

**NOTICE OF PUBLIC HEARINGS**  
**BEFORE THE LATAH COUNTY ZONING COMMISSION**  
**Wednesday, March 20<sup>th</sup>, 2013, 5:30 pm**

The Latah County Zoning Commission will hold public hearings on Wednesday, March 20<sup>th</sup>, 2013, in Room 2-B, Latah County Courthouse, Moscow, Idaho, to receive comments on:

**CUP #792B** – A request by Verle Koehn to amend the hours of CUP #792A from 7:00 am to 6:00 pm Monday through Friday to 6:00 am to 6:00 pm daily for general operations at a previously approved mineral resource development location on a portion of a 79.35-acre parcel in the Agriculture/Forest zone. The hours for crushing and blasting are not being amended and are restricted to Monday through Friday 9:30 am to 4:30 pm. The property is accessed off of Highway 9, approximately 2.5 miles south of the unincorporated town of Harvard, Idaho. The property is located in Section 20, Township 41 North, Range 03 West, B.M. in Latah County and referenced as Latah County Assessor's parcel number RP41N03W207272A.

**CUP #884** – A request by Troy Seventh Day Adventist Church for a conditional use permit to continue operation of a church on approximately 1 acre in the Agriculture/Forest (A/F) zone. The property is located at 1158 Big Meadow, Troy, Idaho in Section 36 of Township 40 North, Range 04 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP40N04W361656A.

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 proposal, is 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.

Mauri Knott, Associate Planner

(This is a public service announcement only)

## LATAH COUNTY ZONING COMMISSION EXHIBIT LIST

**Public Hearing:** CUP 884    **Date:** March 20, 2013    **Time:** 5:30 pm

**Applicant:** Troy Seventh Day Adventist Church    **File #:** CUP 884

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### 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.** Property Site Plan (Submitted by Applicant)
- Exhibit #3.** Staff Introduction for Latah County Zoning Commission public hearing for CUP 884 on March 20<sup>th</sup>, 2013
- Exhibit #4,** Letter from Bill Littler, received on March 5, 2013

# 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 to continue operation of a church on an approximately 1-acre parcel in the Agriculture/Forest zone.

## **Description of application:**

A request by Troy Seventh Day Adventist Church for a conditional use permit to continue operation of a church on approximately 1 acre in the Agriculture/Forest (A/F) zone. The property is located at 1158 Big Meadow, Troy, Idaho in Section 36 of Township 40 North, Range 04 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP40N04W361656A. The completed application was received by the Latah County Planning and Building Department on February 27<sup>th</sup>, 2013.

## **Applicable Code:**

*Section 7.01.02* (see exhibit #3) and *Sections 3.01.02.10*

*Section 3.01.02.10-* The Latah County Land Use Ordinance, under section 3.01.02(10), lists "Churches" as a conditionally permitted use in the Agriculture/Forest Zone.

## **Facts of application and the information submitted**

### **Site Characteristics:**

**Size of Parcel:** 1 acre  
**Floodplain:** Zone "C"

### **Land Use and Regulations:**

**Comprehensive Plan Designation:** Rural  
**Existing Zoning:** Agriculture/Forest  
**Existing Uses:** Church  
**Neighboring Zoning:** Agriculture/Forest  
**Neighboring Uses:** Agriculture, Residential, Public Right of Way

### **Infrastructure/Services:**

**Water:** Private Well  
**Sewer:** Private Septic  
**Access:** Big Meadow (permitted)  
**Fire Protection:** Troy Fire District

## **Applicable Statute, Ordinance, and Comprehensive Plan Sections:**

**Local Planning Act:** Idaho Code 67-6512

**Latah County Land Use Ordinance # 269, as amended:**

Section 3.01      Agriculture/Forest Zone  
Article 7        Conditional Use Permits

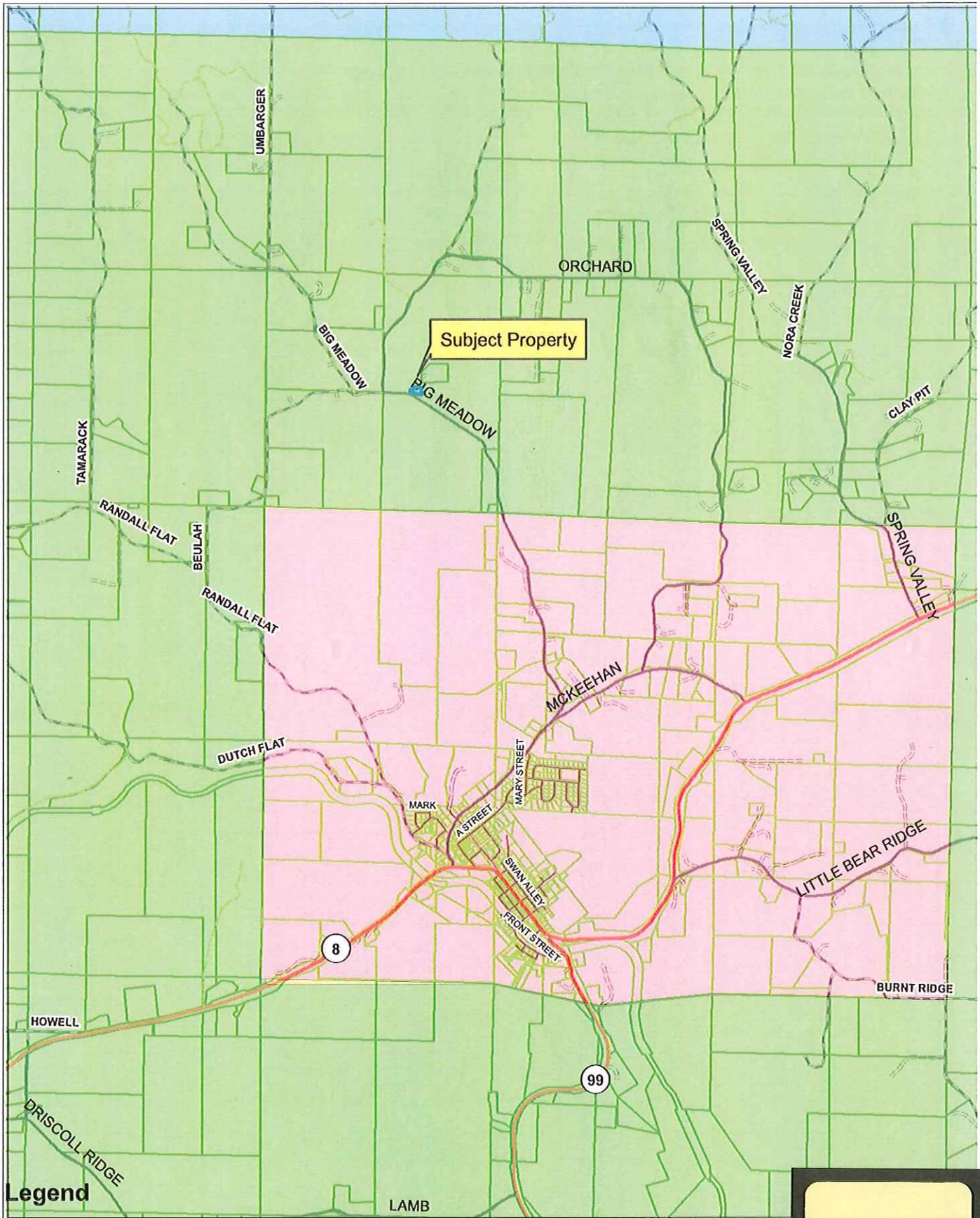
**Latah County Comprehensive Plan**

# CUP 884 Comprehensive Plan and Vicinity Map

Latah County Planning and Building



N



Legend

Created by MK 03/12/2013

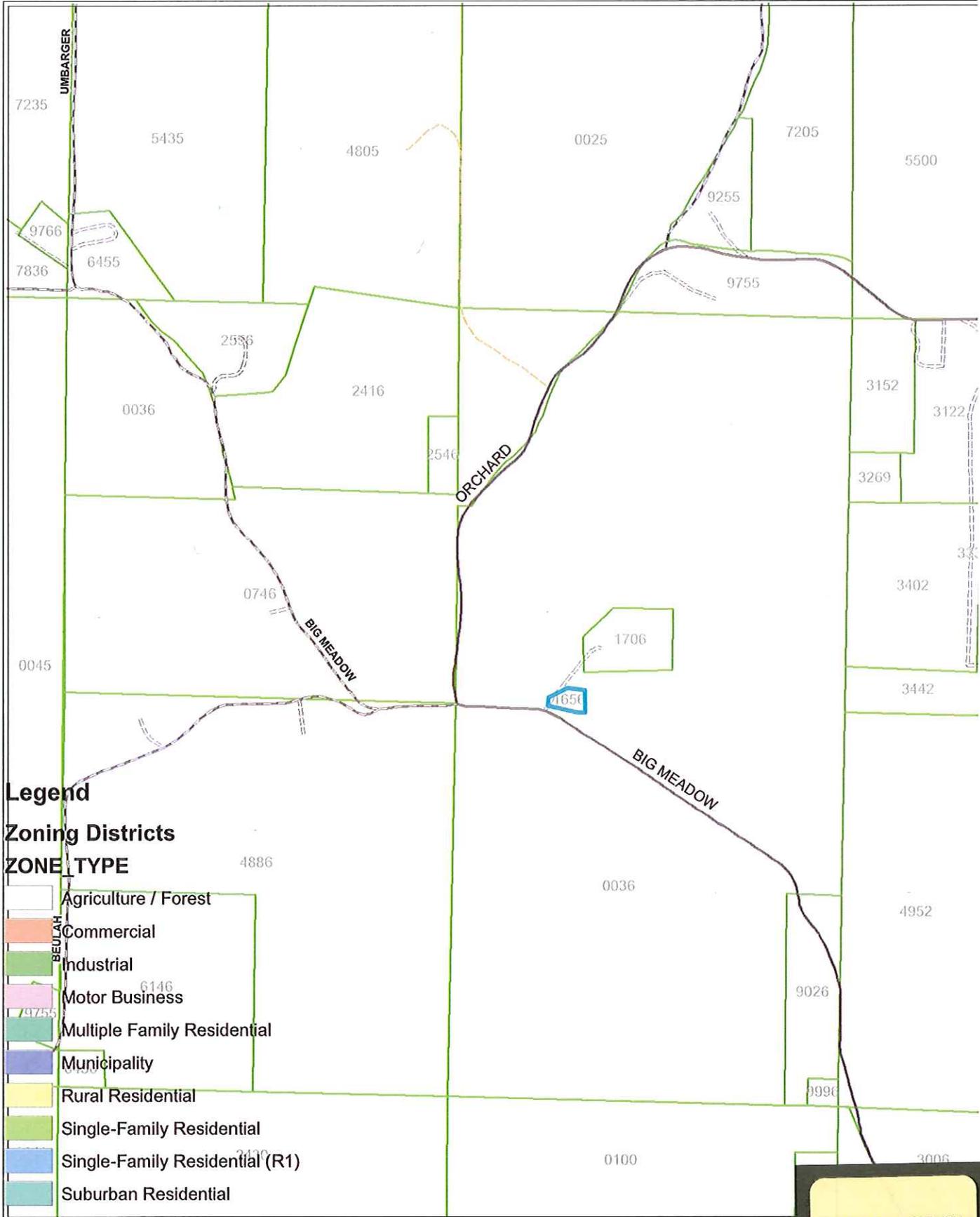


LCZC Hrg: CUP 884  
 Applicant: Troy 7th Da  
 Exhibit #: 1A  
 Date: 03/20/2013

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

# CUP 884 Zoning

Latah County Planning and Building



Created by MK 03/12/2013

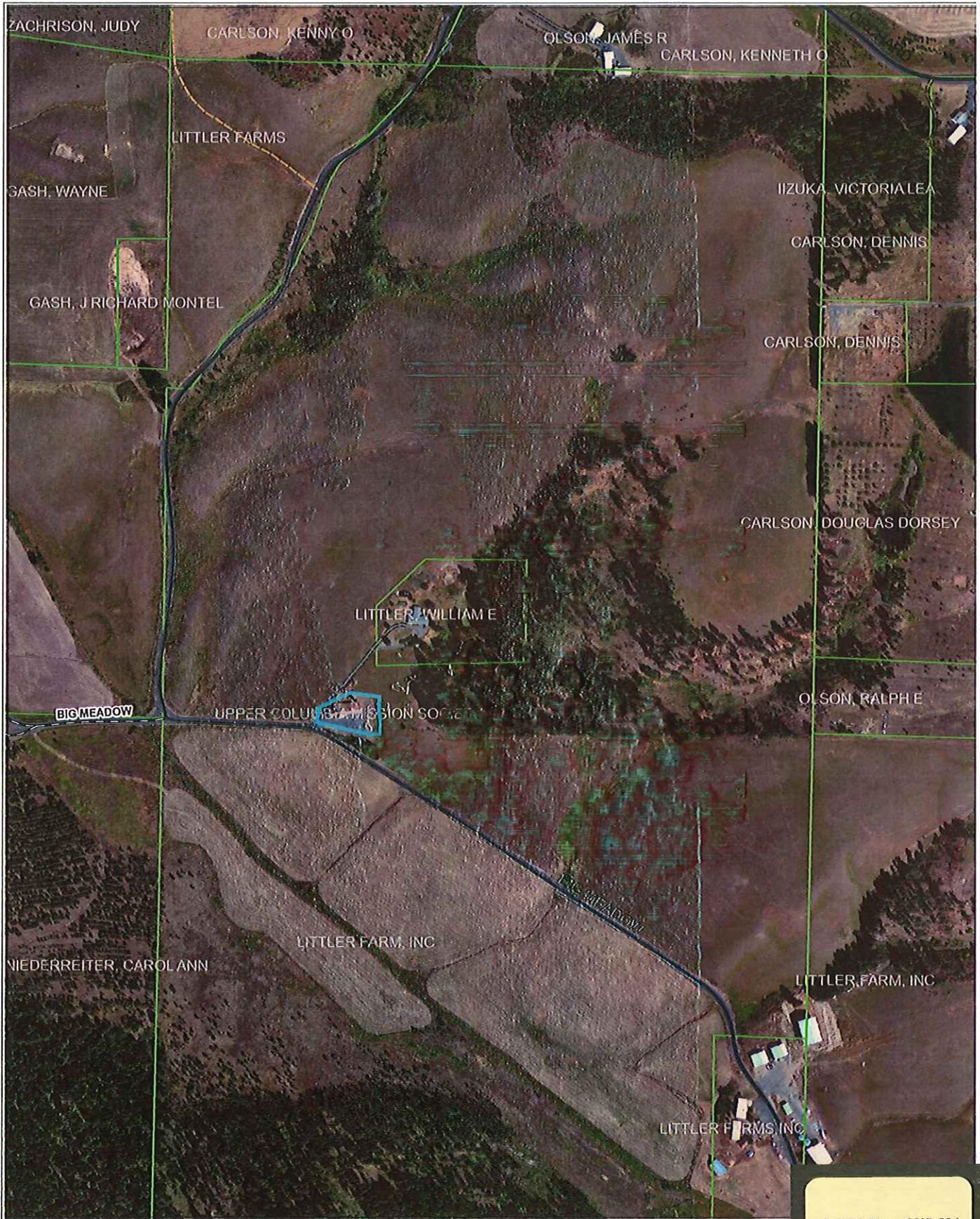


LCZC Hrg: CUP 884  
 Applicant: Troy 7th Da  
 Exhibit #: 1B  
 Date: 03/20/2013

NOTE: This Document is a representation only.  
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# CUP 884 Aerial and Adjacent Property Owners

Latah County Planning and Building



Created by MK 03/12/2013



LCZC Hrg: CUP 884  
 Applicant: Troy 7th Da  
 Exhibit #: 1C  
 Date: 03/20/2013

NOTE: This Document is a representation only.  
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# 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 <b>Troy Seventh Day Adventist Church</b>		b. Home Phone <b>← 835-8000</b>	c. Work Phone <b>← 835-8000</b>	
d. Mailing Address <b>P.O. Box</b>		e. City <b>Troy</b>	f. State <b>ID</b>	g. Zip code <b>83871</b>
h. Property Owner (if different than applicant) <b>Upper Columbia Corporation (Andrew McCrary - officer)</b>		i. Home Phone <b>(Andrew McCrary - officer)</b>		j. Work Phone <b>509-838-2761</b>
k. Mailing Address <b>PO 19030</b>		l. City <b>Spokane</b>	m. State <b>WA</b>	n. Zip code <b>99216</b>

### 2. General Site Information

a. Assessor's Parcel Number(s) <b>40N04W361656A</b>		b. Parcel Address (if applicable) <b>1158 Big Meadow Road</b>		
c. Acreage of Existing Parcel <b>.78 acre</b>	d. Zoning <b>A9 Forest</b>	e. Comprehensive Plan Designation <b>Rural</b>	f. Floodplain designation(s) <b>NO</b>	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 <b>Big Meadow Road</b>	

**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  
**church**

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

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

### 4. Adjacent Properties Information

a. Zoning of Adjacent Properties	b. Existing Uses of Adjacent Properties <b>1 home - farmland</b>
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### 5. Permit Information

a. Proposed Use  
**continue to use as a church**

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?  
**301.02 #10**

**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 <b>[Signature]</b>	b. Date <b>2.27.13</b>
c. Signature of Property Owner (if different than applicant) <b>Upper Columbia Corporation</b>	d. Date <b>3.6.13</b>

### Office Use Only

Date Received <b>2/27/13</b>	Amount <b>700.00</b>	Receipt No. <b>157529</b>	By <b>JB</b>
CUP # <b>CUP 884</b>	Date Determined Technically Complete		By
Hearing Date			

### 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 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 neighboring communities and natural features.
  - Assessor's Plat Map: Include a copy 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 884**  
**Applicant: Troy 7th Day**  
**Exhibit #2**  
**Date: 03/20/2013**



## Conditional Use Permit Narrative Worksheet

### Application Information

Applicant's Name

Troy Seventh Day Adventist Church - Dixie Hunt

Phone Number

835-5322

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.

The church currently sits on .78 acre.  
We plan to acquire thru donation the necessary land to build an addition - this will bring us to the 1 acre minimum.  
We plan to build on the south side the following: foyer, classrooms, office, bathrooms, kitchen & fellowship hall. On completion we will demo the same which is very old and on the north end. This will give us an updated facility to serve our members and provide a nice place for community funerals etc...

### Existing Uses of Property

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

This building has been the Troy Adventist Church for 60 years.

### 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 area will continue its same operation and will not change the health, safety or enjoyment of the area.

The addition will however enhance the health, safety and enjoyment of those using the building.

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

This addition will add no cost to the public. It will continue to be supported by the Adventist church and members.

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

This addition will cause no changes from the current use of the land and surrounding area.

It will not affect the preservation of agricultural and forest land and will preserve the rural character of the county

In addition to your response above, please explain your proposal's consistency with the preceding 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**

The addition will not change the commercial development of the area. This has been used as a church since the late 1940's and all surrounding area is farmland. The landscaping will be improved and will protect the existing character of the area.

**b. Population Element**

The proposed design maintains a country church feel

There will be no change to the population density

**c. Housing Element**

The addition will conform to all Latah County building codes and public health standards and will be energy efficient

**d. Economic Development Element**

The economic use of this land is not changing and does not affect agricultural or forestry activities

**e. Public Services, Facilities, and Utilities Element**

This is an improvement to an existing facility and will not use any additional services such as fire, police, health, solid waste, sewer or water

**f. School Facilities and Student Transportation Element**

No school facilities or services will be impacted

**g. Transportation Element**

The access to the county road will not change.  
The addition will be in the code set back  
The older part of the building that is currently too close to the road will be removed

**h. Natural Resource Element**

The addition does not involve any streams, floodplains, wetlands, wooded areas, etc... We are currently using a septic system and Troy city water. No additional toilets/sinks will be added. The septic system will be replaced/upgraded

**i. Special Areas Element**

We are adding on to the 1978 built portion of the church. We will eventually tear down the oldest portions of the current facility

**j. Hazardous Areas Element**

The church is not in a flood plain and will have no unstable slopes. We are within the Troy Fire Dept coverage area

**k. Recreation Element**

This is a church and is not suitable for recreational use.

**l. Land Use Element**

This is only an addition to an existing church. This site has been used as a school or church for over 100 years

**m. Implementation**

This has been and will remain a church location

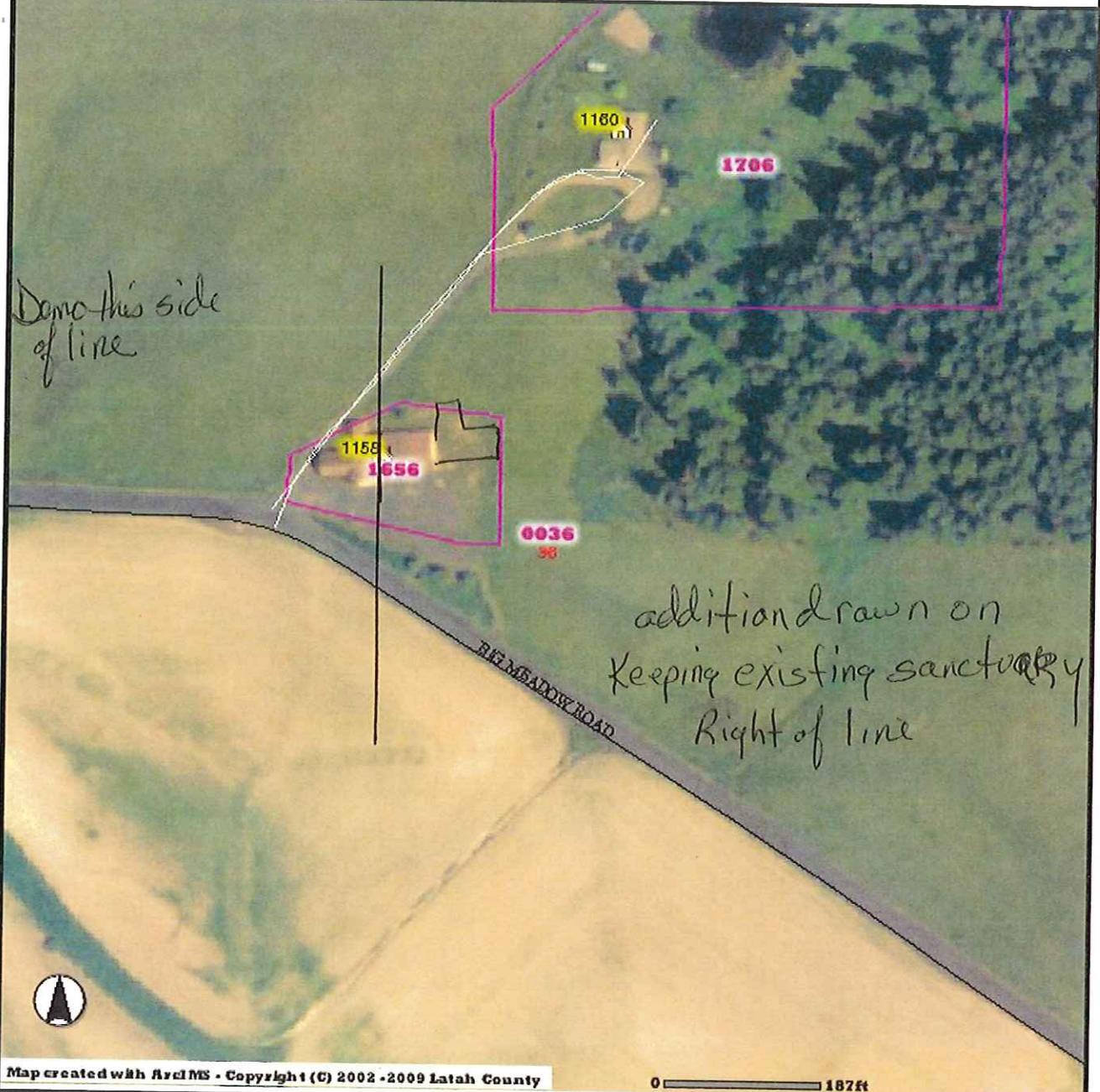
**n. Property Rights Element**

This is an addition to the Troy Adventist Church - located on private property owned by the Adventist Church

**o. Water Resource Element**

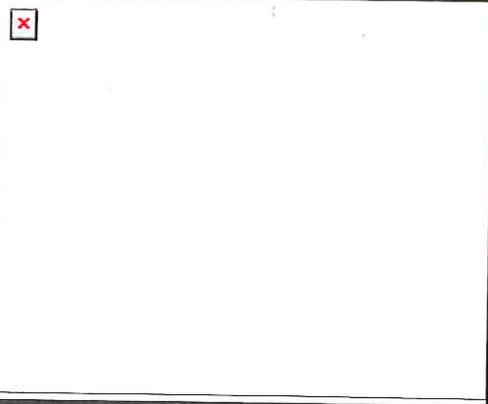
This is an addition to the Troy Adventist Church. We are serviced by the Troy City water system. We will continue to have the same number of kitchen/bath facilities

ArcIMS HTML Viewer Map



Map created with ArcIMS - Copyright (C) 2002 - 2009 Latah County

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

LCZC Hrg: CUP 884  
 Applicant: Troy 7th Da  
 Exhibit #: 2B  
 Date: 03/20/2013

## **CUP #884 – Staff Introduction**

A request by Troy Seventh Day Adventist Church for a conditional use permit to continue operation of a church on approximately 1 acre in the Agriculture/Forest (A/F) zone. The property is located at 1158 Big Meadow, Troy, Idaho in Section 36 of Township 40 North, Range 04 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP40N04W361656A.

### **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:**

- |                     |   |
|---------------------|---|
| <b>Exhibit #1.</b>  | Criteria Worksheet and Application Summary  |
| <b>Exhibit #1A.</b> | Latah County Comprehensive Plan and Vicinity Map  |
| <b>Exhibit #1B.</b> | Zoning Map  |
| <b>Exhibit #1C.</b> | Adjoining Property Owners and Aerial Photograph Map   |
| <b>Exhibit #2.</b>  | Application Form (Submitted by Applicant)   |
| <b>Exhibit #2A.</b> | Applicant's Narrative (Submitted by Applicant)  |
| <b>Exhibit #2B.</b> | Property Site Plan (Submitted by Applicant)   |
| <b>Exhibit #3.</b>  | Staff Introduction for Latah County Zoning Commission public hearing for CUP 884 on March 20 <sup>th</sup> , 2013 |

March 5, 2013



Littler Farm, Inc.  
1160 Big Meadow Road  
Troy, Id 83871

To Whom It May Concern:

Littler Farm Inc. will gift adequate ground to build an addition onto the existing Troy Seventh-day Adventist Church.

Littler Farm, Inc.

A handwritten signature in blue ink, appearing to read "Bill Littler", with a long horizontal line extending to the right.

Bill Littler  
President

LCZC Hrg: CUP 884  
Applicant: Troy 7th Da  
Exhibit #: 4  
Date: 03/20/2013