

**LATAH COUNTY ZONING COMMISSION EXHIBIT LIST**  
Public Hearing for Conditional Use Permit #967

**Date:** December 16, 2015   **Time:** 5:30 pm   **Applicant:** John Fisher   **File #:** CUP 967

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**EXHIBITS:**

- |                     |  |
|---------------------|--|
| <b>Exhibit #1.</b>  | Criteria Worksheet   |
| <b>Exhibit #1A.</b> | Zoning Map   |
| <b>Exhibit #1B.</b> | Comprehensive Plan Map   |
| <b>Exhibit #1C.</b> | Adjacent 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> | Site Plan (Submitted by Applicant)   |
| <b>Exhibit #3.</b>  | Staff Introduction for Latah County Zoning Commission public hearing for CUP 967 on December 16, 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 an accessory cottage in excess of 900 square feet on a 40-acre parcel in the Agriculture/Forest zone.

## Description of application:

**CUP #965** - A request by John and Laurie Fisher for a conditional use permit for an accessory cottage house in excess of 900 square feet on approximately 40 acres in the Agriculture/Forest (A/F) zone. The property is located at 1060 Quartz Creek Road in Harvard, Idaho in Section 02, of Township 41 North, Range 03 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP41N03W023602A.

## Facts of application and the information submitted

### Site Characteristics:

**Size of Parcel:** 40 acres  
**Floodplain:** Zone "X"

### Land Use and Regulations:

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

### Infrastructure/Services:

**Water:** Private Well  
**Sewer:** Private Septic  
**Access:** Quartz Creek. Road  
**Fire Protection:** Potlatch 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

Section 3.01.03.14 - The Latah County Land Use Ordinance, under section 3.01.03(14), lists "Accessory Cottage Housing Exceeding 900 Square Feet" as a conditionally permitted use in the Agriculture/Forest Zone.

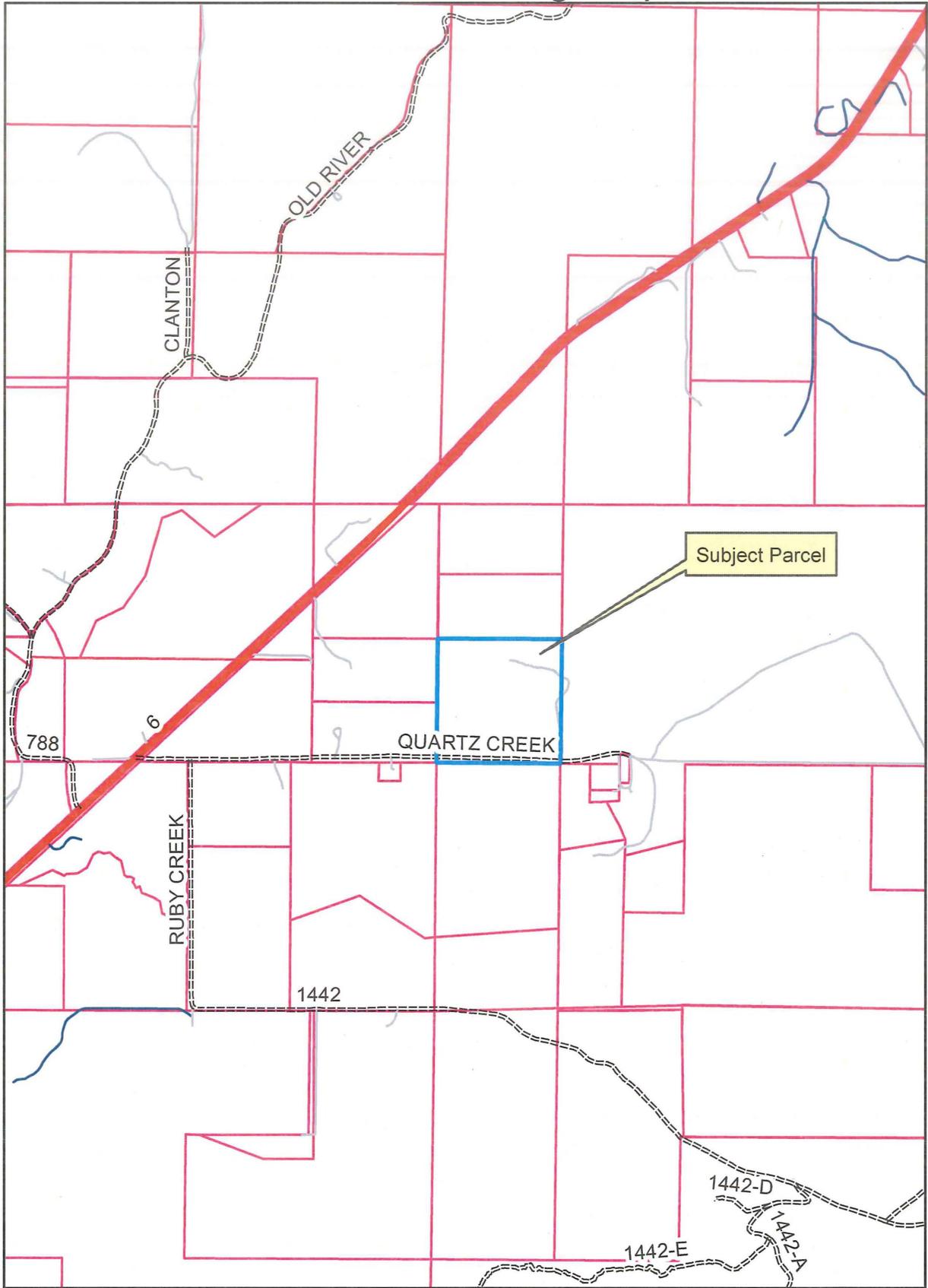
Article 7 Conditional Use Permits

Section 7.01.02 (see exhibit #3)

## **Latah County Comprehensive Plan**

# CUP 967 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

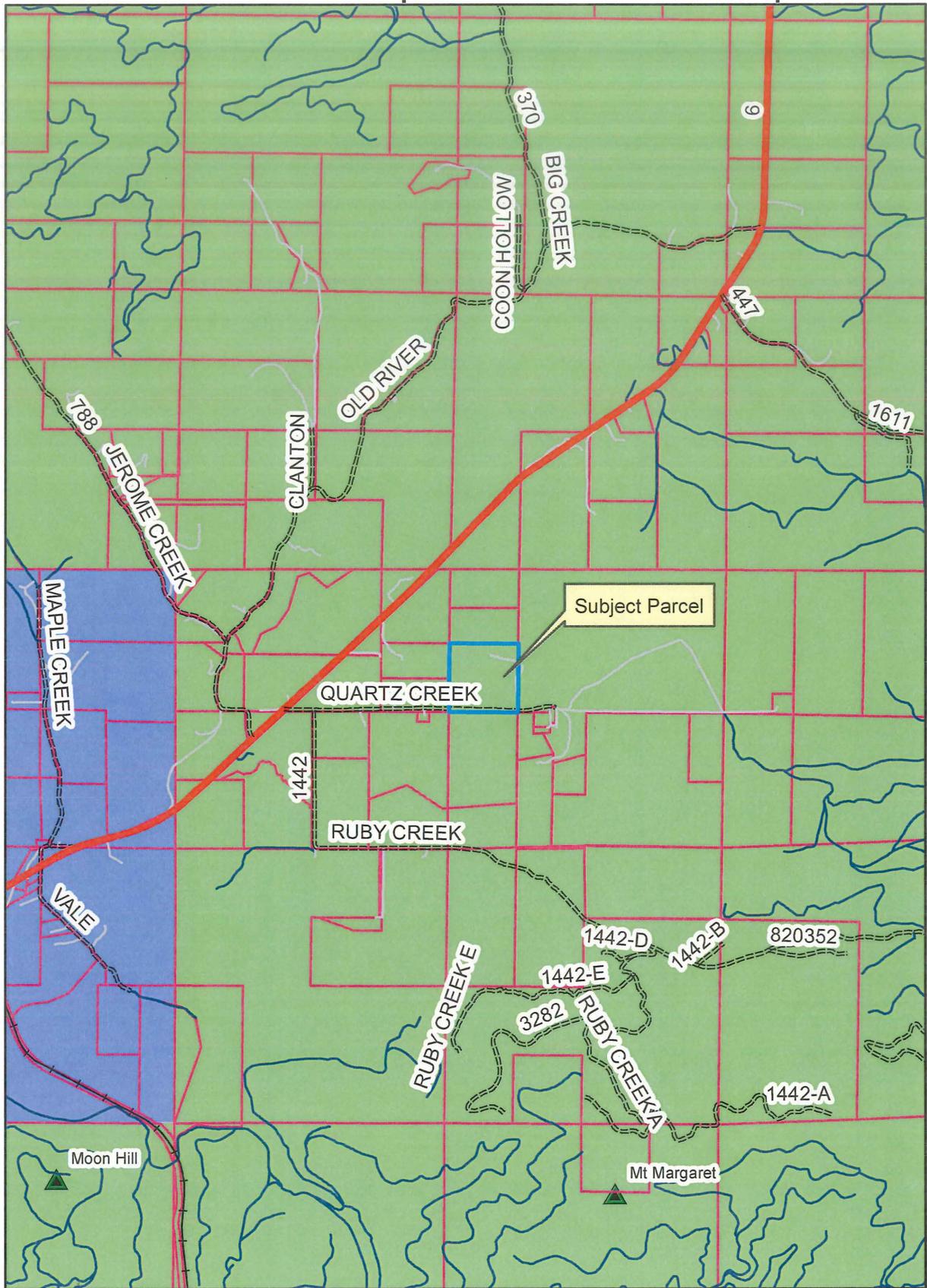


- |                      |                             |                           |
|----------------------|-----------------------------|---------------------------|
| Agriculture Forestry | Motor Business              | Rural Residential         |
| Commercial           | Multiple Family Residential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

LCZC Hrg: CUP 967  
 Applicant: Fisher  
 Exhibit #: 1A  
 Date: 12/16/2015

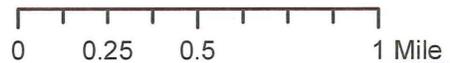
# CUP 967 Comprehensive Plan Map

Planning and Building Department



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

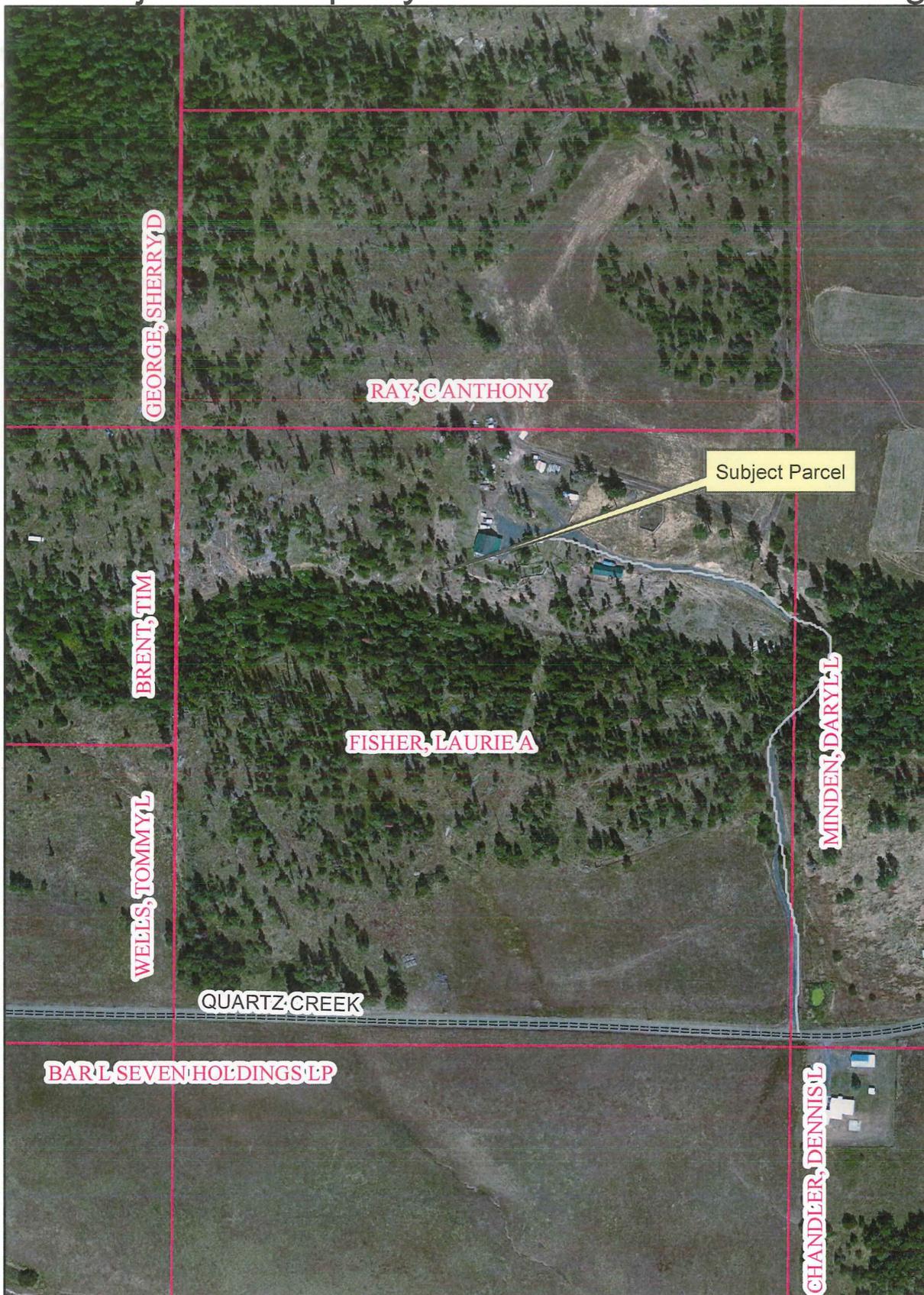
Created by: CAB



LCZC Hrg: CUP 967  
 Applicant: Fisher  
 Exhibit #: 1B  
 Date: 12/16/2015

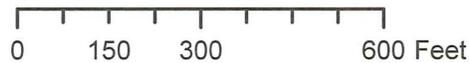
# CUP 967 Adjacent Property Owners and Aerial Photograph

Planning and Building Department



Note: This document is a representation only.  
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Created by: CAB



LCZC Hrg: CUP 967  
Applicant: Fisher  
Exhibit #: 1C  
Date: 12/16/2015



# 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<br><b>John &amp; Laurie Fisher</b> |  | b. Home Phone / Work Phone<br><b>(858) 472-0842 work</b>       |  | c. Email<br><b>John.Fisher7794@gmail.com</b> |  |
| d. Mailing Address<br><b>1060 Quartz Creek Road</b>  |  | e. City<br><b>Harvard</b>                                      |  | f. State<br><b>Idaho</b>                     |  |
| g. Zip code<br><b>83034</b>                          |  | h. Property Owner (if different than applicant)<br><b>Same</b> |  | i. Home Phone<br><b>858 472-0842</b>         |  |
| j. Work Phone<br><b>619 686-2983</b>                 |  | k. Mailing Address<br><b>same</b>                              |  | l. City                                      |  |
| m. State   |  | n. Zip code  |  |  |  |

### 2. General Site Information

|  |  |  |   |                                       |  |
|--|--|--|---|---------------------------------------|--|
| a. Assessor's Parcel Number(s)<br><b>RP41N03W023602A</b> |  |  | b. Parcel Address (if applicable)<br><b>1060 Quartz Creek Rd, Harvard, ID</b> |                                       |  |
| c. Acreage of Existing Parcel<br><b>40</b>               |  | d. Zoning<br><b>A/E</b>  | e. Comprehensive Plan Designation<br><b>Rural</b>                             |                                       | f. Floodplain designation(s)<br><b>X</b> |
| g. FEMA Panel #  |  | h. Is the parcel within an Area of City Impact?<br><input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No. |   | i. Impact City<br><b>Quartz Creek</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  
**Residential**

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

|  |  |                                 |   |  |  |
|--|--|---------------------------------|---|--|--|
| a. Fire District<br><b>Pottlatch</b>   |  | b. Road District<br><b>NLHC</b> |   | c. School District<br><b>Pottlatch</b> |  |
| d. Source of Potable Water (i.e. water district or private well)<br><b>Private</b> |  |                                 | e. Sewage Disposal (i.e. sewer district or private septic system)<br><b>Private</b> |  |  |

### 4. Adjacent Properties Information

|  |   |
|--|---|
| a. Zoning of Adjacent Properties<br><b>A/E</b> | b. Existing Uses of Adjacent Properties<br><b>Residential</b> |
|--|---|

### 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<br><b>John Fisher</b>                                      | b. Date<br><b>11/24/2015</b> |
| c. Signature of Property Owner (if different than applicant)<br><b>Laurie Fisher</b> | d. Date<br><b>11/24/2015</b> |

### Office Use Only

|                                    |                                      |                           |                 |
|------------------------------------|--------------------------------------|---------------------------|-----------------|
| Date Received<br><b>11/24/2015</b> | Amount<br><b>300</b>                 | Receipt No.<br><b>226</b> | By<br><b>AB</b> |
| CUP #<br><b>967</b>                | Date Determined Technically Complete |                           | By              |
| Hearing Date<br><b>16 Dec 2015</b> |                                      |                           |                 |

### 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 Commission for certain proposed uses.



## 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.

would like to build accessory cottage

### Existing Uses of Property

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

Residential home use

### 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 use is specifically for use by family

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

Correct. This would be used for family residential purposes only

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

The use is specifically for purposes of family living

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

We plan on clustering homes which meets the goal.

b. Population Element

By having our home close to family provides growth in an orderly pattern.

c. Housing Element

The home would be adequate and attractive to the region

d. Economic Development Element

N/A

e. Public Services, Facilities, and Utilities Element

By placing a home at this location there would be no burden on nearby services

f. School Facilities and Student Transportation Element

N/A

g. Transportation Element

N/A

h. Natural Resource Element

N/A

i. Special Areas Element

N/A

j. Hazardous Areas Element

N/A

k. Recreation Element

N/A

l. Land Use Element

Residential use

m. Property Rights Element

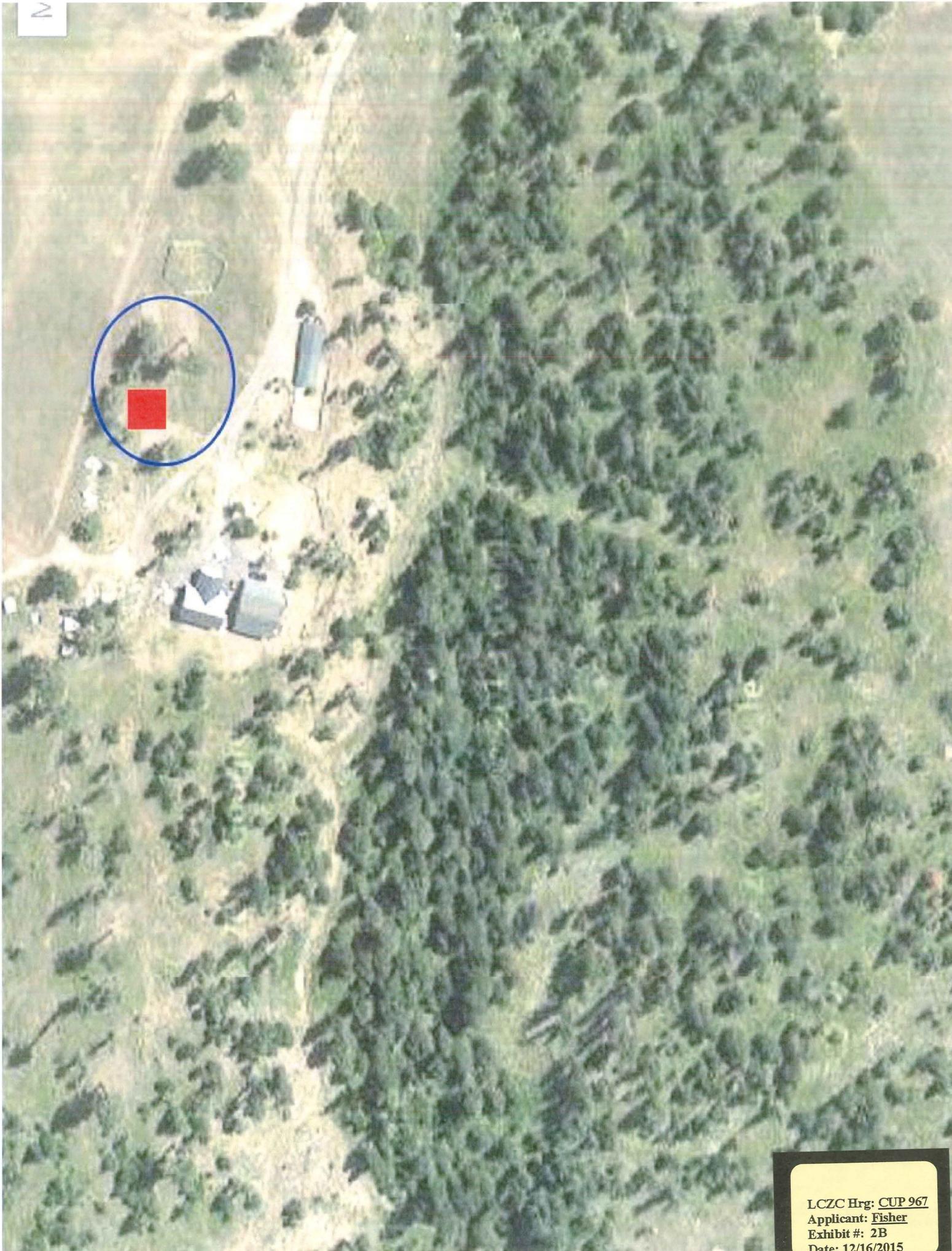
N/A

n. Water Resources Element

N/A

North ↑

N



LCZC Hrg: CUP 967  
Applicant: Fisher  
Exhibit #: 2B  
Date: 12/16/2015

## CUP #967 – Staff Introduction

CUP #967 – A request by John and Laurie Fisher for a conditional use permit for an accessory cottage house in excess of 900 square feet on approximately 40 acres in the Agriculture/Forest (A/F) zone. The property is located at 1060 Quartz Creek Road in Harvard, Idaho in Section 02, of Township 41 North, Range 03 West, B.M., in Latah County, and referenced as Assessor’s Parcel Number RP41N03W023602A.

The Latah County Land Use Ordinance, under section 3.01.03(14), lists “Accessory Cottage Housing Exceeding 900 Square Feet” 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:**

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