

**NOTICE OF PUBLIC HEARINGS**  
**BEFORE THE LATAH COUNTY ZONING COMMISSION**  
**Wednesday, April 3<sup>rd</sup>, 2013, 5:30 pm**

The Latah County Zoning Commission will hold public hearing on Wednesday, April 3<sup>rd</sup>, 2013, in Room 2-B, Latah County Courthouse, Moscow, Idaho, to receive comments on:

**CUP #885** – A request by Brad and Amy Dammerman to for a conditional use permit to operate a campground on approximately 40 acres in the Agriculture/Forest (A/F) zone. The property is located at 1209 Forks Road, Bovill, Idaho in Section 31 of Township 41 North, Range 01 East, B.M., in Latah County, and referenced as Assessor's Parcel Number RP41N01E3119001.

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 for Conditional Use Permit #885

**Date:** April 3<sup>rd</sup>, 2013    **Time:** 5:30 pm    **Applicant:** Brad and Amy Dammerman    **File #:** CUP 885

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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 885 for April 3<sup>rd</sup>, 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 operate a campground to include two cabins on a 40-acre parcel in the Agriculture/Forest zone.

**Description of application:**

A request by Brad and Amy Dammerman to for a conditional use permit to operate a campground on approximately 40 acres in the Agriculture/Forest (A/F) zone. The property is located at 1209 Forks Road, Bovill, Idaho in Section 31 of Township 41 North, Range 01 East, B.M., in Latah County, and referenced as Assessor's Parcel Number RP41N01E3119001. The completed application was received by the Latah County Planning and Building Department on March 14<sup>th</sup>, 2013.

**Applicable Code:**

*Section 7.01.02* (see exhibit #3) and *Sections 3.01.02.3*

*Section 3.01.02.3*- The Latah County Land Use Ordinance, under section 3.01.02(3), lists "Campgrounds" as a conditionally permitted use in the Agriculture/Forest Zone.

**Facts of application and the information submitted**

Site Characteristics:

Size of Parcel: 40 acres  
Floodplain: Zone "A"

Land Use and Regulations:

Comprehensive Plan Designation: Area of Impact - Bovill  
Existing Zoning: Agriculture/Forest  
Existing Uses: Residential, Limited Forestry  
Neighboring Zoning: Agriculture/Forest  
Neighboring Uses: Agriculture, Residential, Forestry

Infrastructure/Services:

Water: Private Well  
Sewer: Private Septic  
Access: Fork Road (permitted)  
Fire Protection: Bovill 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

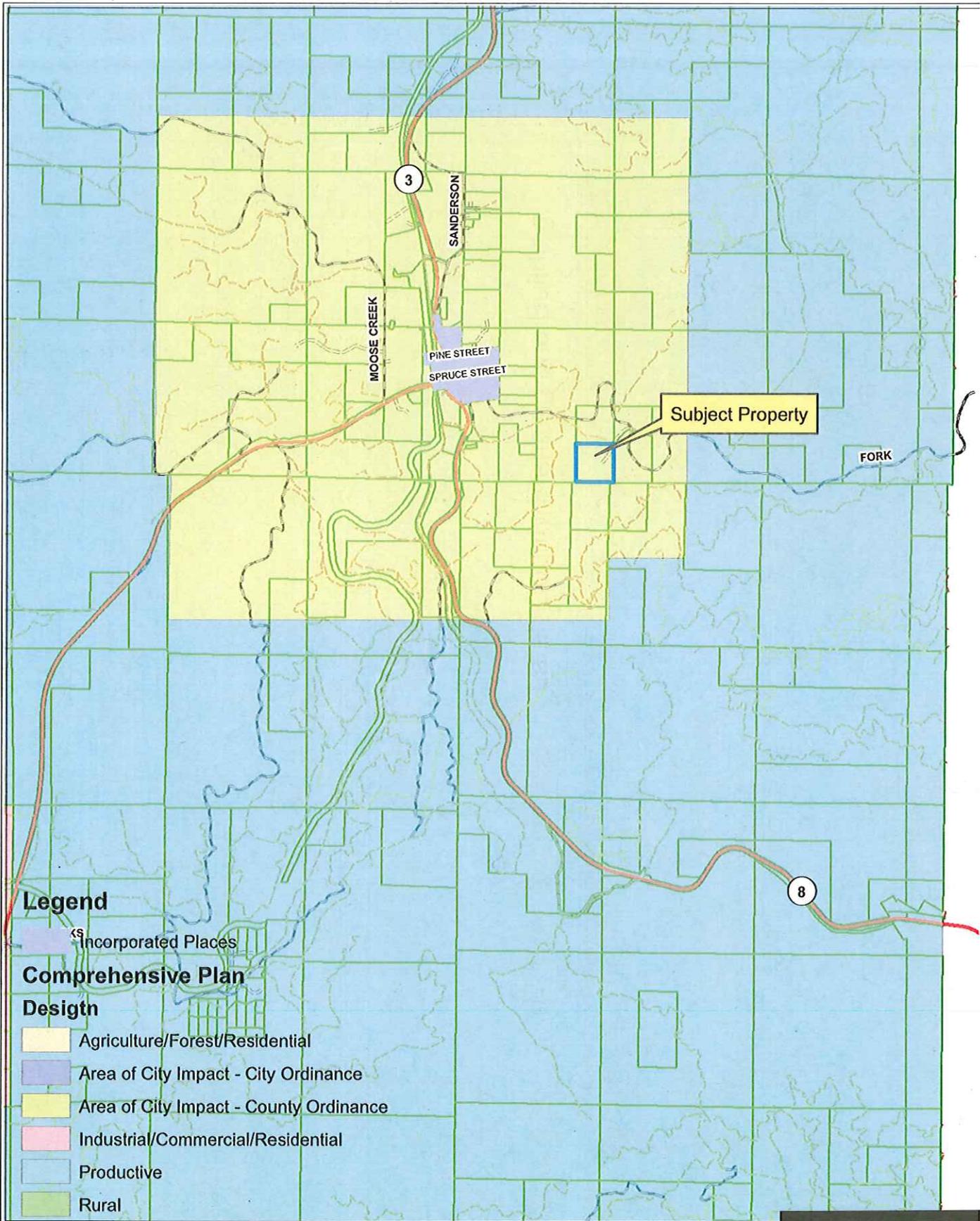
Latah County Comprehensive Plan

# CUP 885 Comprehensive Plan and Vicinity Map

Latah County Planning and Building



N



## Legend

Incorporated Places

## Comprehensive Plan

### Design

- Agriculture/Forest/Residential
- Area of City Impact - City Ordinance
- Area of City Impact - County Ordinance
- Industrial/Commercial/Residential
- Productive
- Rural

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

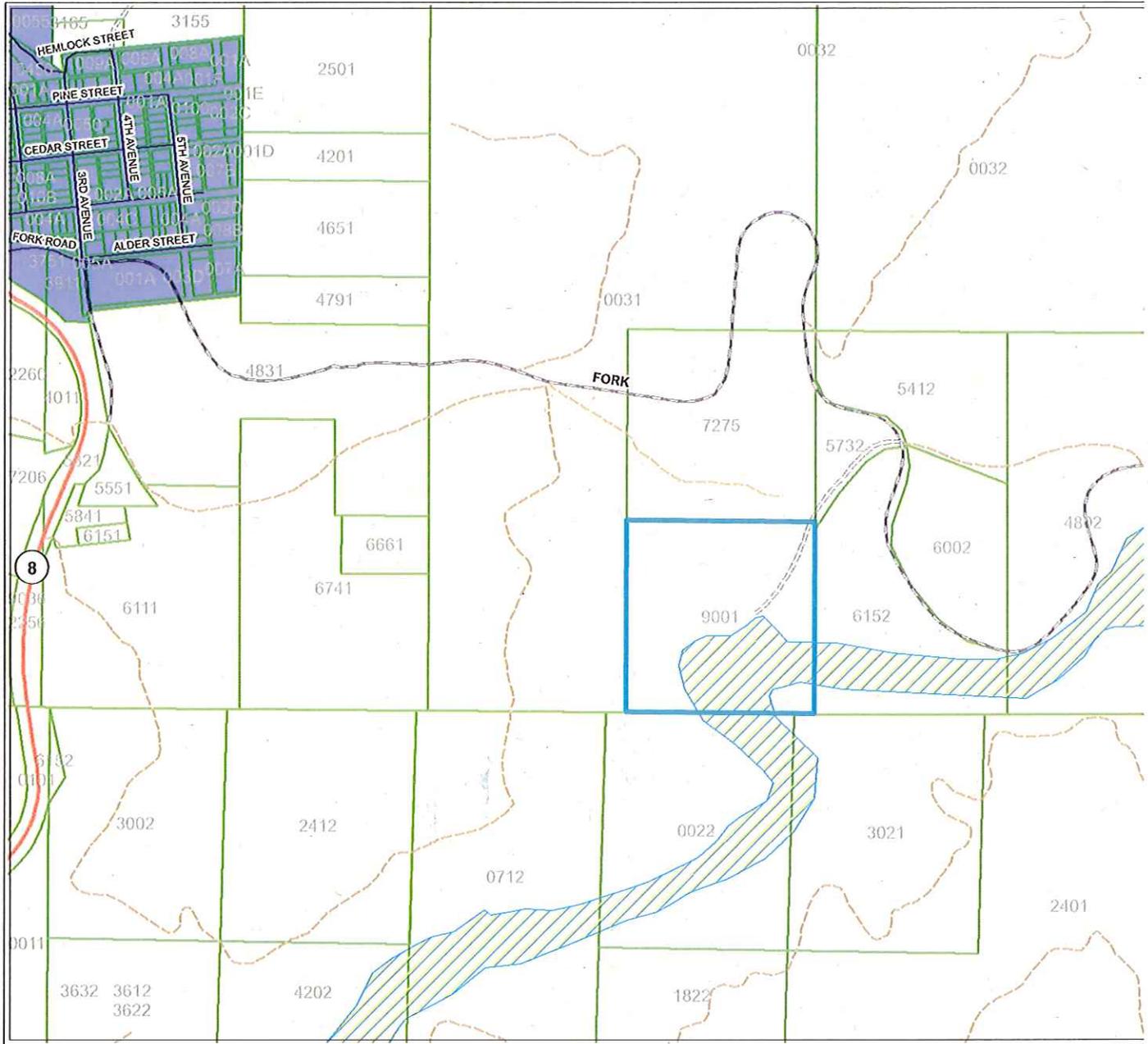
0 0.25 0.5 1 Miles

Created by MK 03/25/2013

LCZC Hrg: CUP 885  
Applicant: Dammerma  
Exhibit #: 1A  
Date: 04/03/2013

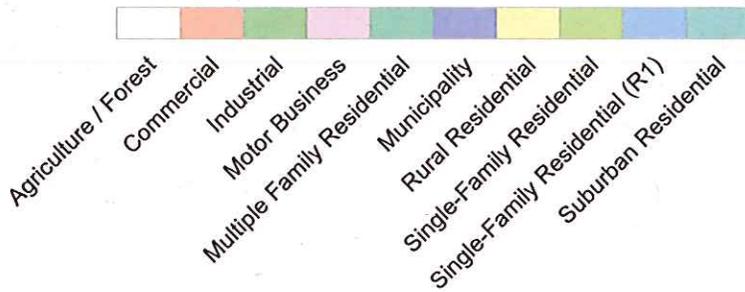
# CUP 885 Zoning & Floodplain

Latah County Planning and Building



## Legend

ZONE\_TYPE



Floodplains

0 250 500 1,000 Feet

Created by MK 03/25/2013

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

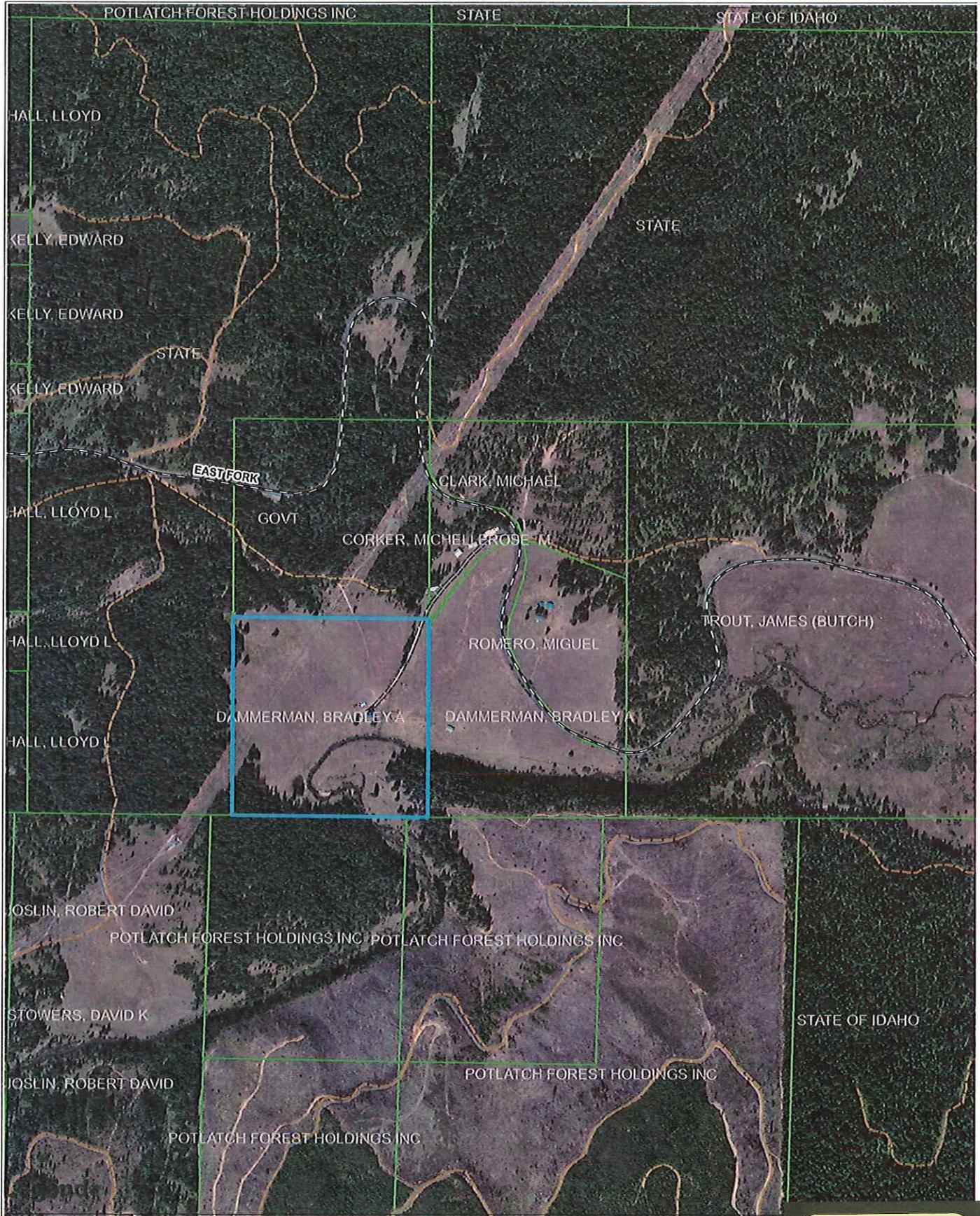
LCZC Hrg: CUP 885  
 Applicant: Dammerma  
 Exhibit #: 1B  
 Date: 04/03/2013

# CUP 885 Aerial and Adjacent Property Owners

Latah County Planning and Building



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Created by MK 03/25/2013



NOTE: This Document is a representation of the information provided. Latah County bears no responsibility for the accuracy of the information.

LCZC Hrg: CUP 885  
 Applicant: Dammerman  
 Exhibit #: 1C  
 Date: 04/03/2013



# 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>Brad Dammerman Jr.</b>		b. Home Phone / Work Phone <b>208-826-3651</b>		c. Email	
d. Mailing Address <b>PO BOX 325</b>		e. City <b>BOVILL</b>		f. State <b>ID</b>	g. Zip code <b>83806</b>
h. Property Owner (if different than applicant) <b>Brad Dammerman Sr.</b>		i. Home Phone <b>208-826-3427</b>		j. Work Phone	
k. Mailing Address <b>PO BOX 322</b>		l. City <b>BOVILL</b>		m. State <b>ID</b>	n. Zip code <b>83806</b>

### 2. General Site Information

a. Assessor's Parcel Number(s) <b>RP41NOIE 319001A</b>			b. Parcel Address (if applicable)		
c. Acreage of Existing Parcel <b>40</b>	d. Zoning <b>AF</b>	e. Comprehensive Plan Designation <b>AOI</b>	f. Floodplain designation(s) <b>AFC</b>	g. FEMA Panel # <b>160086072013</b>	
h. Is the parcel within an Area of City Impact? <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No.		i. Impact City <b>BOVILL</b>	j. Road Used to Access Site <b>E Fork Potlatch Rd</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.

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

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

### 4. Adjacent Properties Information

a. Zoning of Adjacent Properties	b. Existing Uses of Adjacent Properties <b>Forest Land</b>
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### 5. Permit Information

a. Proposed Use  
**business purposes, cabins for housing clients, shop to keep equipment out of the weather**

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?

**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. Date <b>3-12-12</b>
c. Signature of Property Owner (if different than applicant) 	d. Date <b>3-12-12</b>

### Office Use Only

Date Received <b>3/14/13</b>	Amount <b>200</b>	Receipt No. <b>157546</b>	By 
CUP # <b>885</b>	Date Determined Technically Complete		By
Hearing Date <b>4/6/13</b>			

### 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 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.

**LCZC Hrg: CUP 885**  
**Applicant: Dammerma**  
**Exhibit #2**  
**Date: 04/03/2013**



## Conditional Use Permit Narrative Worksheet

### Application Information

Applicant's Name

Bradley Dammerman Jr

Phone Number

208-826-3651

**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.

We propose to build 2 cabins in order to house our hunting clients during the hunting seasons. The cabins will contain 2 bedrooms, kitchen, bathroom and living room. They are designed to house 4 people and are 512 sq. ft per cabin. The cabins will allow our clients to have privacy and a comfortable space to relax and feel at home.

### Existing Uses of Property

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

Currently, this 40 acre parcel contains our home and the rest is pasture. No other structures are currently on the property. There is a small man made pond that is home to fish and turtles, but nothing that we do interferes with the habitat. It is simply for looks.

### 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.**

Our proposed usage will not be more harmful than the already permitted activity on the county road. Currently the road allows for logging trucks and heavy equipment to go as they please. The only uses of this zone will be, by the owners of Idaho Whitetail Guides (Bradley + Ami Dammerman) and the transportation to and from hunting sites in vehicles owned by Idaho Whitetail Guides. The transportation will not occur more than twice a day which is equal to transporting ourselves to an from outside employment. We will not allow our hunters to travel without us based on our own liability allowances as well as no recreational use of our vehicles, atv's, snowmachines, etc.

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

There will be no excessive cost to the public because we already supply our own well for our home and each cabin will have it's own septic system. Power is already supplied to the proposed site and any costs therein will be obligations to Idaho Whitetail Guides.

LCZC Hrg: CUP 885  
Applicant: Dammerma  
Exhibit #: 2A  
Date: 04/03/2013

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

The use does not conflict w/ the Comprehensive Plan:

Objective 1: The core mission of Idaho Whitetail Guides' cabins is to provide a place for our hunters to stay rather than setting up hunting camps throughout Idaho Forest lands.

Objective 2: This business with cabins will generate increased visitors to Latah County, who will look into the many other interesting recreational attractions the county has to offer.

Objective 3: This proposal do not apply to this objective because it is not agricultural land it is residential. No commercial use will occur here.

Objective 4: The business promotes "preservation of the rural character of Latah County."

The operation of this business does not violate other's private property rights as stated in Objective 5.

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**

While this is a residential/business development, this proposal will protect and further existing agricultural land uses and the rural character of Latah County. All construction will be congruent w/ & "Protect the existing character of the surrounding area."

**b. Population Element**

While this is not a high density residential development, all building will be kept in a concentrated area on non-productive land.

**c. Housing Element**

The cabins will be constructed using attractive, high quality methods, such as timber frame & log wall construction using local resources. Energy and resource efficiency are top priorities in all buildings & renewable energy & building methods will be utilized whenever possible.

**d. Economic Development Element**

Forestry land will be protected and utilized as such in a responsible, sustainable manner. The business, with addition of the cabins, will provide economic diversification for the area by bringing in new visitors who will patronize local businesses.

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

The cabins will ~~provide~~ be adequate facilities at no cost to the public, while generating tax revenue for the public. All ~~the~~ cabins will be maintained at our business expense, while being compliant w/ state and local agencies.

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

The proposed facilities will not affect the Whitepine school system.

**g. Transportation Element**

The cabins on our property will not affect the use of the East Fork Road because we will be transporting our hunters to and from hunting spots. It will be used just as if we traveled the road to an outside place of employment.

**h. Natural Resource Element**

All natural resources will be preserved and utilized in a sustainable way.

**i. Special Areas Element**

All areas of historic, archeological, architectural, scenic, biological, or geological significance will be preserved and protected.

**j. Hazardous Areas Element**

No building is planned in floodplains or on <sup>un</sup>stable slopes.

**k. Recreation Element**

These cabins will be used for business purposes only.

**l. Land Use Element**

All productive forestry land will be preserved as such.

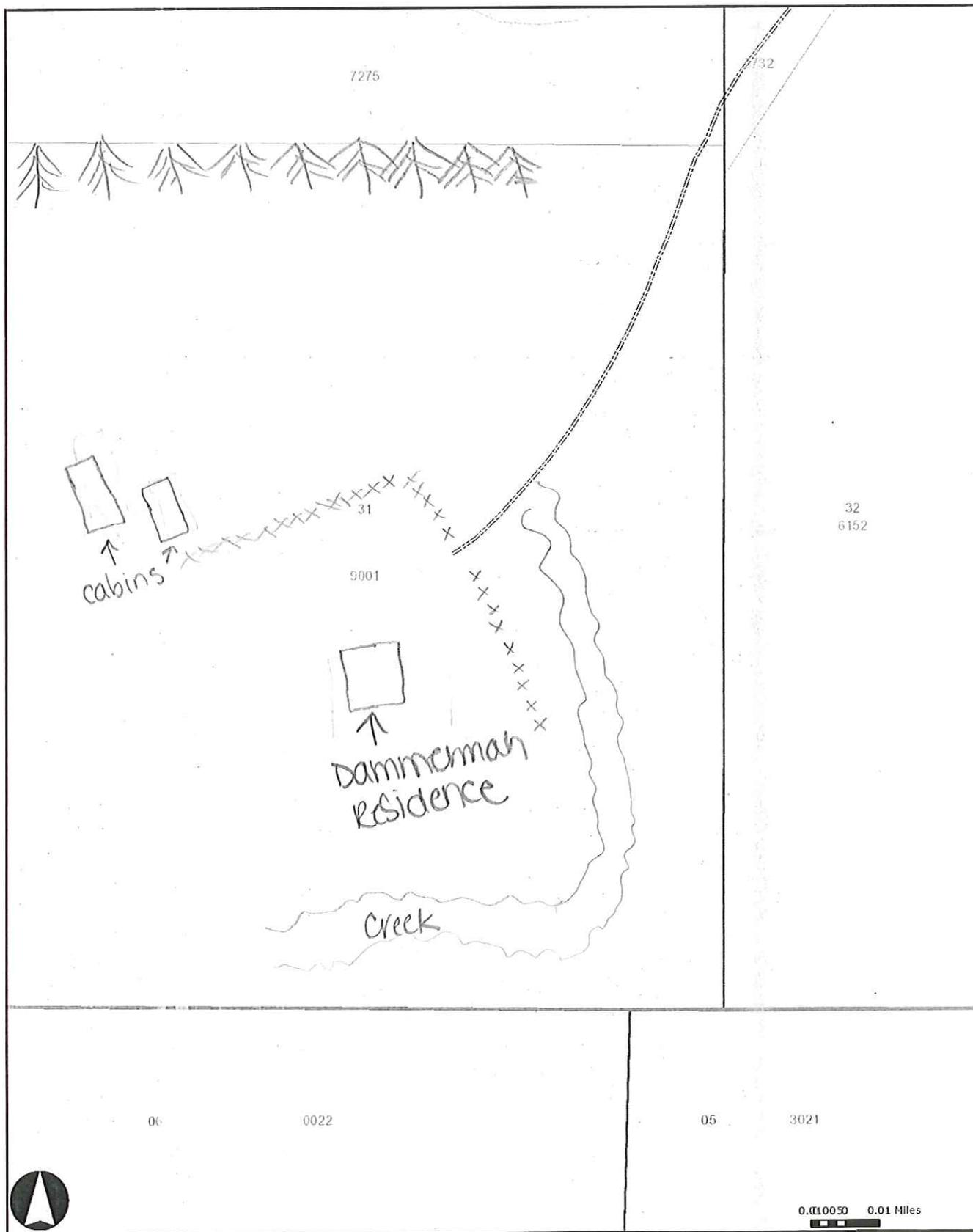
**m. Property Rights Element**

This proposal respects the private property rights of all land owners. No part of this proposal infringes upon anyone's private property rights.

**n. Water Resources Element**

The proposed cabins will each have their own septic system and the water will be supplied by our residential well.

# Map



x = fence  
 𐄂 = forest

LCZC Hrg: CUP 885  
 Applicant: Dammerma  
 Exhibit #: 2B  
 Date: 04/03/2013

## **CUP #885 – Staff Introduction**

A request by Brad and Amy Dammerman to for a conditional use permit to operate a campground on approximately 40 acres in the Agriculture/Forest (A/F) zone. The property is located at 1209 Forks Road, Bovill, Idaho in Section 31 of Township 41 North, Range 01 East, B.M., in Latah County, and referenced as Assessor's Parcel Number RP41N01E3119001.

### ***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 #885 on April 3 <sup>rd</sup> , 2013. |