

# LATAH COUNTY ZONING COMMISSION EXHIBIT LIST

Public Hearing for Conditional Use Permit #927

Date: August 20<sup>th</sup>, 2014 Time: 5:30 pm Applicant: Michael Goetz File #: CUP 927

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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 Plan (Submitted by Applicant)
- Exhibit #2C.** Floor Plan (Submitted by Applicant)
- Exhibit #3.** Staff Introduction for Latah County Zoning Commission public hearing for CUP #927 on August 20, 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 118-acre parcel in the Agriculture/Forest zone.

## Description of application:

A request by Michael Goetz for a conditional use permit for an accessory cottage house on approximately 118 acres in the Agriculture/Forest (A/F) zone. The property is located at 1051 Chaney Road, Viola, Idaho in Section 31 of Township 41 North, Range 05 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP41N05W317291A.

## 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:	118 acres
Floodplain:	Zone "C"

### Land Use and Regulations:

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

### Infrastructure/Services:

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

### Applicable Statute, Ordinance, and Comprehensive Plan Sections:

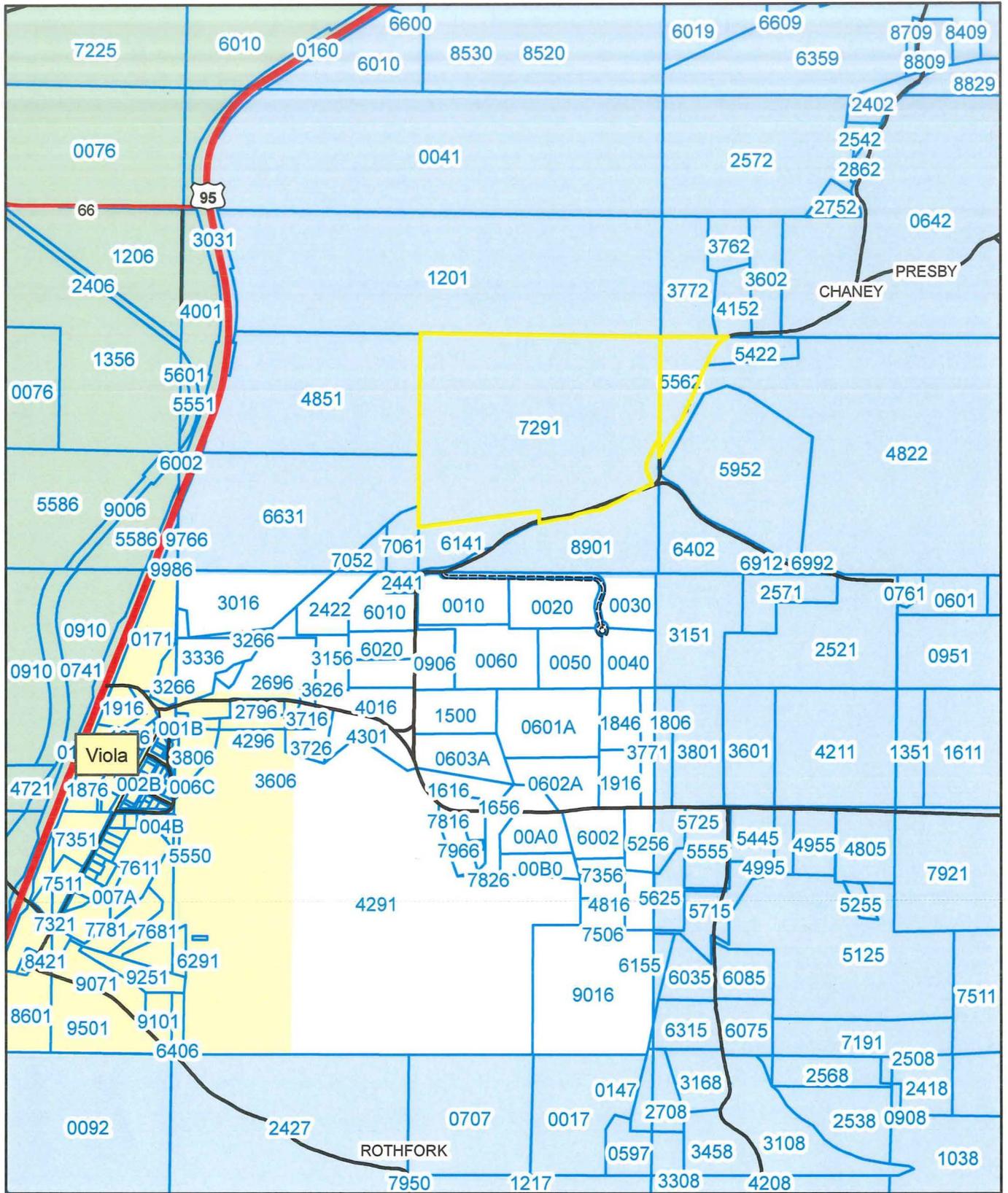
Local Planning Act: Idaho Code 67-6512

Latah County Land Use Ordinance # 269, as amended:

Section 3.01	Agriculture/Forest Zone
Article 7	Conditional Use Permits

Latah County Comprehensive Plan

# CUP #927 Comprehensive Plan and Vicinity Map



**Legend**

**Comprehensive Plan**

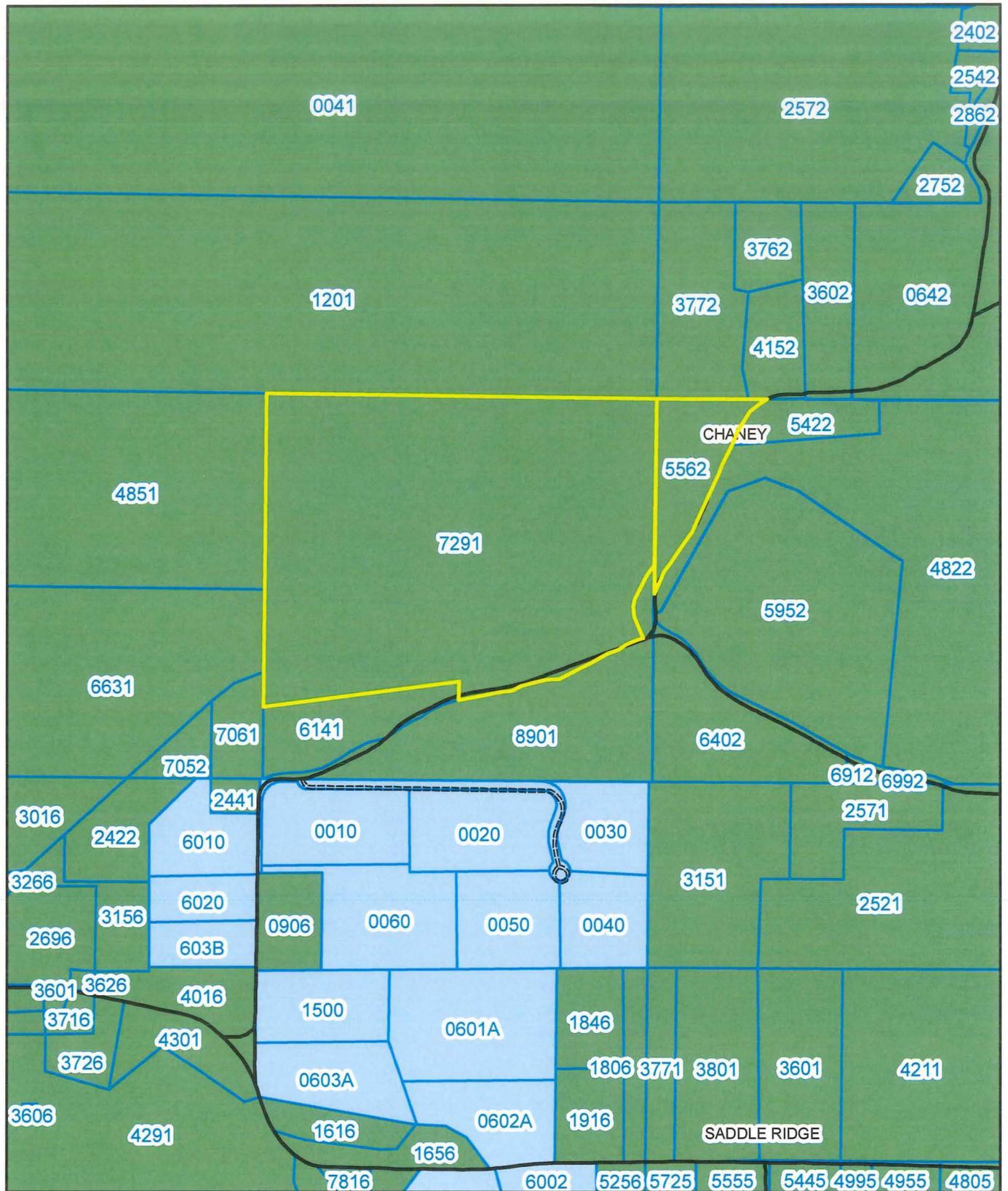
- AOI
- ICR
- PRODUCTIVE
- RURAL



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 927  
 Applicant: Goetz  
 Exhibit #: 1A  
 Date: 08/20/2014

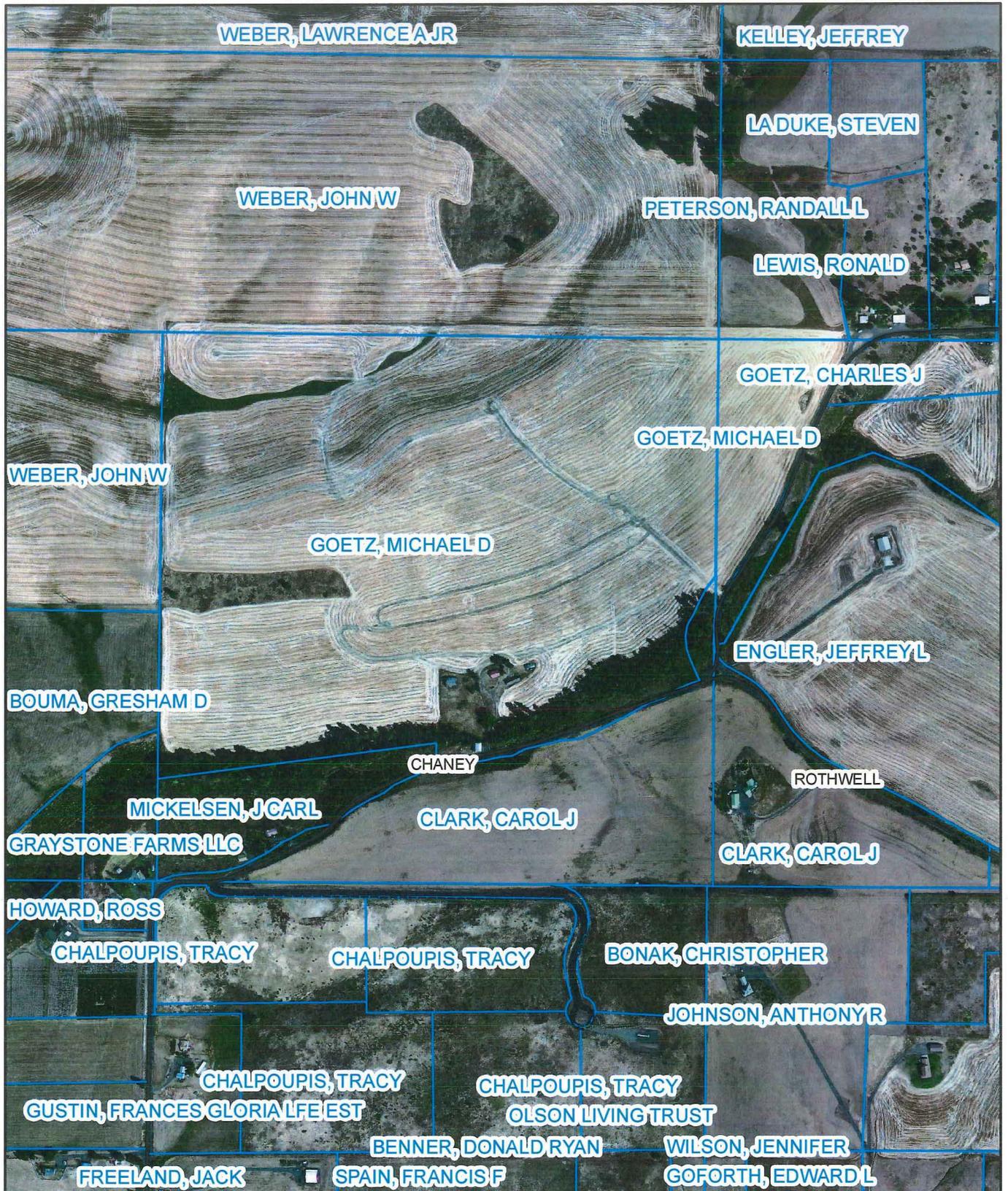
# CUP #927 Zoning Map



NOTE: This Document is a r  
Latah County bears no resp

LCZC Hrg: CUP 927  
Applicant: Goetz  
Exhibit #: 1B  
Date: 08/20/2014

# CUP #927 Aerial Photograph and Adjacent Property Owner Map



NOTE: This Document is a  
Latah County bears no res

LCZC Hrg: CUP 927  
Applicant: Goetz  
Exhibit #: 1C  
Date: 08/20/2014



# 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 X Michael Goetz		b. Home Phone / Work Phone 2088873154		c. Email	
d. Mailing Address X 1051 Chaney Rd		e. City Viola		f. State ID	g. Zip code 83872
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) RP41N05W3255C02 RP41N05W317291			b. Parcel Address (if applicable)		
c. Acreage of Existing Parcel 110	d. Zoning AF	e. Comprehensive Plan Designation		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 N/A		j. Road Used to Access Site Chaney	

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

a. Fire District	b. Road District North Latah	c. School District Moscow
d. Source of Potable Water (i.e. water district or private well)		e. Sewage Disposal (i.e. sewer district or private septic system)

### 4. Adjacent Properties Information

a. Zoning of Adjacent Properties AF	b. Existing Uses of Adjacent Properties SFR / Agri
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### 5. Permit Information

a. Proposed Use Accessory Cottage 624 sq ft.
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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?
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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 Michael D. Goetz	b. Date
c. Signature of Property Owner (if different than applicant)	d. Date

### Office Use Only

Date Received 7/23/14	Amount 300.00	Receipt No. 981737	By [Signature]
CUP # 927	Date Determined Technically Complete 8/7/14		By [Signature]
Hearing Date 8/20/14			

### 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 shows the subject parcel and adjoining parcels.
- Other Attachments: Required by staff for certain proposed uses.

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 Applicant: Goetz  
 Exhibit #: 2  
 Date: 08/20/2014



## Conditional Use Permit Narrative Worksheet

### Application Information

Applicant's Name

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.

Replacing Demolished Barn with new horse Barn with Living area in loft.

### Existing Uses of Property

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

Farm Land, Shop, Small garden Barn, horse pasture.

### 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.

The proposed project will in fact enhance the safety and enjoyment in that the old dangerous, ugly, Barn will be torn down and a new "fancy" horse barn placed in its place. This will allow horses to graze the pasture without getting hurt and recreation to those who enjoy horses.

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

Owner is paying for all facilities and services.

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Applicant: Goetz  
Exhibit #: 2A  
Date: 08/20/2014

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

This is farm/Ranch land and we understand our proposed use complies with plan.

In addition to your response above, please explain your proposal's consistency with the preceding 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

Barn will be used for hay & horses with living quarters above

b. Population Element

Single Family

c. Housing Element

Conforms to Codes & Reviews of Building Department

d. Economic Development Element

Establishes land use which fits in to area.

e. Public Services, Facilities, and Utilities Element

No public cost. well, sewer, electric, Road, private

f. School Facilities and Student Transportation Element

1 student possibly living here, place for horses

g. Transportation Element

Access through Existing private Road

h. Natural Resource Element

Cleans up old barn and Beautifies Site.

i. Special Areas Element

No Special areas

j. Hazardous Areas Element

No Known Hazards

k. Recreation Element

N/A

l. Land Use Element

Adds Value by cleaning up hazards of old Barn,  
and Increases property values. Does not Adversely affect  
land use element.

m. Property Rights Element

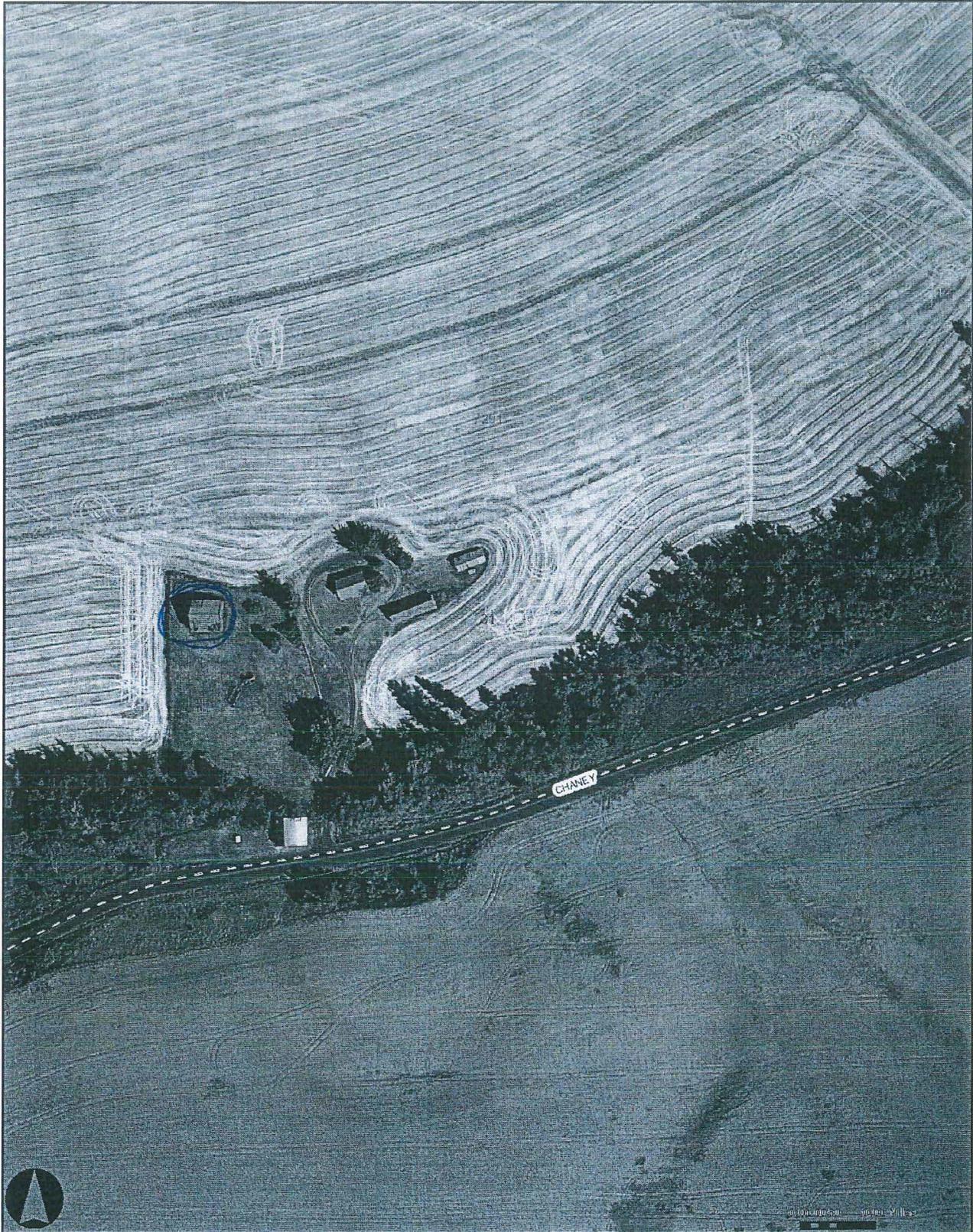
No Violation of Rights

n. Water Resources Element

Existing well

Replacing circled bldg

Map

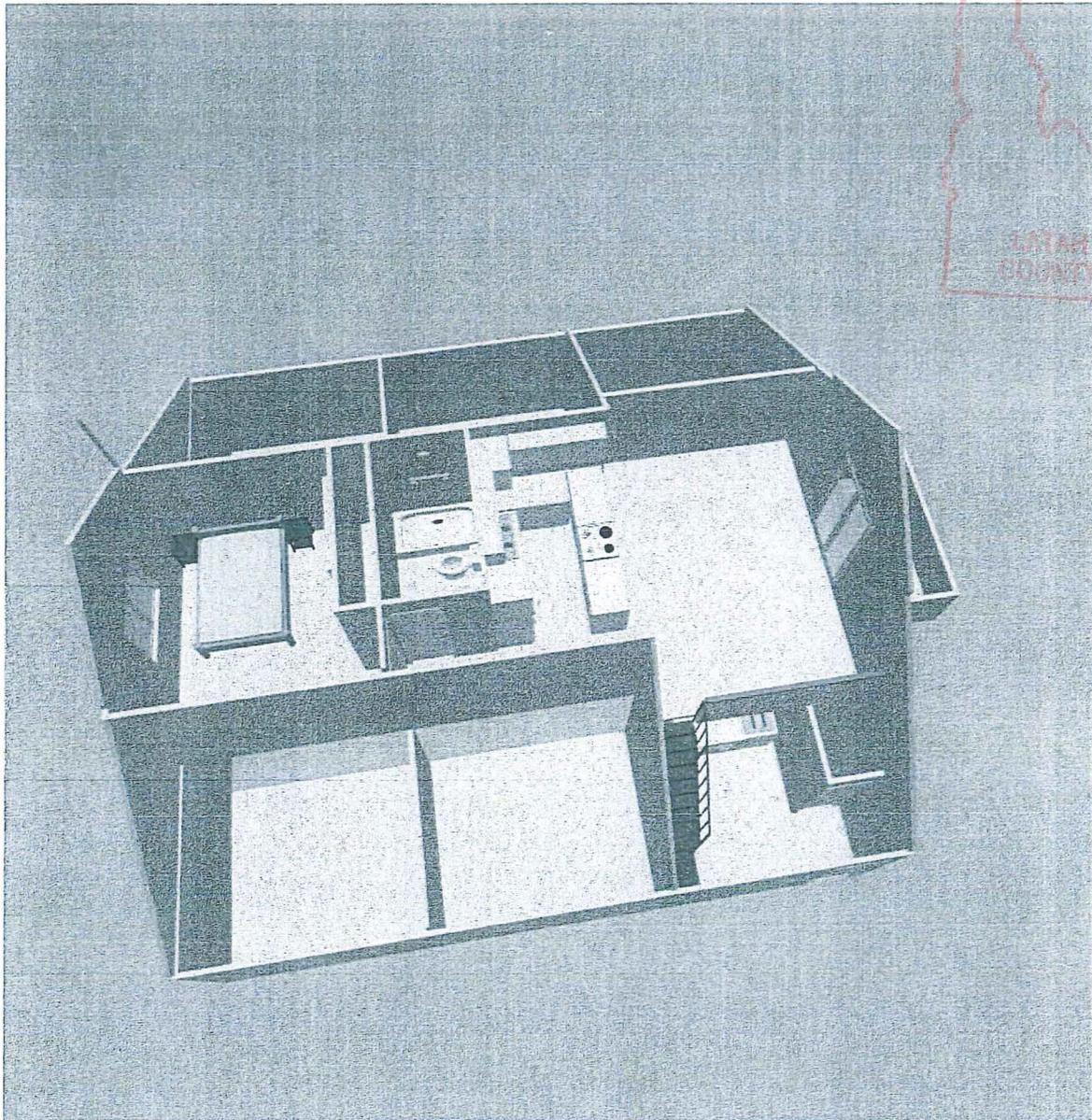


↑  
 ~ 1600'  
 ↙  
 ~ 1300'  
 ↓  
 ~ 300'

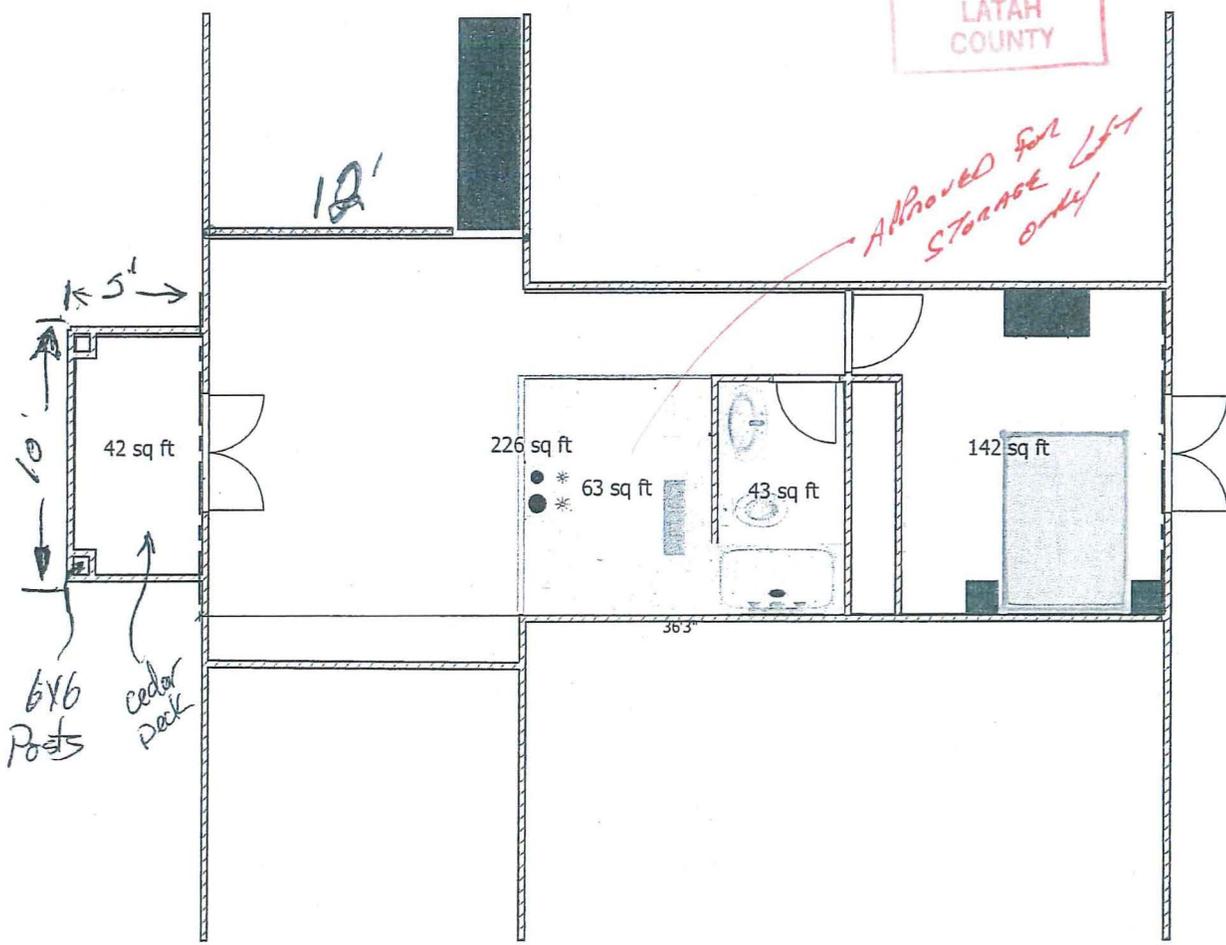
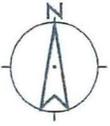
→  
 ~ 1100'

LCZC Hrg: CUP 927  
 Applicant: Goetz  
 Exhibit #: 2B  
 Date: 08/20/2014

Over View



LCZC Hrg: CUP 927  
Applicant: Goetz  
Exhibit #: 2C  
Date: 08/20/2014



LATAH COUNTY  
REVIEWED FOR CODE COMPLIANCE

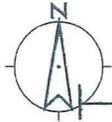


Building Code[s]: 2009 I.R.C. / 2012 I.R.C.

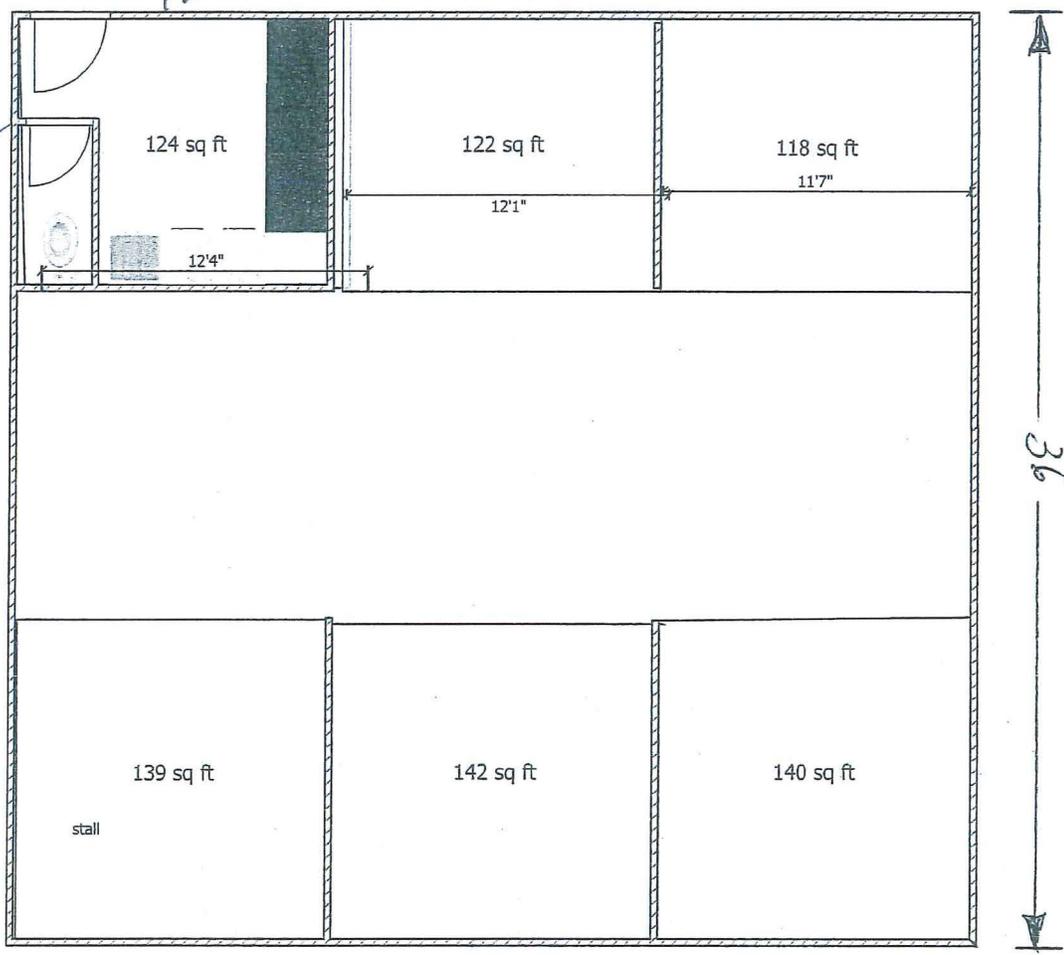
Energy Code: N/A

Date: 2/25/14

Building Official: [Signature]

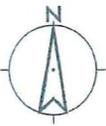


36"

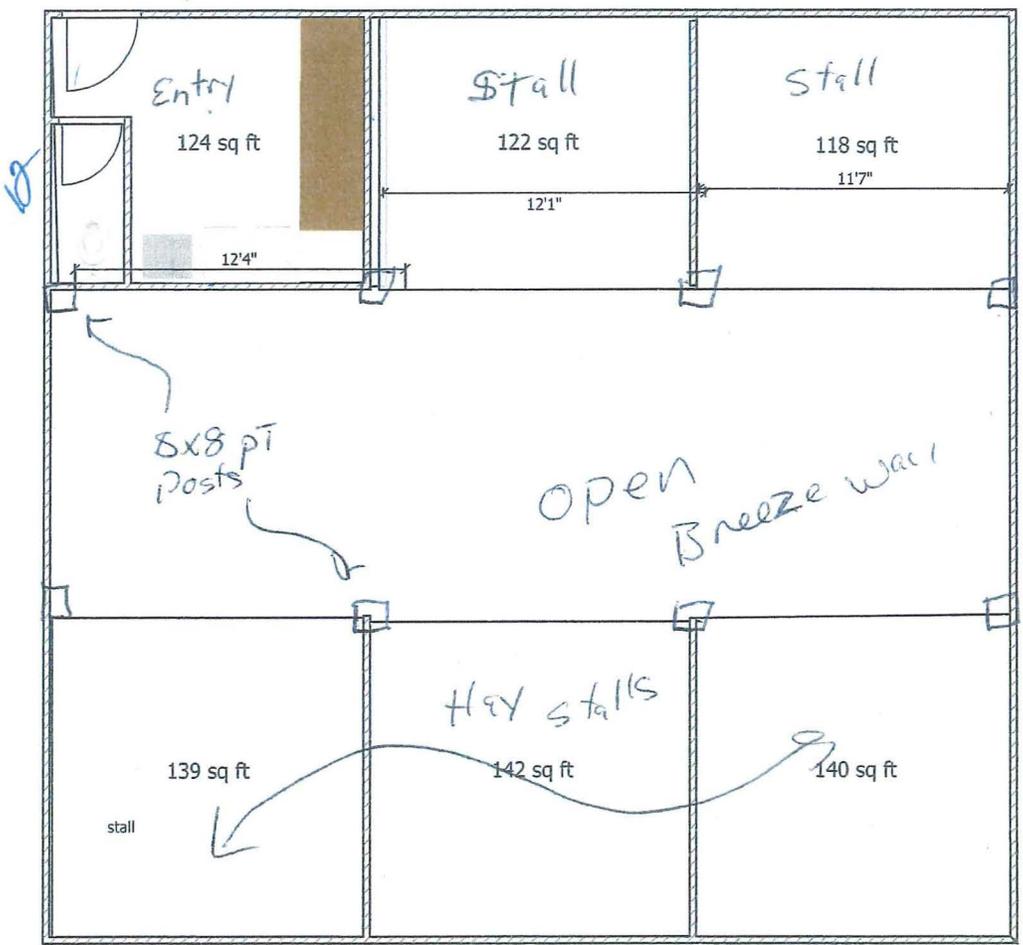


5'  
24" Pier  
24" Pier

# Mach floor



12.



## CUP #927 – Staff Introduction

A request by Michael Goetz for a conditional use permit for an accessory cottage house on approximately 118 acres in the Agriculture/Forest (A/F) zone. The property is located at 1051 Chaney Road, Viola, Idaho in Section 31 of Township 41 North, Range 05 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP41N05W317291A.

### *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   |
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