

LATAH COUNTY ZONING COMMISSION EXHIBIT LIST

Public Hearing for Conditional Use Permit #923

Date: June 18th, 2014 **Time:** 5:30 pm **Applicant:** Rae Hodge **File #:** CUP 923

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.** Building Site Plan (Submitted by Applicant)
- Exhibit #2C.** Property Plan (Submitted by Applicant)
- Exhibit #2D.** Floor Plan (Submitted by Applicant)
- Exhibit #3.** Staff Introduction for Latah County Zoning Commission public hearing for CUP #923 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:

Conditional Use Permit for accessory cottage housing on a 74.09-acre parcel in the Agriculture/Forest zone.

Description of application:

CUP #923 – A request by Rae Hodge for a conditional use permit for an accessory cottage house on approximately 74.09 acres in the Agriculture/Forest (A/F) zone. The property is located at 5974 Highway 95 N, Potlatch, Idaho in Section 12 of Township 42 North, Range 05 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP42N05W120042A.

Applicable Code:

Section 7.01.02 (see exhibit #3)

Section 3.01.02.14 The Latah County Land Use Ordinance, under section 3.01.02(14), lists "Accessory Cottage Housing" as a conditionally permitted use in the Agriculture/Forest Zone.

Facts of application and the information submitted

Site Characteristics:

Size of Parcel: 74.09 acres
Floodplain: Zone "C"

Land Use and Regulations:

Comprehensive Plan Designation: Rural
Existing Zoning: Agriculture/Forest
Existing Uses: Residential
Neighboring Zoning: Agriculture/Forest
Neighboring Uses: Forestry, Residential, Agriculture

Infrastructure/Services:

Water: Private Well
Sewer: Private Septic
Access: Highway 95 N.
Fire Protection: Potlatch Fire District

Applicable Statute, Ordinance, and Comprehensive Plan Sections:

Local Planning Act: Idaho Code 67-6512

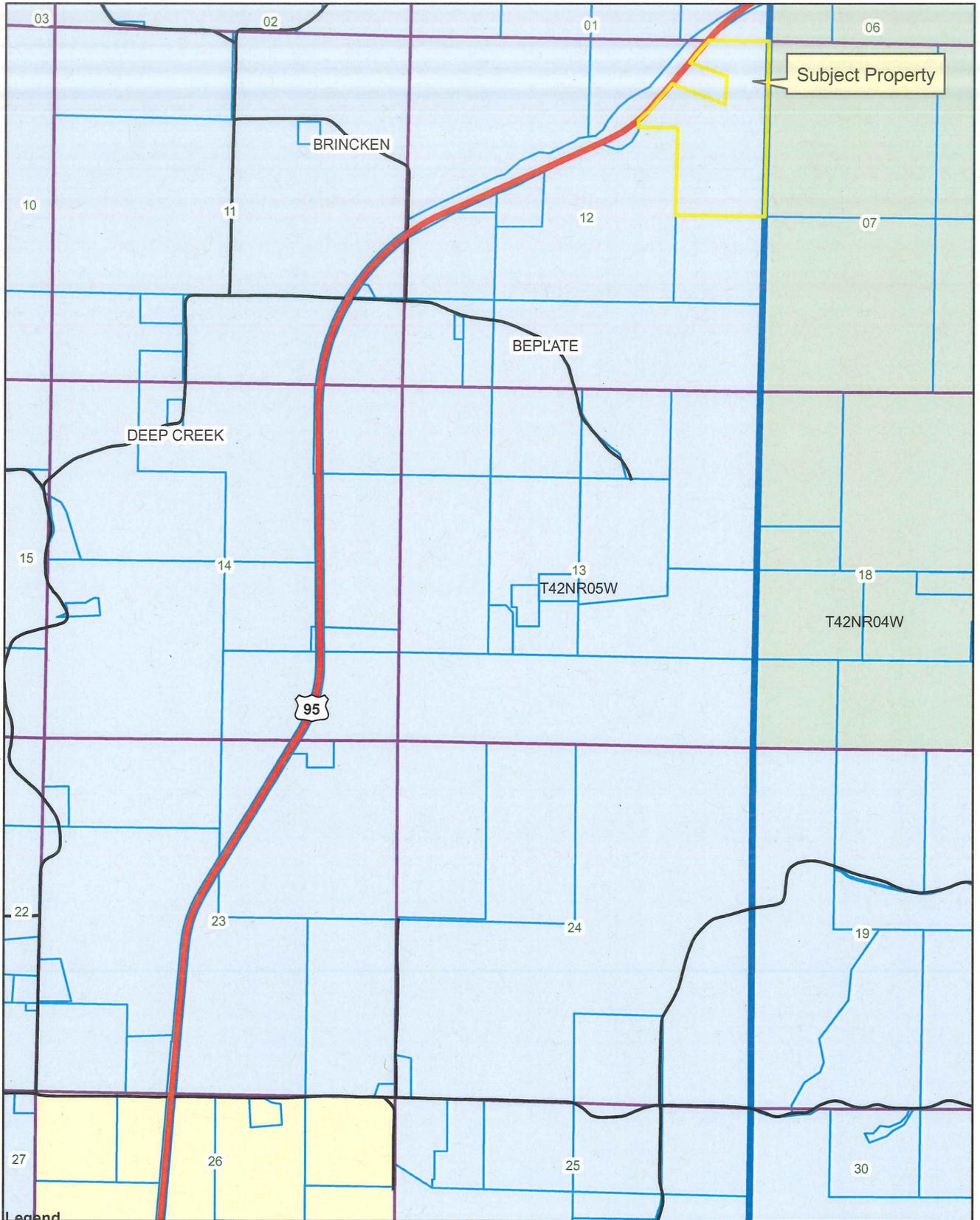
Latah County Land Use Ordinance # 269, as amended:

Section 3.01 Agriculture/Forest Zone
Article 7 Conditional Use Permits

Latah County Comprehensive Plan

CUP #923 Comprehensive Plan and Vicinity Map

Planning & Building Department



Legend

- Comprehensive Plan**
ZONE
- AFR
 - AOI
 - ICR
 - PRODUCTIVE
 - RURAL

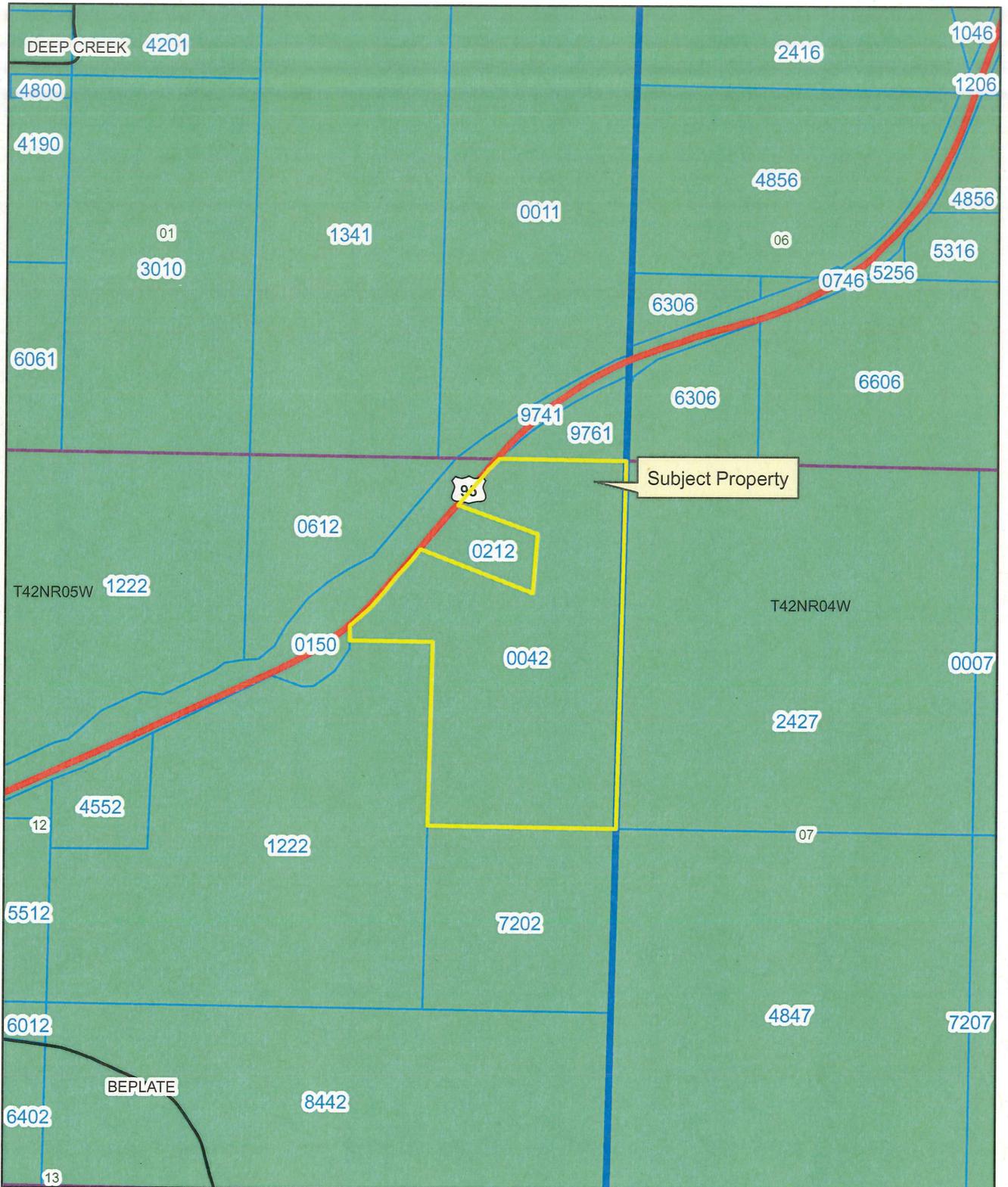


NOTE: This Document is a representation of the Comprehensive Plan. Latah County bears no responsibility for the accuracy of the information shown.

LCZC Hrg: CUP 923
Applicant: Hodge
Exhibit #: 1A
Date: 05/18/2014

CUP #923 Zoning Map

Planning & Building Department



Legend

Zoning_Districts_2009 ZONE_TYPE

Agriculture / Forest

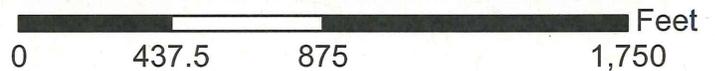
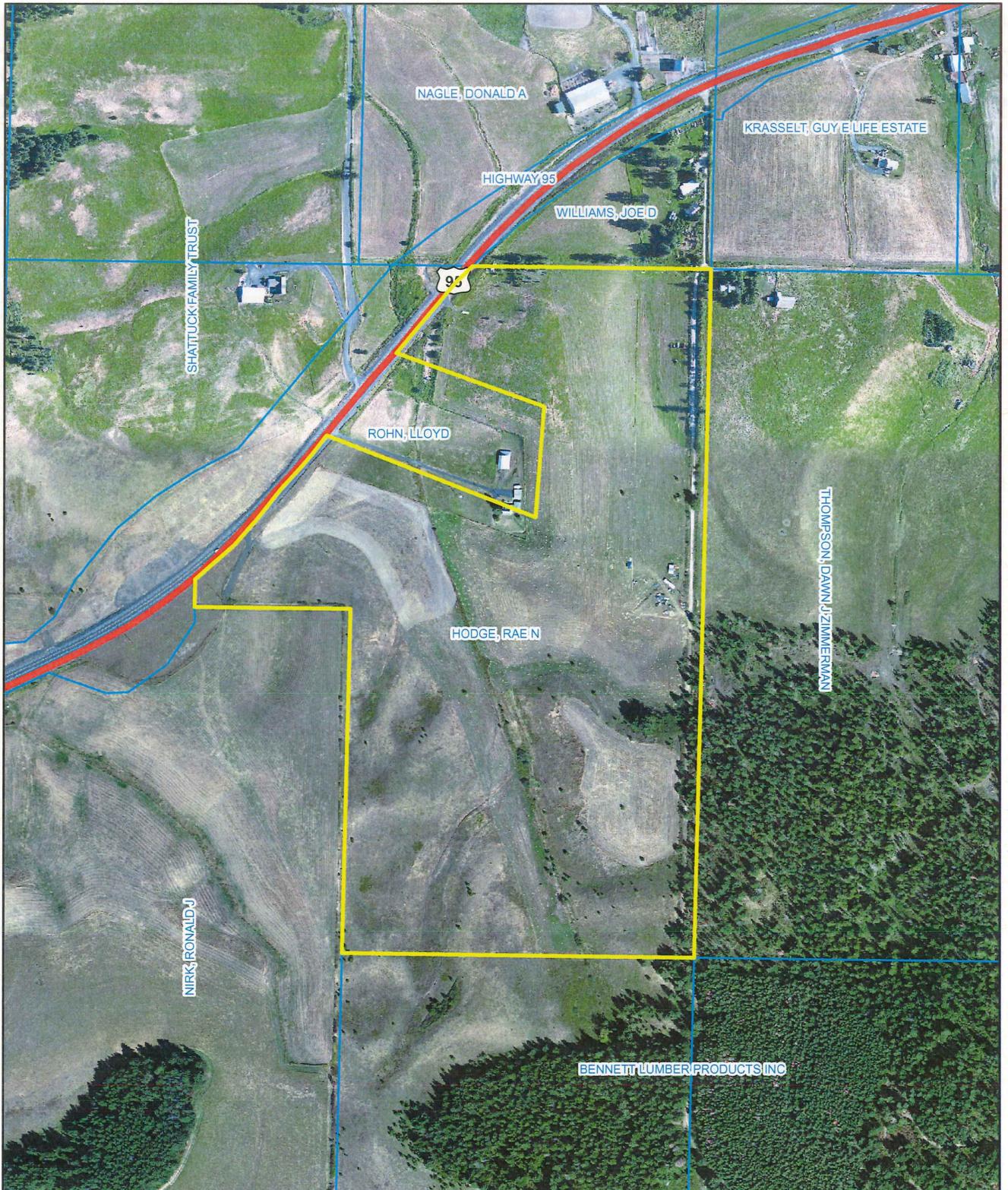


NOTE: This Document is a representation only.
Latah County bears no responsibility for errors or omissions.

LCZC Hrg: CUP 923
Applicant: Hodge
Exhibit #: 1B
Date: 05/18/2014

CUP #923 Aerial Photograph and Adjacent Property Owner Map

Planning & Building Department



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LCZC Hrg: CUP 923
Applicant: Hodge
Exhibit #: 1C
Date: 05/18/2014



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 Rae Hodge	b. Home Phone / Work Phone 208-305-8119	c. Email raenellh@hotmail.com	
d. Mailing Address 711 Vista Ave	e. City Lewiston	f. State ID	g. Zip code 83501
h. Property Owner (if different than applicant) Same	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) 42N 05W 120042	b. Parcel Address (if applicable) 5974 Highway 95 N		
c. Acreage of Existing Parcel 74.9	d. Zoning A/F	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 Highway 95 N		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
ag/hay

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

a. Fire District Potlatch	b. Road District Latah Highway North	c. School District Potlatch
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) private septic system	

4. Adjacent Properties Information

a. Zoning of Adjacent Properties A/F	b. Existing Uses of Adjacent Properties A/F residential
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5. Permit Information

a. Proposed Use
Accessory Cottage

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?
Accessory Cottage Housing

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 Rae Hodge	b. Date 5-27-2014
c. Signature of Property Owner (if different than applicant)	d. Date

Office Use Only

Date Received 5/27/14	Amount 300.00	Receipt No. 921627	By M. V. [Signature]
CUP # 923	Date Determined Technically Complete 5/27/14	By M. V. [Signature]	
Hearing Date June 18, 2014			

7. Attachments

All attachments should be reproducible in black and white at 8 1/2" 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 certain proposed uses.



Conditional Use Permit Narrative Worksheet

Application Information

Applicant's Name

Rae Hodge

Phone Number

208-305-8119

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.

to build an accessory cottage for a residence, to build a house in the future, we will remove the manufactured home that has been stored on this property and continue to improve the site. Accessory building not to exceed 900 square feet and primary residence will be greater than 1800 square feet.

Existing Uses of Property

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

there is a well and pump house, a storage shed and garden lot with trees. Crop of Hay made yearly

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.

Residence. The road has been gravelled, there is a well + pump house, power pole with electricity and septic tank with drain field already in place

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

We use the same highway access as the house at 5970 Hwy 95N and Bennetts right of way

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

There will be no adverse affects to others

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

Cottage will be used as a residence

b. Population Element

single family farm planned

c. Housing Element

Cottage will conform to all building codes and public health standards

d. Economic Development Element

Further agricultural and forest development will be easier with a residence

e. Public Services, Facilities, and Utilities Element

No public cost, well, septic and private electricity

f. School Facilities and Student Transportation Element

2 students possibly residing here

g. Transportation Element

right of way through property already, gravelled & graded

h. Natural Resource Element

There should be no effect on natural resources as this is a bare hilltop

i. Special Areas Element

No known special areas elements

j. Hazardous Areas Element

No known hazards nearby

k. Recreation Element

not applicable

l. Land Use Element

The proposed accessory cottage adds value and economic viability to the "rural/agricultural, and forestry" land use designations of our property that is in a manner consistent with the Comprehensive Plan

m. Property Rights Element

Our property rights are in order

n. Water Resources Element

We have an existing well

LATAH COUNTY BUILDING SITE PLAN

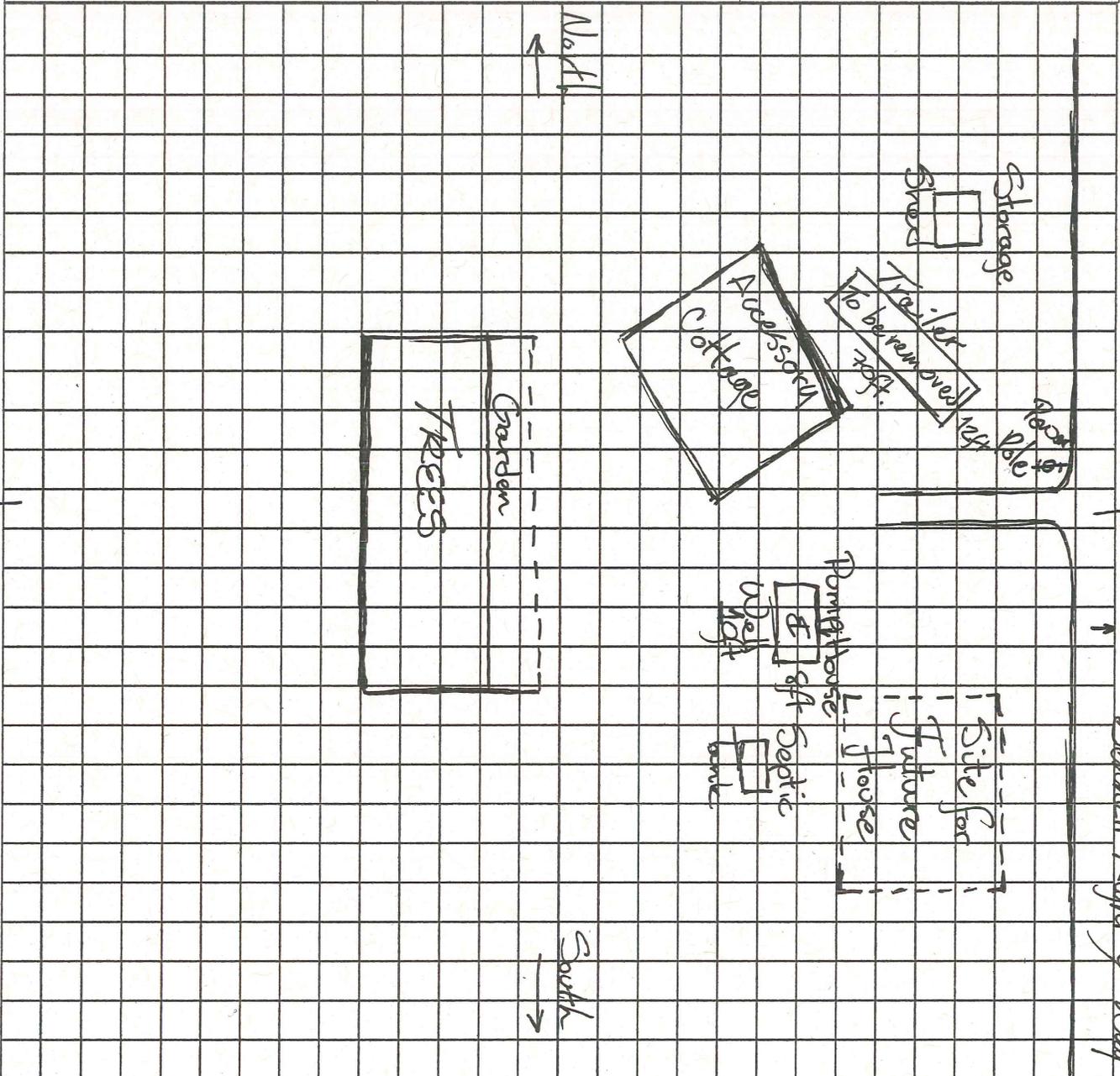
ADDRESS: _____ TOTAL ACREAGE OF PARCEL: _____

ASSESSOR'S PARCEL#: Parcel: _____

INSTRUCTIONS TO APPLICANT

On the grid below or on a printout of your parcel map located at <http://gis.latah.id.us/> please provide the following:

- | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> North Arrow
<input type="checkbox"/> Parcel/Lot Dimensions
<input type="checkbox"/> Public Right of Way
<input type="checkbox"/> Existing Improvements | <input type="checkbox"/> Proposed construction w/ dimensions
<input type="checkbox"/> Setbacks to property lines
<input type="checkbox"/> Setbacks to public right of way | <input type="checkbox"/> Location of well/water supply
<input type="checkbox"/> Location of septic/sewer lines
<input type="checkbox"/> Building use
<input type="checkbox"/> Easements on property |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



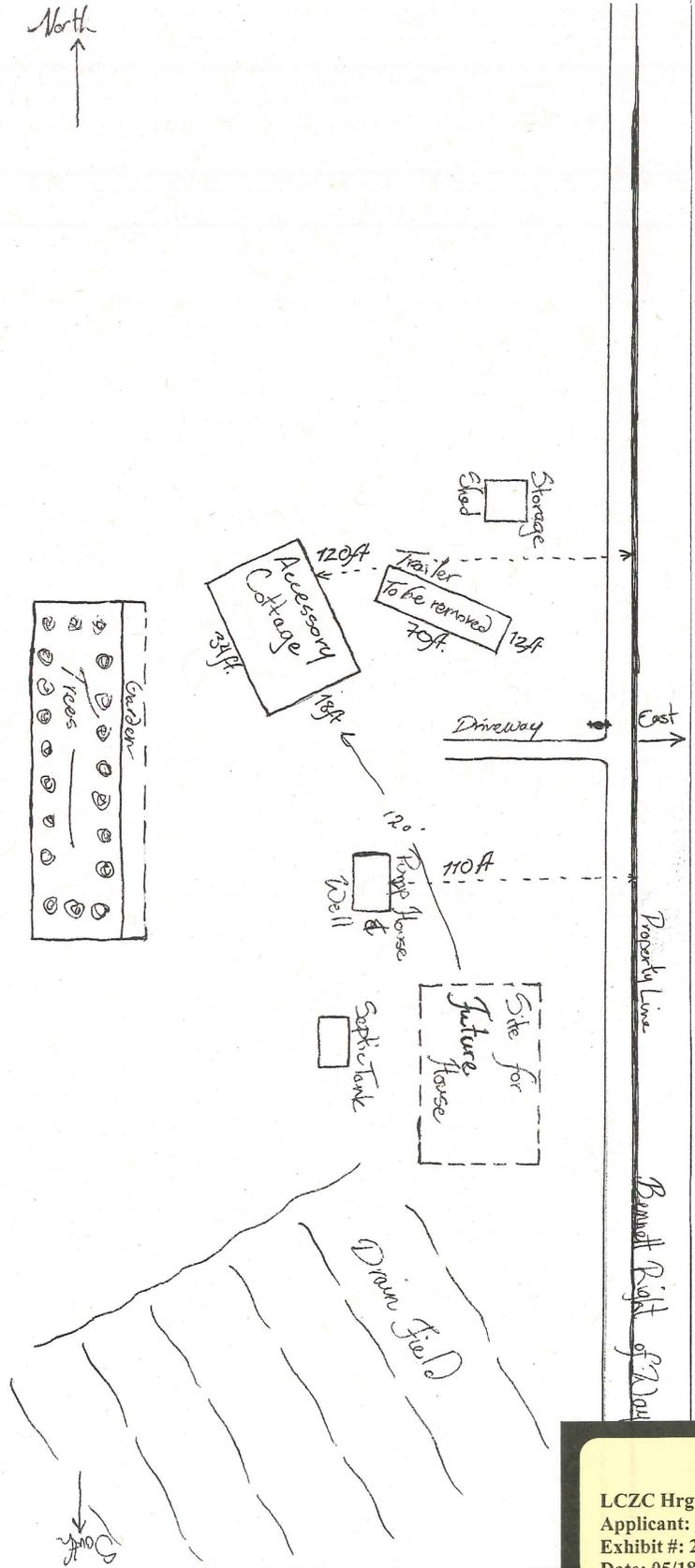
I/We certify that the proposed construction will conform to the dimensions and uses shown and that no changes will be made without first obtaining approval.

OWNER: _____	Date: _____
BUILDER: _____	Date: _____

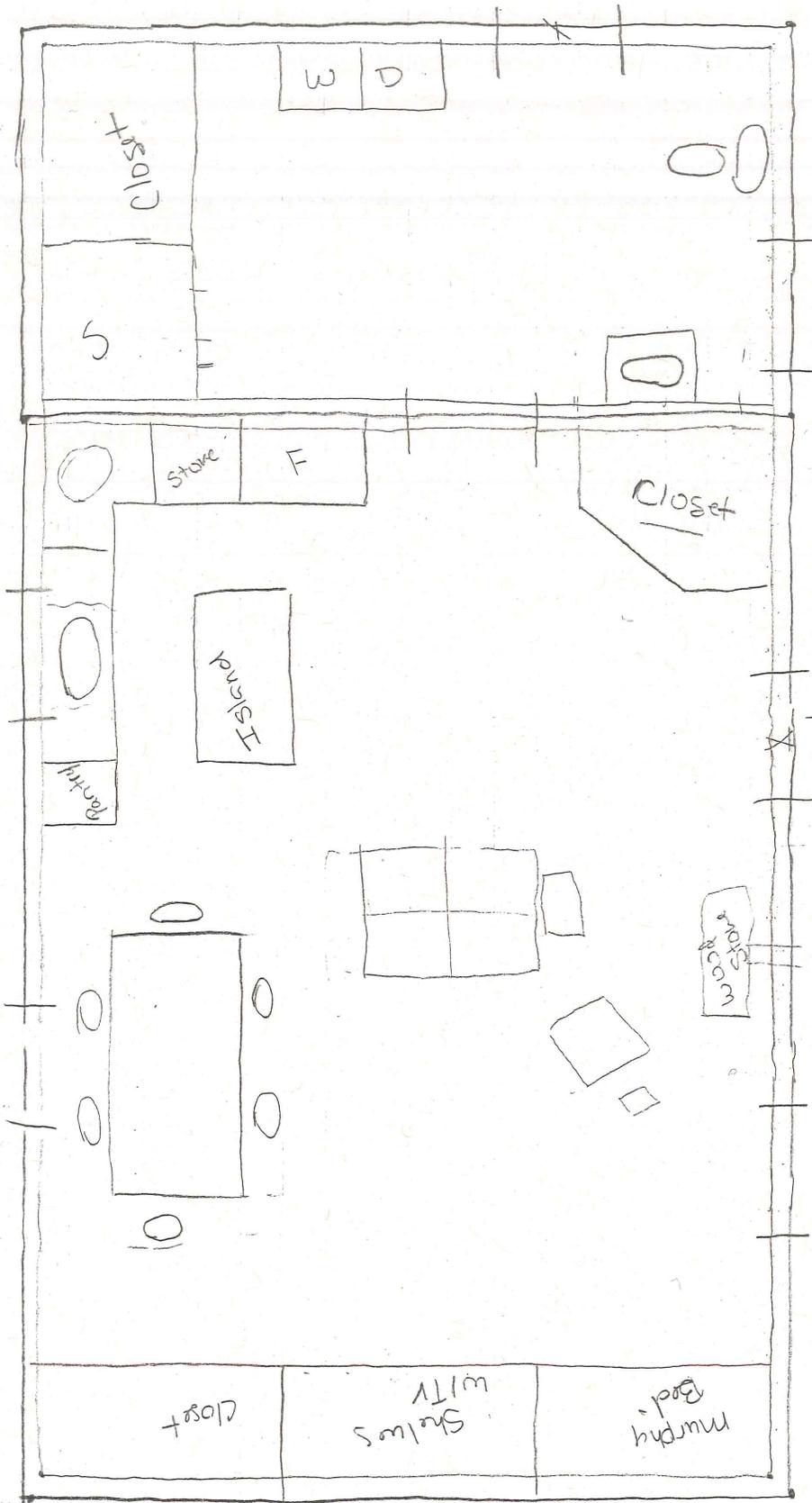
LCZC Hrg: CUP 923
 Applicant: Hodge
 Exhibit #: 2B
 Date: 05/18/2014

North
↑

West
←



18 x 34 = 612 sqft.



CUP #923 – Staff Introduction

CUP #923 – A request by Rae Hodge for a conditional use permit for an accessory cottage house on approximately 75 acres in the Agriculture/Forest (A/F) zone. The accessory cottage is 120 feet from the proposed future house. The property is located at 5974 Highway 95 N, Potlatch, Idaho in Section 12 of Township 42 North, Range 05 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP42N05W120042A.

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:

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- | | |
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