

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:

Setback Variance of 30 feet from the centerline of a public right of way for 4 hay feeder structures.

Description of application:

A request by Bennett Lumber Products for a Variance to construct four hay feeders on Felton Creek and Randal Flat Roads on 377 acre, 61 acre, and 126 acre parcel in the Agriculture/Forest zone. The property is located in Section 03, Township 39 North, Range 04 West, and in Sections 32 and 34, Township 40 North, Range 04 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel number RP39N04W030012A, RP40N04W327282A, and RP40N04W340644A.

Facts of application and the information submitted

Site Characteristics:

Size of Parcel: 61.25 acres
Floodplain: Zone "A"

Land Use and Regulations:

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

Infrastructure/Services:

Water: N/A
Sewer: N/A
Access: Randall Flat Road/ Felton Creek
Schools: N/A
Fire Protection: N/A
Law Enforcement: N/A

APPLICABLE STATUTE, ORDINANCE, AND COMPREHENSIVE PLAN SECTIONS:

Local Planning Act: Idaho Code 67-6516

Latah County Land Use Ordinance # 269, as amended:

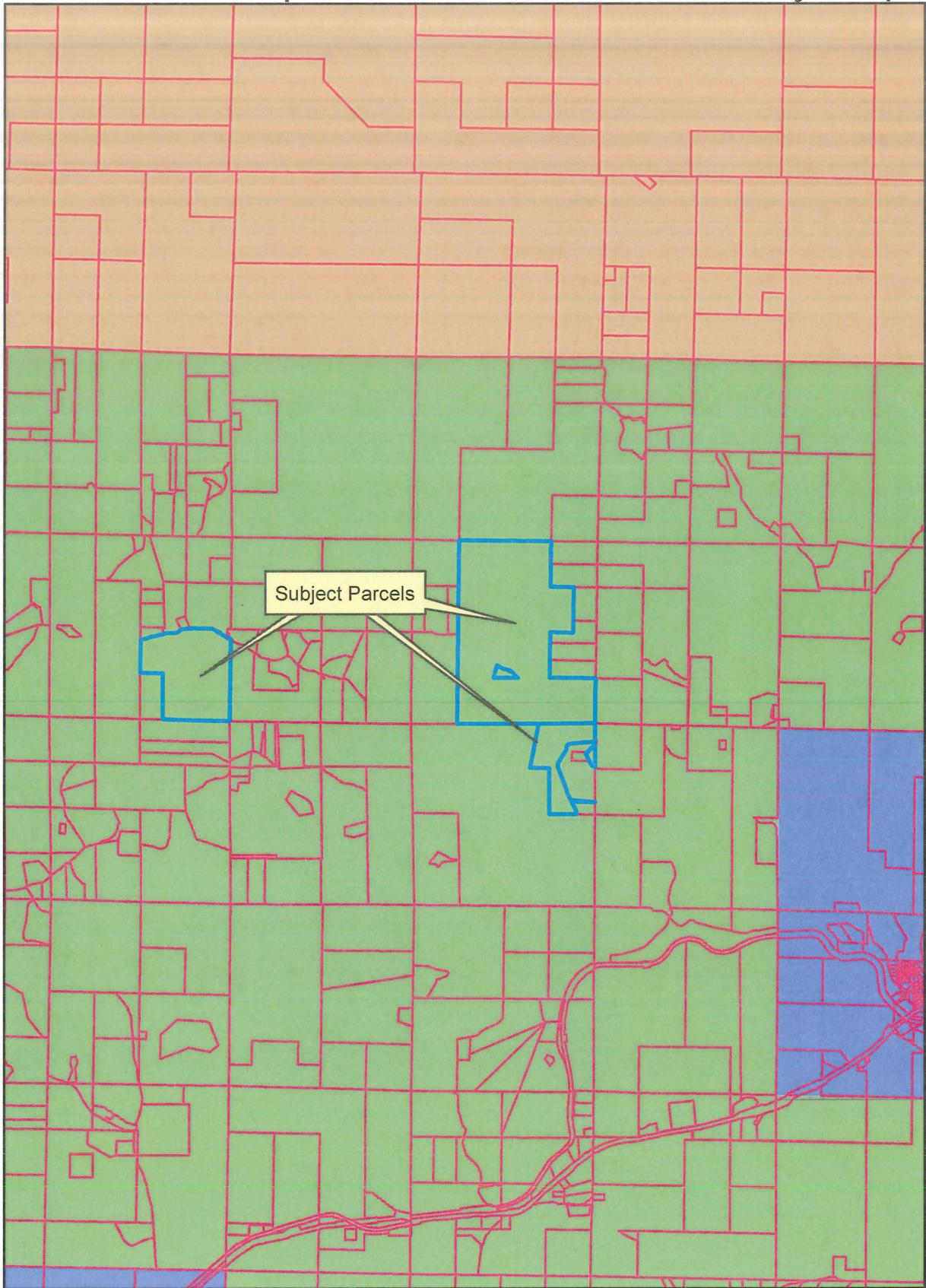
Section 3.01 Ag/Forest

Article 7.02 Variances

Latah County Comprehensive Plan

VAR 968 Comprehensive Plan and Vicinity Map

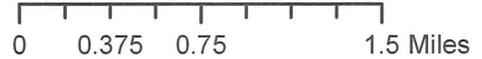
Planning and Building Department



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

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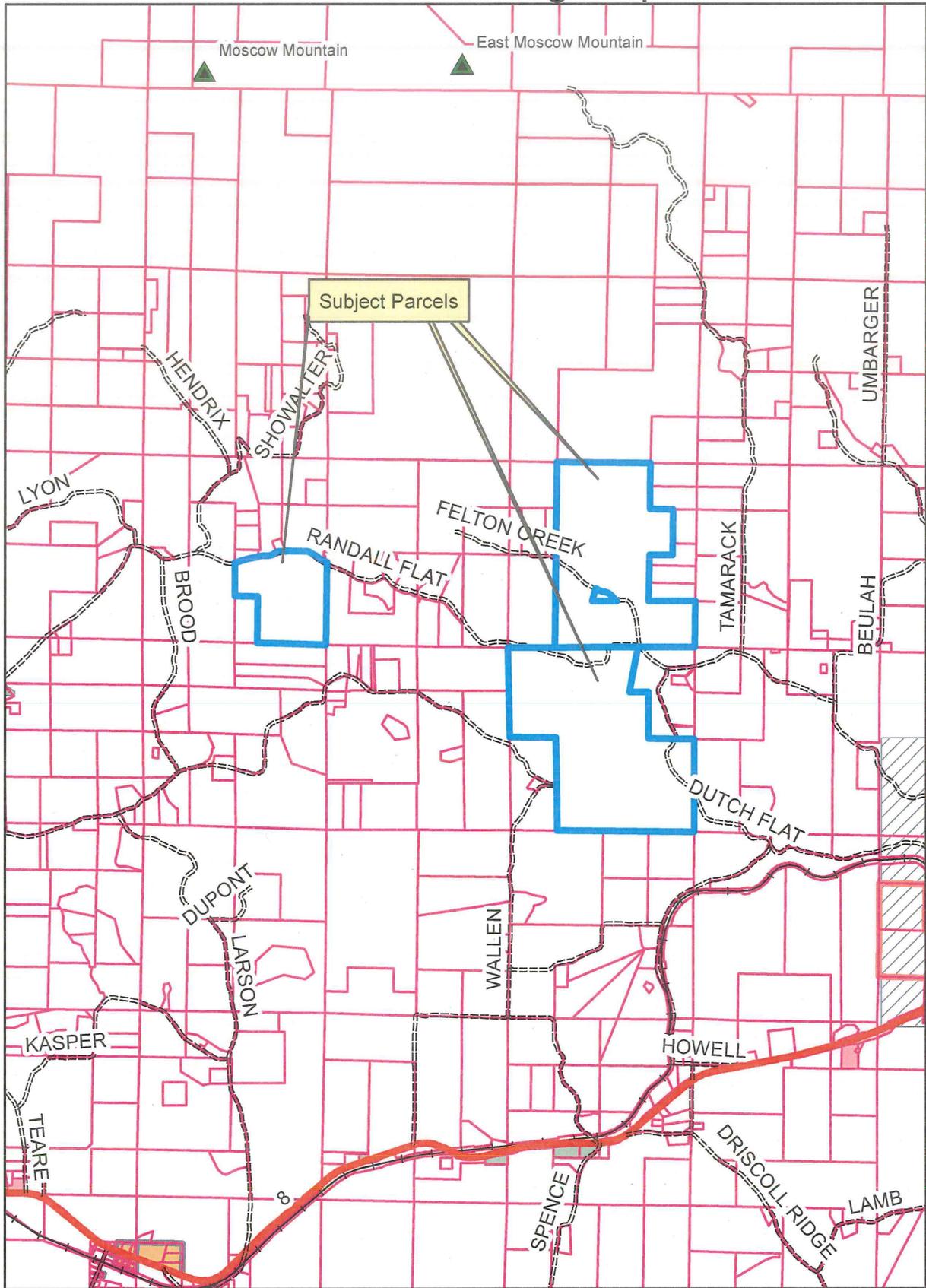
- Comprehensive Plan**
- AFR
 - PRODUCTIVE
 - AOI
 - RURAL
 - ICR



LCZC Hrg: **VAR 968**
 Applicant: **Bennett**
 Exhibit #: **1A**
 Date: **1/06/2016**

VAR 968 Zoning Map

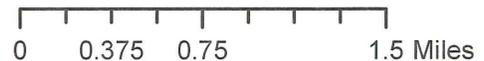
Planning and Building Department



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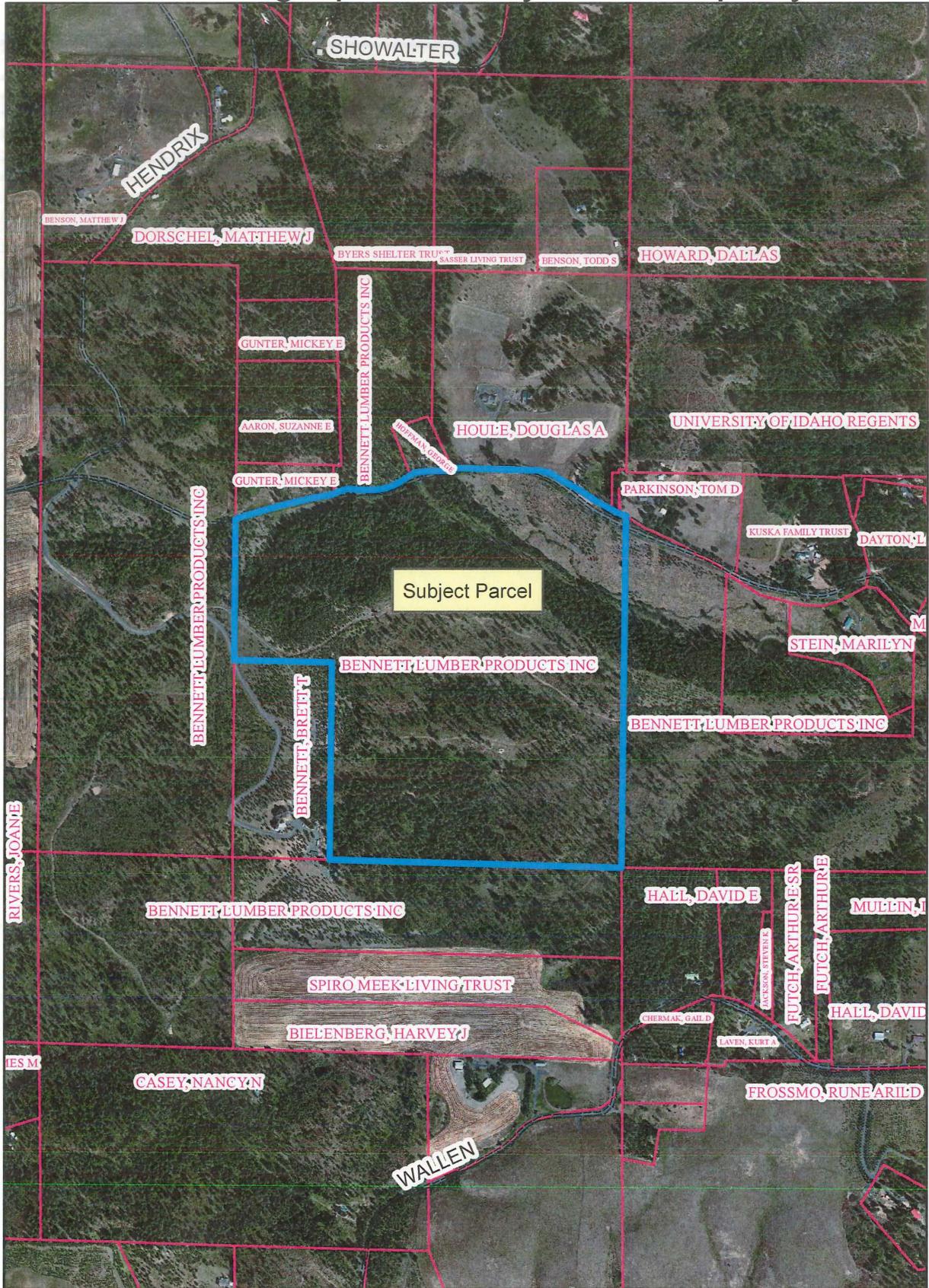
- | | | |
|----------------------|-----------------------------|---------------------------|
| Agriculture Forestry | Motor Business | Rural Residential |
| Commercial | Multiple Family Residential | Single-Family Residential |
| Industrial | Municipality | Suburban Residential |



LCZC Hrg: VAR 968
 Applicant: Bennett
 Exhibit #: 1B
 Date: 1/06/2016

VAR 968 Aerial Photograph and Adjacent Property Owners Map

Planning and Building Department



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

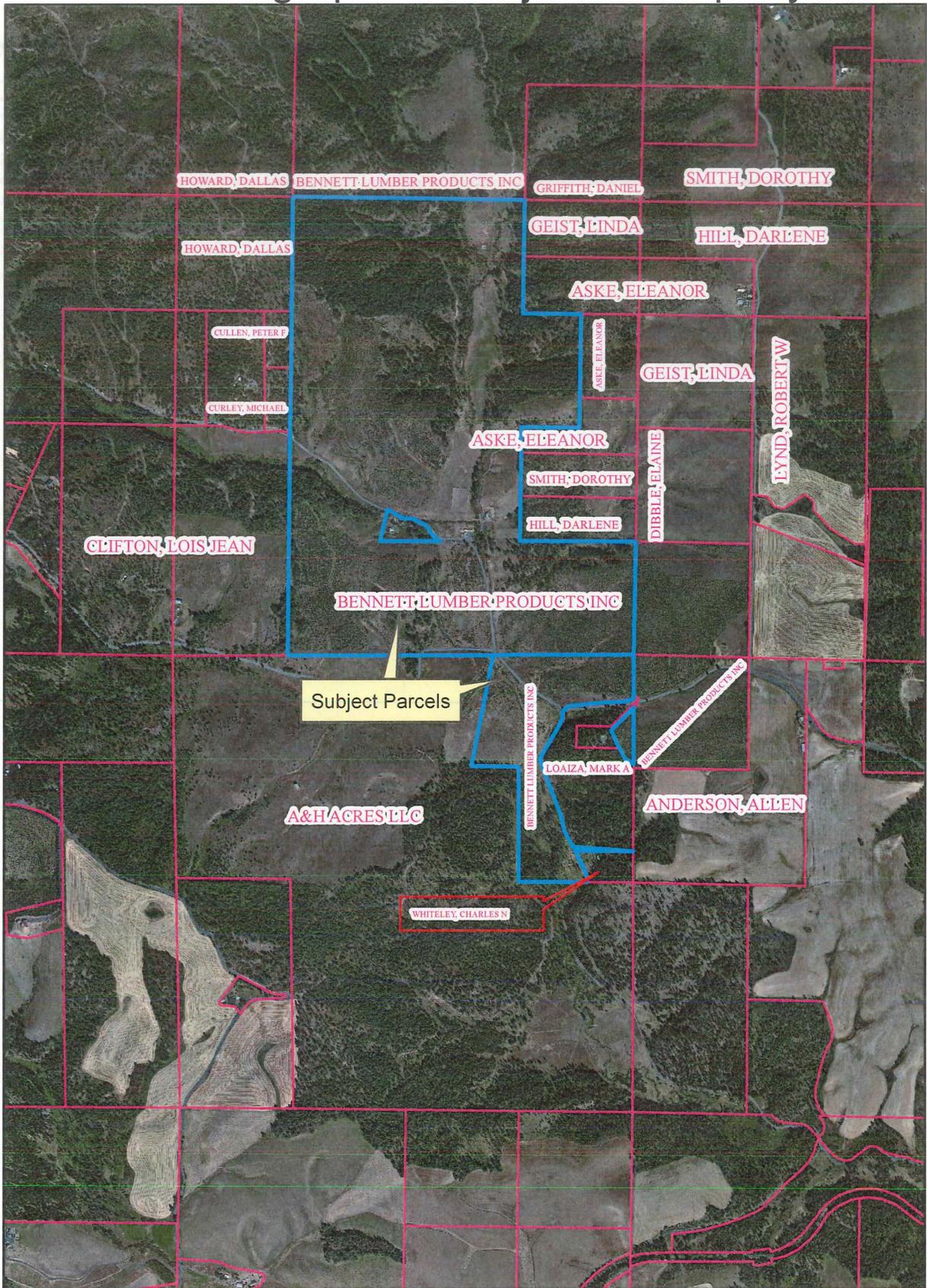
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LCZC Hrg: VAR 968
Applicant: Bennett
Exhibit #: 1C
Date: 1/06/2016

VAR 968 Aerial Photograph and Adjacent Property Owners Map

Planning and Building Department



Subject Parcels



Note: This document is a representation only.
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0 750 1,500 3,000 Feet



Application for Variance

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 type or print plainly with dark ink.

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 BENNETT LUMBER PRODUCTS	b. Home Phone / Work Phone 208-875-1121	c. Email jeff@bipi.com	
d. Mailing Address P.O. Box 130	e. City PRINCETON	f. State ID	g. Zip code 83857
h. Property Owner (if different than applicant) attn: Jeff	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) RP39N04W030012	b. Site Address (if applicable) 40N04W32782	
c. Road Used to Access Site RANDALL FLAT	d. Floodplain designation(s) ZONE A, #265	e. FEMA Panel # 160086 0265 B
f. Existing Uses HORSE PASTURE		

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

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

a. Source of Potable Water (i.e. city, private well, water district) NA	b. Sewage Disposal (i.e. city, sewer district or private septic system) NA
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4. Adjacent Properties Information

a. Zoning of Adjacent Properties AG/FOREST	b. Existing Uses of Adjacent Properties HORSE PASTURE
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5. Variance Information

Please indicate the section(s) of the Zoning Code for which the variance is sought and explain the circumstances that require the variance. Section 7.02 of the Latah County Land Use Ordinance states a variance shall only be used to modify setbacks, building height, yard or frontage requirements, and parking requirements on a lot or parcel of land prescribed by this ordinance.

3.01.04 LOCATION OF FELION CREEK DOES NOT ALLOW FOR A 60' SETBACK FROM RANDALL FLAT ROAD.

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 11/23/15
c. Signature of Property Owner (if different than applicant) 	d. Date 11-23-15

Office Use Only

Date Received by County 12/2/2015	Fee Amount 266.00	Receipt No. 249	By m.z
VAR # 968	Date Determined Technically Complete 12/2/2015	By m.z	
Hearing Date 1/6/2016			

7. Attachments

All attachments should be reproducible in black and white at 8 1/2" x 11"

- Fee:** (\$150.00) Make checks payable to Latah County.
- Completed Narrative Worksheet:** See instructions on the Rezone Narrative Worksheet.
- Site Plan:** The site plan should include a north arrow, location of roads and rights-of-way, and existing buildings; the location and dimensions of proposed facilities, improvements and operations; as well as any other details necessary for the Planning and Zoning Commission or Board of Adjustment to make a decision.
- Other Attachments:** The Zoning Commission / Staff shall have the authority to require any additional information it feels is necessary to make a fair recommendation on the rezone request.



Variance Narrative Worksheet

Application Information

Applicant's Name

BENNETT LUMBER PRODUCTS

Phone Number

208-875-1121

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.

WE WOULD LIKE TO CONSTRUCT A 20' SQUARE HORSE FEEDER DESIGNED TO KEEP HAY DRY AND BE ACCESSIBLE FROM RANDALL FLAT ROAD. THE STRUCTURE WOULD BASICALLY CONSIST OF NINE 6X6 PRESSURE TREATED LGS AND A ROOF, OPEN ON THREE SIDES WITH THE ENCLOSED WALL FACING RANDALL FLAT ROAD. DUE TO THE CHARACTERISTICS OF THE PARCEL AND LOCATION OF FELTON CREEK, A 60' SETBACK IS NOT POSSIBLE. WE ARE REQUESTING A 35' MINIMUM SETBACK.

Existing Uses of Property

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

HORSE PASTURE, NO EXISTING STRUCTURES

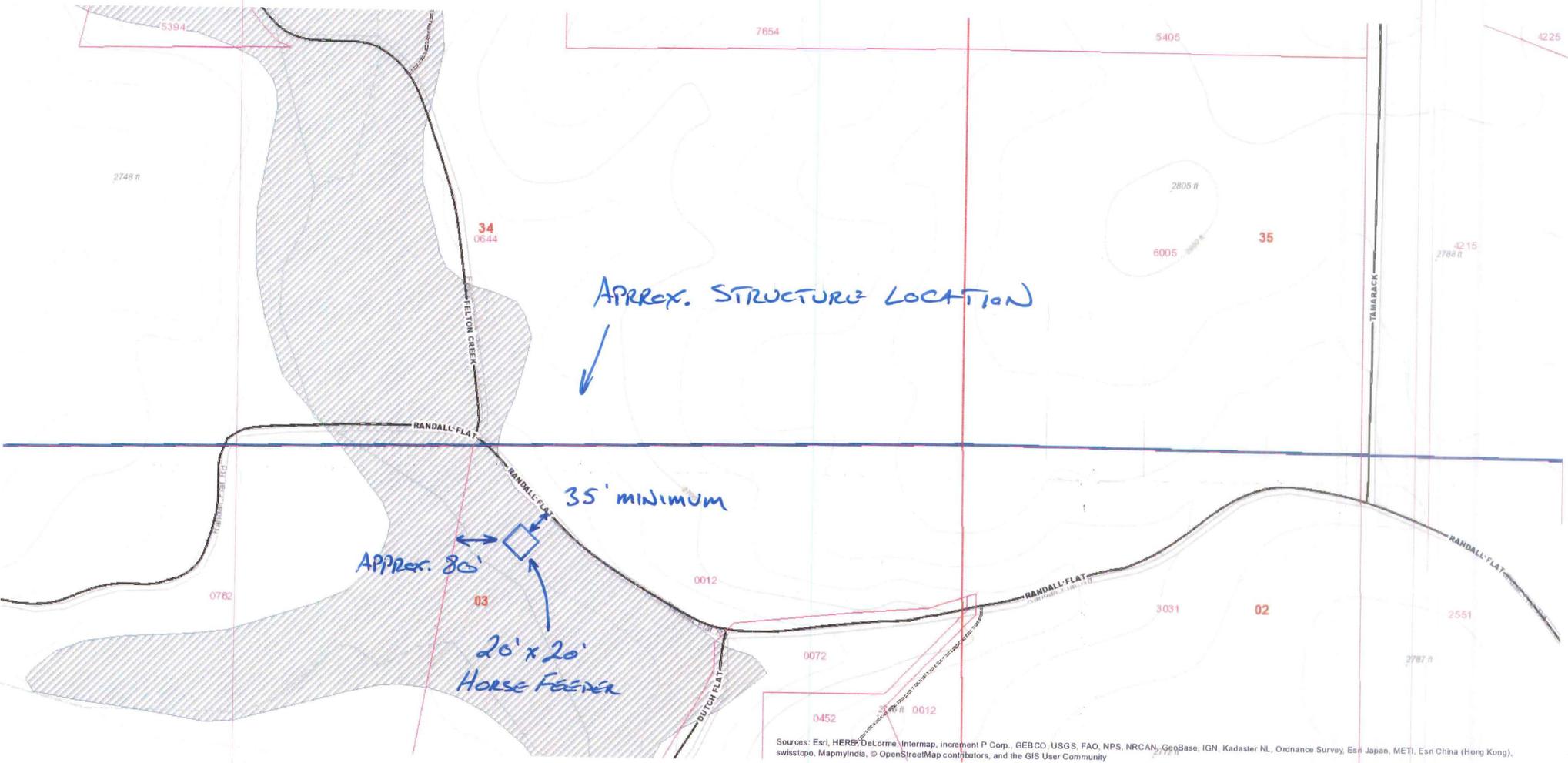
Relevant Criteria and Standards

Please respond to each of the criteria listed in Section 7.02.02 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.

The variance will not be detrimental to the public interest or other property in the vicinity of the proposed variance.

Compliance with setbacks, building height, yard or frontage requirements, and parking requirements prescribed would deny the property owner an otherwise permitted use on the property due to the parcel's peculiar physical characteristics.

North
↑



APPROX. STRUCTURE LOCATION

35' minimum

Approx. 80'

20' x 20'
Horse Feeder

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



LCZC Hrg: VAR 968
Applicant: Bennett
Exhibit #: 2C
Date: 1/06/2016



LCZC Hrg: VAR 968
Applicant: Bennett
Exhibit #: 2D
Date: 1/06/2016

VAR #968 – Staff Introduction

VAR #968 – A request by Bennett Lumber Products for a Variance to construct four hay feeders on Felton Creek and Randal Flat Roads on 377 acre, 61 acre, and 126 acre parcel in the Agriculture/Forest zone. The property is located in Section 03, Township 39 North, Range 04 West, and in Sections 32 and 34, Township 40 North, Range 04 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel number RP39N04W030012A, RP40N04W327282A, and RP40N04W340644A.

1. Section 7.02.01 requires that an application for a variance shall be made by the owner of the affected property.

The application was signed and submitted by a representative of the property owner, Bennett Lumber Products, to the Planning and Building Department.

2. Section 3.03.04 of the Latah County Land Use Ordinance requires that all structures shall be a minimum of 60 feet from the centerline of any public right-of-way.

3. Section 7.02.02 states that the Zoning Commission may grant a variance if the Commission finds that the proposed variance meets each of the following criteria:

1. The variance will not be detrimental to the public interest or other property in the vicinity of the proposed variance.
2. Compliance with setbacks, building height, yard or frontage requirements, and parking requirements prescribed would deny the property owner an otherwise permitted use on the property due to the parcel's peculiar physical characteristics.

If the Zoning Commission finds that a variance 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.

Exhibits will now be entered into the record.

The following exhibits were submitted with the staff packet:

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. | Site Plan (Submitted by Applicant) |
| Exhibit #2C. | Picture of Proposed Structure (Submitted by Applicant) |
| Exhibit #2D. | Picture of Proposed Structure (Submitted by Applicant) |
| Exhibit #3. | Staff Introduction for Latah County Zoning Commission public hearing for VAR #968 on January 6, 2016 |

That is all staff has unless the Commission has questions.