

LATAH COUNTY ZONING COMMISSION EXHIBIT LIST

Public Hearing for Variance #924

Date: June 18th, 2014 **Time:** 5:30 pm **Applicant:** Kenneth and Lori Runyon **File #:** VAR 924

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 #2C.** Aerial Photograph Map (Submitted by Applicant)
- Exhibit #3.** Staff Introduction for Latah County Zoning Commission public hearing for VAR #924 on June 18th, 2014

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 5 feet for accessory structure in the Suburban Residential Zone.

Description of application:

VAR #924 – A request by Kenneth and Lori Runyon for a variance to allow approximately a 5-foot setback from the property line in lieu of the 10-foot setback from the property line that is required for accessory structure in the Suburban Residential zone. The property is located at 3511 Hwy 6, Princeton, Idaho, in Section 10, Township 41 North, Range 04 West, B.M., in Latah County and referenced as Assessor's Parcel Number RP01675000040A.

Applicable Code:

Section 7.02.02 Variance Criteria

A variance may be granted if the Zoning 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.

Facts of application and the information submitted

Site Characteristics:

Size of Parcel: 100' x 148' (approx.)
Floodplain: Zone "C"

Land Use and Regulations:

Comprehensive Plan Designation: Industrial/Commercial/Residential
Existing Zoning: Suburban Residential
Existing Uses: Residential
Neighboring Zoning: Agriculture/Forest/Industrial/Commercial/Residential
Neighboring Uses: Residential/University of Idaho/Railroad/ Agricultural

Infrastructure/Services:

Water: N/A
Sewer: N/A
Access: Highway 6
Schools: Potlatch School District
Fire Protection: Potlatch Fire District

APPLICABLE STATUTE, ORDINANCE, AND COMPREHENSIVE PLAN SECTIONS:

Local Planning Act: Idaho Code 67-6512

Latah County Land Use Ordinance # 269, as amended:

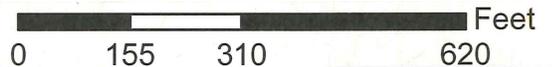
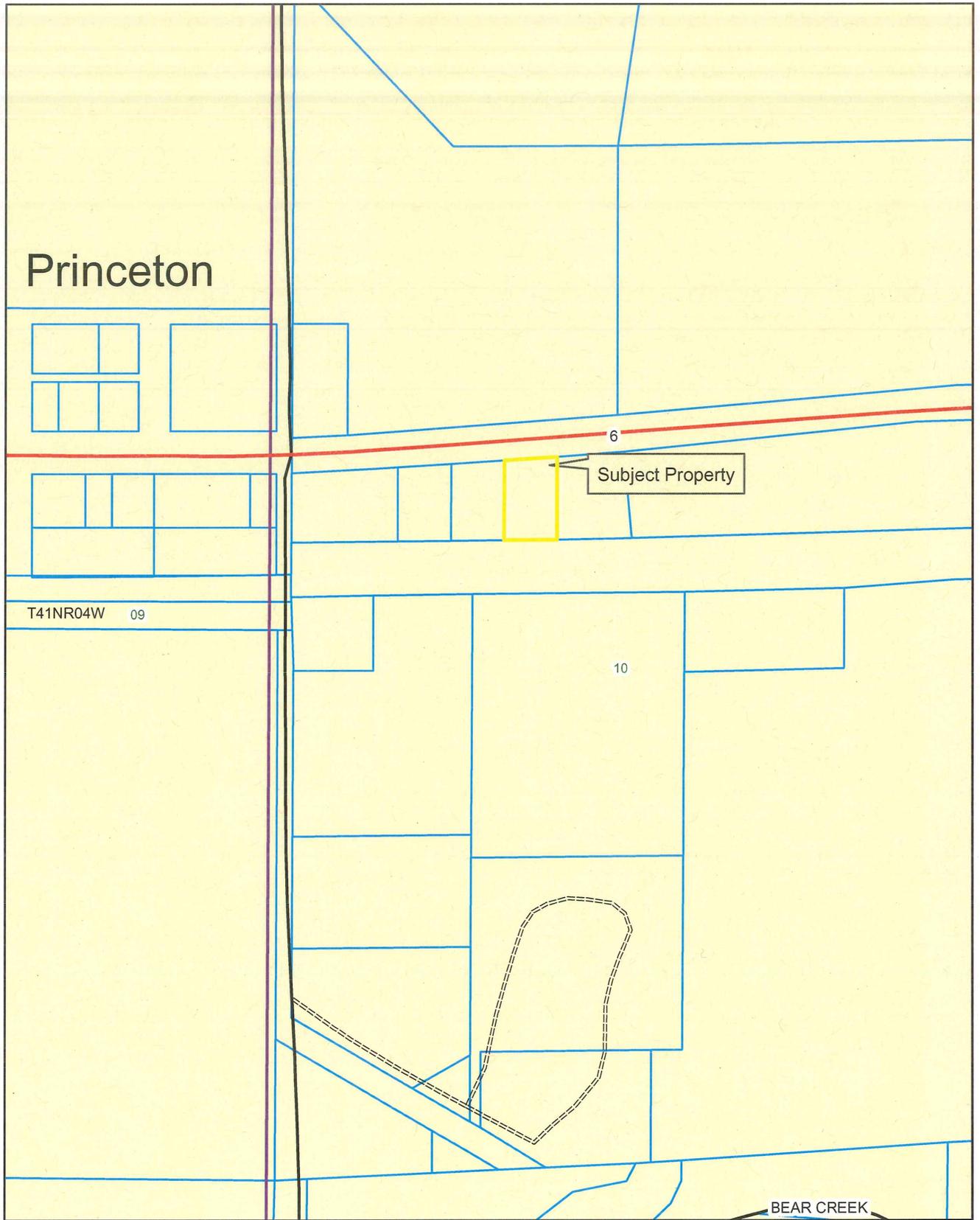
Section 3.01 Agriculture/Forest

Article 7 Variances

Latah County Comprehensive Plan

VAR #924 Comprehensive Plan and Vicinity Map

Planning & Building Department



Legend

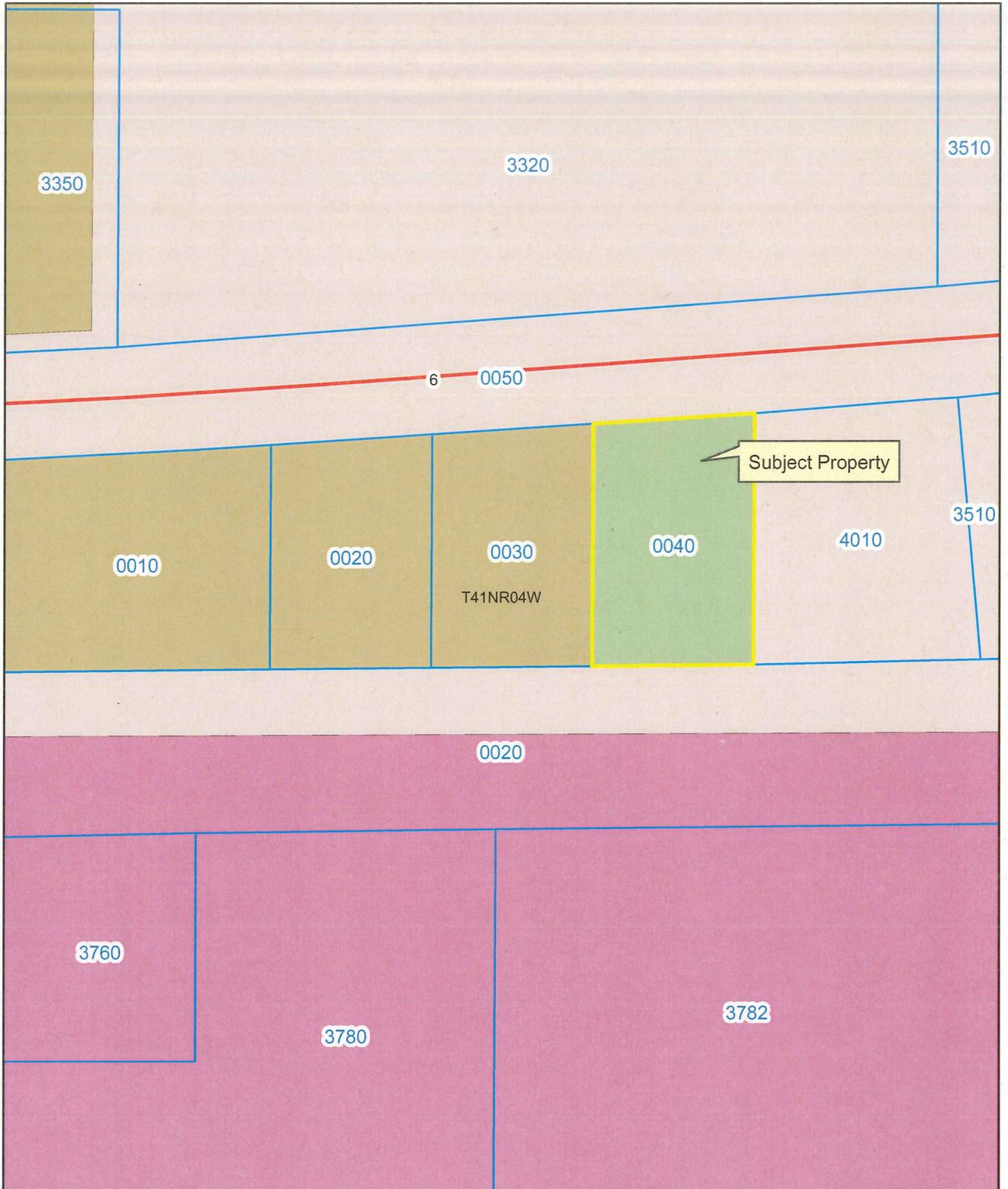
Comprehensive Plan	 ICR
ZONE	 PRODUCTIVE
 AFR	 RURAL
 AOI	

NOTE: This Document is a representation of the Comprehensive Plan. Latah County bears no responsibility for the accuracy of the information shown on this map.

LCZC Hrg: VAR 924
 Applicant: Runvon
 Exhibit #: 1A
 Date: 05/18/2014

VAR #924 Zoning Map

Planning & Building Department



Legend

Zoning_Districts_2014		Commercial
ZONE_TYPE		Industrial
		Agriculture / Forestry
		Suburban Residential

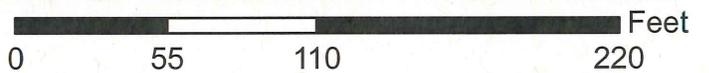


NOTE: This Document is a representation only.
Latah County bears no responsibility for errors or omissions.

LCZC Hrg: VAR 924
Applicant: Runvon
Exhibit #: 1B
Date: 05/18/2014

VAR #924 Aerial Photograph and Adjacent Property Owner Map

Planning & Building Department



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

LCZC Hrg: VAR 924
Applicant: Runvon
Exhibit #: 1C
Date: 05/18/2014



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 Kenneth and Lori Runyon	b. Home Phone / Work Phone (208) 596-6247	c. Email loriannrunyon@gmail.com	
d. Mailing Address PO Box 103	e. City Princeton	f. State ID	g. Zip code 83857
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) 0040 <i>RP616750000040A</i>	b. Site Address (if applicable) 3511 Hwy 6
c. Road Used to Access Site Highway 6	d. Floodplain designation(s) N/A
e. FEMA Panel #	
f. Existing Uses Mobil home <i>1 Suburban Res. Zoning designation</i>	

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) Well water, U of I owner - not on this property -	b. Sewage Disposal (i.e. city, sewer district or private septic system) city of Princeton
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4. Adjacent Properties Information

a. Zoning of Adjacent Properties AgIF, Commercial, Industrial Residential, UI, railroad, Ag	b. Existing Uses of Adjacent Properties <i>is next door</i>
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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.

Asking for 5' setback (approx.); adjacent property lines

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>Lori Runyon</i>	b. Date 6-9-14
c. Signature of Property Owner (if different than applicant) <i>Kenneth C Runyon</i>	d. Date 6-19-14

Office Use Only			
Date Received by County 6/9/14	Fee Amount 200.00	Receipt No. 921657	By <i>[Signature]</i>
VAR # 924	Date Determined Technically Complete 6/9/14	By <i>[Signature]</i>	

Hearing Date
June 18, 2014

7. Attachments

All attachments should be reproducible in black and white at 8½" 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 it feels is necessary to make a fair recommendation on the rezone request.



Variance Narrative Worksheet

Application Information

Applicant's Name

Kenneth and Lori Runyon

Phone Number

(208) 596-6247

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 want to build a pole building shop, size 25' x 40'. We need to have a variance from both the University of Idaho on the west side of our lot and from the railroad on the south side of our property. The University of Idaho has already indicated that they have no problem with allowing us to have the variance. We are having Cleveland Construction build the shop.

Existing Uses of Property

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

We currently have a mobil home of the site that has a small front porch attached to the home and a 10' x 12' deck that is free standing in back of the home. There is a small utility shed on the site currently but as soon as the new shop is built it will be removed.

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.

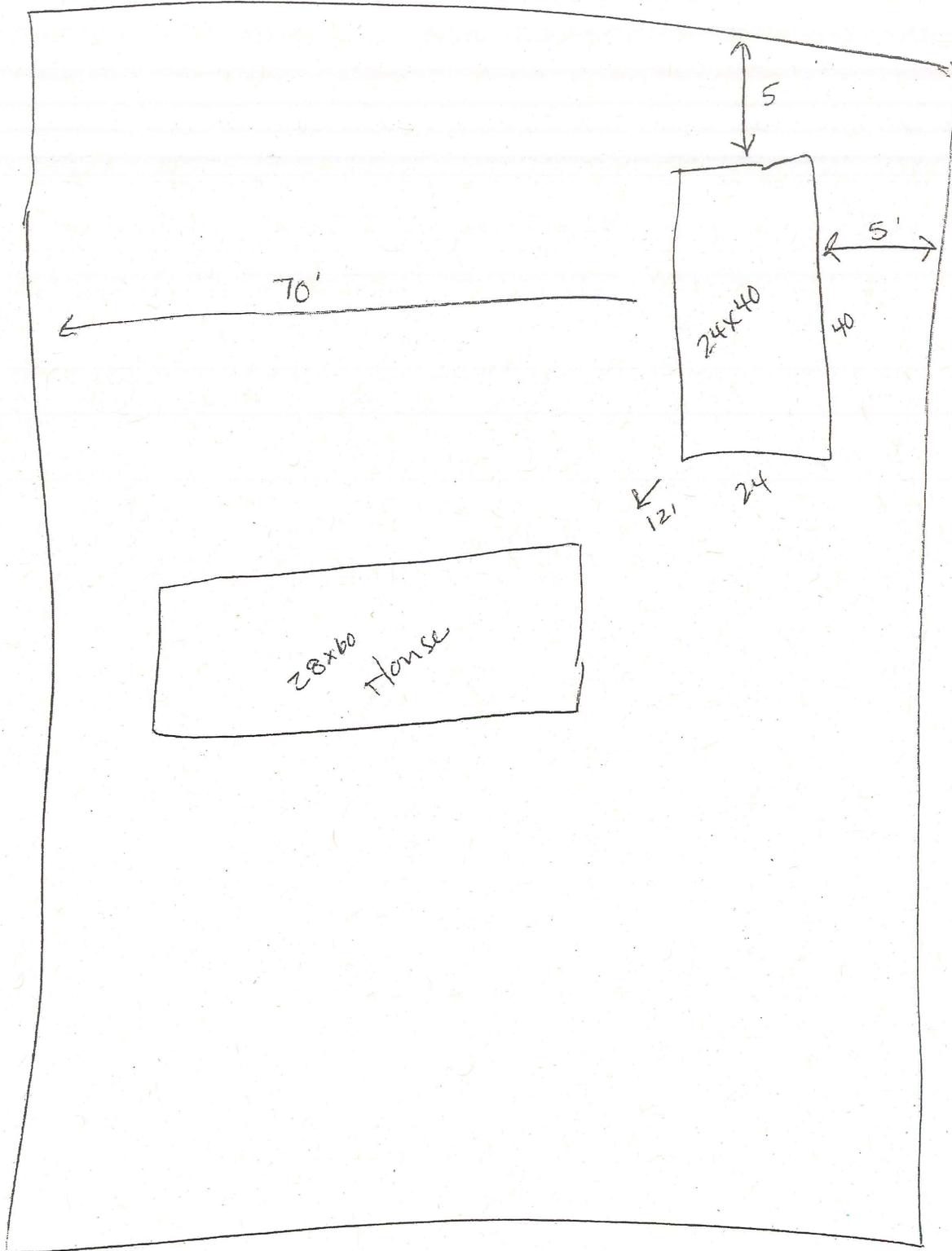
We do not feel that the shop will be detrimental in any way to any of our neighbors.

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.

As mentioned above, we would need variances from both the University of Idaho and the railroad to be able to comply with the setbacks. We are placing the building in the only available area of our yard. The east side of our back yard has flooding issues almost every year. We feel that the west side is our best option for the shop.

LCZC Hrg: YAR 924
Applicant: Runvon
Exhibit #: 2A
Date: 05/18/2014

99'



3511 Hwy 6 - Princeton

Map



Address Candidates

R06C04.sid

R10C06.sid

LCZC Hrg: VAR 924
Applicant: Runvon
Exhibit #: 2C
Date: 05/18/2014

VAR #924 – Staff Introduction

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1. Section 7.02.01 requires that an application for a variance shall be made by the owner of the affected property.

The application was signed and submitted by the property owners Kenneth and Lori Runyon, to the Planning and Building Department on June 9th, 2014.

2. Section 3.03.03 of the Latah County Land Use Ordinance requires that all structures shall be a minimum of 10 feet from any property line.

3. 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.

The Zoning Commission may also approve applications not meeting the criteria listed above if the Commission finds that the variance is essential to the public health, safety, or welfare.

Exhibits will now be entered into the record.

The following exhibits were submitted with the staff packet:

EXHIBITS:

- | | |
|---------------------|---|
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