comprehensive Plan

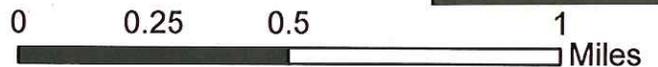
CUP 862 Comprehensive Plan and Vicinity Map

Planning & Building Department



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

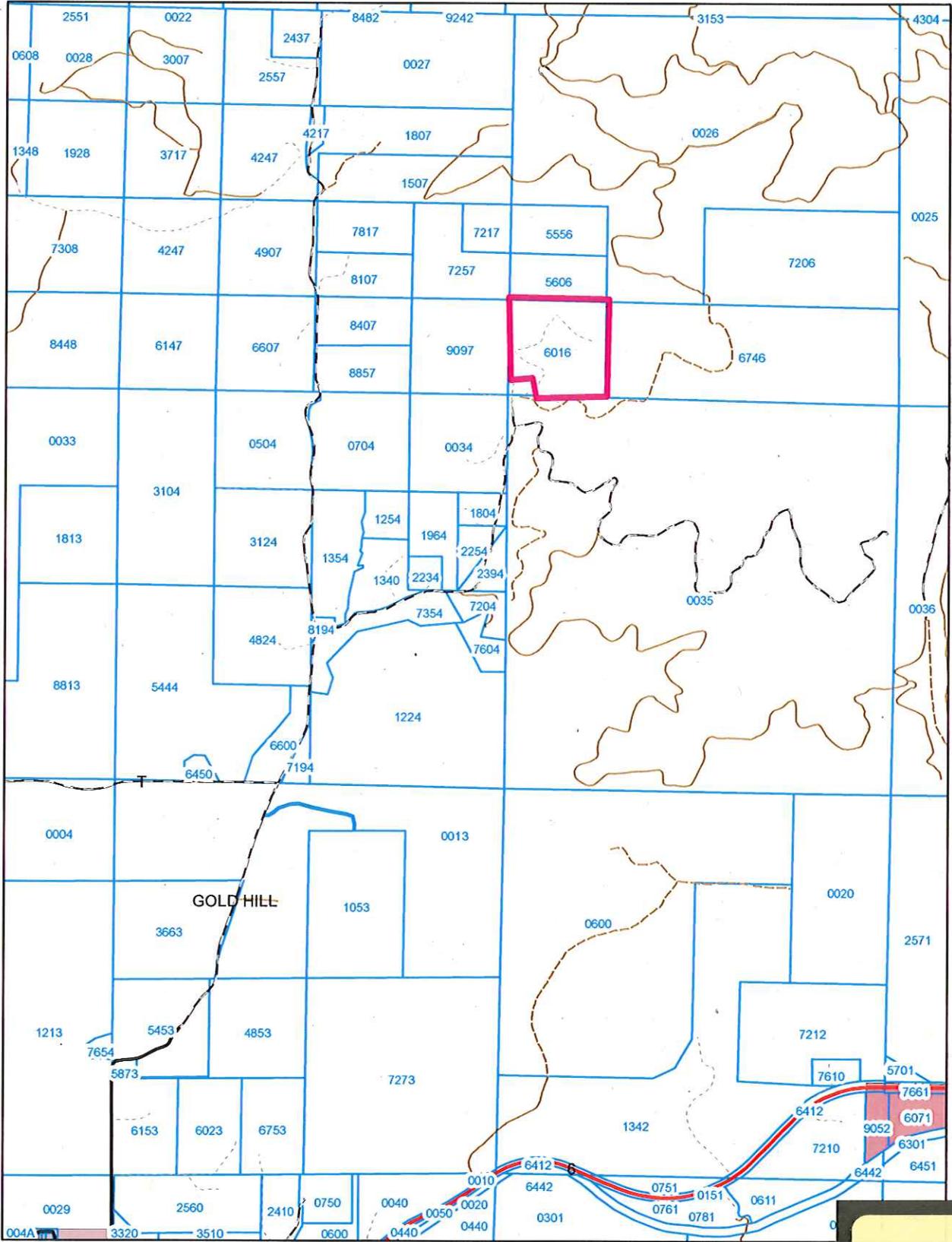
*Created on 08/08



LCZC Hrg: CUP 862
Applicant: Cameron
Exhibit #: 1A
Date: 08/15/2012

CUP 862 Zoning

Planning & Building Department

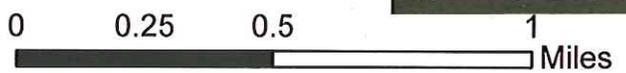


Legend

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

*Created on 08/08

LCZC Hrg: CUP 862
 Applicant: Cameron
 Exhibit #: 1B
 Date: 08/15/2012



CUP 862 Adjacent Property Owners and Aerial Map

Planning & Building Department



Prepared by MK on 08/15/2012

Legend

-  Parcels
-  Addresses

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

LCZC Hrg: CUP 862
Applicant: Cameron
Exhibit #: 1C
Date: 08/15/2012



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 Bruce Cameron		b. Home Phone 208-875-1523		c. Work Phone	
d. Mailing Address 1106 Lemman Creek Rd		e. City Princeton		f. State ID	g. Zip code 83851
h. Property Owner (if different than applicant) Same		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) RP42N04W266016A			b. Parcel Address (if applicable)		
c. Acreage of Existing Parcel	d. Zoning A/F	e. Comprehensive Plan Designation Rural		f. Floodplain designation(s)	g. FEMA Panel #
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 Lemman Creek / Private Drive		

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
Personal Residence Ag & timber

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

a. Fire District Potlatch	b. Road District North Latah	c. School District Potlatch
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	

4. Adjacent Properties Information

a. Zoning of Adjacent Properties A/F	b. Existing Uses of Adjacent Properties Timber rural residential, Ag
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5. Permit Information

a. Proposed Use
accessory cottage

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 Bruce Cameron	b. Date 6-20-12
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 that shows the subject parcel and adjoining parcels.
 - Other Attachments:** Required by staff certain proposed uses.

Office Use Only

Date Received 7/24/12	Amount 200.00	Receipt No. 890590	By MSK
CUP # 862	Date Determined Technically Complete 7/24/2012		By MSK
Hearing Date August 15, 2012			

LCZC Hrg: CUP 862
Applicant: Cameron
Exhibit #2
Date: 08/15/2012



Conditional Use Permit Narrative Worksheet

Application Information

Applicant's Name

Phone Number

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.

Complete a 16x22 2 story accessory cottage housing located within 100' of primary residence. The cottage will be utilized for cottage gift basket business, & for temporary housing for visiting family & friends, our present residence offers only 2 bedrooms & a small office.

Existing Uses of Property

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

10x12 storage shed, 30x30 shop, 22x32 unfinished garage, 16x22 concrete root cellar with unfinished cottage on top. Primary residence 1500 sq. ft. Currently used for a private residence, select timber management 8 acres for pasture & hay.

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 accessory cottage will not have any detrimental affect on the health or safety of those in the surrounding area. Our residence is on 38 acres & more than a 1/2 a mile from the closest neighbor.

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

There will be no cost to the public as it is on private property & will be for private use only.

LCZC Hrg: CUP 862
Applicant: Cameron
Exhibit #: 2A
Date: 08/15/2012

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

The use of the accessory cottage will not be in conflict with the goals + policies of the Comprehensive Plan. I am a retired Contractor from Alaska + this cottage will hopefully offer me the opportunity to make a supplemental income through a small order gift basket business, along with providing my friends + family from Alaska a place to stay + enjoy the beauty of the Palouse.

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

Consistent with low density residential development
The accessory cottage is a very nice chalet design that enhances the surrounding beauty

b. Population Element

The use of the accessory cottage will be temporary, therefore, not contributing to population growth

c. Housing Element

The accessory cottage will conform to the building codes + public health standards.

d. Economic Development Element

The accessory cottage will provide supplemental income

e. Public Services, Facilities, and Utilities Element

No effect on public services.

f. School Facilities and Student Transportation Element

No effect received + no children

g. Transportation Element

No adverse effect

h. Natural Resource Element

No adverse effect

i. Special Areas Element

There are no known special areas of interest near the accessory cottage

j. Hazardous Areas Element

Not aware of any hazardous areas

k. Recreation Element

N/A

l. Land Use Element

The accessory cottage adds value & economic viability to the use of my property that is consistent with the Comprehensive Plan

m. Implementation

N/A?

n. Property Rights Element

Allows for my family use, along with benefiting me economically

o. Water Resource Element

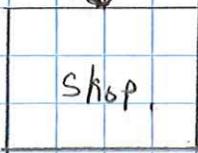
The property water supply is provided by a private well

N

Shed



Shop



Driveway

Garage

82'

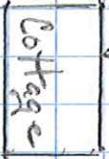


House



Cottage

70'8"



W

S

CUP #862 – Staff Introduction

A request by Bruce Cameron for a conditional use permit for accessory cottage housing on a 38-acre parcel in the Agriculture/Forest zone. The property is located at 1106 Lemman Creek Road, Princeton, in Section 26, Township 42 North, Range 04 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel number RP42N04W266016A.

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:

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- | | |
|--------------|---|
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