

LATAH COUNTY ZONING COMMISSION EXHIBIT LIST
Public Hearing for CUP #934

Date: December 10th, 2014 **Time:** 5:30 pm **Applicant:** Jodi Larson **File #:** CUP 934

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 #3. | Staff Introduction for Latah County Zoning Commission public hearing for CUP #934 on December 10 th , 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 an 80 acre parcel in the Agriculture/Forest zone.

Description of application:

CUP #934 – A request by Jodi Larson for a conditional use permit for an accessory cottage house on approximately 80 acres in the Agriculture/Forest (A/F) zone. The property is located at 1040 N Dry Creek Road, Troy, Idaho in Section 36 of Township 40 North, Range 03 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP40N03W362426A.

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: 80 acres
Floodplain: Zone "C"

Land Use and Regulations:

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

Infrastructure/Services:

Water: Private Well
Sewer: Private Septic
Access: Dry Creek Road
Fire Protection: Troy Fire District

Applicable Statute, Ordinance, and Comprehensive Plan Sections:

Local Planning Act: Idaho Code 67-6512

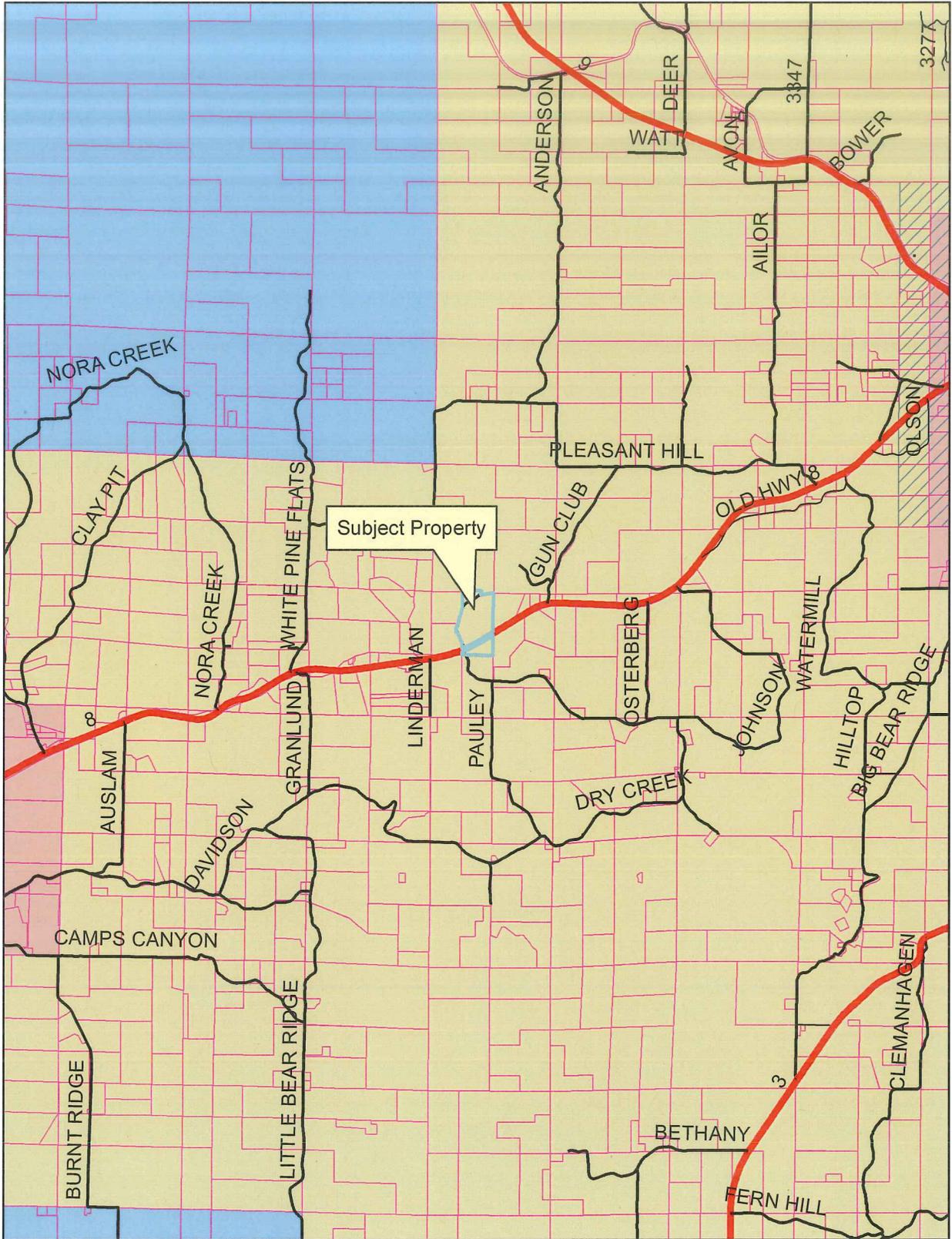
Latah County Land Use Ordinance # 269, as amended:

Section 3.01 Agriculture/Forest Zone
Article 7 Conditional Use Permits

Latah County Comprehensive Plan

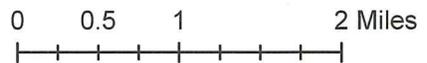
CUP #934 Comprehensive Plan

Planning and Building Department



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

Created by CAB

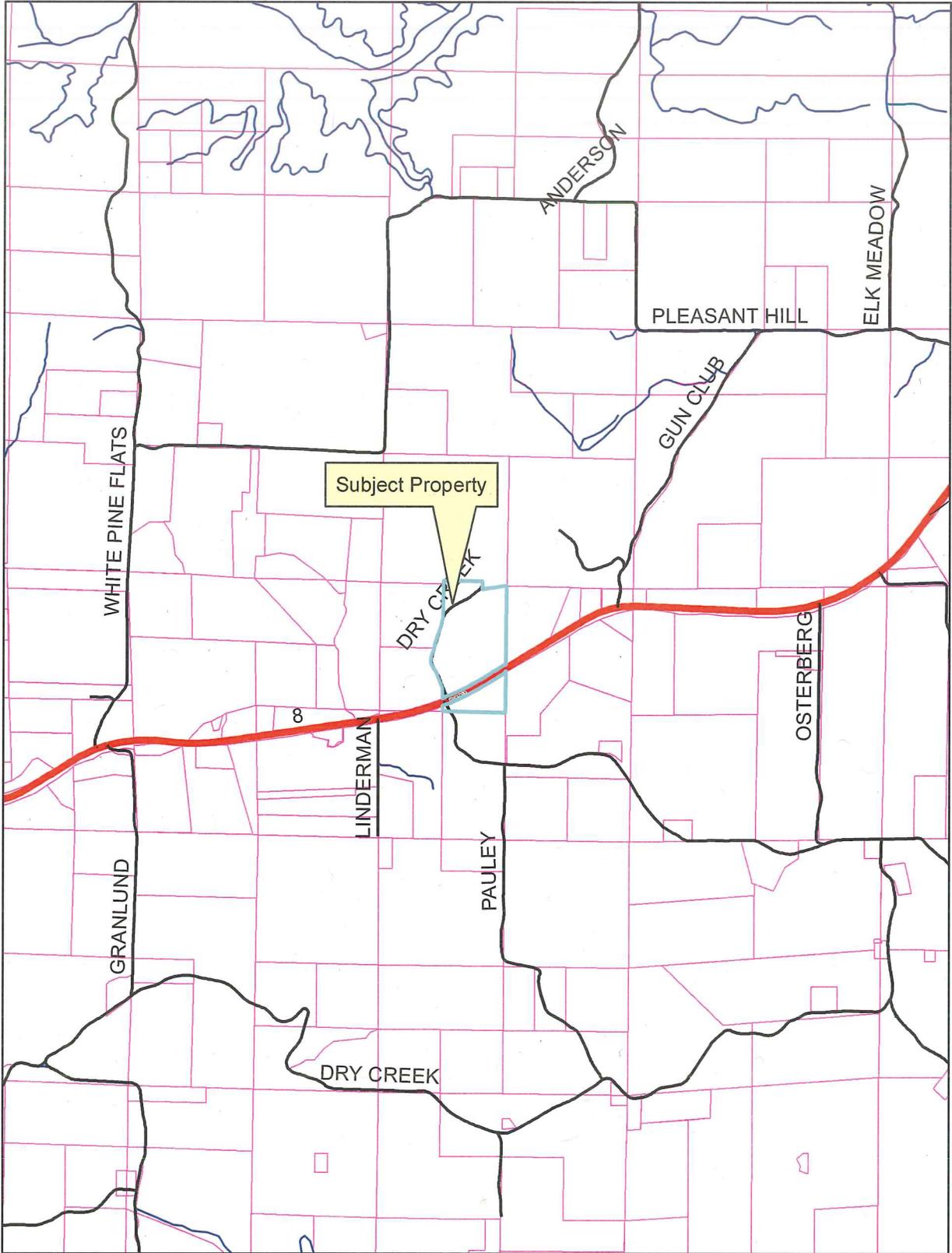


- Comprehensive Plan**
- AFR
 - ICR
 - PRODUCTIVE
 - AOI
 - RURAL

LCZC Hrg: CUP 934
 Applicant: Larson
 Exhibit #: 1A
 Date: 12/10/2014

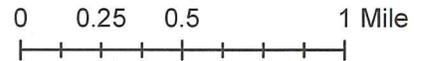
CUP #934 Zoning

Planning and Building Department



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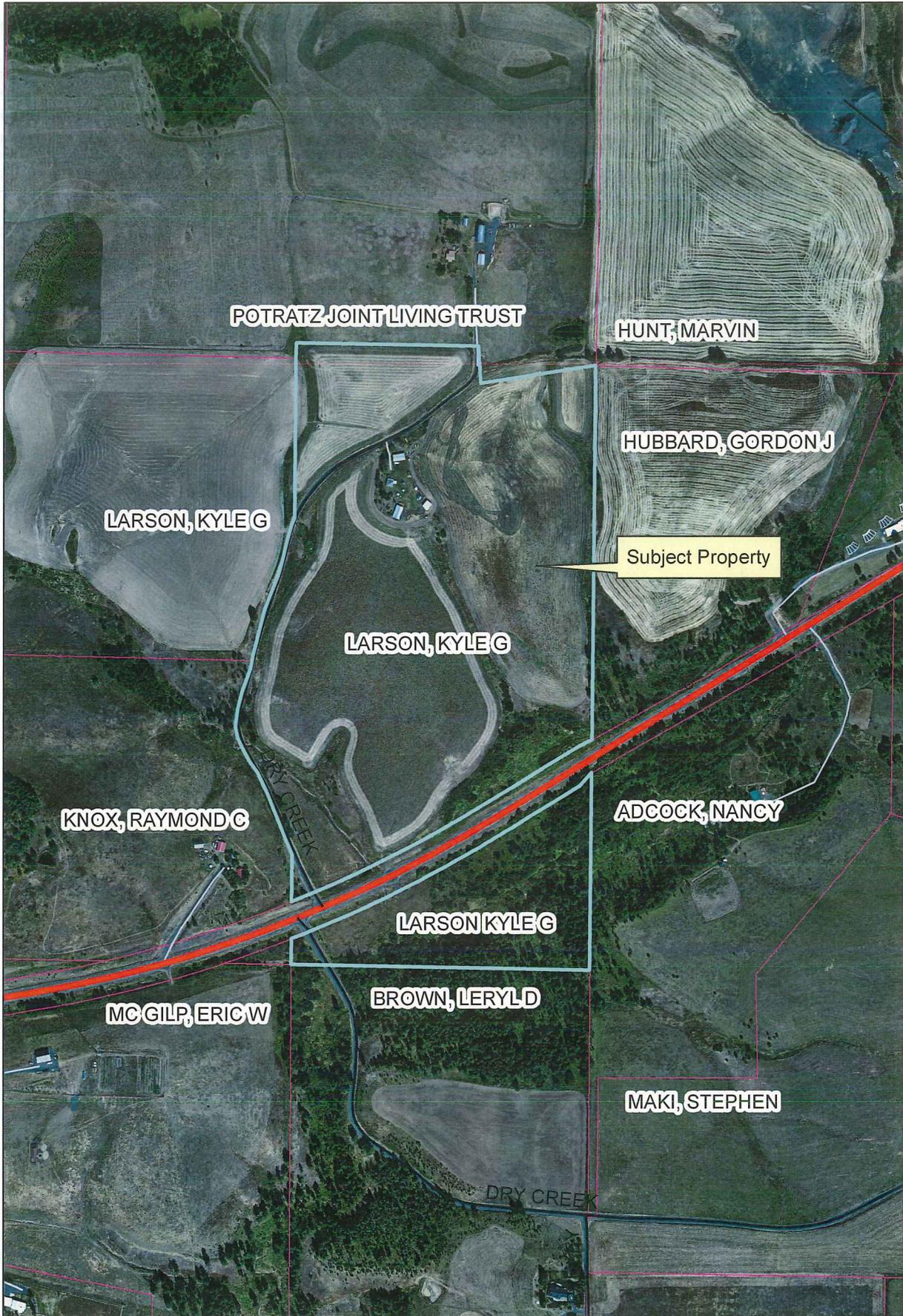
Zoning

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

LCZC Hrg: CUP 934
 Applicant: Larson
 Exhibit #: 1B
 Date: 12/10/2014

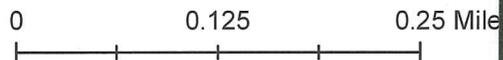
CUP #934 Adjacent Property Owners and Aerial Image

Planning and Building Department



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

Created by C



LCZC Hrg: CUP 934
Applicant: Larson
Exhibit #: 1C
Date: 12/10/2014



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 Jodi Larson		b. Home Phone / Work Phone 208-874-2558		c. Email kyodicreekranch@gmail.com	
d. Mailing Address 1040 N Dry Creek Lane		e. City Troy		f. State ID	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) RP 40N03W362426A			b. Parcel Address (if applicable) 1040 N Dry Creek Lane Troy		
c. Acreage of Existing Parcel 80	d. Zoning A/F	e. Comprehensive Plan Designation Rural		f. Floodplain designation(s) C	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 N Dry Creek Lane / existing gravel drive		

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
farmstead / agricultural

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

a. Fire District Troy	b. Road District	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

4. Adjacent Properties Information

a. Zoning of Adjacent Properties A / F	b. Existing Uses of Adjacent Properties rural residential, agricultural
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5. Permit Information

a. Proposed Use
The proposed use is to transfer the designation of the old farm house on parcel to an 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 	b. Date 11-19-14
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 portion of the map that shows the subject parcel and adjoining parcels.

Other Attachments: Required by staff / Zoning certain proposed uses.

Office Use Only

Date Received 11/19/14	Amount 300.00	Receipt No. 74720	By
CUP # 934	Date Determined Technically Complete 11/19/14		By
Hearing Date 12/17/14			

09/19/2013

LCZC Hrg: CUP 934
 Applicant: Larson
 Exhibit #2
 Date: 12/10/2014



Conditional Use Permit Narrative Worksheet

Application Information

Applicant's Name
Jodi Larson

Phone Number
208-874-2558

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.

The proposed use is it to designate the old farm house (720 sf) located on the parcel as an accessory cottage. This change in use will allow the transfer of the single family dwelling designation to our new construction home so that we may obtain a Certificate of Occupancy. The old farm house is located within 10 yards of our new home. The proposed use will facilitate bringing the farmstead into full compliance with all building and health codes. The old farm house will be demolished in the future. The accessory cottage designation for the old farm house is needed to allow us time to finish our new home then we will begin demolition of the old house.

Existing Uses of Property

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

The 80 acre parcel is mostly agricultural / forest land. The home site is on the north end of the parcel and has (2) - 3 sided machine sheds (24' x 54' and 24' x 48'), a 24' x 30' shop, three small storage sheds, and a chicken coop. The farm house is 26' x 26' with a small bump out pantry. The new home is located NE of the old farm house. There is a private well on the parcel and a new septic system.

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 use will facilitate bringing the home site into compliance with health code with the addition of a new home and septic system (already constructed, but not in use).

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

The proposed use will require no additional facilities or services. The property is located on a road already maintained by the county, mail and waste disposal services are both currently provided. Private well and septic are currently in place.

LCZC Hrg: CUP 934
Applicant: Larson
Exhibit #: 2A
Date: 12/10/2014

g. Transportation Element

The proposed use will not require any additional roads or maintenance needs as the traffic flow is not affected.

h. Natural Resource Element

The proposed use will facilitate the land owners ability to actively practice conservation methods to protect the properties natural resources.

i. Special Areas Element

The proposed use will facilitate the preservation and revitalization of an historic farm in Latah County.

j. Hazardous Areas Element

The proposed use will facilitate the property owners ability to clear fuel for wildfires off of the property, thereby reducing the risk of wildfires.

k. Recreation Element

The proposed use does not have a direct connection with public recreation, nor are there adjoining parcels with public recreation land uses.

l. Land Use Element

The proposed use maintains the rural / low density residential development of the property as presented in the Comprehensive Plan Map.

m. Property Rights Element

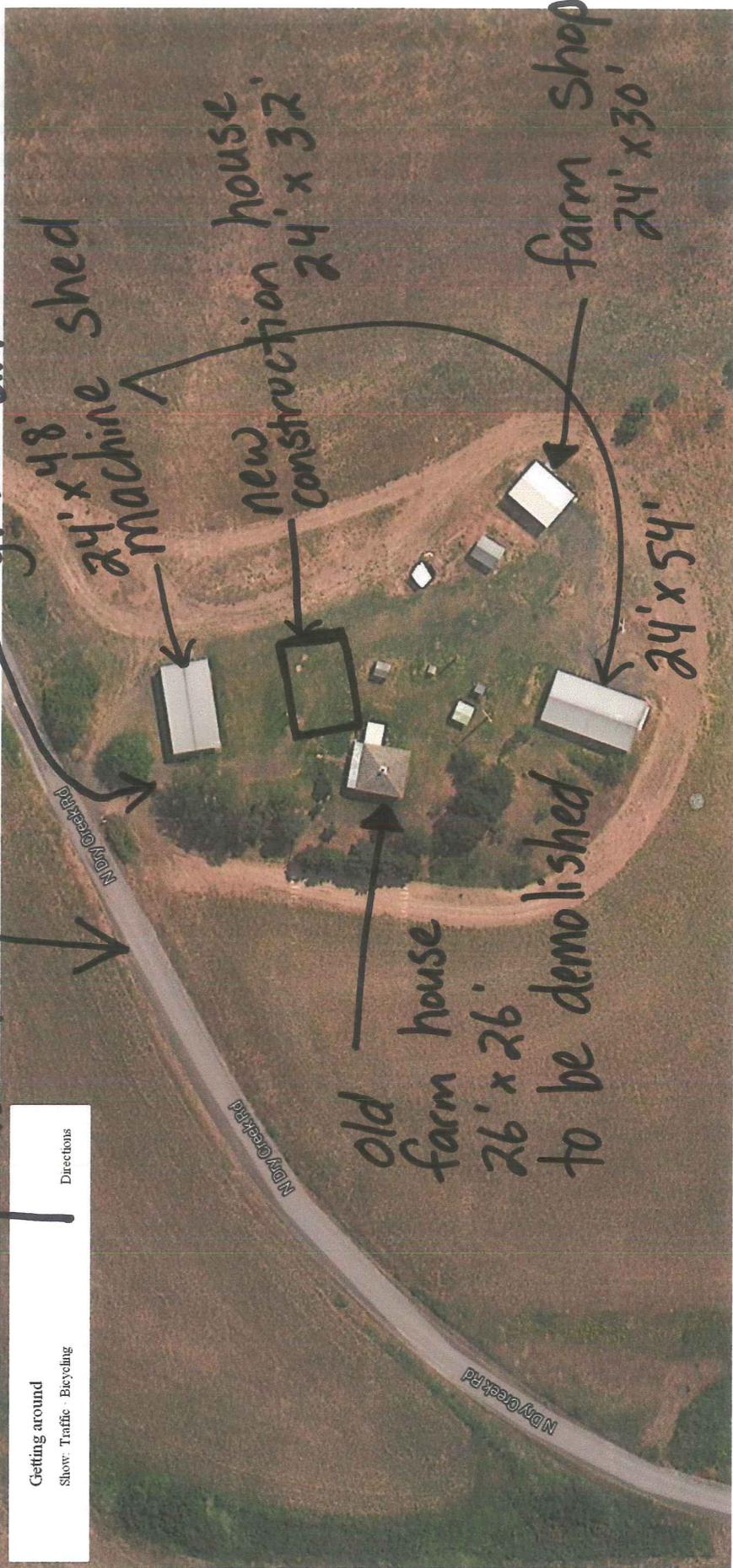
The conditional use permit, if denied, would present a severe economic burden for our family.

n. Water Resources Element

The proposed use will facilitate the planting of a permaculture landscape which will hold and maintain moisture not needing to be irrigated.

North
Access road
gravel drive

Getting around
 Show: Traffic · Cycling
 Directions



site plan

LCZC Hrg: CUP 934
 Applicant: Larson
 Exhibit #: 2B
 Date: 12/10/2014

CUP #934 – Staff Introduction

A request by Jodi Larson for a conditional use permit for an accessory cottage house on approximately 80 acres in the Agriculture/Forest (A/F) zone. The property is located at 1040 N Dry Creek Road, Troy, Idaho in Section 36 of Township 40 North, Range 03 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP40N03W362426A.

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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