

Latah County Zoning Commission Meeting Minutes

Date: 06/01/2011

Location: Latah County Courthouse Room 2B,

Members Present: Wayne Sprouse, Jim Hagedorn, Bob Henriksen, John Akin, Patrick Wilson,

Staff Present: Mauri Knott, Cecily Gordon

Meeting opened by Wayne Sprouse, Chairman. Time: 17:30

Adoption of Minutes: May 18th, 2011

Motion: J. Akin moved to accept the minutes with a correction #3 on page 1 and include H on page 2. B. Henrikson seconded.

Action: Approved. Yes: 3 No: 0 Abstain: 1

Public Hearing for CUP #840: A request made by Tom Carpenter for a conditional use permit to place accessory cottage housing on a 10.4-acre parcel in the Agriculture/Forest zone. The property is located at 1140 Hatter Creek Road, in Section 03, Township 40 North, Range 04 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel number RP40N04W037202A.

Opened Public Hearing: 17:35 –Staff Report

Open to Public Comment: 17:39 – The applicant testified. No others testified.

Closed to Public Comment: 17:47

Motion: J. Akin moved to approve CUP 840 with the following conditions:

1. Compliance with all federal, state, and local regulations.
2. Compliance with the application materials as submitted and presented.
3. Compliance with the minimum requirements for accessory cottage housing as outlined in the Latah County Land Use Ordinance #269, Section 3.01.02(14)(A-G, and I). These requirements read as follows:

The intent of this Section of the ordinance is to enable the placement of one accessory housing unit, either attached or separate from an existing principal dwelling, on parcels that are not eligible for additional building permits, provided that such accessory housing is not rented or occupied for gain. The Zoning Commission shall, as a minimum, place the following requirements upon any accessory cottage housing conditional use permit.

A. Any new structure must meet all other zoning requirements, the owner of such property must obtain a valid building permit prior to any construction, the building must pass all inspections, and the building must receive a certificate of occupancy.

- B. Any existing structure must be brought into compliance with all current zoning requirements, building codes, and occupancy ratings for a residence, the owner of such property must obtain a valid building permit prior to making any changes or commencing construction, the building must pass all inspections, and the building must receive a certificate of occupancy.
- C. Accessory cottage housing roofs shall comply with snowload requirements in the area in which they are constructed.
- D. Minimum constructed roof pitch shall be of a 4:12 rise to run ratio. Constructed roof pitch in excess of rise to run ratio of 5:12 shall be credited for snowload construction requirements. In the event there is a conflict with any other adopted codes, such as the Building Code, the more restrictive shall apply.
- E. Accessory cottage housing shall be installed as real property with a permanent foundation.
- F. Septic system and domestic water supply for accessory cottage housing shall be inspected and approved by the North Central District Health Department.
- G. The square footage for accessory cottage housing shall be the minimum allowed by the building code (320 square feet) and a maximum of 900 square feet, and the square footage of the accessory cottage housing unit shall not exceed fifty (50) percent of the total square footage of the principal dwelling.
- I. A deed restriction shall be recorded prior to issuance of a building permit indicating that the accessory cottage housing is not to be a leasehold interest or be rented. This restriction shall also state that this accessory housing unit shall forevermore be tied to the principal building and shall not be separated or put on its own parcel for sale or any other purpose.
4. Due to the terrain and shape of the parcel the applicant is allowed to place the accessory cottage housing more than 100 feet from the principal dwelling.

2nd by J. Hagedorn

Action: Approved. Yes: 4 No: 0 Abstain: 0

Other Business:

Discussion regarding hearing procedures and participation.

18:21 Meeting Adjourned by Wayne Sprouse

Respectfully submitted,
Patrick Wilson