

**LATAH COUNTY ZONING COMMISSION EXHIBIT LIST**  
Public Hearing for Variance #933

**Date:** November 19<sup>th</sup>, 2014    **Time:** 5:35 pm    **Applicant:** Steve Ely    **File #:** VAR 933

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**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  |
| <b>Exhibit #1C.</b> | Adjoining Property Owners and Aerial Photograph Map   |
| <b>Exhibit #1D.</b> | Detail Site Map   |
| <b>Exhibit #1E.</b> | Approximate Property Line Map   |
| <b>Exhibit #2.</b>  | Application Form (Submitted by Applicant)   |
| <b>Exhibit #2A.</b> | Applicant's Narrative (Submitted by Applicant)  |
| <b>Exhibit #3.</b>  | Staff Introduction for Latah County Zoning Commission public hearing for VAR #933 on November 19 <sup>th</sup> , 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 25 feet from the centerline of a public right of way.

## Description of application:

**VAR #933** – A request by Steve Ely for a variance to allow a 25-foot setback in lieu of the 60-foot setback from the center line of a public right-of-way that is required for the home located at 3498 Hwy 6 #4 Princeton, Idaho, in Section 09, Township 41 North, Range 04 West, B.M., in Latah County and referenced as Assessor's Parcel Number RP01810001001AA.

The completed application was received by the Latah County Planning and Building Department on November 4<sup>th</sup>, 2014. The request would result in a reduction of the residential setback from a public right-of-way from 60-ft to 25-ft on Highway 6 in order to bring a non-conforming residence into setback compliance. The application was signed by the applicant, Steve Ely.

## 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:** 0.918 acres  
**Floodplain:** Zone "C"

### Land Use and Regulations:

**Comprehensive Plan Designation:** Industrial/Commercial/Residential  
**Existing Zoning:** Suburban Residential  
**Existing Uses:** Mobile Home Park  
**Neighboring Zoning:** Suburban Residential, Residential, Commercial, Industrial  
**Neighboring Uses:** Residential/Agriculture

### Infrastructure/Services:

**Water:** Private Well  
**Sewer:** Princeton-Hampton Sewer District  
**Access:** 3498 Highway 6  
**Schools:** Potlatch School District

**Fire Protection:**  
**Law Enforcement:**

Potlatch Fire District  
Latah County Sheriff

**APPLICABLE STATUTE, ORDINANCE, AND COMPREHENSIVE PLAN SECTIONS:**

**Local Planning Act:** Idaho Code 67-6512

**Latah County Land Use Ordinance # 269, as amended:**

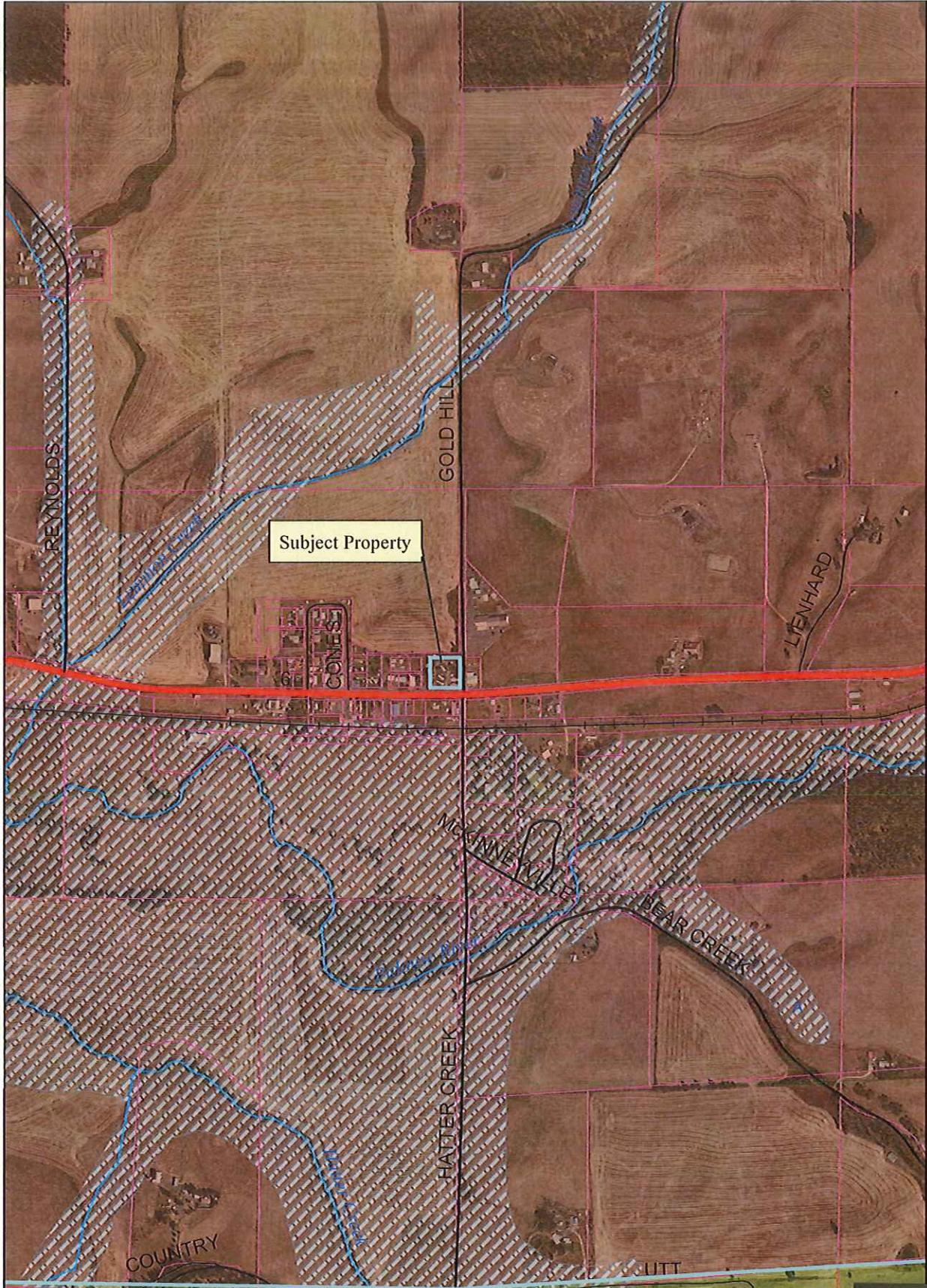
Section 3.03            Suburban Residential

Article 7              Variances

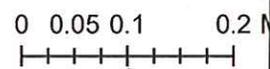
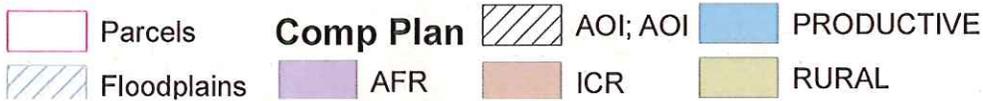
**Latah County Comprehensive Plan**

# VAR #933 Comprehensive Plan

## Latah County Planning and Building



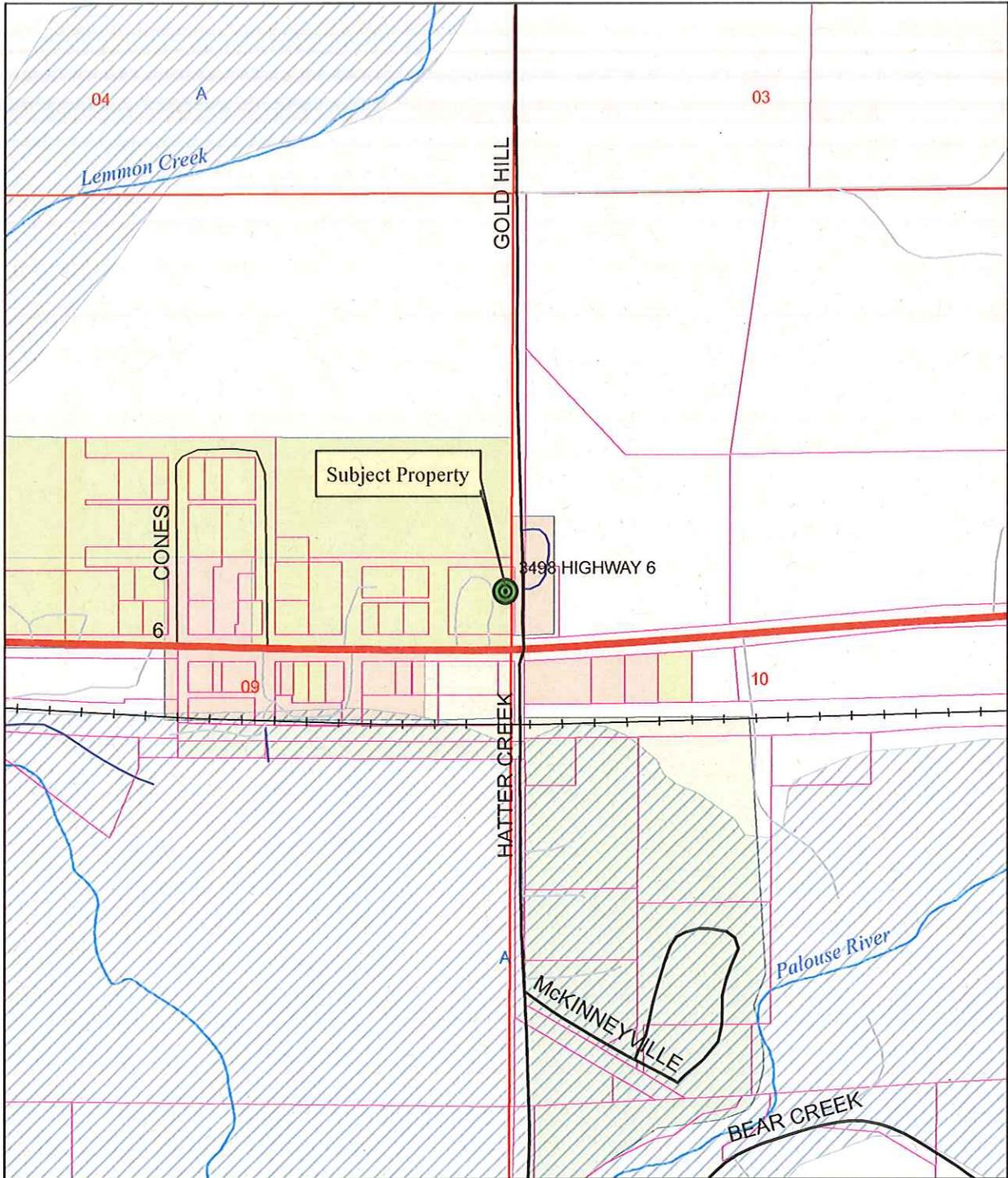
Note: This document is a representation only. Latah County bears no responsibility for errors or omissions.



LCZC Hrg: VAR 933  
 Applicant: Ely  
 Exhibit #: 1A  
 Date: 11/19/2014

# VAR #933 Zoning

## Latah County Planning and Building



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

Parcels Floodplains

0 0.035 0.07 0.14 Miles

### Zoning

- |  |                             |
|--|-----------------------------|
| Agriculture / Forest; Agriculture / Forestry | Commercial                  |
| Rural Residential                            | Industrial                  |
| Single-Family Residential                    | Motor Business              |
| Single-Family Residential (R1)               | Multiple Family Residential |
| Suburban Residential                         | Municipality                |

LCZC Hrg: VAR 933  
 Applicant: Ely  
 Exhibit #: 1B  
 Date: 11/19/2014

# VAR #933 Aerial Photograph and Adjacent Property Owners

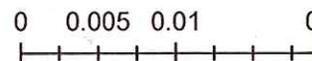
## Latah County Planning and Building



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

 Parcels

0 0.005 0.01 0



LCZC Hrg: VAR 933  
 Applicant: Ely  
 Exhibit #: 1C  
 Date: 11/19/2014



# VAR #933 Detail Site Map

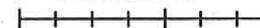
## Latah County Planning and Building



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

-  Parcels
-  Floodplains

0 0.00450.009



LCZC Hrg: VAR 933  
Applicant: Ely  
Exhibit #: 1D  
Date: 11/19/2014



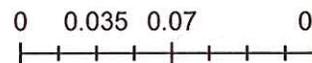
# VAR #933 Approximate Property Line Map

## Latah County Planning and Building



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

- Parcels
- Floodplains



LCZC Hrg: VAR 933  
Applicant: Ely  
Exhibit #: 1E  
Date: 11/19/2014



# 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**

<b>1. Applicant Information</b>			
a. Applicant Name <b>STEVE L. or HOLLY J. ELY</b>	b. Home Phone / Work Phone <b>(208) 875-0319</b>	c. Email	
d. Mailing Address <b>P.O. Box 612</b>	e. City <b>POTLATCH</b>	f. State <b>ID</b>	g. Zip code <b>83855</b>
h. Property Owner (if different than applicant)	i. Home Phone	j. Work Phone	
k. Mailing Address	l. City	m. State	n. Zip code

<b>2. General Site Information</b>			
a. Assessor's Parcel Number(s) <b>RP-01810001001A</b>	b. Site Address (if applicable) <b>3498 HWY 6 #4 PRINCETON, ID</b>		
c. Road Used to Access Site <b>3498 HWY 6 PRINCETON, ID</b>	d. Floodplain designation(s) <b>N/A</b>	e. FEMA Panel # <b>N/A</b>	
f. Existing Uses <b>MOBILE HOME PARK</b>			

Note: Sites within an Area of City Impact may require additional notification time prior to public hearings or a hearing before the other jurisdiction.

<b>3. Service Provider Information (please attach additional information if requested)</b>	
a. Source of Potable Water (i.e. city, private well, water district) <b>PRIVATE WELL</b>	b. Sewage Disposal (i.e. city, sewer district or private septic system) <b>PRINCETON-HAMPTON SEWER DISTRICT</b>

<b>4. Adjacent Properties Information</b>	
a. Zoning of Adjacent Properties <b>Suburban Res/Comm/Ind</b>	b. Existing Uses of Adjacent Properties

**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.

**REQUESTING A 25' FROM THE CENTER LINE OF A PUBLIC RIGHT OF WAY.**

<b>6. Authorization</b>	
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 <b>Steve L. or Holly J. Ely</b>	b. Date <b>11/4/14</b>
c. Signature of Property Owner (if different than applicant)	d. Date

<b>7. Attachments</b>
All attachments should be reproducible in black and white at 8 1/2" x 11"
<input checked="" type="checkbox"/> <b>Fee:</b> (\$200.00) Make checks payable to Latah County.
<input type="checkbox"/> <b>Completed Narrative Worksheet:</b> See instructions on the Rezone Narrative Worksheet.
<input type="checkbox"/> <b>Site Plan:</b> 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.
<input type="checkbox"/> <b>Other Attachments:</b> 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.

<b>Office Use Only</b>			
Date Received by County <b>11/6/14</b>	Fee Amount <b>200.00</b>	Receipt No.	By <b>[Signature]</b>
VAR # <b>9/33</b>	Date Determined Technically Complete <b>11/6/14</b>	By <b>[Signature]</b>	
Hearing Date <b>11/19/2014</b>			

09/19/2013

**LCZC Hrg: VAR 933**  
**Applicant: Ely**  
**Exhibit #: 2**  
**Date: 11/19/2014**



## Variance Narrative Worksheet

### Application Information

Applicant's Name

STEVEN L. & HOLLY J. ELY

Phone Number

208-875-0319

**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 would like to replace an old 8x45 mobile home with an add on, with a 14x70. We also would like to put in an 8x10 storage shed on the site with a setback of 61 ft.

### Existing Uses of Property

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

Mobile Home Park

### 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.

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.

This is an Historical Park that has been in existence for many years, also it allows for economical housing for the community.

## VAR #933 – Staff Introduction

VAR #933 A request by Steve Ely for a variance to allow a 25-foot setback in lieu of the 60-foot setback from the center line of a public right-of-way that is required for the home located at 3498 Hwy 6 #4 Princeton, Idaho, in Section 09, Township 41 North, Range 04 West, B.M., in Latah County and referenced as Assessor's Parcel Number RP01810001001AA.

**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 owner, Steve Ely, to the Planning and Building Department.

**2. Section 3.01.03 of the Latah County Land Use Ordinance requires that all residential structures shall be a minimum of 65 feet from any public right-of-way.**

**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:

### **EXHIBITS:**

- |                     |   |
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