

LATAH COUNTY ZONING COMMISSION EXHIBIT LIST

Public Hearing for Conditional Use Permit #920

Date: June 18th, 2014 **Time:** 5:30 pm **Applicant:** Wild Rose Mennonite Church **File #:** CUP 920

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 CUP #920 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 a private cemetery on a 19.94-acre parcel in the Agriculture/Forest zone.

Description of application:

CUP #920 – A request by Wild Rose Mennonite Church for conditional use permit for a private cemetery on approximately 1/2 acre of a 19 acre parcel in the Agriculture/Forest (A/F) zone. The property is located on Chaney Road, Viola, Idaho in Section 20, Township 41 North, Range 05 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP41N05W205410A.

Applicable Code:

Section 7.01.02 (see exhibit #3)

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

Facts of application and the information submitted

Site Characteristics:

Size of Parcel: 19.94 acres
Floodplain: Zone "C"

Land Use and Regulations:

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

Infrastructure/Services:

Water: Private Well
Sewer: Private Septic
Access: Chaney Road
Fire Protection: Potlatch Fire District

Applicable Statute, Ordinance, and Comprehensive Plan Sections:

Local Planning Act: Idaho Code 67-6512

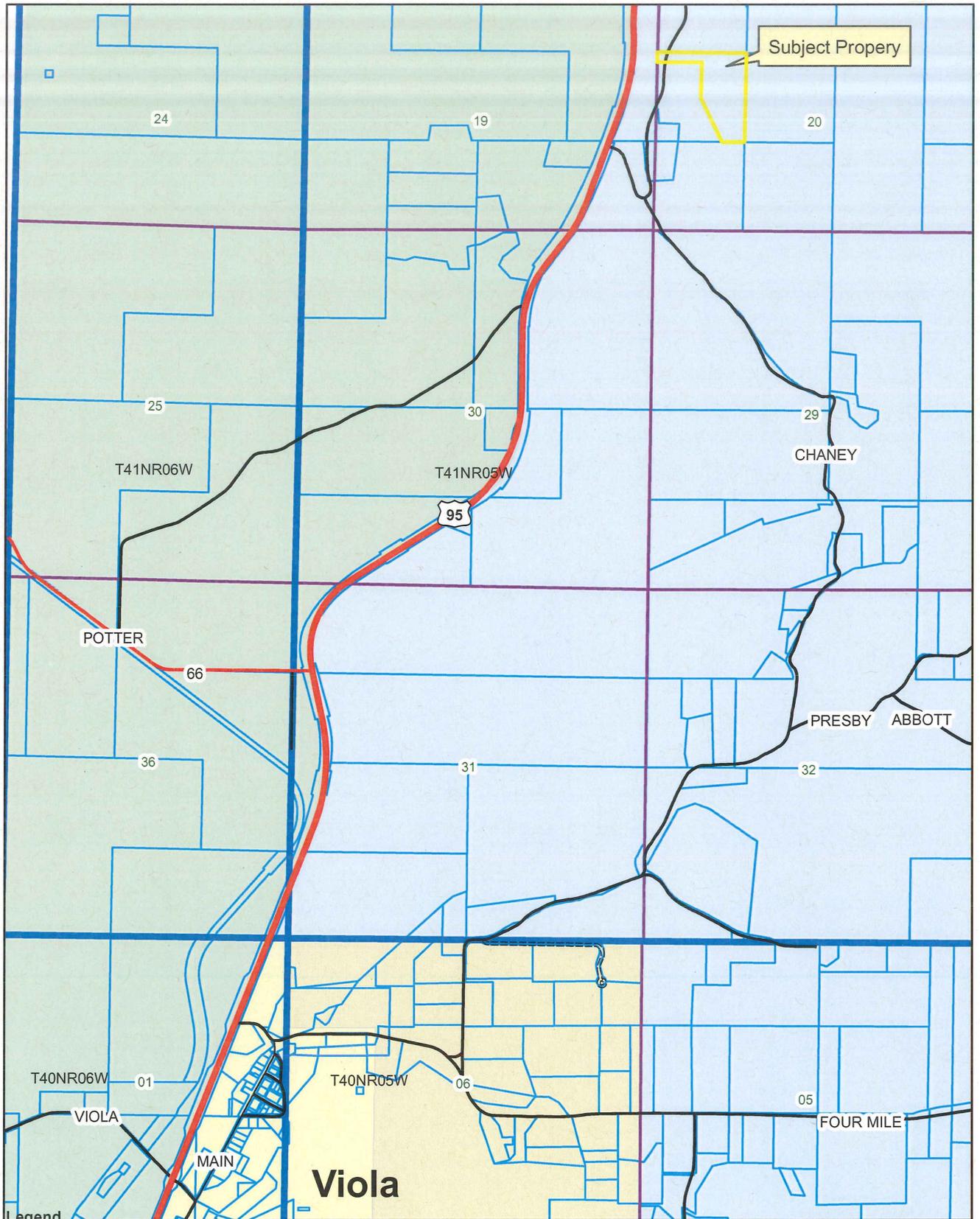
Latah County Land Use Ordinance # 269, as amended:

Section 3.01 Agriculture/Forest Zone
Article 7 Conditional Use Permits

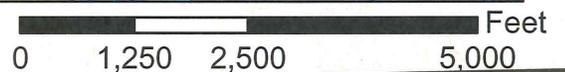
Latah County Comprehensive Plan

CUP #920 Comprehensive Plan and Vicinity Map

Planning & Building Department



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

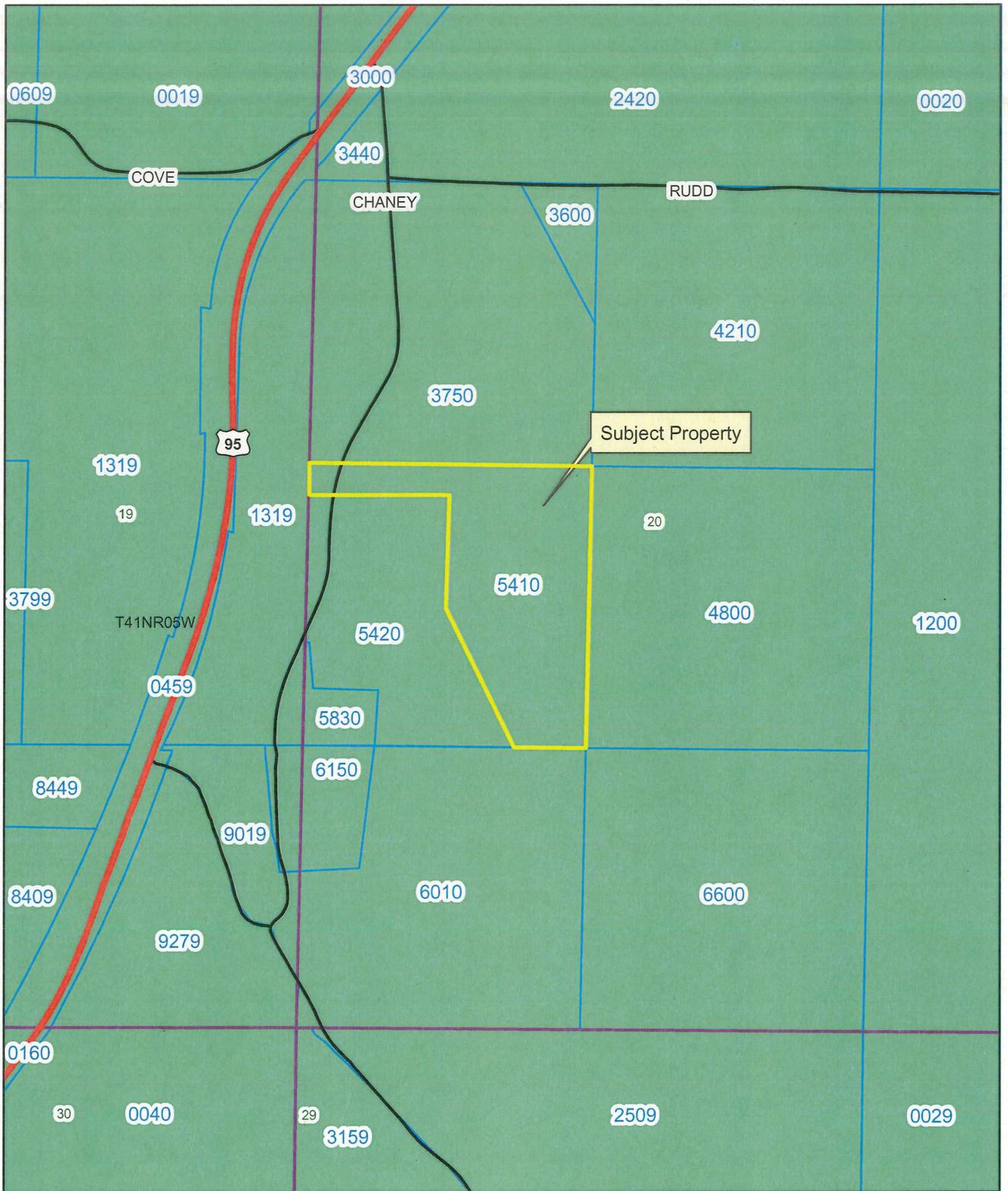


NOTE: This Document is a representation of the Comprehensive Plan. Latah County bears no responsibility for the accuracy of the information shown.

LCZC Hrg: CUP 920
 Applicant: Wild Rose
 Exhibit #: 1A
 Date: 05/18/2014

CUP #920 Zoning Map

Planning & Building Department



Legend

Zoning_Districts_2009 ZONE_TYPE Agriculture / Forest

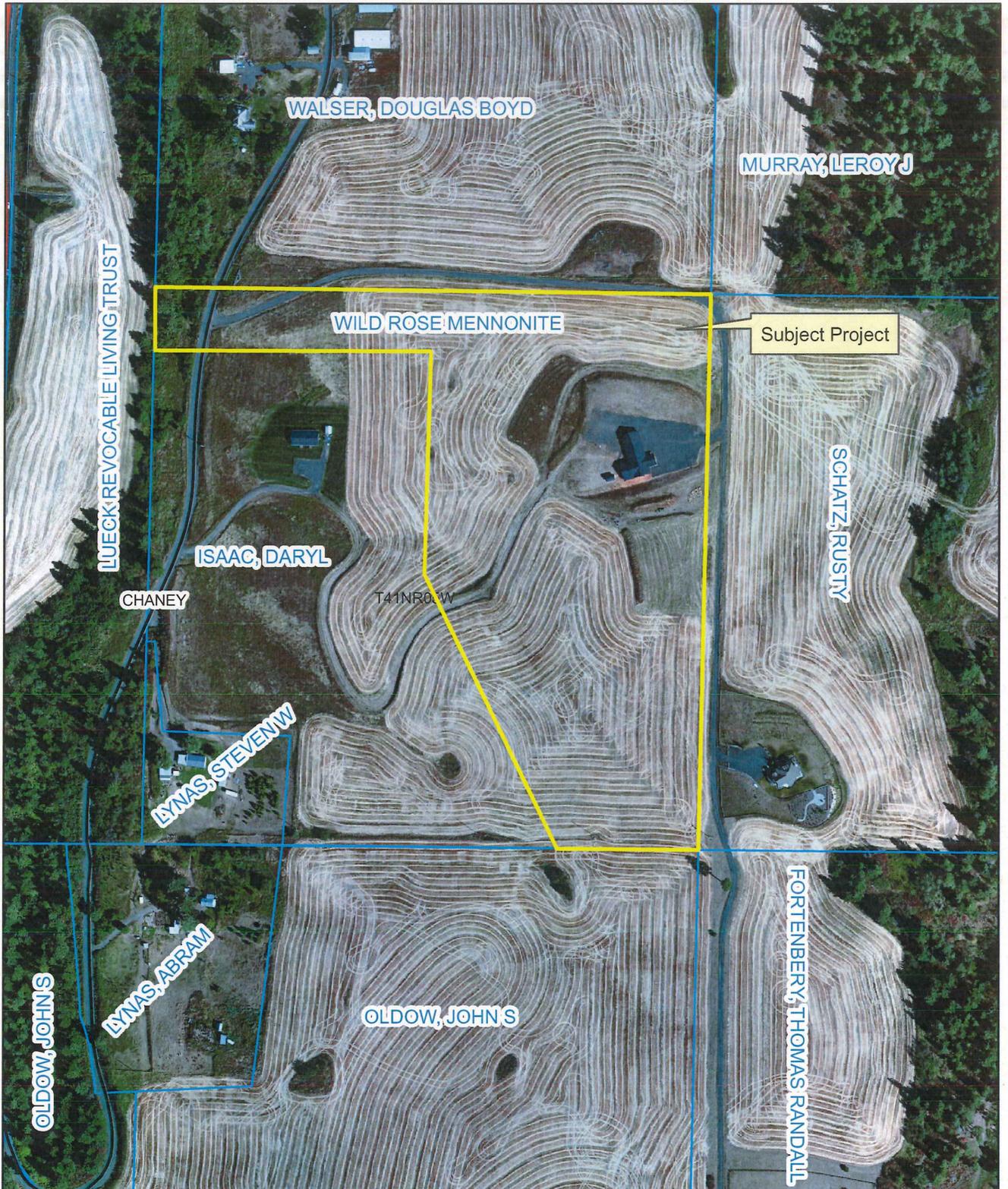


NOTE: This Document is a representation only.
Latah County bears no responsibility for errors or omissions.

LCZC Hrg: CUP 920
Applicant: Wild Rose
Exhibit #: 1B
Date: 05/18/2014

CUP #920 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: CUP 920
Applicant: Wild Rose
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 <i>Wild Rose Mennonite Church, inc.</i>		b. Home Phone	c. Work Phone <i>(208) 875-8861</i>	
d. Mailing Address <i>1350 Chaney Rd. / Orrin Schmidt</i>		e. City <i>Diola</i>	f. State <i>ID</i>	g. Zip code <i>83872</i>
h. Property Owner (if different than applicant) <i>X</i> <i>Potlatch</i>		i. Home Phone <i>83851</i>	j. Work Phone	
k. Mailing Address <i>X</i>		l. City	m. State	n. Zip code

2. General Site Information

a. Assessor's Parcel Number(s) <i>5410A</i>		b. Parcel Address (if applicable) <i>1350 Chaney Rd.</i>		
c. Acreage of Existing Parcel <i>19.94</i>	d. Zoning <i>Ag/Forest</i>	e. Comprehensive Plan Designation <i>Rural</i>	f. Floodplain designation(s) <i>None</i>	g. FEMA Panel # <i>N/A</i>
h. Is the parcel within an Area of City Impact? <input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No.	i. Impact City <i>N/A</i>	j. Road Used to Access Site <i>Chaney Rd.</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.

i. Existing Uses

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

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

4. Adjacent Properties Information

a. Zoning of Adjacent Properties <i>Ag/Forest</i>	b. Existing Uses of Adjacent Properties <i>Agriculture</i>
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5. Permit Information

a. Proposed Use
Cemetery used primarily for Wild Rose Mennonite Church attendance.

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 <i>Wild Rose Cong. By Russell Koch</i>	b. Date <i>4-15-2014</i>
c. Signature of Property Owner (if different than applicant) <i>Russell Koch</i>	d. Date <i>4-15-14</i>

Office Use Only

Date Received <i>5/15/14</i>	Amount <i>300.00</i>	Receipt No. <i>[Signature]</i>	By <i>[Signature]</i>
CUP # <i>920</i>	Date Determined Technically Complete <i>5/15/14</i>	By <i>SL</i>	
Hearing Date			

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 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 Commission for certain proposed uses.

LCZC Hrg: CUP 920
Applicant: Wild Rose
Exhibit #: 2
Date: 05/18/2014



Conditional Use Permit Narrative Worksheet

Application Information

Applicant's Name

Wild Rose Mennonite Church

Phone Number

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 as the Wild Rose Mennonite Church would like to create a cemetery primarily used for Church attendance. This cemetery would be on the existing Church property and will be maintained along with the existing Church grounds by members of the Wild Rose Mennonite Church.

We plan to plant trees around the perimeter of the cemetery. Grass will be planted ~~and~~ maintained within.

Existing Uses of Property

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

Property use is used for Church and School facilities. There is one building currently occupying the property.

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.

No it will not be detrimental to the health or safety of the surrounding area. It will be contained within our current Church property.

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

No. The only foreseeable cost would be ground maintenance which will be taken care of by Church membership.

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

No, we do not feel it will be in conflict with the goals and policies of the Comprehensive Plan.

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

Cemetery will be drawn up with a pre-plan of evenly distributed plots with landscaping distributed throughout.

b. Population Element

N/A

c. Housing Element

N/A

d. Economic Development Element

This is an application for a non-profit organization, which will simply be a way to accommodate our Church attendance.

e. Public Services, Facilities, and Utilities Element

Utility costs will be taken care of by the Wild Rose Mennonite Church.

f. School Facilities and Student Transportation Element

N/A

g. Transportation Element *heavier*

It will minimize ~~heavy~~ traffic flow on public roads by eliminating extended funeral processions.

h. Natural Resource Element

Landscaping will be a specific part of the plan to promote a natural looking landscape.

i. Special Areas Element

N/A

j. Hazardous Areas Element

N/A

k. Recreation Element

N/A

l. Land Use Element

Cemetery will be placed in a location that is not farmable or ~~is~~ would not otherwise be used for any other purpose. It would simply be ~~an~~ unmaintained property.

m. Property Rights Element

Cemetery will be placed in a location that will not conflict with other property owners.

CHINNEY ROAD

3750

4210



1319

5410

19

20

5420

4800

5830

6159

9019

6010

6600



0.010

LCZC Hrg: CUP 920
Applicant: Wild Rose
Exhibit #: 2B
Date: 05/18/2014



Google earth



LCZC Hrg: CUP 920
Applicant: Wild Rose
Exhibit #: 2C
Date: 05/18/2014

CUP #920 – Staff Introduction

CUP #920 – A request by Wild Rose Mennonite Church for conditional use permit for a private cemetery on approximately 1/2 acre of a 19 acre parcel in the Agriculture/Forest (A/F) zone. The property is located on Chaney Road, Viola, Idaho in Section 20, Township 41 North, Range 05 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP41N05W205410A.

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 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:

- | | |
|---------------------|---|
| 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 CUP #920 on June 18 th , 2014 |

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

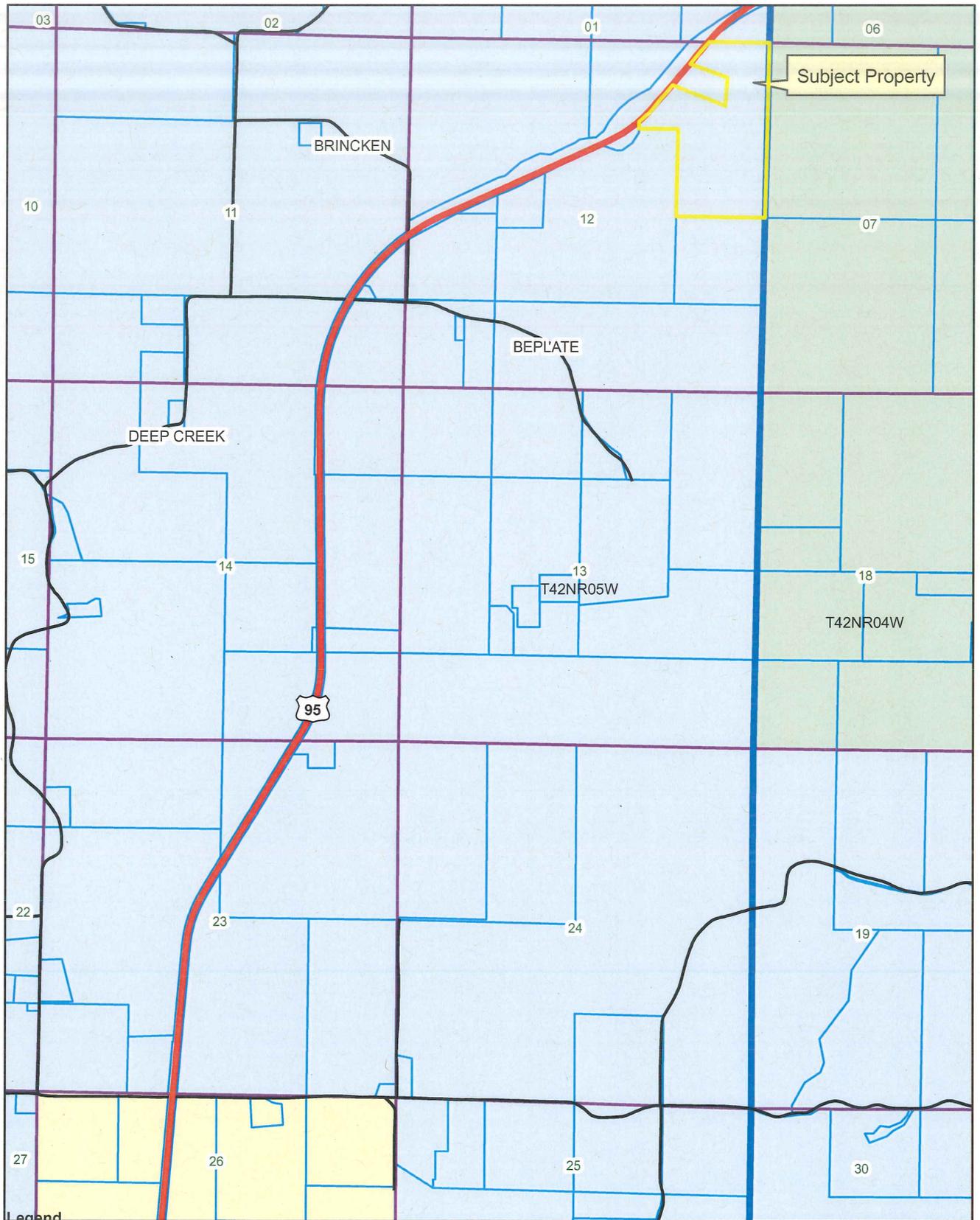
Latah County Land Use Ordinance # 269, as amended:

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

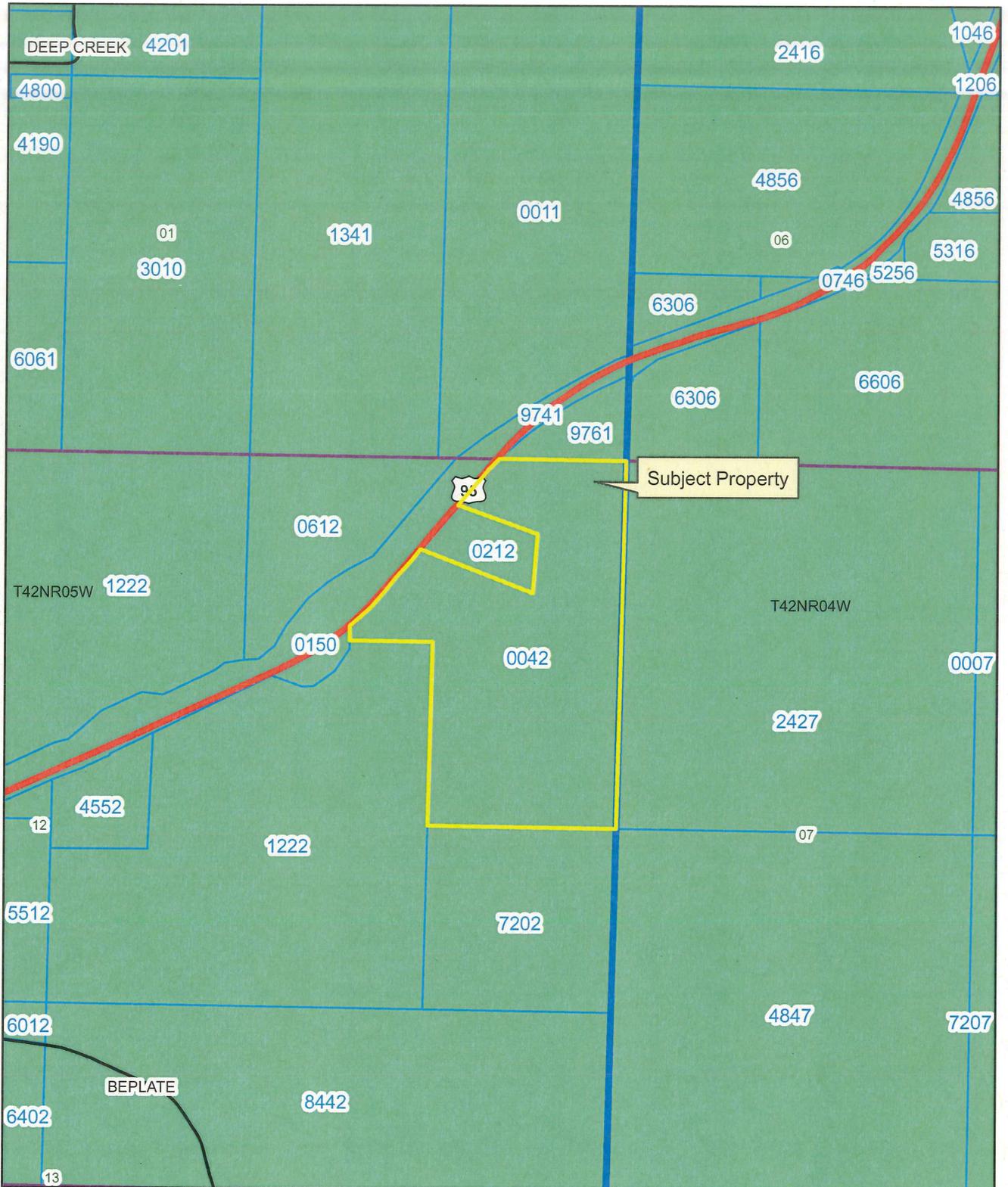


NOTE: This Document is a representation of the Comprehensive Plan. Latah County bears no responsibility for the accuracy of the information shown on this map.

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

CUP #923 Zoning Map

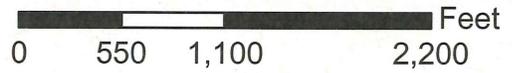
Planning & Building Department



Legend

Zoning_Districts_2009 ZONE_TYPE

Agriculture / Forest

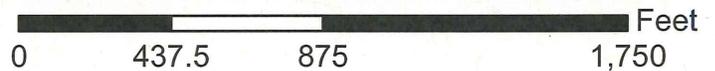
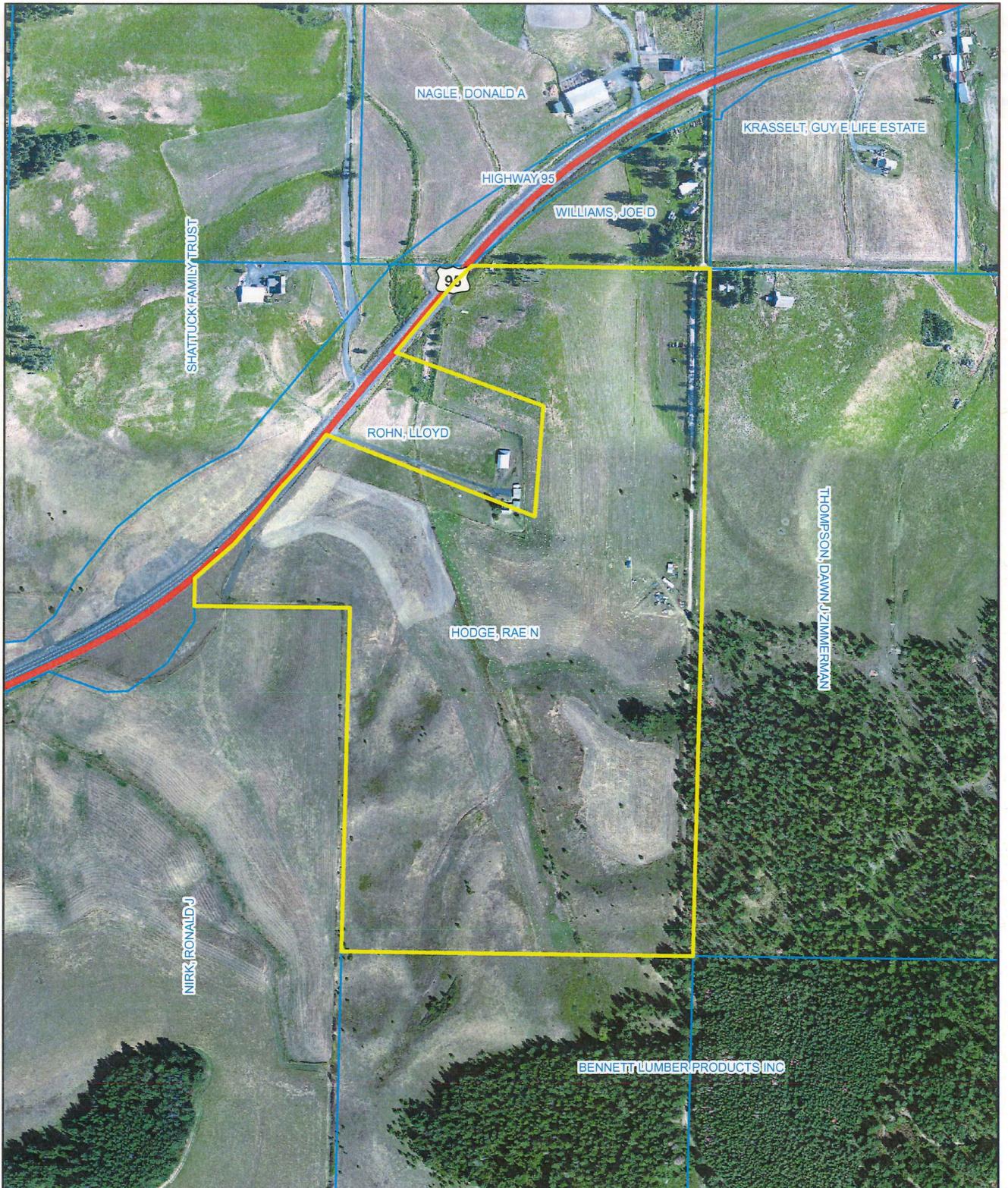


NOTE: This Document is a representation only.
Latah County bears no responsibility for errors or omissions.

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

CUP #923 Aerial Photograph and Adjacent Property Owner Map

Planning & Building Department



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

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. V.
CUP # 923	Date Determined Technically Complete 5/27/14		By M. V. V.
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

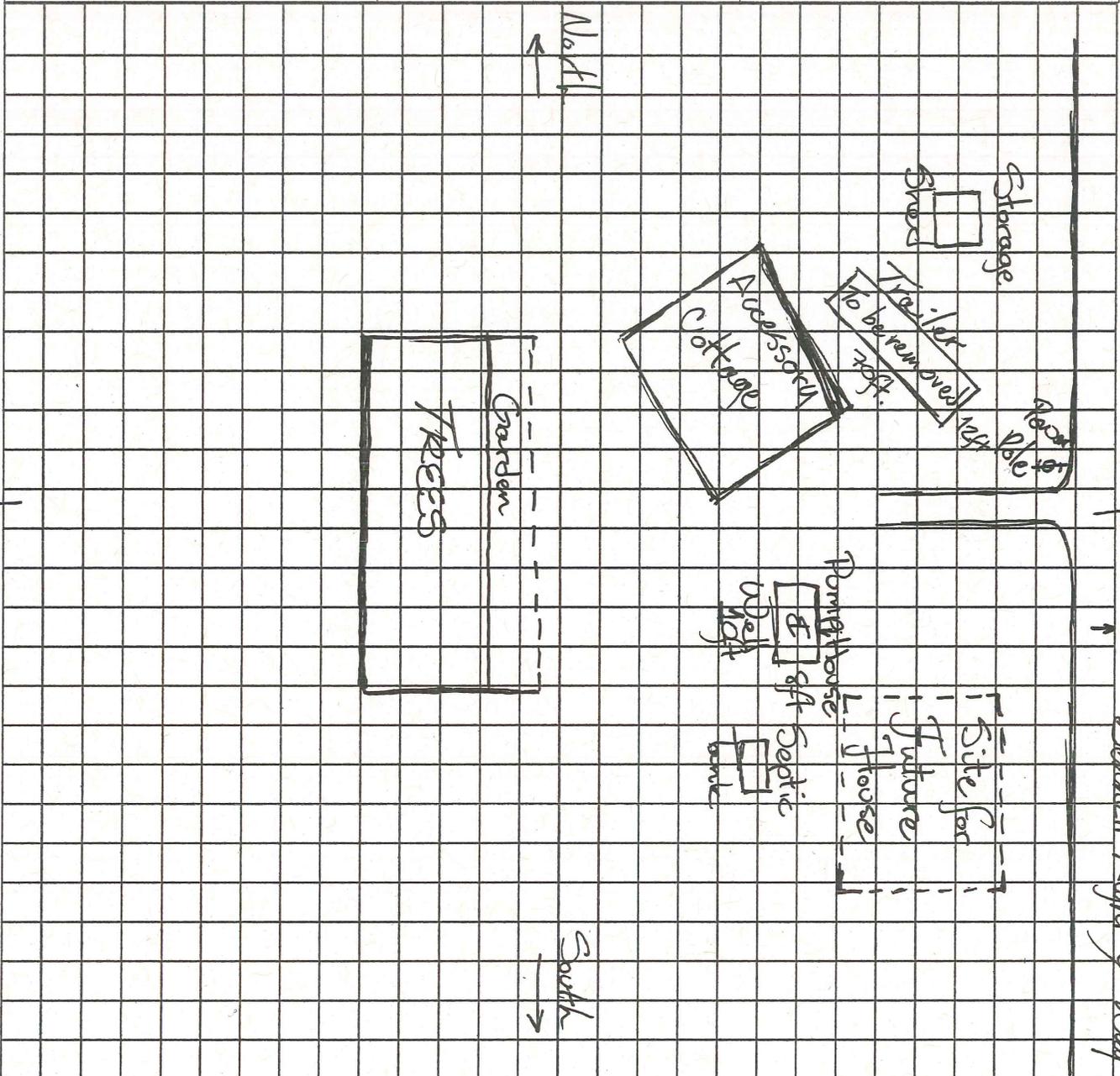
ADDRESS: _____ TOTAL ACREAGE OF PARCEL: _____

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



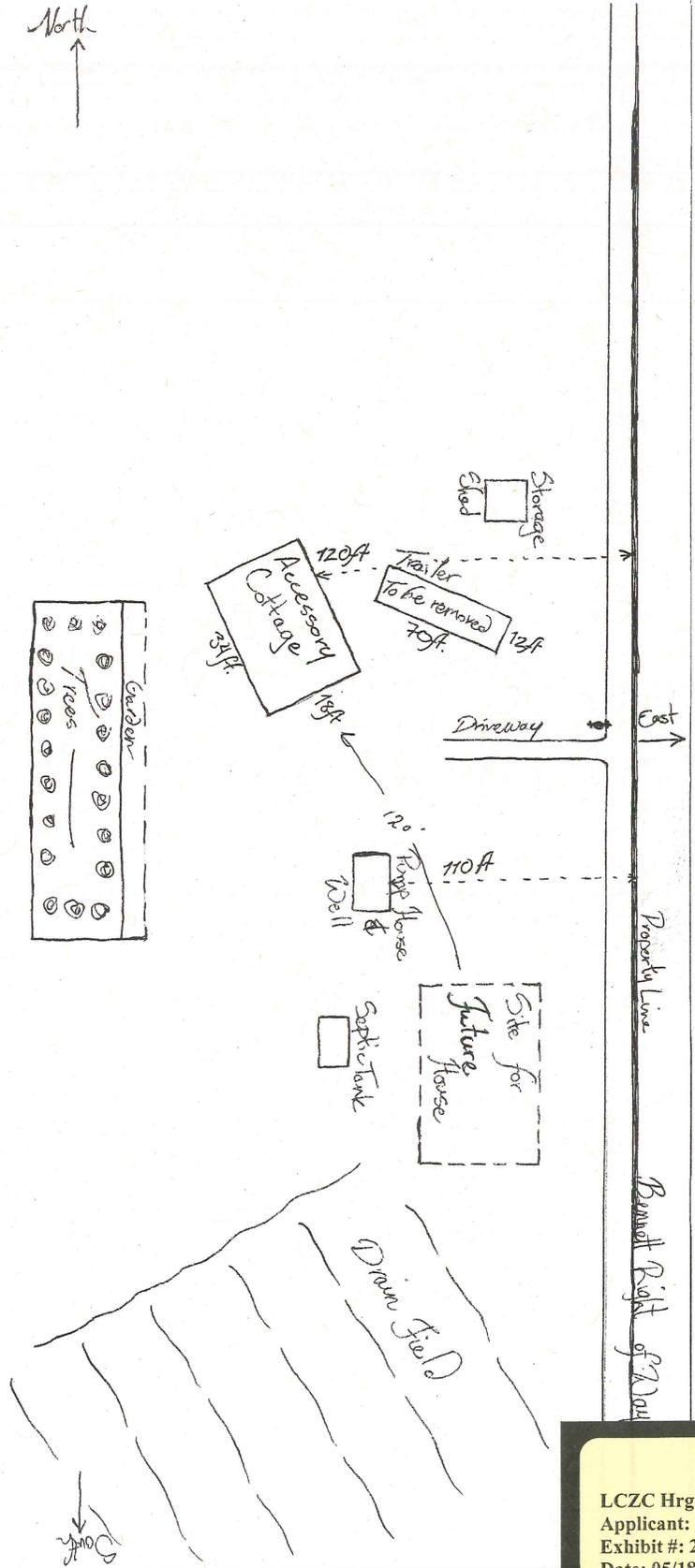
I/We certify that the proposed construction will conform to the dimensions and uses shown and that no changes will be made without first obtaining approval.

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

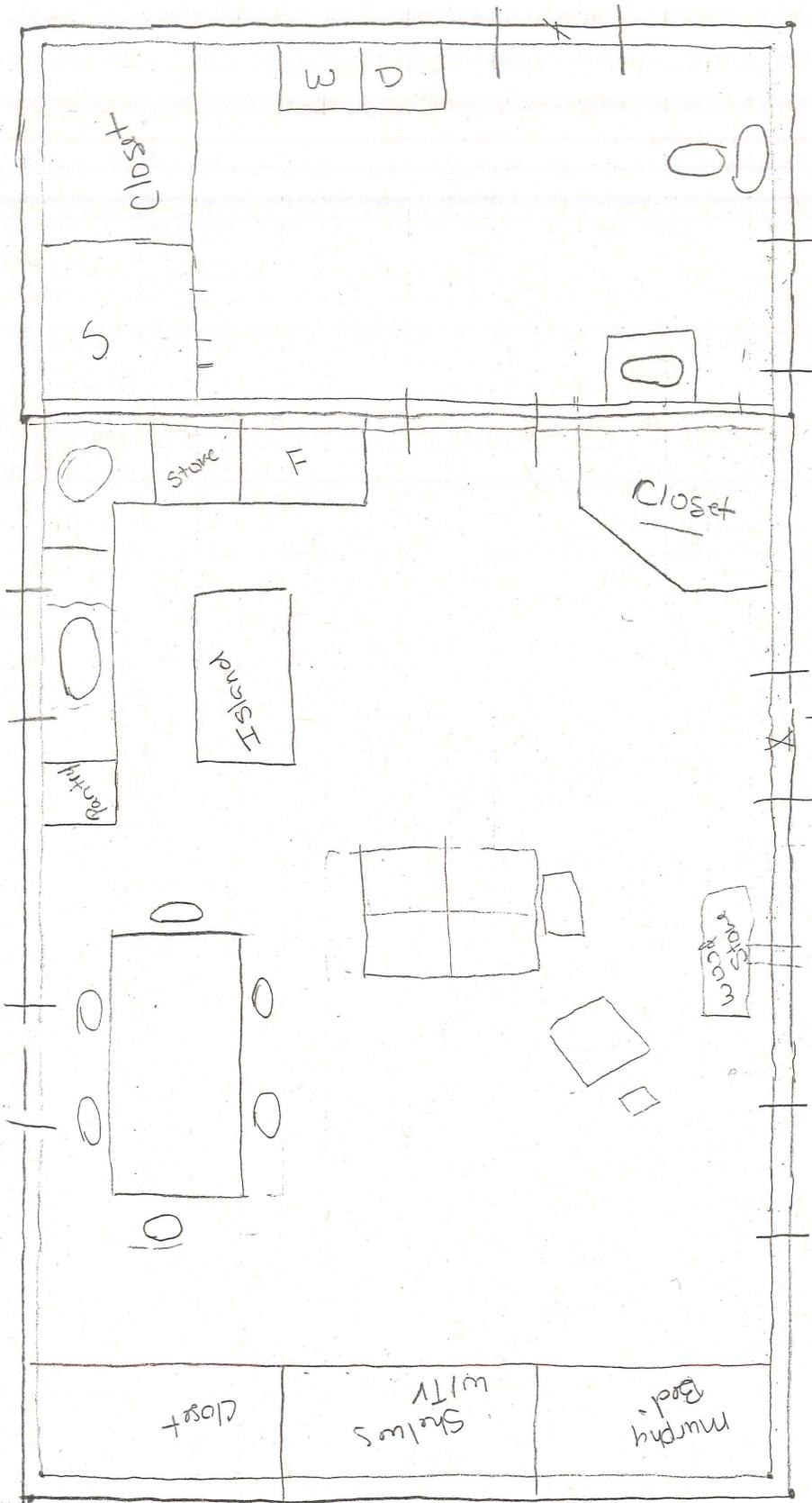
LCZC Hrg: CUP 923
 Applicant: Hodge
 Exhibit #: 2B
 Date: 05/18/2014

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:

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 18 th , 2014 |

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:

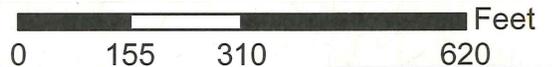
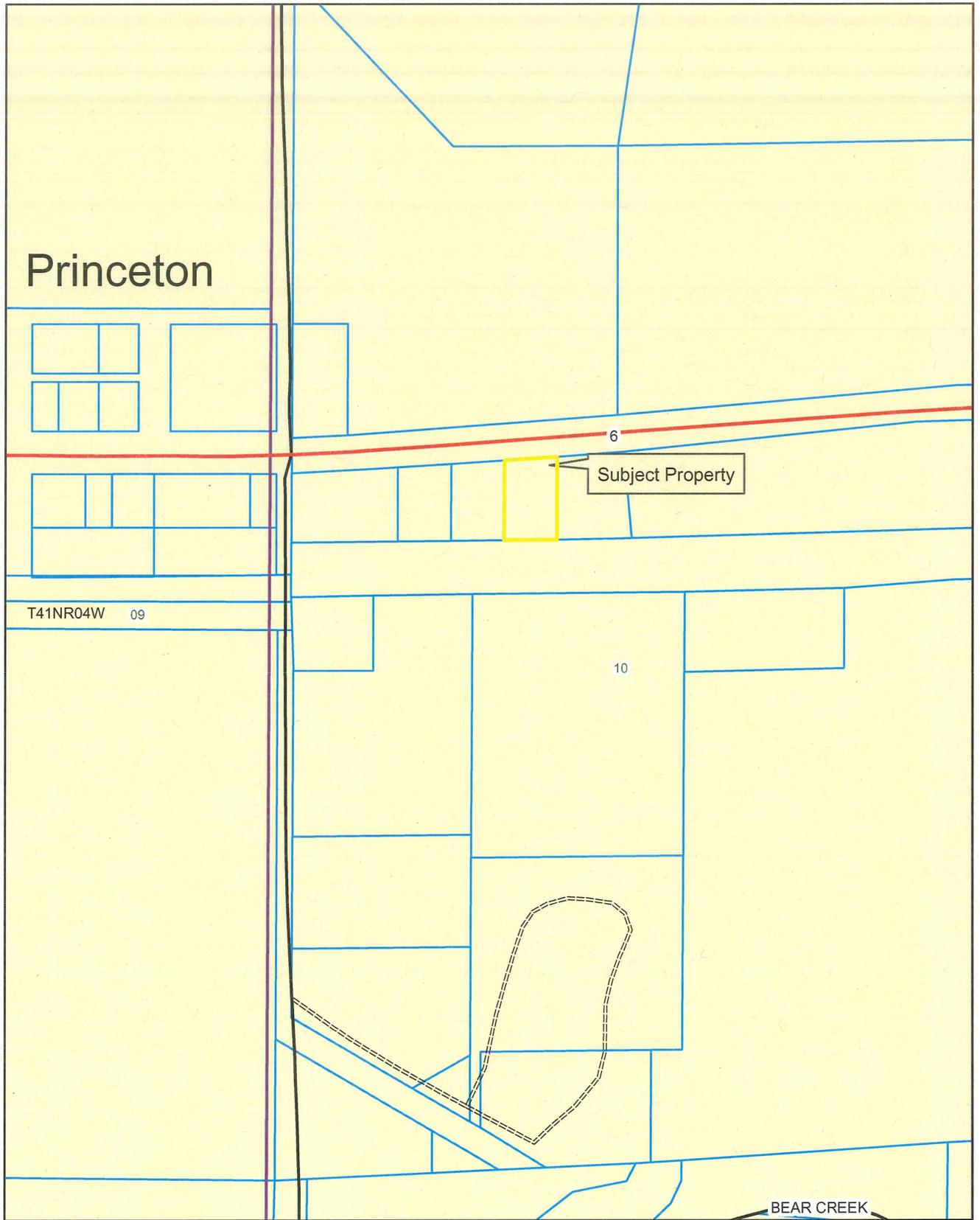
Section 3.01 Agriculture/Forest

Article 7 Variances

Latah County Comprehensive Plan

VAR #924 Comprehensive Plan and Vicinity Map

Planning & Building Department



Legend

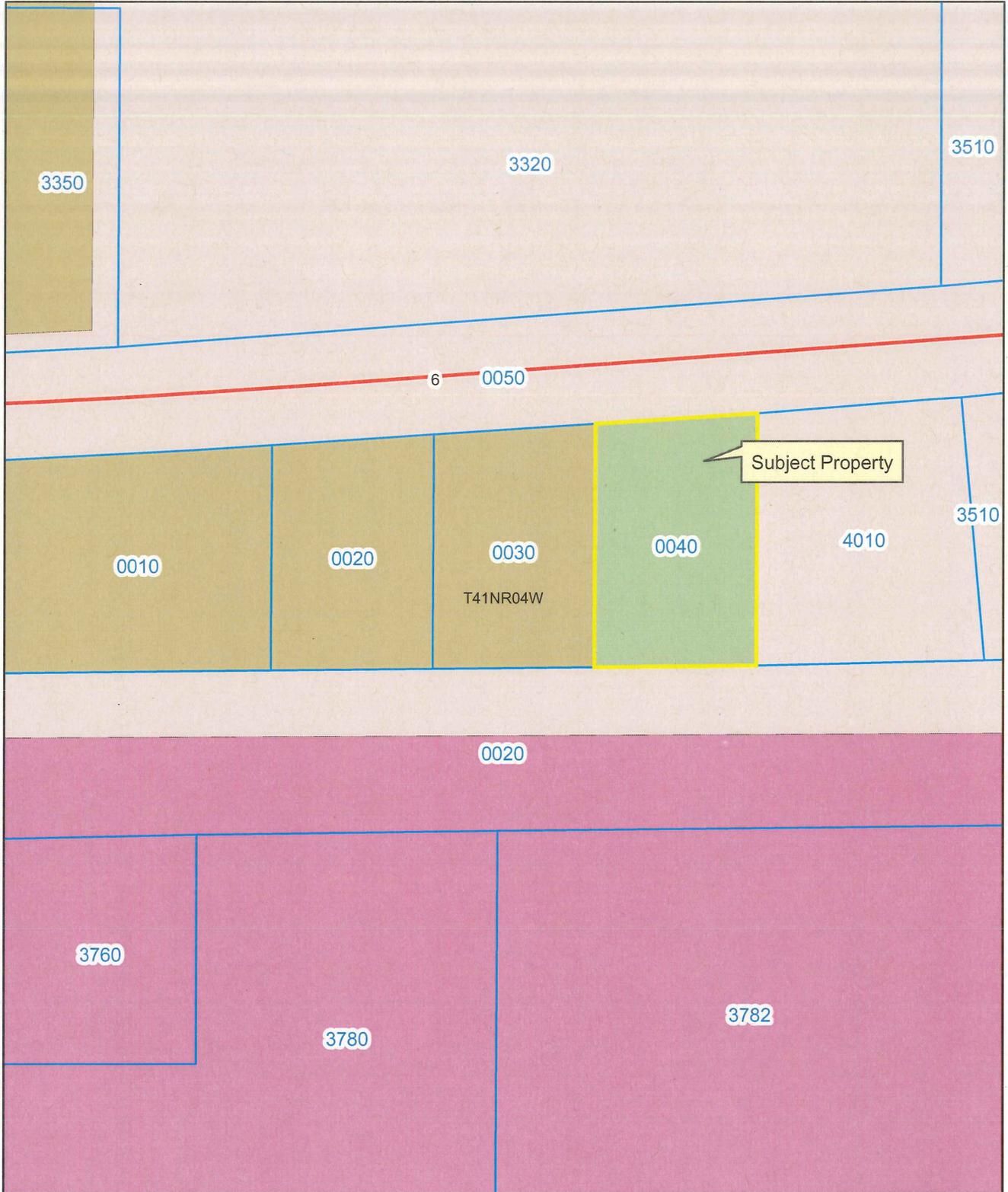
Comprehensive Plan	 ICR
ZONE	 PRODUCTIVE
 AFR	 RURAL
 AOI	

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

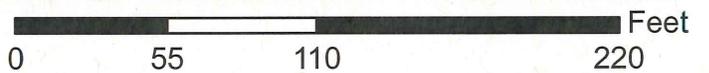


NOTE: This Document is a representation only.
Latah County bears no responsibility for errors or omissions.

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 8 1/2" 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.

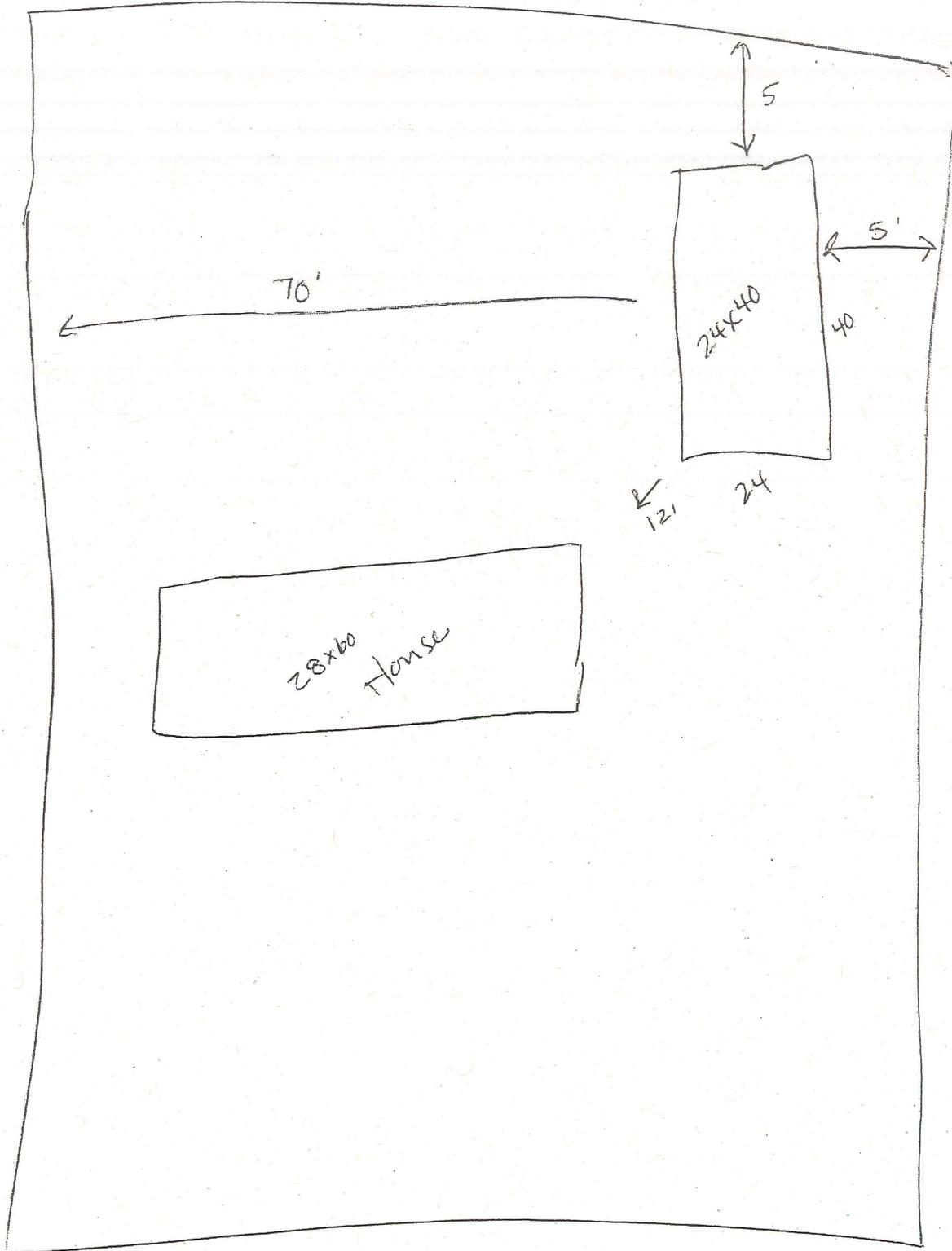
We do not feel that the shop will be detrimental in any way to any of our neighbors.

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

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 RP016750000040A.

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:

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