

NOTICE OF PUBLIC HEARINGS
BEFORE THE LATAH COUNTY ZONING COMMISSION
Wednesday, April 20th, 2016, 5:30 pm

Latah County Zoning Commission Public Hearings - April 20, 2016, 5:30pm, Room 2-B, Latah County Courthouse, 522 S Adams, Moscow, Idaho:

CUP #981 – Proposed accessory cottage in Rural Residential zone located on Rothwell Rd, Viola, parcel #RP040041532001 in S32, T41N, R05W.

RZ #982 –Proposed rezone-11 acres of a 56 acre parcel from Agriculture Forest to Rural Residential located on Hwy 8 between Grand Fir & Reams Rds, Moscow, Idaho, parcel #RP39N05W138410A.

ADA Accommodations available upon request. The Commission reserves the right to limit length of testimony. Proposal available from Latah County Planning Dept, 208-883-7220. All written testimony must be received by April 15, 2016 at 2:00pm.

(This is a public service announcement only)

LATAH COUNTY ZONING COMMISSION EXHIBIT LIST
Public Hearing for Conditional Use Permit #981

Date: April 20, 2016 **Time:** 5:30 pm **Applicant:** K. Allen Frazier **File #:** CUP 981

EXHIBITS:

- | | |
|---------------------|---|
| Exhibit #1. | Criteria Worksheet |
| Exhibit #1A. | Zoning Map |
| Exhibit #1B. | Comprehensive Plan and Vicinity 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 #3. | Staff Introduction for Latah County Zoning Commission public hearing for CUP 981 on April 20, 2016. |

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 on a 5-acre parcel in the Rural Residential zone.

Description of application:

CUP #981 - A request by K. Allen Frazier for a conditional use permit for an accessory cottage house on an approximately 5 acre parcel in the Rural Residential Zone. The site is located on Rothwell Road, Viola, Idaho in Section 32, Township 41 North, Range 05 West B.M., and is currently referenced as assessor's parcel number RP040041532001A.

Facts of application and the information submitted

Site Characteristics:

Size of Parcel: 5 acres
Floodplain: Zone "C"

Land Use and Regulations:

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

Infrastructure/Services:

Water: Private Well
Sewer: Private Septic
Access: Rothwell Road
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 3.02 Rural Residential Zone

Section 3.02.03.14 - The Latah County Land Use Ordinance, under section 3.02.03(14), lists "Accessory Cottage Housing" as a conditionally permitted use in the Rural Residential Zone.

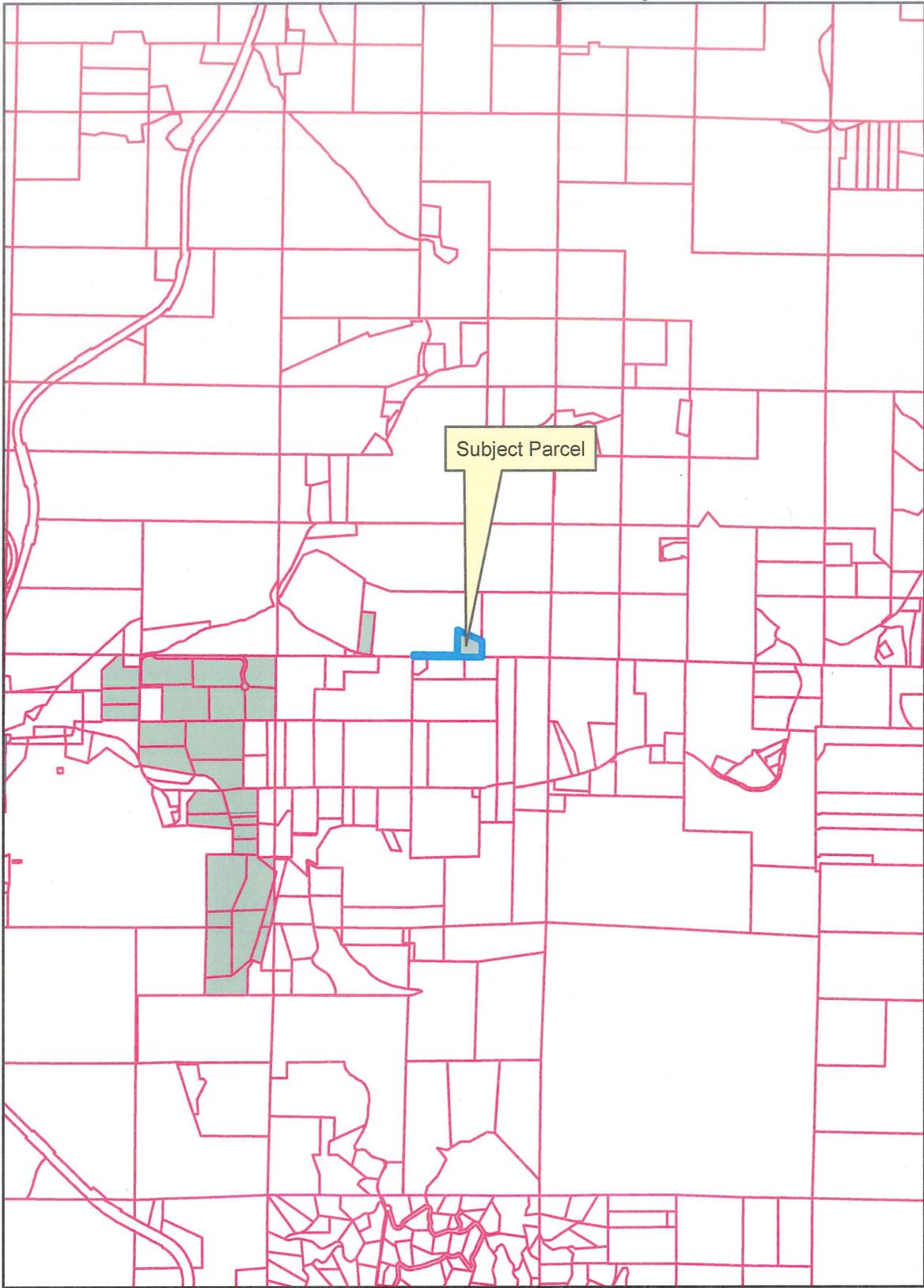
Article 7 Conditional Use Permits

Section 7.01.02 (see exhibit #3)

Latah County Comprehensive Plan

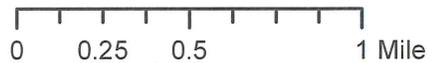
CUP 981 Zoning Map

Planning and Building Department



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

Created by: CAB

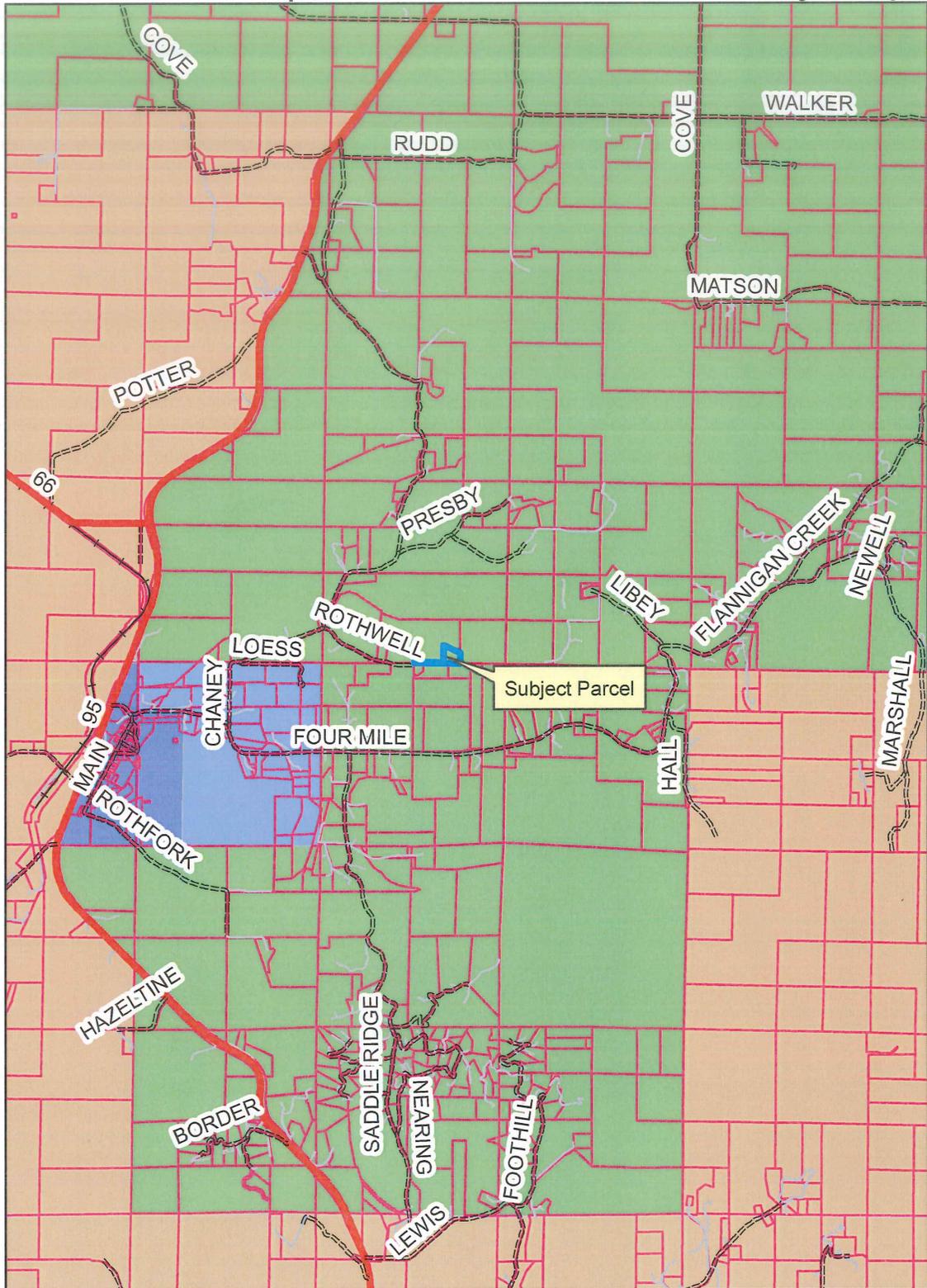


- | | | |
|----------------------|-----------------------------|---------------------------|
| Agriculture Forestry | Motor Business | Rural Residential |
| Commercial | Multiple Family Residential | Single-Family Residential |
| Industrial | Municipality | Suburban Residential |

LCZC Hrg: CUP 981
 Applicant: Frazier
 Exhibit #: 1A
 Date: 04/20/2016

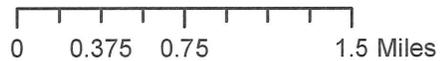
CUP 981 Comprehensive Plan and Vicinity Map

Planning and Building Department



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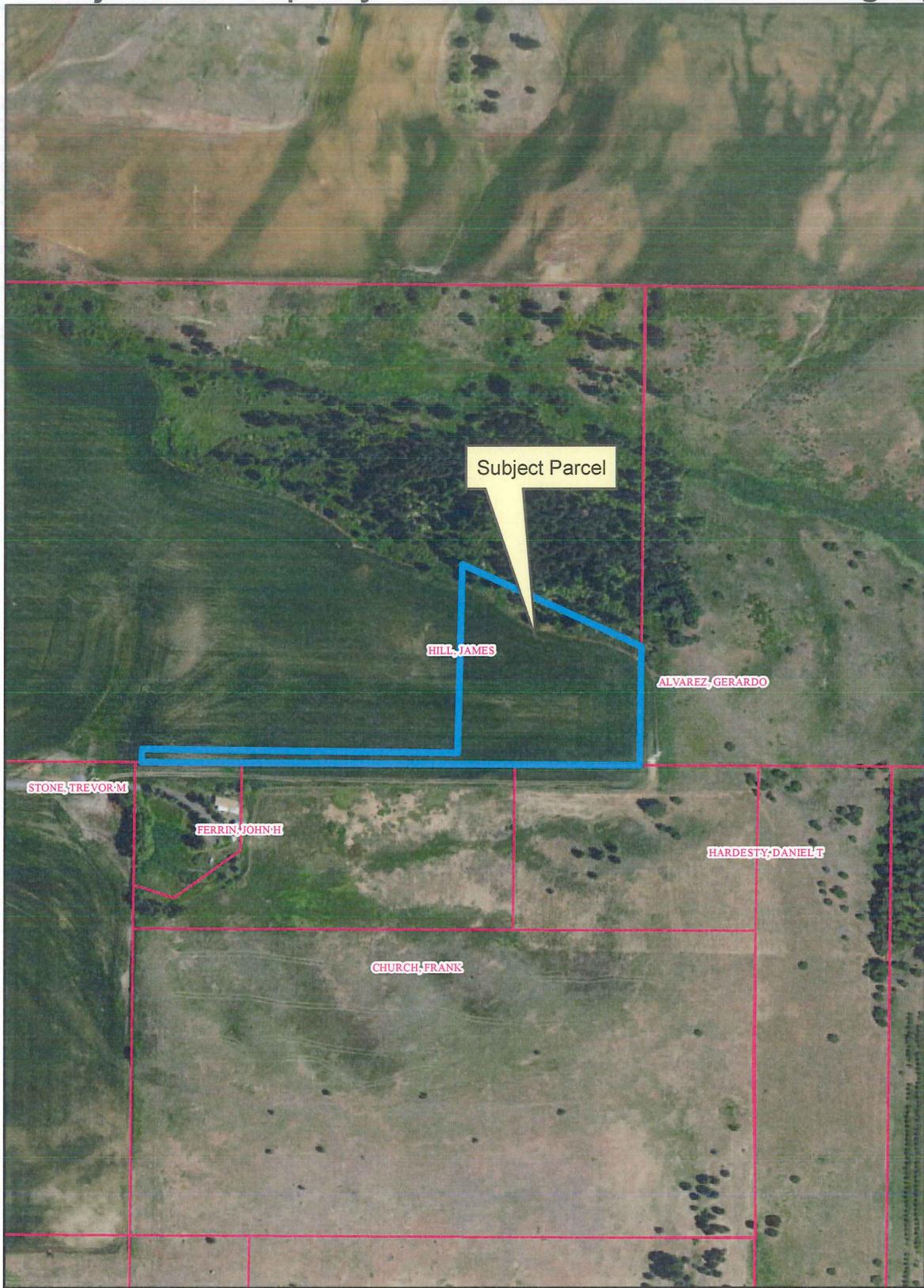


Comprehensive Plan		ICR
		AFR
		AOI
		PRODUCTIVE
		RURAL

LCZC Hrg: CUP 981
Applicant: Frazier
Exhibit #: 1B
Date: 04/20/2016

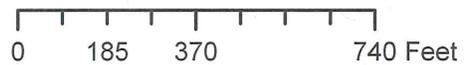
CUP 981 Adjacent Property Owners and Aerial Photograph Map

Planning and Building Department



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Latah County bears no responsibility for errors or omissions.

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LCZC Hrg: CUP 981
Applicant: Frazier
Exhibit #: 1C
Date: 04/20/2016



Please Save Document Before Filling It Out.
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 <i>K. Allen Frazier</i>	b. Home Phone / Work Phone <i>425-367-8991</i>	c. Email <i>fundtrust@aol.com</i>	
d. Mailing Address <i>1521 Ridgeview Dr</i>	e. City <i>Moscow</i>	f. State <i>ID</i>	g. Zip code <i>83843</i>
h. Property Owner (if different than applicant) <i>James Hill</i>	i. Home Phone	j. Work Phone <i>208-596-9154</i>	
k. Mailing Address <i>1521 Ridgeview Dr.</i>	l. City <i>Moscow</i>	m. State <i>ID</i>	n. Zip code <i>83843</i>

2. General Site Information

a. Assessor's Parcel Number(s) <i>RP040041532001</i>		b. Parcel Address (if applicable) <i>off Rothwell Rd in Viola</i>	
c. Acreage of Existing Parcel <i>5</i>	d. Zoning <i>RB</i>	e. Comprehensive Plan Designation <i>Rural</i>	f. Floodplain designation(s) <i>NA</i>
g. FEMA Panel # <i>NA</i>		h. Is the parcel within an Area of City Impact? <input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No.	
i. Impact City <i>NA</i>		j. Road Used to Access Site <i>Rothwell Rd.</i>	

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
Agricultural + Rural Residential

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

a. Fire District <i>Moscow Latah Rural</i>	b. Road District <i>N. Latah Hwy District</i>	c. School District <i>Moscow</i>
d. Source of Potable Water (i.e. water district or private well) <i>Private Well</i>	e. Sewage Disposal (i.e. sewer district or private septic system) <i>Private septic</i>	

4. Adjacent Properties Information

a. Zoning of Adjacent Properties <i>AE</i>	b. Existing Uses of Adjacent Properties <i>RR + Agricultural</i>
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5. Permit Information

a. Proposed Use
Residence + gardening

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?
#14. Accessory Cottage Housing

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 <i>K. Allen Frazier, POA for K. Allen Frazier</i>	b. Date <i>March 15, 2016</i>
c. Signature of Property Owner (if different than applicant) <i>James Hill</i>	d. Date <i>15 Mar 16</i>

Office Use Only

Date Received <i>3/18/16</i>	Amount <i>300.00</i>	Receipt No. <i>361</i>	By <i>M. K.</i>
CUP # <i>981</i>	Date Determined Technically Complete		By
Hearing Date <i>4/20/16</i>			

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 / certain proposed uses.



Conditional Use Permit Narrative Worksheet

Application Information

Applicant's Name

K. A. Frazier

Phone Number

425-367-8991

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.

To build an accessory cottage next to our daughter's house on their property that will be wheelchair compliant for use in our old age. The accessory cottage dwelling will not exceed 900 sq ft and the primary residence is over 1800 sq ft.

Existing Uses of Property

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

No buildings currently, but when weather appropriate, our daughter's house will be built along with driveway, & then barn. It's a mixture of forest land & farm ground now.

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 closest neighbors are several acres away, so we won't be detrimental to anyone. Our house will be one story, next to the side of the hill, so we won't change anyone's view. We like to use natural methods of gardening.

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

Our water & septic will be private. Hopefully we won't have many emergencies.

LCZC Hrg: CUP 981
Applicant: Frazier
Exhibit #2A
Date: 04/30/2016

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

No. We will be part of the mini farms around the area and add to the diversification of the area.

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

Our small cottage will be right next to the property owners' residence, on the edge of the agricultural parcel. Will be closely matching the design of the larger residence. Our driveway would come off their driveway.

b. Population Element

Will be helping property owner with more diversification of agriculture.

c. Housing Element

Cottage will be energy efficient & wheelchair accessible.

d. Economic Development Element

Will be encouraging agricultural diversification, and adding more tax base.

e. Public Services, Facilities, and Utilities Element

Will have a ~~se~~ septic system & well. There is already a road to the property.

f. School Facilities and Student Transportation Element

n/A - our children are grown. We will add more to the tax base.

g. Transportation Element

Minimal - our driveway would come off the property owners driveway, which is off the county road already there.

h. Natural Resource Element

Only flattening some land for part of cottage. The rest would be kept natural except for garden.

i. Special Areas Element

No historic buildings currently, but definitely keep scenic views & have as many windows as possible!

j. Hazardous Areas Element

There will be no trees near the house in case of fire.

k. Recreation Element

Yes, we definitely want that!

l. Land Use Element

Located in rural residential. We will have the house and driveway close to the property line, so the rest can be used agriculturally.

m. Property Rights Element

Agree

n. Water Resources Element

Agree



Accessory
Cottage
Housing

Rothwell Rd

LCZC Hrg: CUP 981
Applicant: Frazier
Exhibit #: 2B
Date: 04/20/2016

CUP #981 – Staff Introduction

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The Latah County Land Use Ordinance, under section 3.02.03(14), lists "Accessory Cottage Housing" as a conditionally permitted use in the Rural Residential 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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