

LATAH COUNTY ZONING COMMISSION EXHIBIT LIST

Public Hearing: CUP 960 **Date:** October 21st, 2015 **Time:** 5:30 pm

Applicant: Shane Needham **File #:** CUP 960

EXHIBITS:

- Exhibit #1.** Criteria Worksheet
- Exhibit #1A.** Zoning Map
- Exhibit #1B.** Comprehensive Plan Map
- Exhibit #1C.** Adjacent 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.** Photograph (Submitted by Applicant)
- Exhibit #3.** Staff Introduction for Latah County Zoning Commission public hearing for CUP #960 on October 21, 2015.
- Exhibit #4.** Email from Aaron Couch received on September 28th, 2015
- Exhibit #5.** Email from Tracy Young received on September 29th, 2015
- Exhibit# 6.** Email received from Brenda Riendeau on October 5th, 2015
- Exhibit #7.** Email received from Pat and Becky Griswold October 8th, 2015

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 Recreational Sports Venue

Description of application:

A request by Shane Needham to operate a recreation/sports venue on a 39 acre parcel in the Agriculture Forest Zone. The site is located at 1045 Idlers Rest, Moscow, Idaho, in Section 28, Township 40 North, Range 05 West B.M., and is currently referenced as assessor's parcel number RP40N05W284828A.

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 3.01.03(3) of the Latah County Land Use Ordinance #269, lists "Campgrounds and recreational vehicle parks (subject, at a minimum, to the requirements set forth in Section 3.04.02-introductory paragraph and Section 3.04.02.11), golf courses, recreational fields, gun clubs, meeting halls, concert and event venues, outdoor sports training centers, and fairgrounds (subject, at a minimum, to the introductory paragraph requirements set forth in Section 3.04.02)." as a conditionally permitted use in the Agriculture/Forest Zone. Developments" as a conditionally permitted use in the Agriculture/Forest Zone.

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

Shane Needham, submitted a conditional use application of the Latah County Planning and Building Department on October 1st, 2015. The application was deemed complete by the Latah County Planning and Building Department on October 1st, 2015. The conditional use permit application was signed by the applicant and the property owner, Shane Needham.

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 that 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 findings of fact and conclusions of law.

Facts of application and the information submitted

Site Characteristics:

Size of Parcel: 39 acres
Floodplain: Zone "C"

Land Use and Regulations:

Comprehensive Plan Designation: Productive
Existing Zoning: Agriculture/Forest
Existing Uses: Single Family Residence and Home Occupation
Neighboring Zoning: Agriculture/Forest
Neighboring Uses: Agriculture/Forestry, Public Right of Way,

Infrastructure/Services:

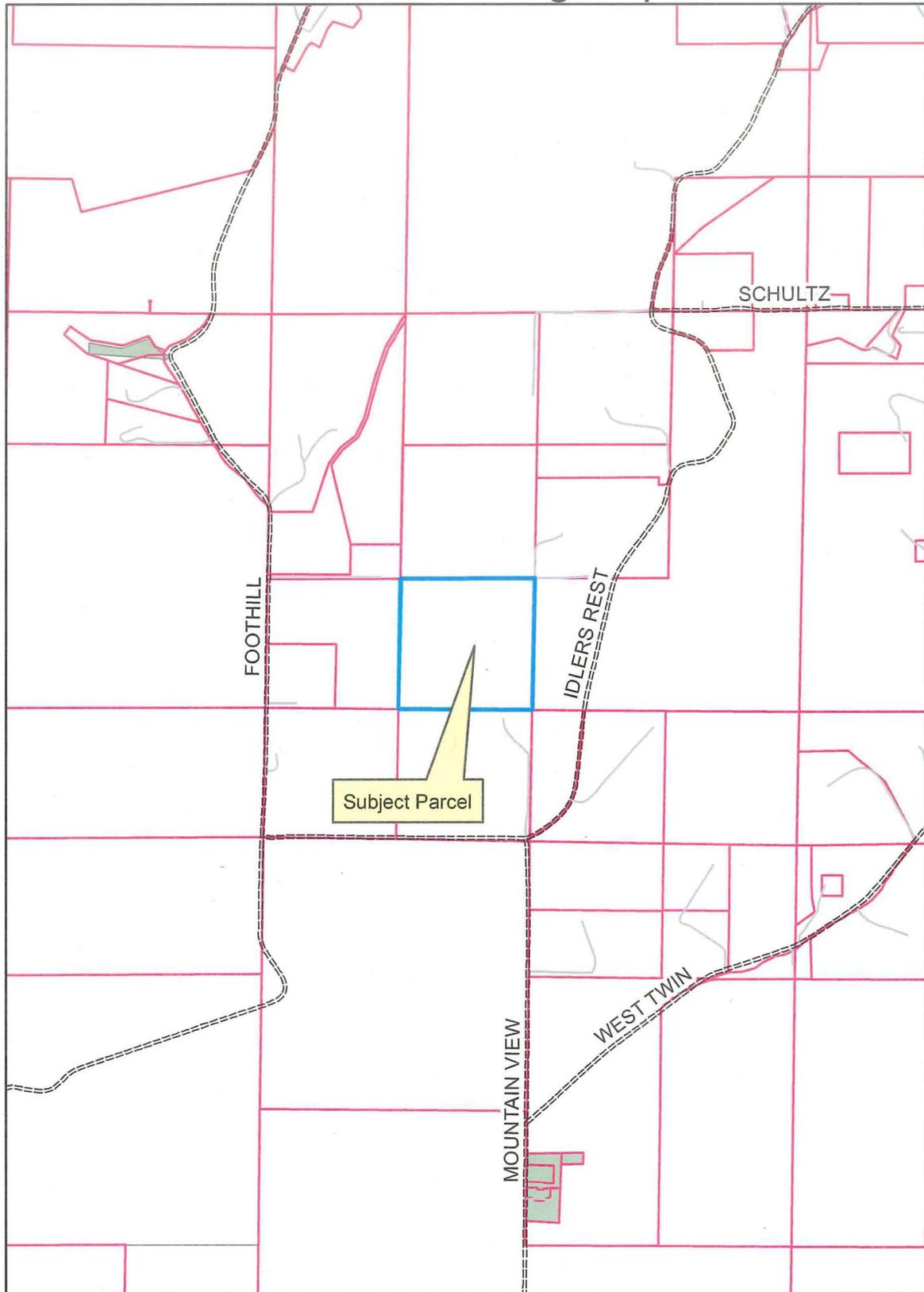
Water: Private
Sewer: Private approved septic
Access: Idlers Rest
Fire Protection: Moscow Rural

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

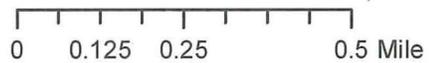
CUP 960 Zoning Map

Planning and Building Department



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

Created by: CAB

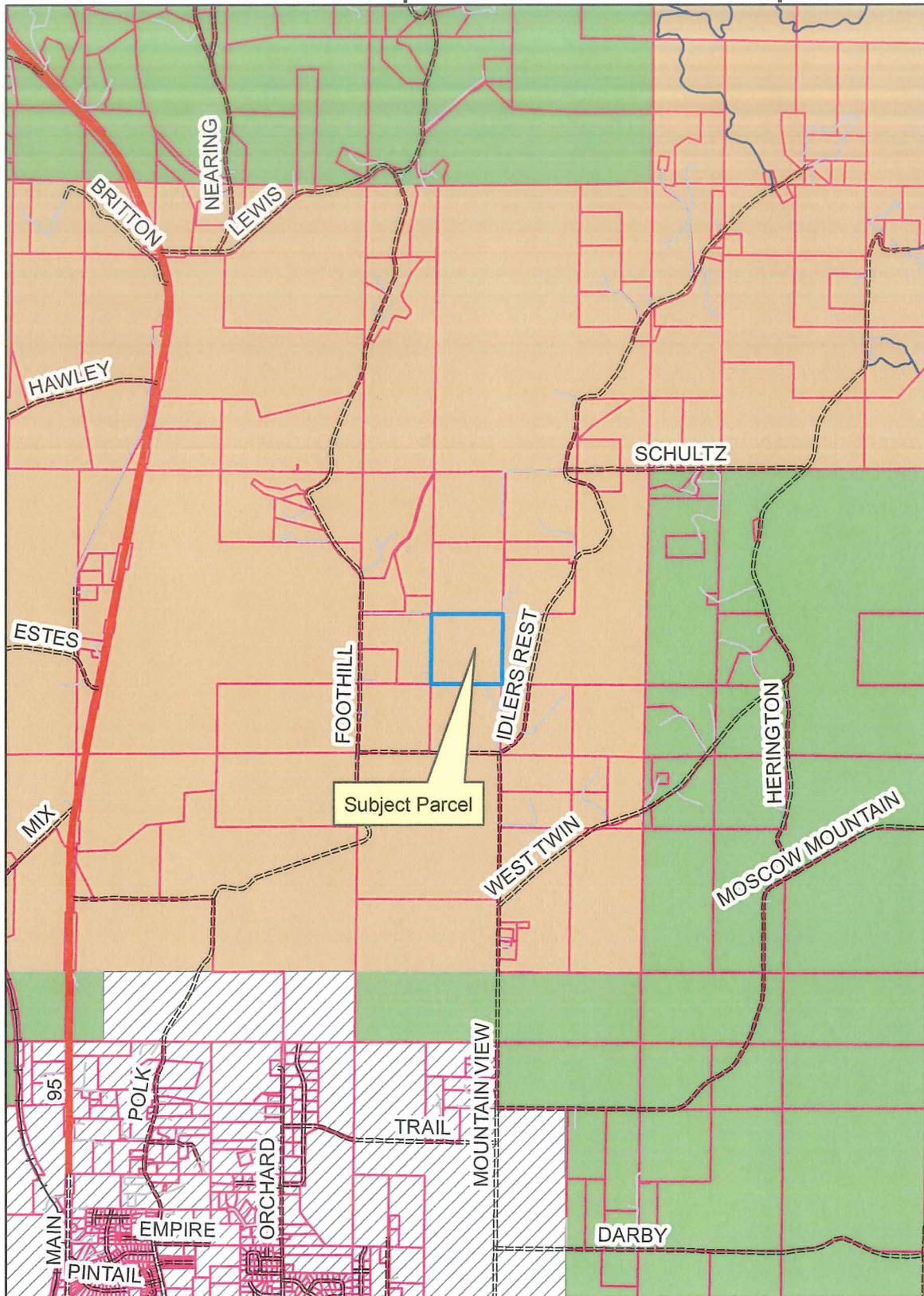


- | | | |
|----------------------|-----------------------------|---------------------------|
| Agriculture Forestry | Motor Business | Rural Residential |
| Commercial | Multiple Family Residential | Single-Family Residential |
| Industrial | Municipality | Suburban Residential |

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CUP 960 Comprehensive Plan Map

Planning and Building Department

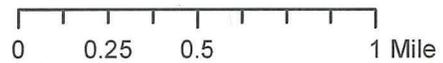


Note: This document is a representation only. Latah County bears no responsibility for errors or omissions.

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Comprehensive Plan ZONE

- ICR
- PRODUCTIVE
- AFR
- RURAL
- AOI



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CUP 960 Aerial Photograph and Adjacent Property Owners

Planning and Building Department



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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 Shane Needham		b. Home Phone / Work Phone 2083013053		c. Email	
d. Mailing Address 1045 Idlers Rest Road		e. City Moscow		f. State ID	g. Zip code 83843
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) RP40N05W284828			b. Parcel Address (if applicable) 1045 Idlers Rest Road		
c. Acreage of Existing Parcel 39		d. Zoning AF	e. Comprehensive Plan Designation Productive		f. Floodplain designation(s) NA
				g. FEMA Panel # NA	
h. Is the parcel within an Area of City Impact? <input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No.		i. Impact City		j. Road Used to Access Site Idlers Rest	

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
SFR, Ag, Home occupation - gym

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

a. Fire District Moscow	b. Road District North	c. School District Moscow
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) septic

4. Adjacent Properties Information

a. Zoning of Adjacent Properties AF	b. Existing Uses of Adjacent Properties SFR, PRW, Ag, Riding Arena
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5. Permit Information

a. Proposed Use

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 	b. Date 01 Oct 2015
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:** (\$300.00) 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 certain proposed uses.

Office Use Only

Date Received 10/11/15	Amount 300.00	Receipt No. 138	By M.M.
CUP # 960	Date Determined Technically Complete 10/11/15		By
Hearing Date 10/21/15			

09/19/2013

Printed on: 29 Sep

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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.

Shane and Janet Needham have a constructed steel building. They would like to allow youth to use this facility for recreational use such as wrestling. The hours of operation will be 6 AM to 9 PM. The facility is an indoor facility.

Existing Uses of Property

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

Currently the property is home occupation only with an additional >35 acres of ag land.

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.

This facility conforms to all the criteria by the zoning commission.

The facility isn't detrimental to the health or safety of those around the facility. Contrary this is a beautiful building that promotes wellness, health and recreation to the community.

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

The facility actually decreases costs to the public and tax payer as there is less stress on government/public facilities such as schools and universities where typically these activities take place.

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

The use of this facility fully follows the vision for the comprehensive plan of Latah County and is a great example of how development and land use can occur. 1) The building looks like a "barn" and is surrounded by wheat fields to preserve rural character. 2) Agricultural land is still preserved within the surrounding land. 3) The use fosters land development to achieve a sustainable economic foundation with youth and families coming from outside Latah County to use the facility. This brings economic development to the county. 4) The feedback from neighbors and the community have been very positive (see attached communications) for having a private citizen invite the community to this great facility. No other facility like this exists in Latah County. This unique and beautiful facility fits perfect in our rural Latah County and brings economic development while supporting the youth.

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 building is beautiful and designed to look like a "barn" and fits right into the rural character of Latah County.

b. Population Element

NA

c. Housing Element

NA

d. Economic Development Element

This facility will bring people from outside Latah County for use while still supporting ag business by being surrounded by productive wheat fields. This land use is the perfect fit for Latah County with this unique structure and use, it will bring more people to the county. This facility is self-sufficient and doesn't rely on any public service or support. University of Idaho and Washington State University recreation programs have expressed their interest in the use of this facility.

e. Public Services, Facilities, and Utilities Element

No public service, facilities or utilities paid by the public are expended for the use of the facility. The facility maintains solid waste disposal and septic and water systems to meet county code.

f. School Facilities and Student Transportation Element

The facility actually minimizes the use and cost burdens associated with the use of the public school facilities. Typically, in the past the local government schools were used for recreation of these youth. The government facilities weren't available, adequate or overburdened with schedule conflicts so many kids couldn't perform their activities. The use of this new facility will give youth more opportunity and decrease the strain on government facilities.

g. Transportation Element

The facility use and location doesn't intersect with any major highway. The use of the facility promotes efficient and safe transportation in the county. Access to the facility is via a paved county maintained road on an existing bus route.

h. Natural Resource Element

The building and use conserves ag land and the look of the "barn" fits well in the rural character of the county.

i. Special Areas Element

NA

j. Hazardous Areas Element

NA

k. Recreation Element

The use of this indoor facility encourages recreation all year around. During winter and acclimate weather, common to Latah County, limited areas exist for youth to play "outdoor" sports indoors. The facility provides a place to kick balls, run around or just play. The facility promotes health and activity all year around.

l. Land Use Element

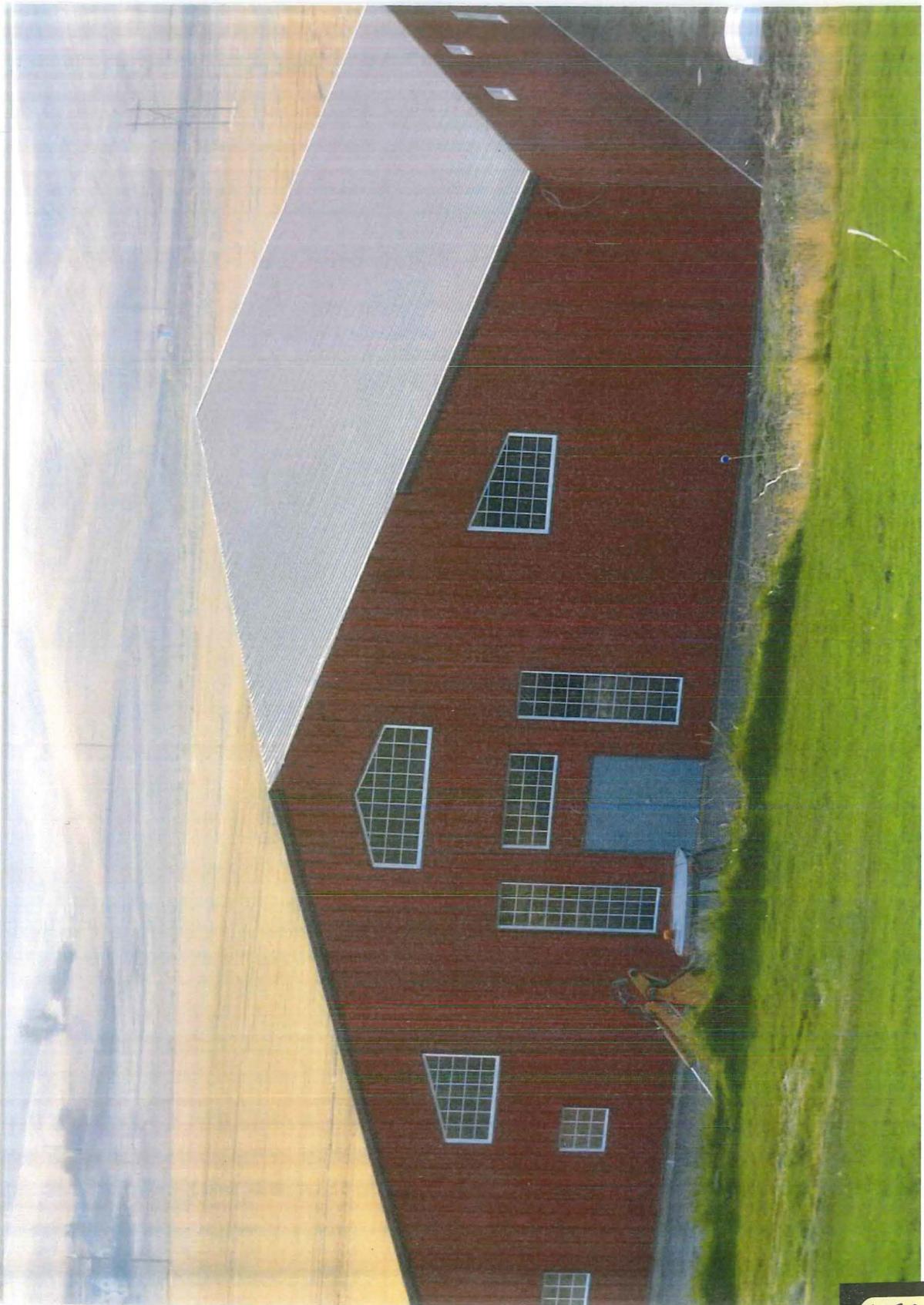
The building and use maintains the rural character of Latah County. The building is designed to look like a "barn" and is surrounded by land on 40 acre plots in the county. See attached pictures.

m. Property Rights Element

The land use is an example of a private citizen giving to the community when other government or public facilities are unavailable. The land is private and the denial of it's use in the manner listed in this application for conditional use would be a violation of the constitutional right of the owner to proceed with all economically viable uses of the property. The facility would only positively influence the appraisal of adjacent properties.

n. Water Resources Element

A shared well from the residence is used to provide water to the facility. Low flow fixtures are used as applicable. A cistern tank is used to store water.



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CUP #960 – Staff Introduction

CUP #960 – A request by Shane Needham to operate a recreation/sports venue on a 39 acre parcel in the Agriculture Forest Zone. The site is located at 1045 Idlers Rest, Moscow, Idaho, in Section 28, Township 40 North, Range 05 West B.M., and is currently referenced as assessor's parcel number RP40N05W284828A.

The Latah County Land Use Ordinance, under section 3.01.03(3), lists “Campgrounds and recreational vehicle parks (subject, at a minimum, to the requirements set forth in Section 3.04.02-introductory paragraph and Section 3.04.02.11), golf courses, recreational fields, gun clubs, meeting halls, concert and event venues, outdoor sports training centers, and fairgrounds (subject, at a minimum, to the introductory paragraph requirements set forth in Section 3.04.02).” 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.**

Section 3.04.02 requires:

- **Parking including spaces, accessibility, approach points**
 - The per staff site visit the applicant has provided adequate parking on both the north and south sides of the facility. The applicant is also providing marked handicap parking.
- **Stormwater runoff**
 - Stormwater will be managed through adequate drainage
- **Landscaping for shading and buffering**
 - A natural buffer and significant landscaping is provided based on the facilities placement on the property
- **Lighting (lighting must be a full cutoff fixture and shall be directed away from existing residences)**
 - Full cut-off lighting will be utilized on the side of the building for safety purposes
- **Fire protection**

- The facility is located in the Moscow Rural Fire District. Building is constructed to an “A” occupancy for life, health, and safety standards
- **Water system (public when required, water right when required; the Planning Department shall check to ensure necessary permits have been issued for the water source)**
 - A public water supply is not needed for this facility. No water right is required.
- **Sewer system (the applicant shall provide approval from the health department for any new septic system, any connection or modification to an existing septic system, and approval from any City or sewer district showing an approved connection for the proposed use)**
 - Sewer system has been approved by the North Latah Health District
- **outdoor storage**
 - No outdoor storage is proposed
- **Hours of operation**
 - The applicant has requested 6:00 am to 9:00 pm for hours of operation
- **Building permit**
 - The applicant has applied for a Latah County Building Permit
- **Wastewater management**
 - There is not any wastewater associated with the proposed use.

Exhibits will now be entered into the record.

The following exhibits were submitted with the staff packet:

EXHIBITS:

- | | |
|---------------------|--|
| Exhibit #1. | Criteria Worksheet |
| Exhibit #1A. | Zoning Map |
| Exhibit #1B. | Comprehensive Plan Map |
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mknott

From: Aaron Couch <aaron@liferotp.com>
Sent: Monday, September 28, 2015 11:59 AM
To: mknott@latah.id.us
Subject: 1045 idlers rest road

Hi. I have been involved with the Moscow wrestling community for the past 5 years and am now a coach for the Moscow wrestling club advanced 2 group.

I just wanted to say thanks for allowing this facility to move forward. What a gift it is to the kids that are involved in the wrestling program. I am watching first hand as the kids develop in skill, but more importantly confidence as they have access to a facility that has the proper space for them to develop as wrestlers and young men.

Thanks again for helping this become a reality. I truly appreciate it.

One Person At A Time!
Aaron

Sent from my iPhone=

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#4
10/21/2015

mknott

From: Tracy Young <w.tracy.young@gmail.com>
Sent: Monday, September 28, 2015 11:17 PM
To: mknott@latah.id.us
Subject: Moscow Wrestling Club

Ma'am,

Shane Needham and I share the same driveway off of Ilders Rest Road. I had a chance to talk with Shane yesterday about the facility that he is building out by his place. I am sending this message to let you know that I fully support what he is doing with the building. I think it is amazing that he has gone out of his way to provide something like this to the youth here in the area. What a great opportunity for the kids to get out, work together as a team and a chance for them to get started off on the right foot.

Tracy Young
Capt USMC Ret.
1051 Ilders Rest Road
Moscow, ID 83843
W.Tracy.Young@gmail.com
(208) 650-8555

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Needham
#5
10/21/2015

mknott

From: Brenda Riendeau <IdahoMom25@moscow.com>
Sent: Monday, October 05, 2015 6:32 PM
To: mknott@latah.id.us
Subject: Support for Wrestling facility at 10415 Idler's Rest Road

Dear Ms. Knott,

I am writing to ask for your consideration in approving the conditional use permit for the wrestling facility built on Shane Needham's property at 1045 Idler's Rest Road:

The wrestling program in Moscow has been expanding greatly in the past six years. Moscow Wrestling Club has in the past been allowed to use the wrestling room at the Middle School, but with recent facilities changes and delays, our club has been forced to find other options for our increasing number of wrestlers to practice on a regular basis. Some of these options have included Moose Lodge, St. Mary's Catholic School gym, Logos School gym, Middle School Multi-purpose room, and business facility on Almon Street.

The wrestling program in Moscow has provided regular physical activities for dozens of kids in Moscow in all seasons of the year at affordable costs. With the building of this wrestling facility, all our wrestlers now have the ability to practice in the same location. Please consider the approval of the conditional use permit for this facility.

Thank you,

Brenda Riendeau
Moscow Resident

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mknott

From: Becky Griswold <beckygriswold@yahoo.com>
Sent: Thursday, October 08, 2015 10:34 AM
To: msknott@latah.id.us
Subject: facility, 1045 Idlers Rest Road

Mrs. Knott, we would like to share our thoughts on the facility at 1045 Idlers Rest Road. The new facility is going to allow the wrestling club to have a practice facility. In the past several years we have struggled to find a location to hold practices. The new facility supports our growing club and gives kids the opportunity to practice together in one facility. It is beyond words of how generous this is of Janet and Shane Needham to build this facility for the boys to use for wrestling practice. They not only support this program, but the community of Latah County.

Thank you for supporting the Moscow Wrestling Club and please let us know if you need additional.

Pat and Becky Griswold
645 East F St.
Moscow, ID 83843
(208) 892-2813

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