

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 Conditional Use Permit #1001

Date: November 02, 2016 **Time:** 5:30 pm **Applicant:** Shipman **File #:** CUP 1001

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 CUP 1001 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:

To operate a mini storage facility in the Ag/Forest Zone.

Description of application:

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

Facts of application and the information submitted

Site Characteristics:

Size of Parcel: 9.6 acres
Floodplain: Zone "C"

Land Use and Regulations:

Comprehensive Plan Designation: Rural
Existing Zoning: Agriculture/Forest
Existing Uses: Hay/Timber/Grassland
Neighboring Zoning: Agriculture/Forest
Neighboring Uses: Public Right of Way, Agriculture, Residential

Infrastructure/Services:

Water: Private Well
Sewer: Private Septic System
Access: Highway 3
Schools: N/A
Fire Protection: Deary 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 3.05 Ag/Forest
Article 7.01 Conditional Use Permits

Latah County Comprehensive Plan

Relevant Criteria:

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;
- Permitted uses in the Ag/Forest Zone include Agriculture and Forestry related uses, accessory buildings, home occupation, and veterinary clinics.
 - The site will be buffered to the North by a fence, East by timber and a hay draw, and the West by a 24' buffer. There will be no power or running water on the premises in the immediate future.
 - The area of the proposed use is single family residential and ag/forest related uses.

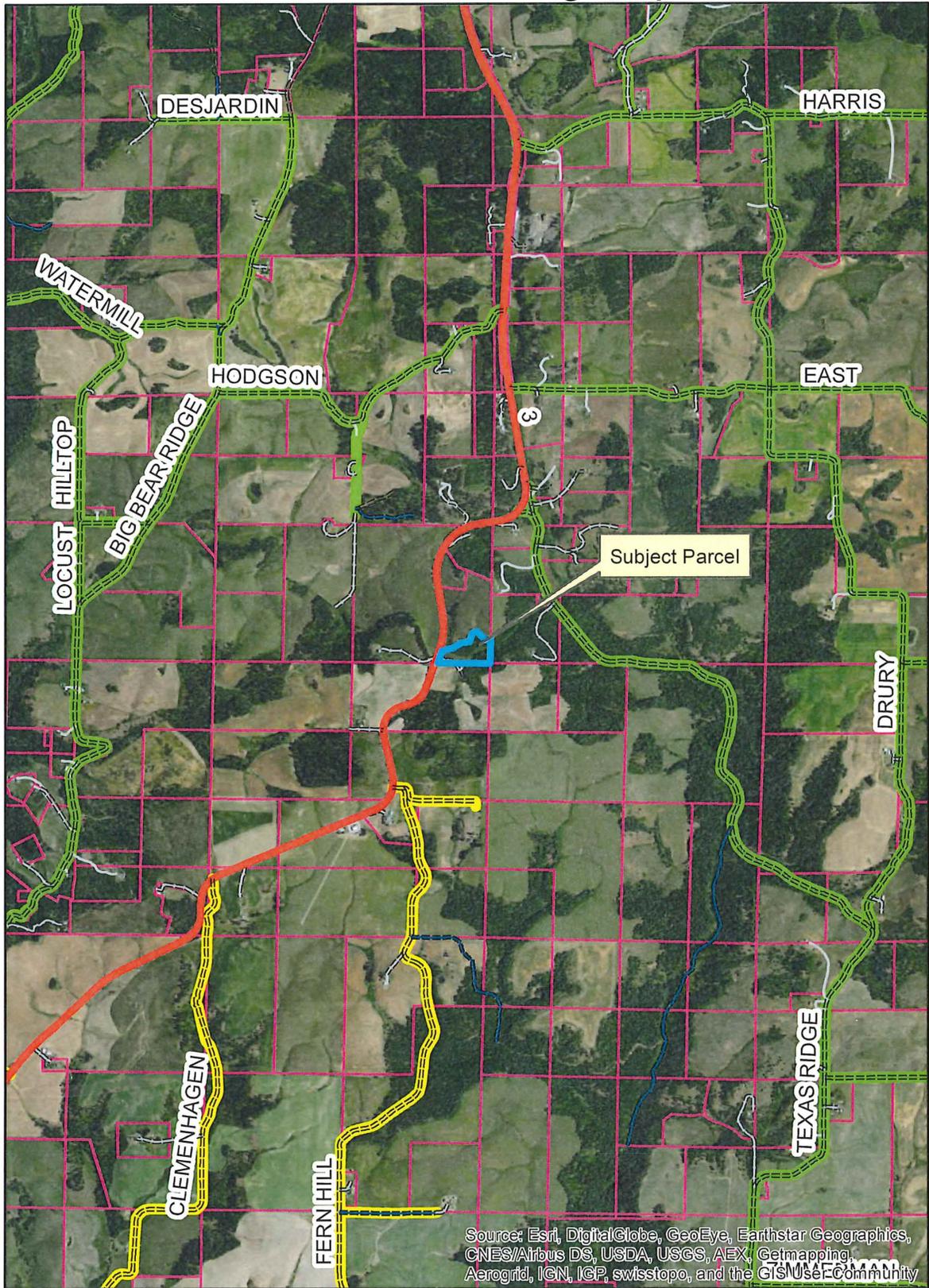
- B. The use will not require facilities or services with excessive costs to the public;
- The applicant indicated in their application that the use not require public funds and they do not anticipate any extra EMT or fire emergencies beyond any other non-occupied parcel.

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.

CUP 1001 Zoning Map

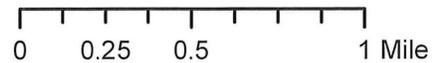
Planning and Building Department



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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

Created by: CAB

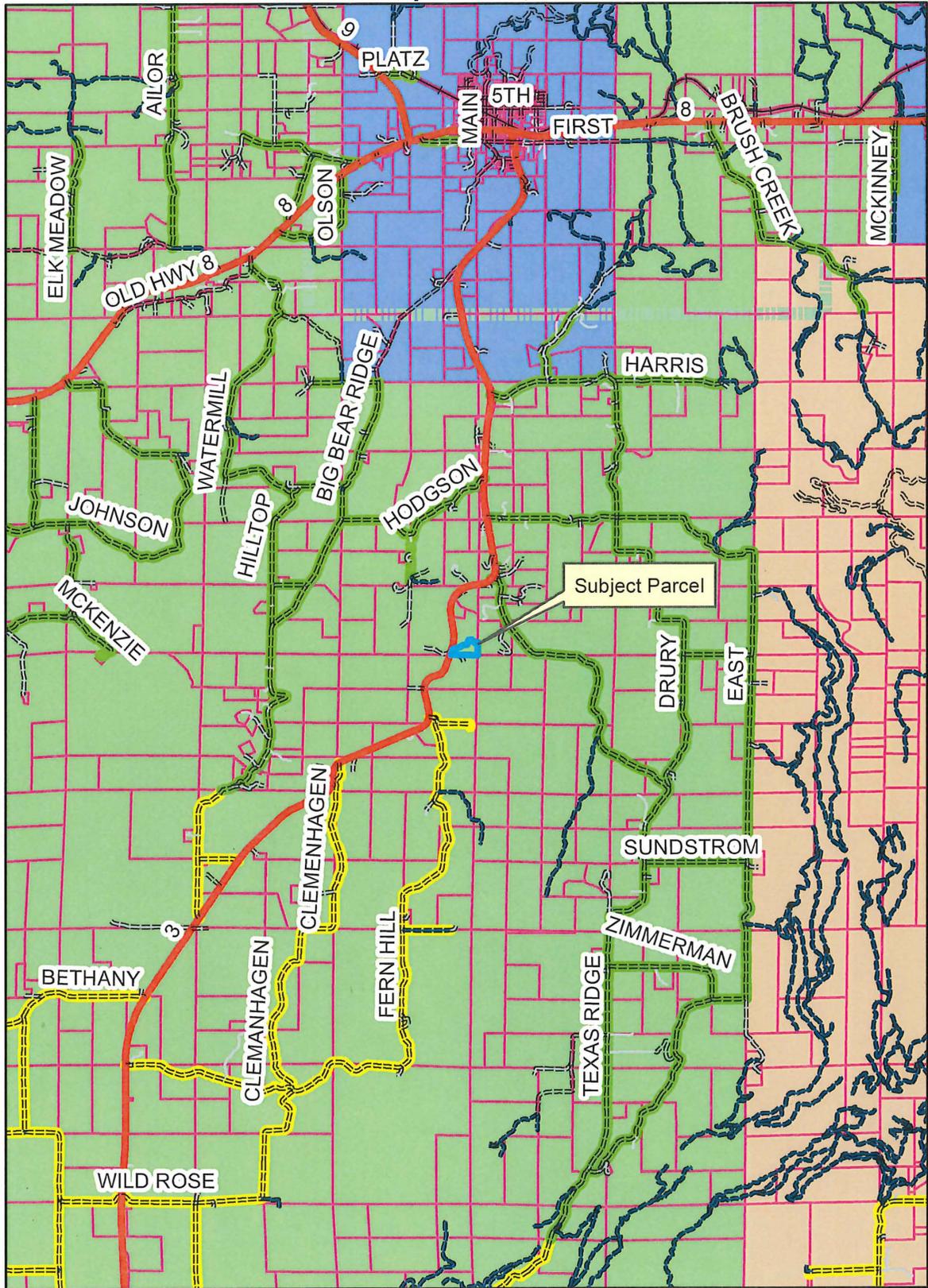


- | | | |
|----------------------|-----------------------------|---------------------------|
| Agriculture Forestry | Motor Business | Rural Residential |
| Commercial | Multiple Family Residential | Single-Family Residential |
| Industrial | Municipality | Suburban Residential |

LCZC Hrg: CUP 1001
 Applicant: Shipman
 Exhibit #: 1A
 Date: 11/02/2016

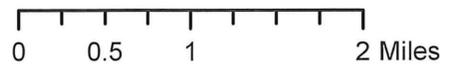
CUP 1001 Comprehensive Plan Map

Planning and Building Department



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Created by: CAB



Comprehensive Plan		ICR
		AFR
		AOI
		PRODUCTIVE
		RURAL

LCZC Hrg: CUP 1001
 Applicant: Shipman
 Exhibit #: 1B
 Date: 11/02/2016



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 Bob's Storage		b. Home Phone / Work Phone 208-301-8309		c. Email tonyshipman1962@YAHOO.COM	
d. Mailing Address P. O. Box 70		e. City Kendrick		f. State ID	g. Zip code 83537
h. Property Owner (if different than applicant) Robert Shipman		i. Home Phone 253-267-4321		j. Work Phone	
k. Mailing Address 20605 108th St E		l. City Bonney Lake		m. State WA	n. Zip code 98391

2. General Site Information

a. Assessor's Parcel Number(s) RP 39N02W039902			b. Parcel Address (if applicable) None Yet		
c. Acreage of Existing Parcel 9.6	d. Zoning Ag-Forest	e. Comprehensive Plan Designation Rural		f. Floodplain designation(s)	g. FEMA Panel #
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 Hwy 3		

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
Timber-Hay

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

a. Fire District Deary	b. Road District South Latah	c. School District Deary
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) None

4. Adjacent Properties Information

a. Zoning of Adjacent Properties Ag-Forest	b. Existing Uses of Adjacent Properties Crops-Hay-Timber
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5. Permit Information

a. Proposed Use
Mini-Storage Facility

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?
Land Use Ordinance 3.01.03(16)

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>Tony Shipman</i>	b. Date 7-29-16
c. Signature of Property Owner (if different than applicant) <i>Robert Shipman</i>	d. Date 7-29-16

Office Use Only

Date Received 7/29/2016	Amount	Receipt No.	By
CUP # 1001	Date Determined Technically Complete		By
Hearing Date			

7. Attachments

All attachments should be reproducible in black and white at 8½" 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.

LCZC Hrg: CUP 10-1
Applicant: Shipman
Exhibit #: 2
Date: 11/02/2016



Conditional Use Permit Narrative Worksheet

Application Information

Applicant's Name
Bob's Storage

Phone Number
208-301-8309

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.

See Addendum A.

Existing Uses of Property

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

Hay-Timber. Formerly CRP.

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 will be a basic Mini Storage Facility. We anticipate excess household storage to be our main clientel. We have no plans to knowingly encompass Hazardouse Storage of any kind. We plan to establish roadways at least 24 feet wide clearly seperating and protecting neighboring property owners. We plan to erect a fence as a visual barrier along the North property line. We plan to leave Timber and some Hay Draw to the East creating a visual barrier against the balance of the acreage that is not being utilized for the business. We plan to establish a roadway at least 24 feet wide creating a defenition and seperation from Highway 3 along the West property boundry. We plan to respect and protect the Right Of Way recently filed to benefit our neighbors to the South.~~

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

~~There will be no Power or running water on the premesis in the immediate future. We do not anticipate any fire or EMT-Type emergencies beyond any other non-occupied parcel in the area. It is our intention to establish a streetside address for location and emergency response services before we open for business. In this small way, we will benefit the neighbors by having another point of reference for Emergency Responders.~~

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

I have briefed the Latah County Comprehensive Plan and find no place that we would be adverse to the plan. In fact I find that our business would benefit the plan in that we would encourage residents of the small communities of Deary, Helmer, Bovill, Kendrick, Julliaetta, Troy, Etc to NOT look to places outside Latah County for their excess storage needs.

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

I see no impact on Community Design.

b. Population Element

There is currently no residence planned for this parcel, Population will not be impacted.

c. Housing Element

There is currently no residence planned for this parcel, Housing will not be impacted.

d. Economic Development Element

We have already added to the local economy with the land purchase, fencing material and fuel. Our clientel will continue to add to the local economy with fuel purchases in Julliaetta and Deary, resturaunt patronage in Kendrick and Troy, and groceries in the local markets.

e. Public Services, Facilities, and Utilities Element

As there will be no residents, there should be no impact on these elements.

f. School Facilities and Student Transportation Element

No residents means no children. There will be no impact on Schools or Student Transportation.

~~g. Transportation Element~~

~~We do not anticipate impacting Transportation in any way.~~

~~h. Natural Resource Element~~

~~We will be utilizing a previously unused portion of the parcel. We will not be impacting the Natural Resources with our business.~~

~~i. Special Areas Element~~

~~We are unaware of any "Special Areas" on our property. This Element should be unaffected.~~

~~j. Hazardous Areas Element~~

~~We are unaware of any "Hazardous Areas" on our property. This Element should remain unaffected.~~

~~k. Recreation Element~~

~~We are unaware of any "Recreation" use on our land. This Element should be unaffected.~~

~~l. Land Use Element~~

~~We find this to be a prudent use of our land. We are not swathing out part of Forest or Cropland. We find this falls within parameters of the Latah County Comprehensive Plan.~~

~~m. Property Rights Element~~

~~We find our plans fall within our rights and privileges afforded property owners, yet does not infringe upon the rights and privileges of our neighbors or the public.~~

~~n. Water Resources Element~~

~~We have no intention of drilling a new well. Water Resources should not be effected.~~

ADDENDUM TO CUP
Conitonal Use Permit Narative Worksheet

Addendum A

Description of proposal

Describe your proposal in detail. Include all aspects of your proposal.

This project started with the purchase of Highway Frontage in Latah County. We have submitted paperwork to the Secretary Of State Of Idaho for an Assumed Business Name (Bob's Storage). This is the next step, Conditional Use for our project needs approval. After being granted a Conditional Use Permit, we will seek the other applicable permits Building, Commercial Driveway, Mailbox/Physicle Address, etc.).

With permits and approvals in hand, we will build a fence along the first 168.41 feet of the North Property Line, starting at Highway 3. We will establish a Drive along this line with ground cloth and gravel. We will set Shipping Containers (8x20), back to back, for the next 40 feet. 12 Units, side by side, starting at least 24 feet from the widest point of the Bus Turn-out, ending no less than 24 feet from the existing Timber. At least 24 feet South of these units, we will start another double row of 8x20 containers maintaining a minimum of 24 feet from the Bus Turn-out, ending with a Drive path no less than 24 feet wide at the South edge of the project.

Our goal is 100 units - IF demand supports this number. We do not intend to develope any further East than the point where the existing Driveway Right-Of-Way exits our property at the South edge.

As we have no debt with regards to this Property of this or this Business Venture, we would like to keep it debt free and increase it's chances of success. Therefore, we will be building this Business on a Step-By-Step process. We will not buy 100 containers all at once, rather 2 or 4 at a time and wait until they are rented and established until we buy the next 2 or 4 Units. Also the ground cover and gravel will be applied at a pace to match the Units. We will be laying this as we lay the Containers. All this being considered, one year might not be enough time to culminate this project. We would ask for a lax time limit or a lack of a time limit. This would allow the community, through it's demand for our services, to dictate the ultimate size of our project, up to 100 units.

⊗ = TIMBER
 □ = 5 FEET +/-

0000 = SCHOOL
 0000 = B05
 TURN-OUT

= GASTING
 = DRIVEWAY
 PROPERTY LINE

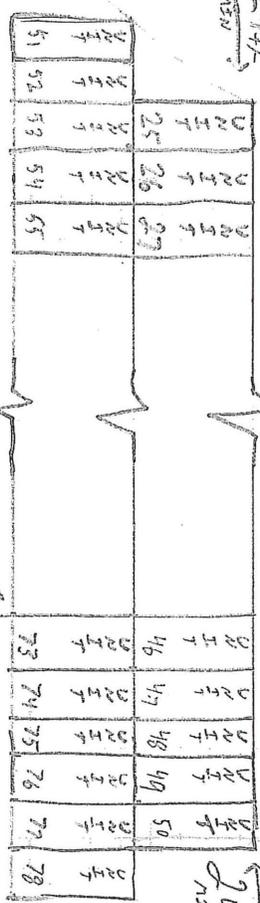
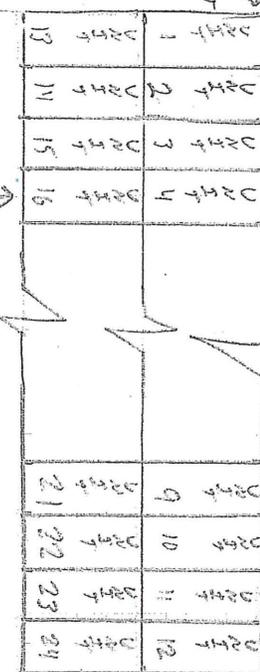
N

Hwy 3
 Hwy 3

24 FT MIN

100 - 110 FT +/-

PROPERTY LINE

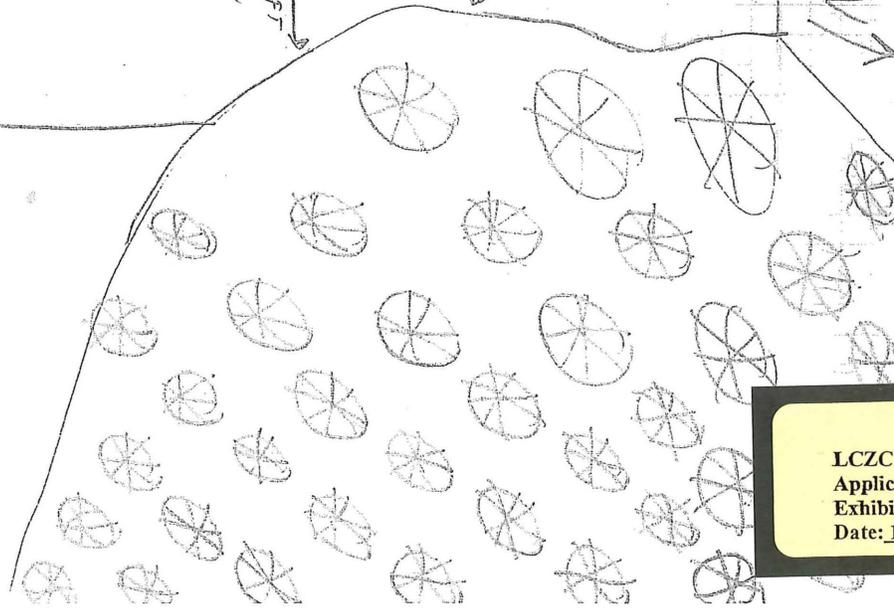
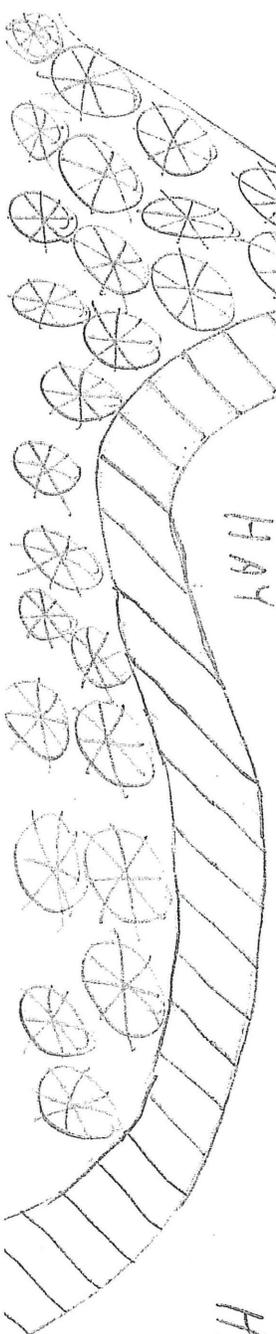


GRAVEL
 GRAVEL

HAY

HAY

ORAW



LCZC Hrg: CUP 100
 Applicant: Shipman
 Exhibit #: 2B
 Date: 11/02/2016

CUP #1001 – Staff Introduction

CUP #1001 – A request by Robert Shipman to operate a Mini-Storage Facility in an Agriculture/Forest Zone located on Highway 3, Deary, on parcel #RP39N02W039902A.

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;
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.**

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. | 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 #1001 on November 2, 2016 |

That is all staff has unless the Commission has questions.