

LATAH COUNTY ZONING COMMISSION EXHIBIT LIST
Public Hearing for Conditional Use Permit #926

Date: August 20th, 2014 **Time:** 5:30 pm **Applicant:** Thomas and Nancy Heward **File #:** CUP 926

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 #926 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 4.5-acre parcel in the Agriculture/Forest zone.

Description of application:

CUP #926 – A request by Thomas and Nancy Heward for a conditional use permit for an accessory cottage house on approximately 4.5 acres in the Agriculture/Forest (A/F) zone. The property is located at 1000 Spring Valley Road, Troy, Idaho in Section 05 of Township 39 North, Range 03 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP39N03W051825.

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: 4.5 acres
Floodplain: Zone "C"

Land Use and Regulations:

Comprehensive Plan Designation: Industrial Commercial Residential
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: Spring Valley Road
Fire Protection: Troy Fire District

Applicable Statute, Ordinance, and Comprehensive Plan Sections:

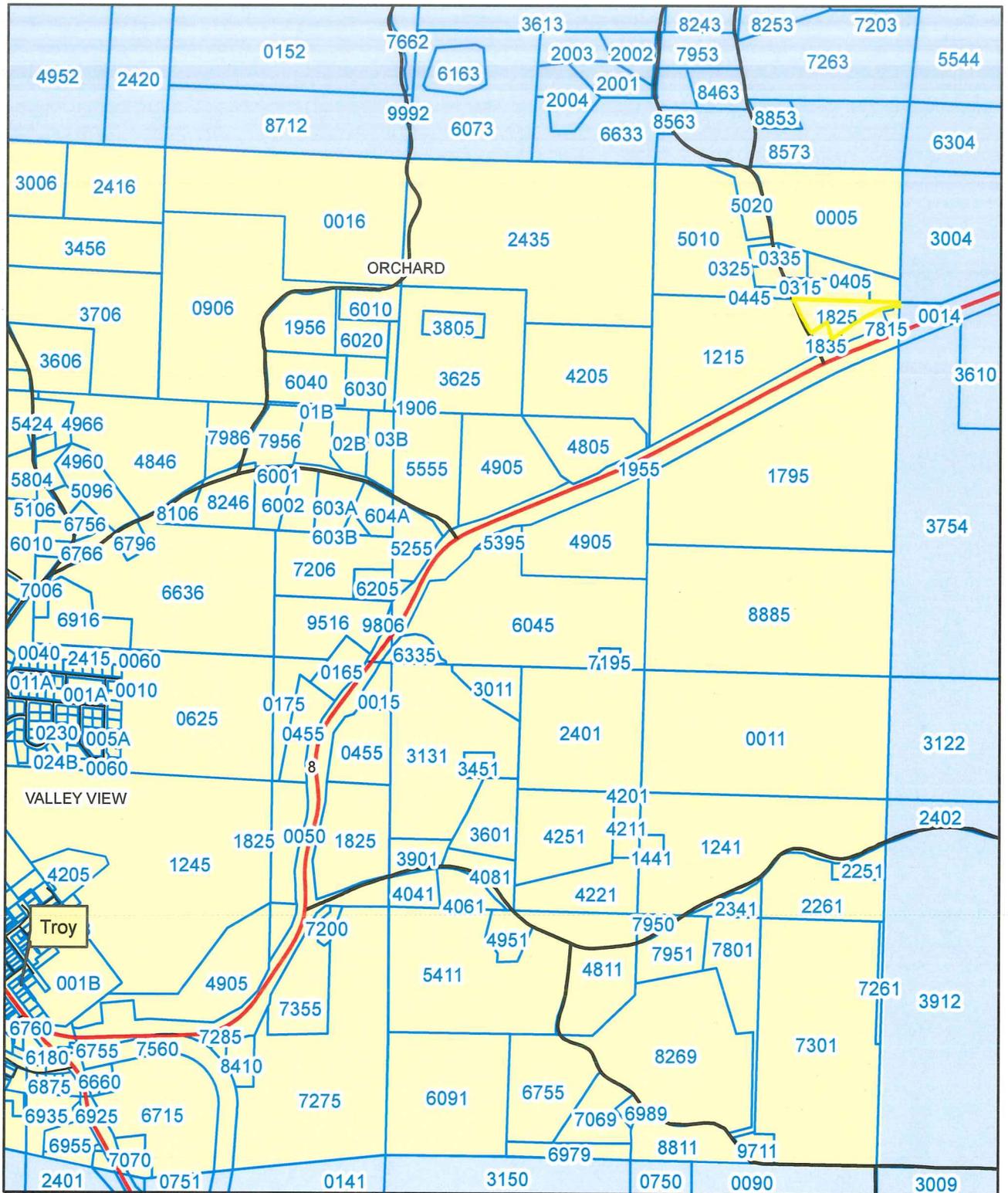
Local Planning Act: Idaho Code 67-6512

Latah County Land Use Ordinance # 269, as amended:

Section 3.01 Agriculture/Forest Zone
Article 7 Conditional Use Permits

Latah County Comprehensive Plan

CUP #926 Comprehensive Plan and Vicinity Map



Legend

Comprehensive Plan

ZONE

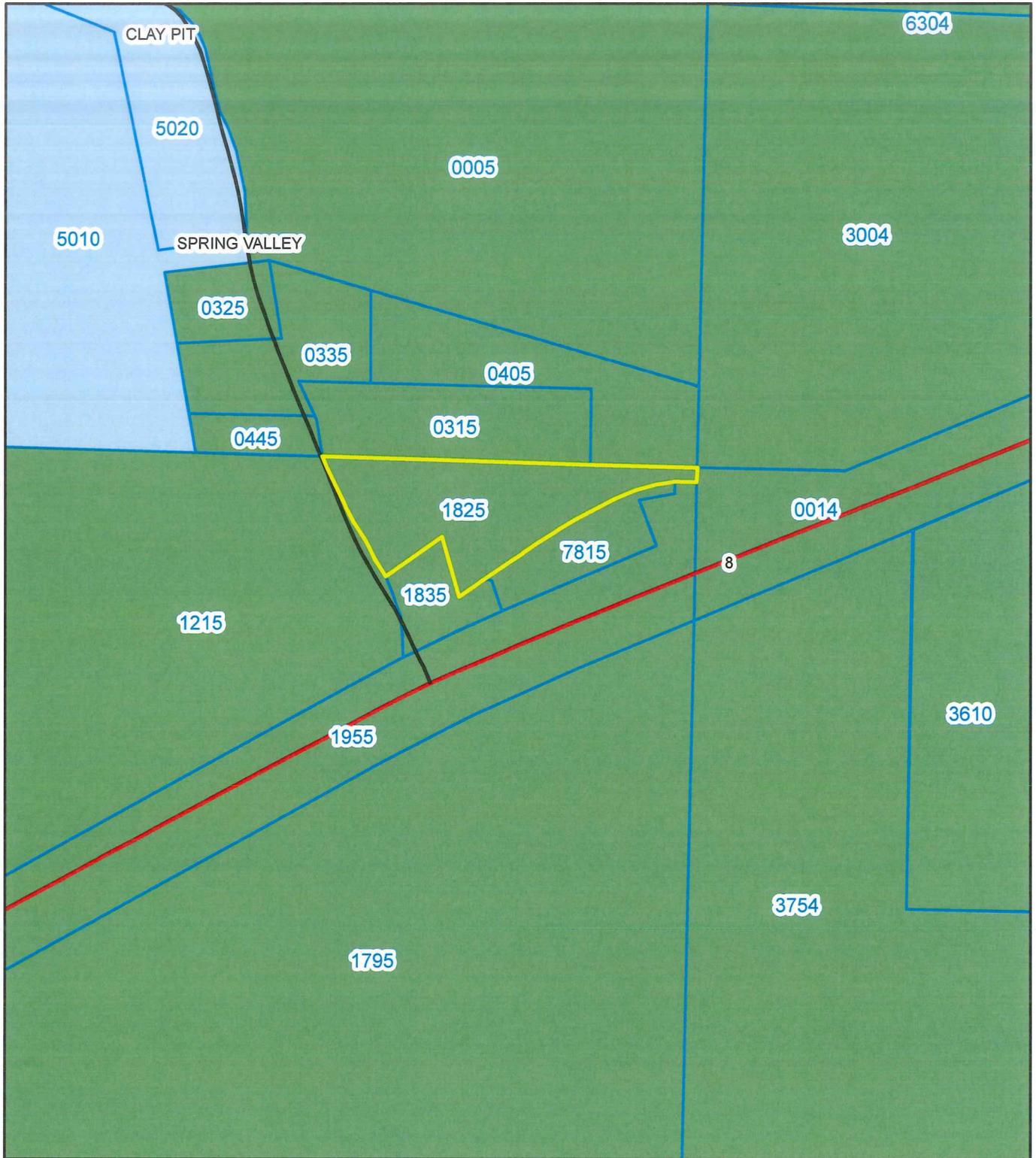
- AOI
- ICR
- PRODUCTIVE
- RURAL



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

LCZC Hrg: CUP 926
Applicant: Heward
Exhibit #: 1A
Date: 08/20/2014

CUP #926 Zoning



Legend

Zoning_Districts_2009

ZONE_TYPE

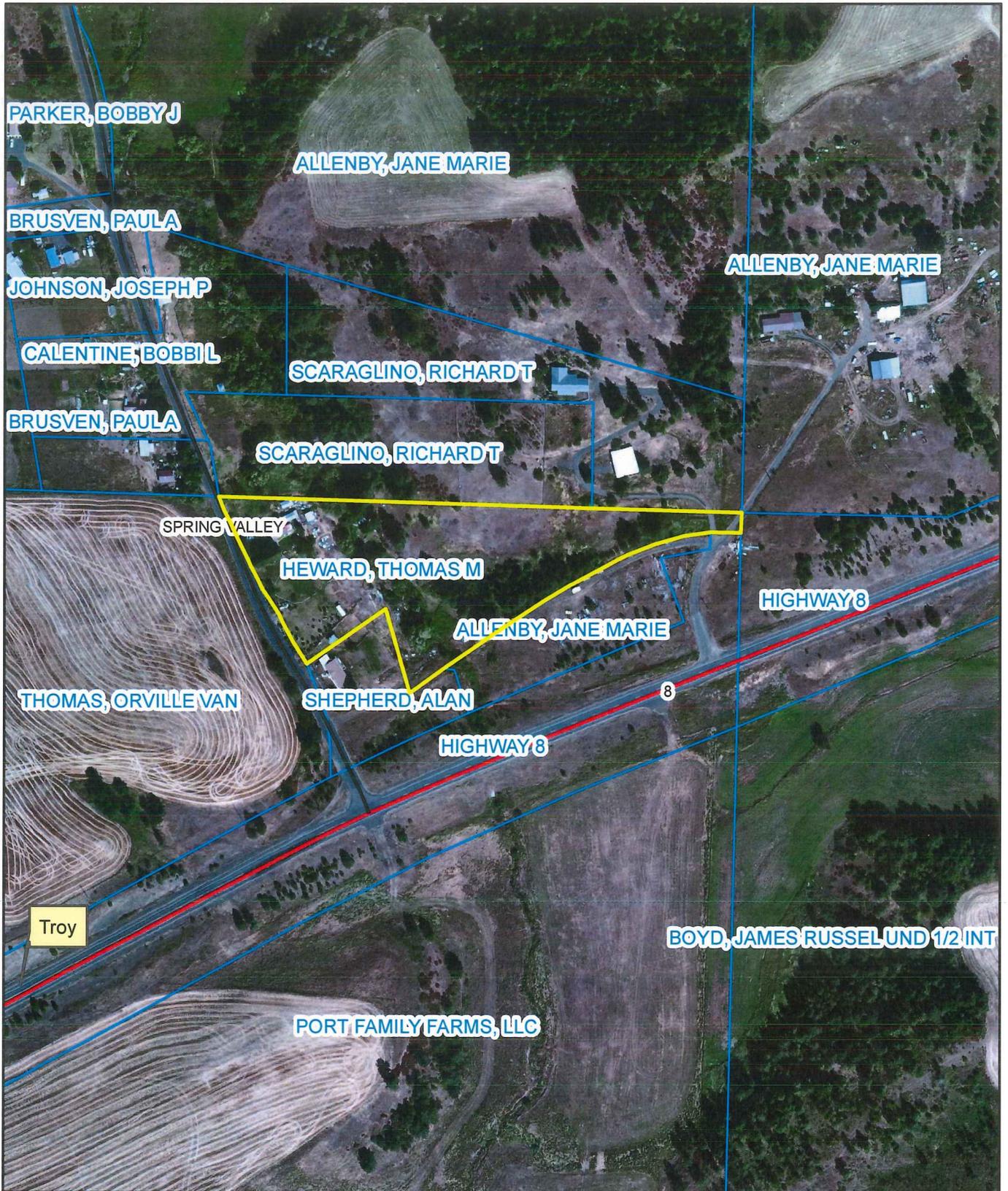
	Motor Business
	Multiple Family Residential
	Agriculture / Forest
	Agriculture / Forestry
	Area of Impact - Genesee
	Commercial
	Industrial
	Municipality
	Rural Residential
	Single-Family Residential
	Single-Family Residential (R1)
	Suburban Residential



NOTE: This Document is a report prepared for Latah County. Latah County bears no responsibility for the accuracy of the information presented herein.

LCZC Hrg: CUP 926
 Applicant: Heward
 Exhibit #: 1B
 Date: 08/20/2014

CUP #926 Aerial and Adjacent Property Owners Map



NOTE: This Document is a
Latah County bears no res

LCZC Hrg: CUP 926
Applicant: Heward
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 Thomas M. Heward		b. Home Phone / Work Phone 208-835-4960/208-885-6734		c. Email thomash@uidaho.edu	
d. Mailing Address 1000 Spring Valley Rd.		e. City Troy		f. State Idaho	g. Zip code 83871
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) SE 1/4 NE 1/4, Lot 1, Section 5, T39N, R03W, S05/825			b. Parcel Address (if applicable) 1000 Spring Valley Rd, Troy, Idaho		
c. Acreage of Existing Parcel 4.5	d. Zoning	e. Comprehensive Plan Designation	f. Floodplain designation(s) no floodplain/LOMA	g. FEMA Panel # 12013	
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 Spring Valley Rd.		

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
residential

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

a. Fire District Troy	b. Road District North Idaho	c. School District Troy
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 residential/agricultural	b. Existing Uses of Adjacent Properties residential, farming
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5. Permit Information

a. Proposed Use
Use of former primary residence as an extension of the newer residence — 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?

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>Thomas M. Heward</i>	b. Date 7-2-14
c. Signature of Property Owner (if different than applicant)	d. Date

7. Attachments

All attachments should be reproducible in black and white at 8½" 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 / certain proposed uses.

Office Use Only

Date Received 7/3/14	Amount 300.00	Receipt No. 921702	By TS
CUP # 926	Date Determined Technically Complete 7/15/2014		By M 2
Hearing Date 8/20/14			



Conditional Use Permit Narrative Worksheet

Application Information

Applicant's Name
Thomash Heward

Phone Number
208-835-4960

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.

This building is the former primary residence at 1000 Spring Valley Rd., Troy, Idaho

It is located approximately 180 feet from the new house we currently occupy.

We are applying for continued use of this building for the following purposes:

Storage of unused furniture and personal items; location of hobby items such as

Ham radio equipment, crafts, etc.; occasional sleeping accommodations for visiting family.

Existing Uses of Property

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

This property is residential. A good portion of the 5 acres is undeveloped due to a hilly, basalt terrain.

There are two driveways for access to the property, but there is no garage.

There are currently three "outbuildings"/sheds used for storage as needed.

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 use, as an extension of our personal living space, is not detrimental to the health or safety of our neighbors or to those who pass through the area on Spring Valley Rd.

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

Maintaining our residential status should assure the county that there will be no services or costs affecting the public either through taxes or other means.

LCZC Hrg: CUP 926
Applicant: Heward
Exhibit #2A
Date: 08/20/2014

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

There will be nothing about the conversion of this building that is counter to Latah County's 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

The building is not counter to any aspect of the county design element.

b. Population Element

There will be no change in the number of residents living on this property.

c. Housing Element

The building will not be used as a primary residence. As such it has been replaced by the new house on the property.

d. Economic Development Element

The building is part of a residential zoning and has no effect on any aspect of county development.

e. Public Services, Facilities, and Utilities Element

a Conditional Use Permit for this building will not require any additional services, facilities or utilities.

f. School Facilities and Student Transportation Element

There are no public school-aged children at this residence.

g. Transportation Element

Nothing regarding this building requires any county transportation.

h. Natural Resource Element

There will be no impact on surrounding natural resources with the use of this building.

i. Special Areas Element

This building will be used in keeping with existing residential zoning guidelines.

j. Hazardous Areas Element

– Use of this building will not introduce use of or production of hazardous materials.

k. Recreation Element

The building in question does not interfere with any local recreation areas.

In fact, maintaining the property as residential use is beneficial to keeping the corridor of Spring Valley Road a more scenic approach to the recreation at Spring Valley Reservoir.

l. Land Use Element

There would be no change in the current use of the property on which this building is located.

m. Property Rights Element

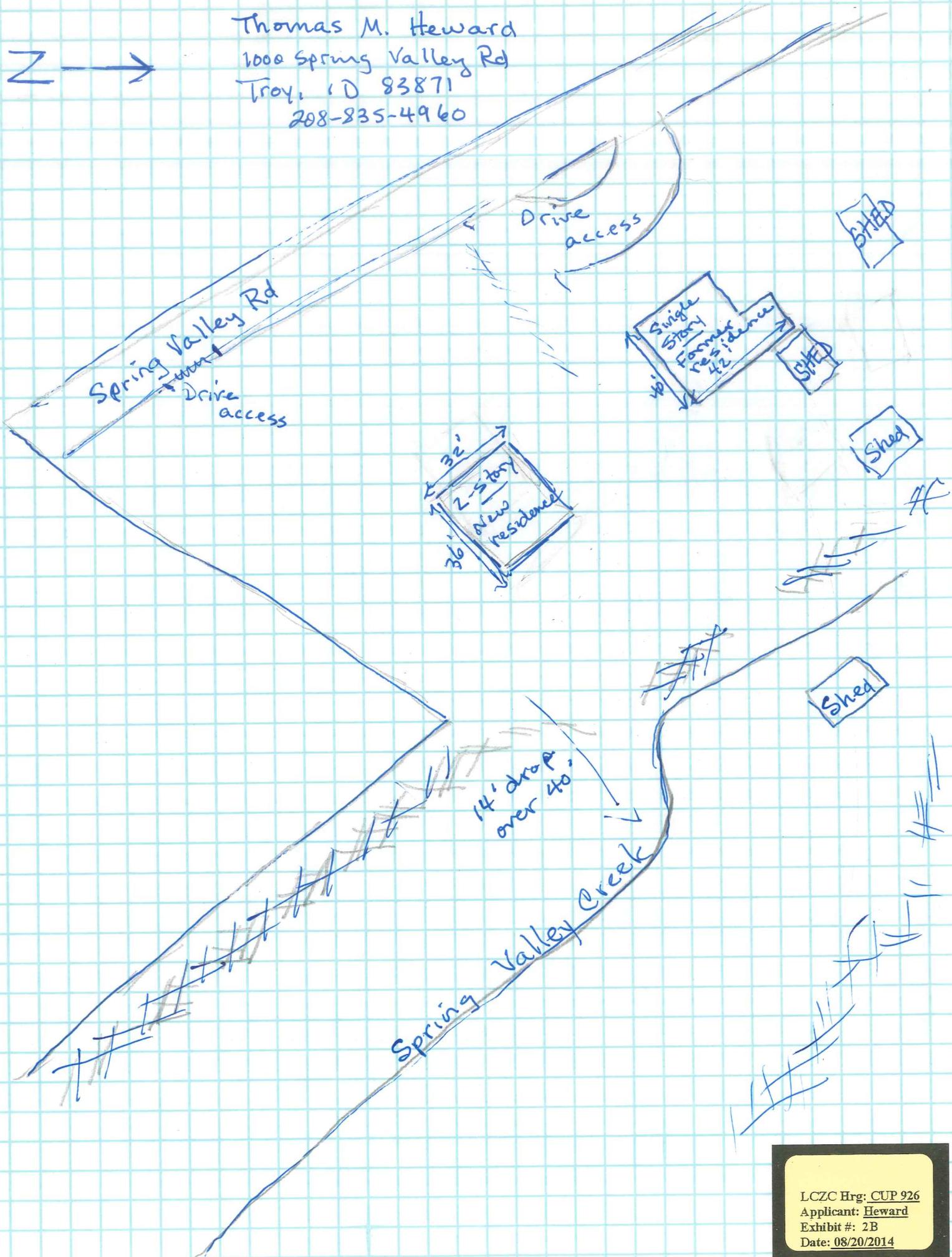
Nothing about retaining this building as an extension of the primary residence infringes upon any neighboring property.

n. Water Resources Element

Existing water resources will be protected by the property owner; no aspect of this building's use interferes with that intent.



Thomas M. Heward
1000 Spring Valley Rd
Troy, ID 83871
208-835-4960



LCZC Hrg: CUP 926
Applicant: Heward
Exhibit #: 2B
Date: 08/20/2014



CUP #923 – Staff Introduction

A request by Thomas and Nancy Heward for a conditional use permit for an accessory cottage house on approximately 4.5 acres in the Agriculture/Forest (A/F) zone. The property is located at 1000 Spring Valley Road, Troy, Idaho in Section 05 of Township 39 North, Range 03 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP39N03W051825.

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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