

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

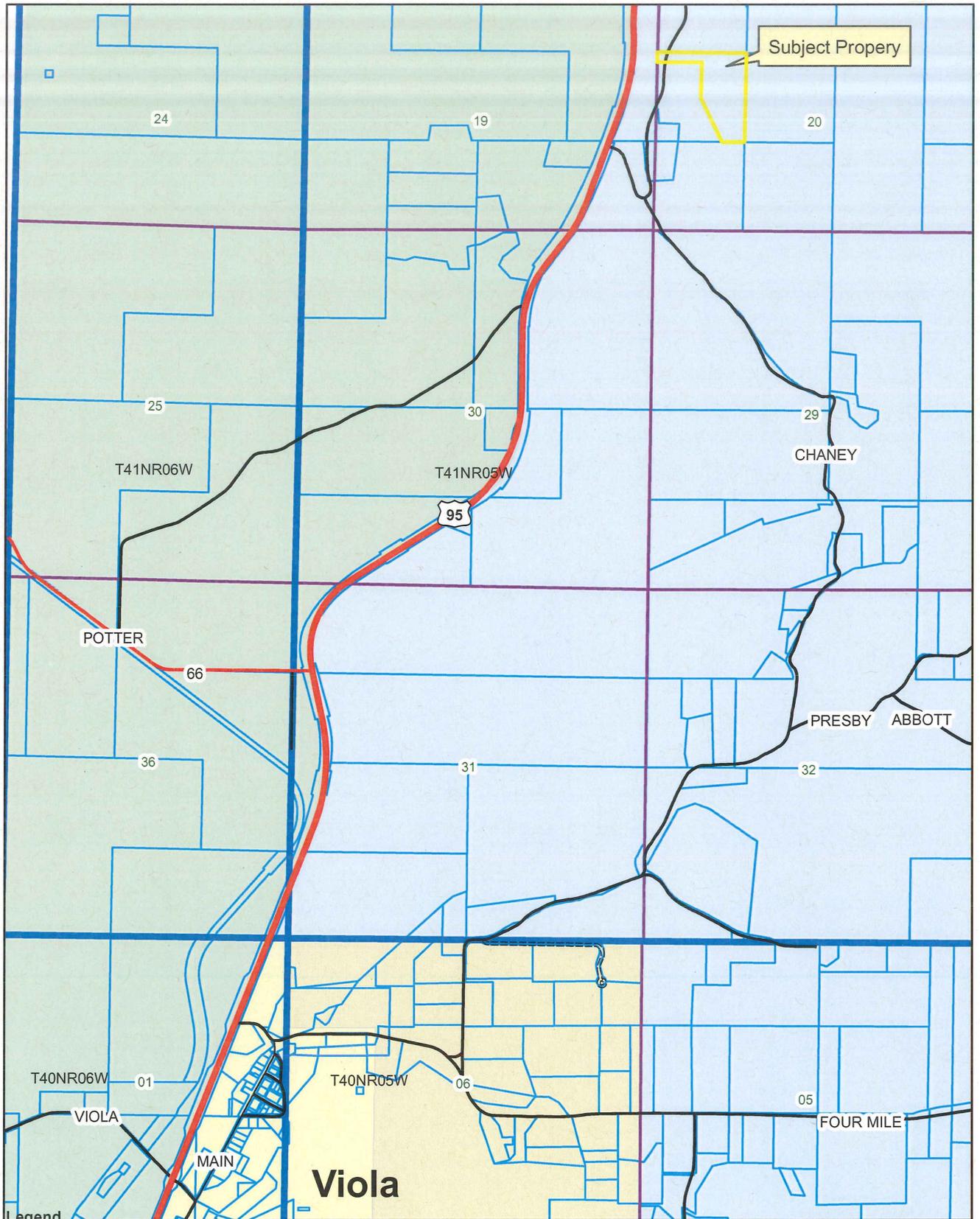
Latah County Land Use Ordinance # 269, as amended:

Section 3.01 Agriculture/Forest Zone
Article 7 Conditional Use Permits

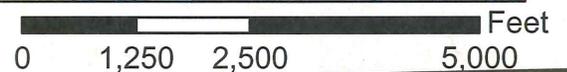
Latah County Comprehensive Plan

CUP #920 Comprehensive Plan and Vicinity Map

Planning & Building Department



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

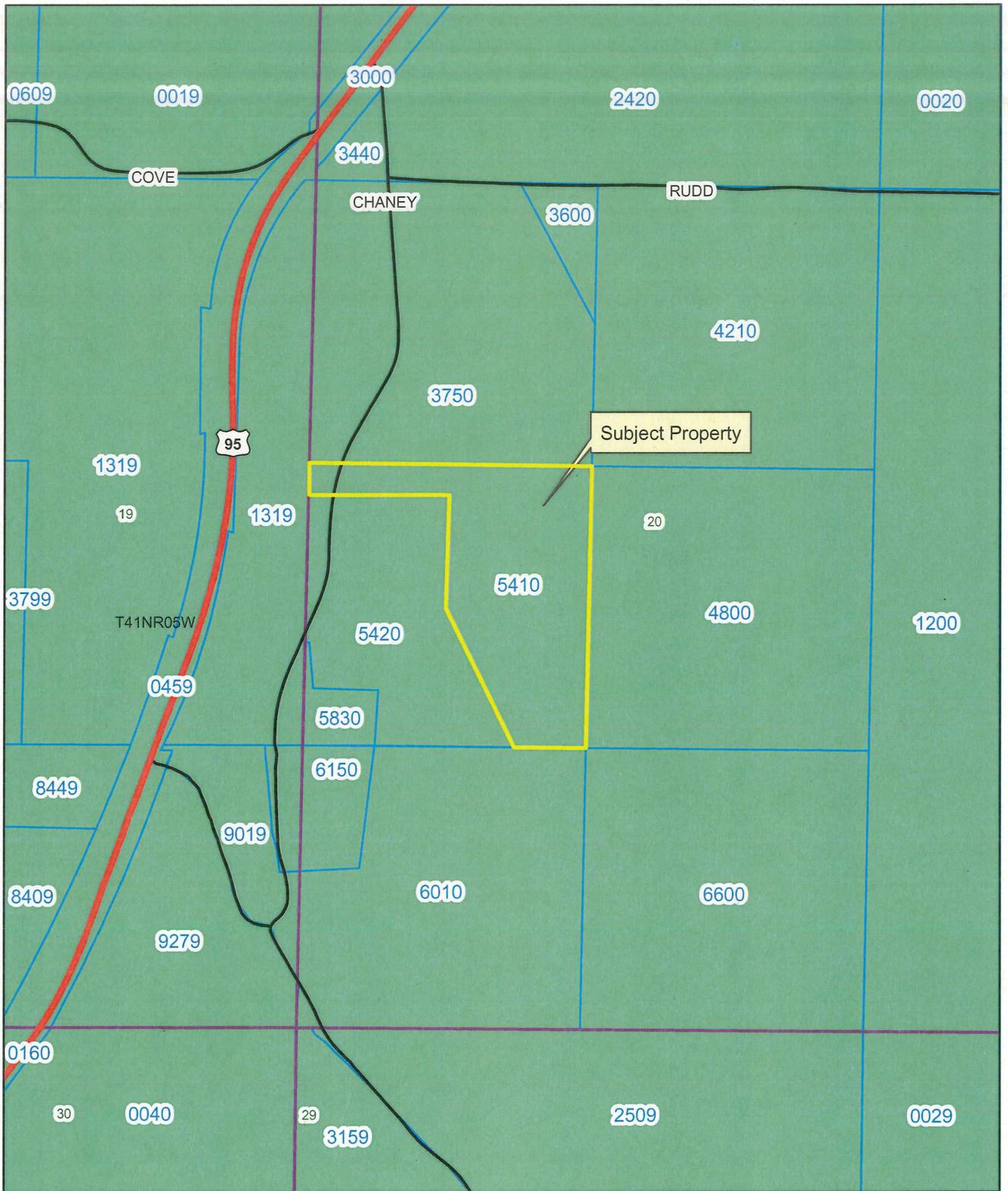


NOTE: This Document is a representation of the Comprehensive Plan. Latah County bears no responsibility for the accuracy of the information shown.

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

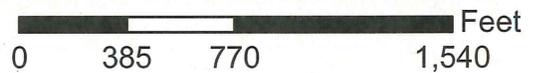
CUP #920 Zoning Map

Planning & Building Department



Legend

Zoning_Districts_2009 ZONE_TYPE Agriculture / Forest

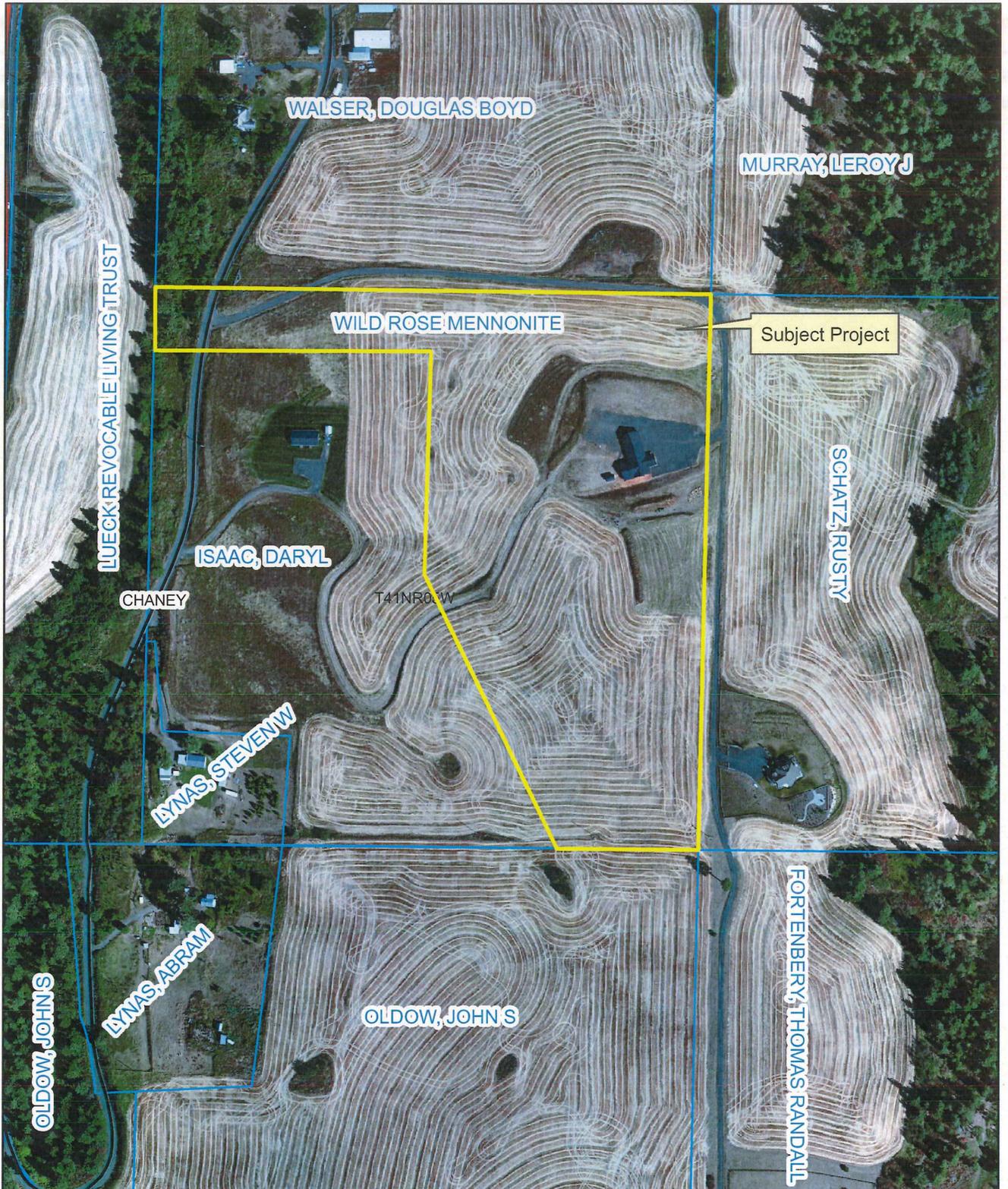


NOTE: This Document is a representation only.
Latah County bears no responsibility for errors or omissions.

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 1240 E Cove</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 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

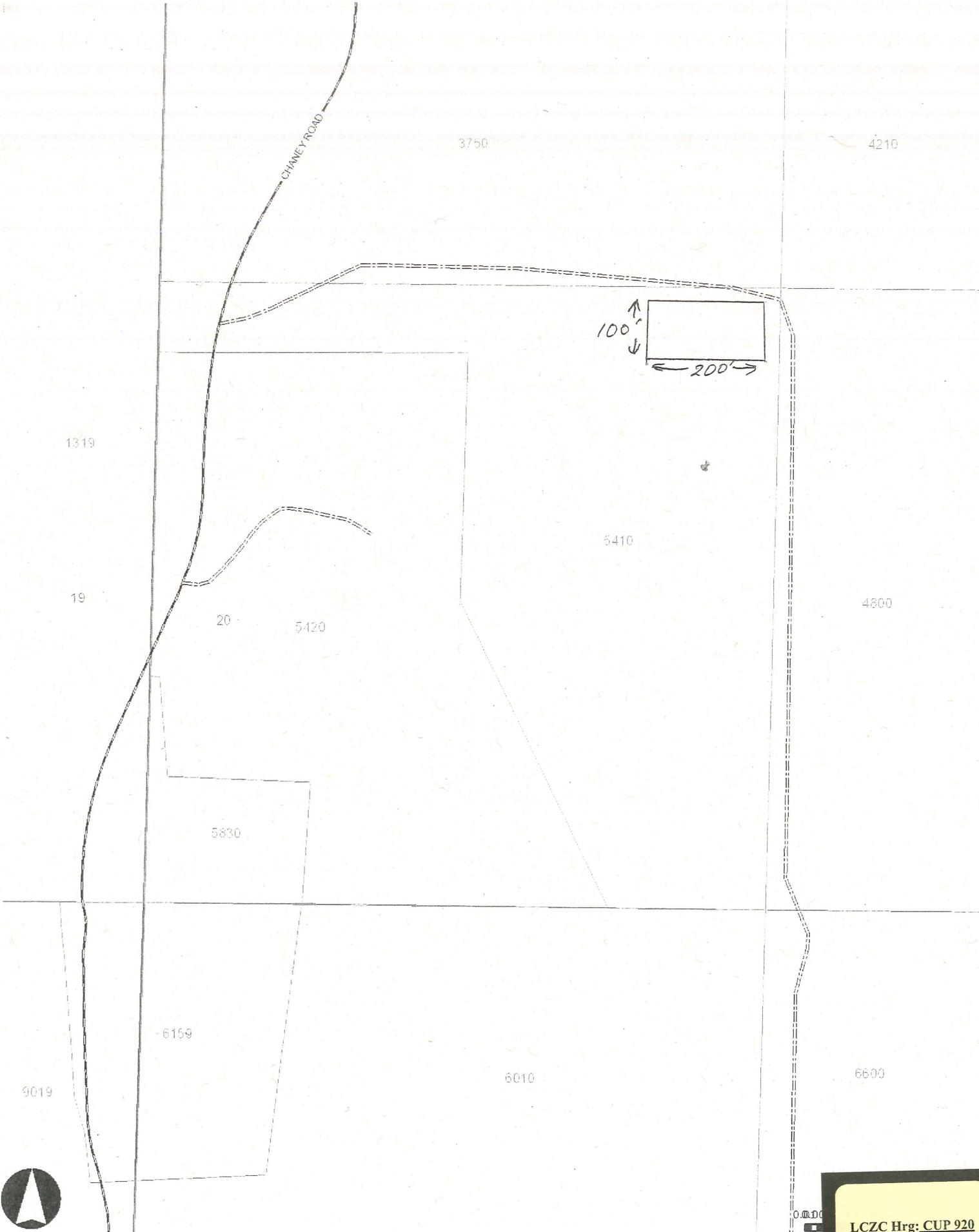
N/A

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.



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:

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