

NOTICE OF PUBLIC HEARING
BEFORE THE LATAH COUNTY ZONING COMMISSION
Wednesday, November 2, 2016, 5:30 pm

The Latah County Zoning Commission will hold public hearing on Wednesday, November 2, 2016, in Room 2-B, Latah County Courthouse, Moscow, Idaho, to receive comments on:

CUP #1001 – Proposed CUP for a Mini-Storage Facility in an Agriculture/Forest Zone located on Highway 3, Deary, on parcel #RP39N02W039902A.

VAR #1002 – Variance of 10’ in lieu of 35’ setback from an adjacent property line located of Driscoll Ridge on parcel RP01870000009AA.

VAR #1003 – Variance of 1’ in lieu of 10’ from an adjacent property line and 31’ in lieu of 60’ for the centerline of a public right-of-way on parcel located at 1038 Juliene Way on parcel number RP01630006010AA.

Interested parties are encouraged to attend. Accommodations for individuals who qualify under the ADA are available upon request. Notice to acquire accommodations must be made 3 working days prior to the hearings to the Planning Dept. These hearings will be held pursuant to the Latah County Hearing Procedures Ordinance and under authority of the Idaho Local Land Use Planning Act, the Latah County Comprehensive Plan and the Latah County Land Use Ordinance. The Latah County Zoning Commission reserves the right to limit length of testimony.

Additional information, including copies of the proposals, are available from the Planning Dept., Latah County Courthouse, Moscow, Idaho, (208) 883-7220. Written comments will be accepted at the above office prior to the hearing.

Chris Blankenship, Associate Planner

(This is a public service announcement only)

LATAH COUNTY ZONING COMMISSION EXHIBIT LIST
Public Hearing for Variance #1003

Date: November 02, 2016 **Time:** 5:30 pm **Applicant:** Kneale **File #:** VAR 1003

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 #3.** Staff Introduction for Latah County Zoning Commission public hearing for VAR 1003 on November 02, 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:

Setback variance of approximately 31 feet from the centerline of public right-of-way in lieu of 60 feet and 1 foot from an adjacent property line in lieu of 10 feet in a Suburban Residential Zone.

Description of application:

A request by Robert Kneale for a variance from the adjacent property line in a Suburban Residential Zone. The property is located in Section 23, Township 39 North, Range 04 West, and is referenced as Latah County Assessor's parcel number RP0187000009AA.

Facts of application and the information submitted

Site Characteristics:

Size of Parcel: 0.23 acres
Floodplain: Zone "C"

Land Use and Regulations:

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

Infrastructure/Services:

Water: North Tomer Butte Water and Sewer District
Sewer: North Tomer Butte Water and Sewer District
Access: Juliene Way
Schools: Moscow School District
Fire Protection: Moscow Fire District
Law Enforcement: Latah County Sherriff

APPLICABLE STATUTE, ORDINANCE, AND COMPREHENSIVE PLAN SECTIONS:

Local Planning Act: Idaho Code 67-6516

Latah County Land Use Ordinance # 269, as amended:

Section 3.03 Suburban Residential Zone
Article 7.02 Variances

Latah County Comprehensive Plan

Relevant Criteria:

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:

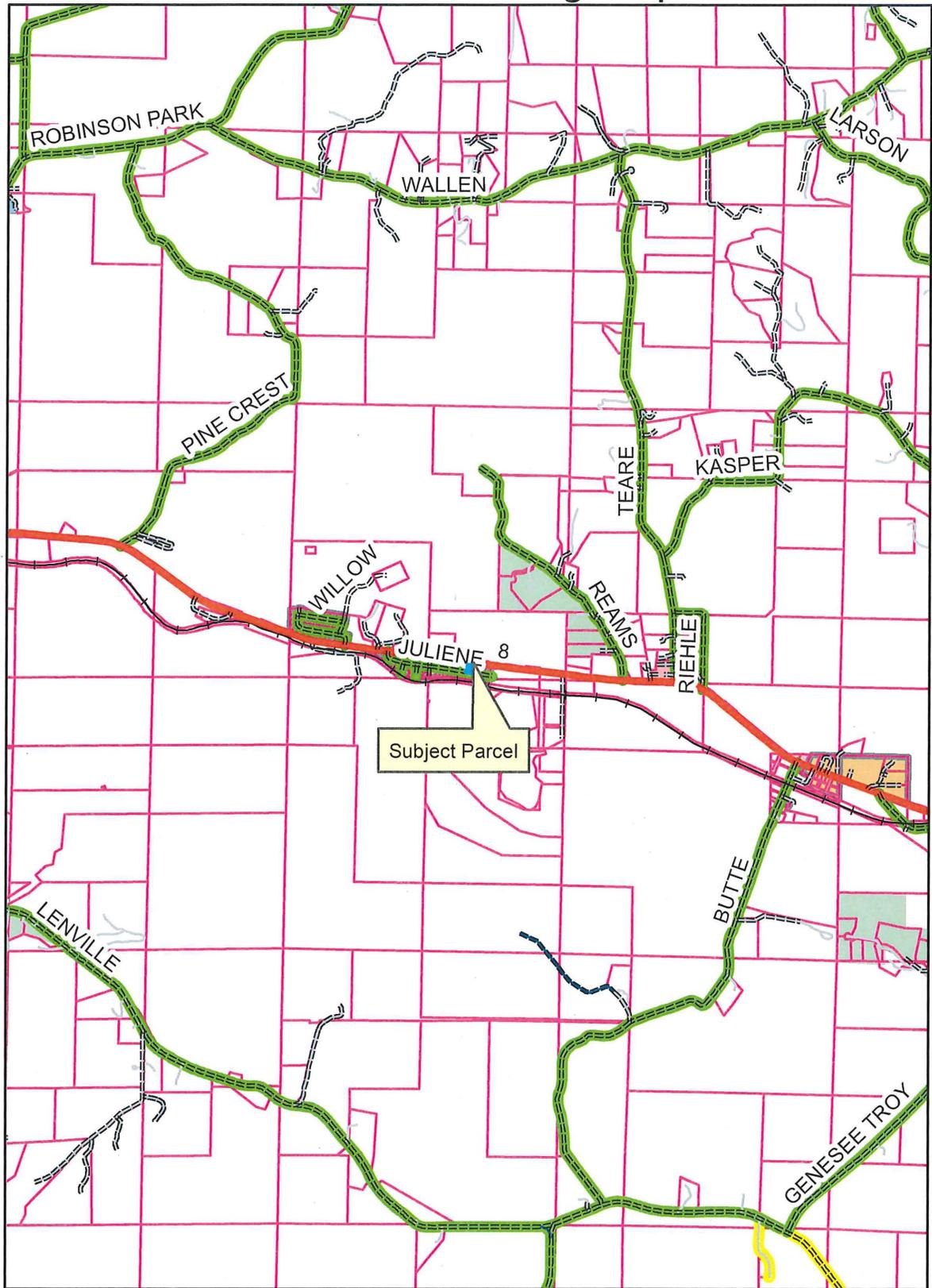
1. The variance will not be detrimental to the public interest or other property in the vicinity of the proposed variance.
 - The parcel for which the variance is being applied is lot 11 of the Eastman Acres subdivision. The subdivision was platted in 1972.

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.
 - The applicant stated in his written testimony that he would like to install a carport and the setback requirements prevent him for doing so without a variance due to existing structures on the parcel.

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.

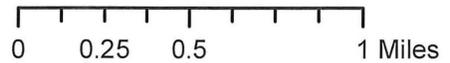
VAR 1003 Zoning Map

Planning and Building Department



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

Created by: CAB

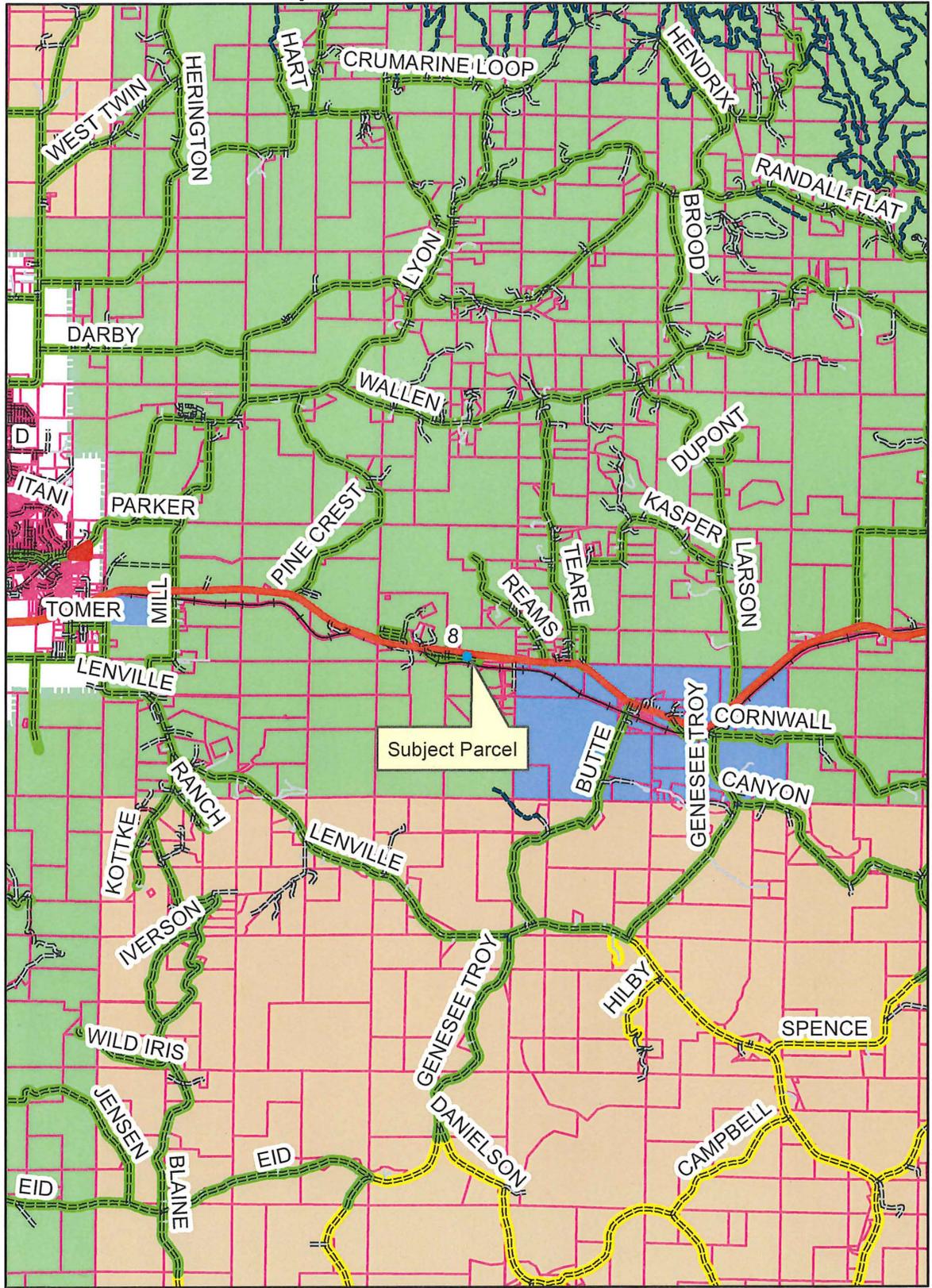


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|----------------------|-----------------------------|----------------------|
| Agriculture Forestry | Motor Business | Rural Residential |
| Commercial | Multiple Family Residential | Single-Family Reside |
| Industrial | Municipality | Suburban Residentia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

LCZC Hrg: VAR 10
 Applicant: Kneale
 Exhibit #: IA
 Date: 11/02/2016

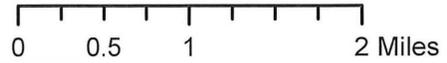
VAR 1003 Comprehensive Plan and Vicinity Map

Planning and Building Department



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

Created by: CAB

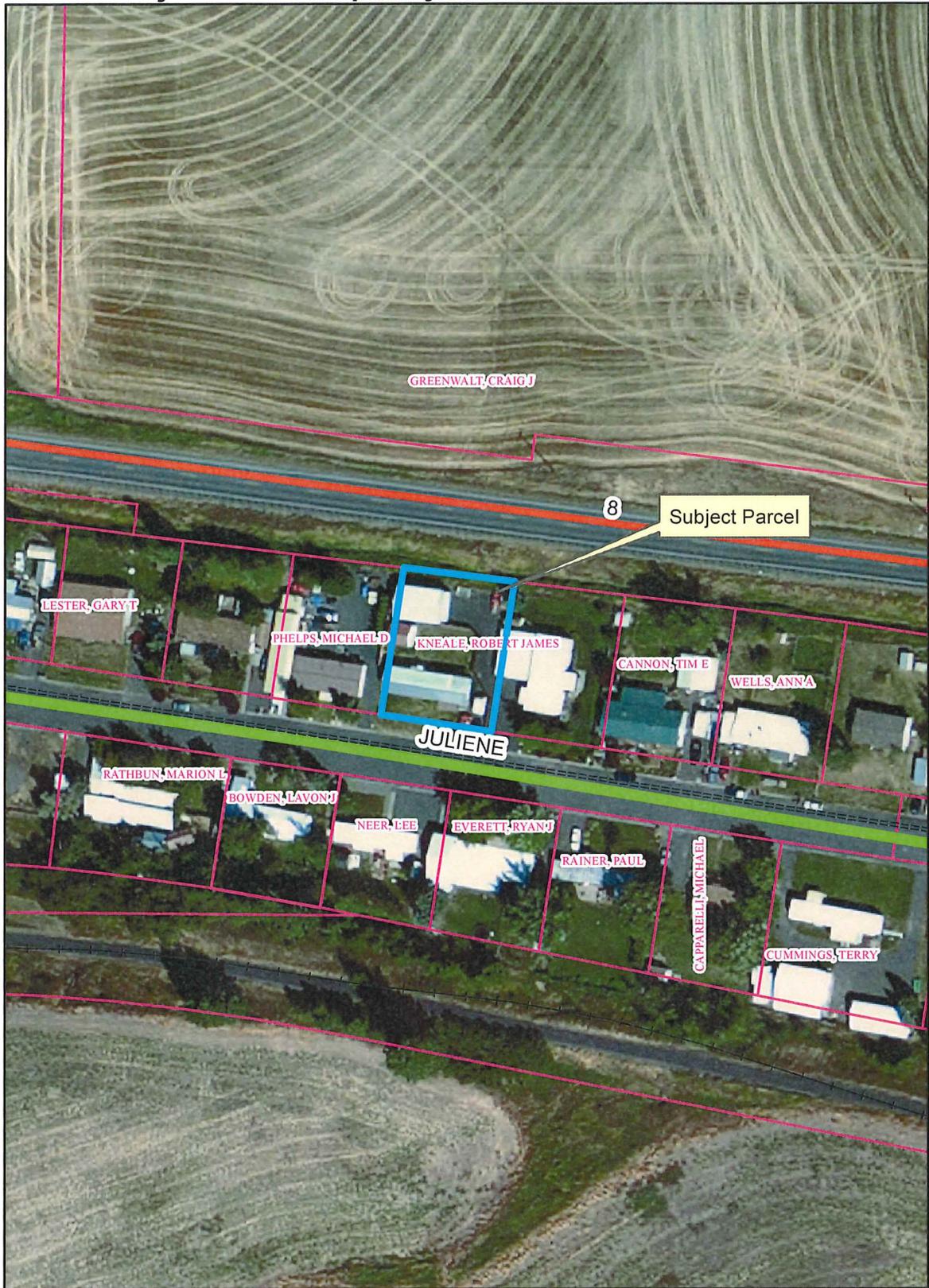


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|----------------------|-----------------------------|---------------------------|
| Agriculture Forestry | Motor Business | Rural Residential |
| Commercial | Multiple Family Residential | Single-Family Residential |
| Industrial | Municipality |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

LCZC Hrg: VAR 1003
Applicant: Kneale
Exhibit #: 1B
Date: 11/02/2016

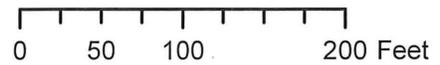
VAR 1003 Adjacent Property Owners and Aerial Photo Map

Planning and Building Department



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Created by: CAB



LCZC Hrg: VAR 1003
Applicant: Kneale
Exhibit #: 1C
Date: 11/02/2016



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 Robert J. Kneale	b. Home Phone / Work Phone 208-882-7222 / 669-2309	c. Email RKNEALE@ROADRUNNER.COM	
d. Mailing Address 1040 Julieene Way	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) RPO 1630006010 AA	b. Site Address (if applicable) 1038 Julieene Way		
c. Road Used to Access Site County Rd. Julieene Way	d. Floodplain designation(s) C	e. FEMA Panel #	
f. Existing Uses Private Residence - Mobil home			

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) NTB WSD	b. Sewage Disposal (i.e. city, sewer district or private septic system) NTB WSD
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4. Adjacent Properties Information

a. Zoning of Adjacent Properties A8 / Foot	b. Existing Uses of Adjacent Properties Private Residence
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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.

VARIANCE to ALLOW A change in setback from the curb AND the Adjacent property line

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 Robert J. Kneale	b. Date 10-14-16
c. Signature of Property Owner (if different than applicant)	d. Date

Office Use Only

Date Received by County 10/17/2016	Fee Amount 200	Receipt No. 762	By CAB
VAR # 1003	Date Determined Technically Complete		By
Hearing Date 11/02/2016			

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 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 if feels is necessary to make a fair recommendation on the rezone request.



Variance Narrative Worksheet

Application Information

Applicant's Name

Robert J. Kneale

Phone Number

882-7222
208-669-2309

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.

Install A 12' wide 26' Long 7' high metal carport with side walls AND enclosed back wall AND open front one foot from property line AND six feet setback from curb

Existing Uses of Property

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

Private residence - Mobil Home

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.

I own both properties, A fence separates the properties AND the carport would be installed next to the fence I live in one property AND the carport would be on the other property which I rent out.

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.

I need A VARIANCE TO INSTALL The carport one foot from the property line AND six feet from the curb

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.

NA

8

Carport

JULIENE

LCZC Hrg: VAR 1003
Applicant: Kneale
Exhibit #: 2B
Date: 11/02/2016

VAR #1003 – Staff Introduction

VAR #1003 – A request by Robert Kneale for a variance from the centerline of a public right-of-way and an adjacent property line in a Suburban Residential Zone. The property is located in Section 13, Township 39 North, Range 05 West, and is referenced as Latah County Assessor's parcel number RP016300060110A.

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
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That is all staff has unless the Commission has questions.