

NOTICE OF PUBLIC HEARING
BEFORE THE LATAH COUNTY ZONING COMMISSION
Wednesday, May 4, 2016, 5:30 pm
Room 2-B, Latah County Courthouse, 522 S Adams, Moscow, Idaho

CUP #984 – Proposed accessory cottage in excess of 900 sq. ft. in the Agriculture/Forest zone located on Border Ln, Moscow, parcel #RP01680000016AA in S18, T40N, R05W. ADA Accommodations available upon request. The Commission reserves the right to limit length of testimony. Proposal available from Latah County Planning Dept, 208-883-7220. All written testimony must be received by April 29, 2016 at 2:00pm.

(This is a public service announcement only)

LATAH COUNTY ZONING COMMISSION EXHIBIT LIST
Public Hearing for Conditional Use Permit #984

Date: May 4, 2015 **Time:** 5:30 pm **Applicant:** Richard Taylor **File #:** CUP 984

EXHIBITS:

- Exhibit #1.** Criteria Worksheet
- Exhibit #1A.** Zoning Map
- Exhibit #1B.** Comprehensive Plan Map
- Exhibit #1C.** Adjacent Property Owners and Aerial Photograph Map
- Exhibit #2.** Application Form (Submitted by Applicant)
- Exhibit #2A.** Applicant's Narrative (Submitted by Applicant)
- Exhibit #2B.** Site Plan (Submitted by Applicant)
- Exhibit #3.** Staff Introduction for Latah County Zoning Commission public hearing for CUP 984 on May 4, 2016.

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 an accessory cottage in excess of 900 square feet on a 5.01-acre parcel in the Agriculture/Forest zone.

Description of application:

CUP #984 - A request by Richard Taylor for a conditional use permit for an accessory cottage house in excess of 900 square feet on approximately 5.01 acres in the Agriculture/Forest (A/F) zone. The property is located at 1022 Border Lane, Moscow, Idaho in Section 18, of Township 40 North, Range 05 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP01680000016AA.

Facts of application and the information submitted

Site Characteristics:

Size of Parcel: 5.01 acres
Floodplain: Zone "C"

Land Use and Regulations:

Comprehensive Plan Designation: Rural
Existing Zoning: Agriculture/Forest
Existing Uses: Residential
Neighboring Zoning: Agriculture/Forest
Neighboring Uses: Residential, Agriculture/Forest, Public Right-of-Way

Infrastructure/Services:

Water: Private Well
Sewer: Private Septic
Access: Border Lane
Fire Protection: Moscow Rural

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

Section 3.01.03(14)

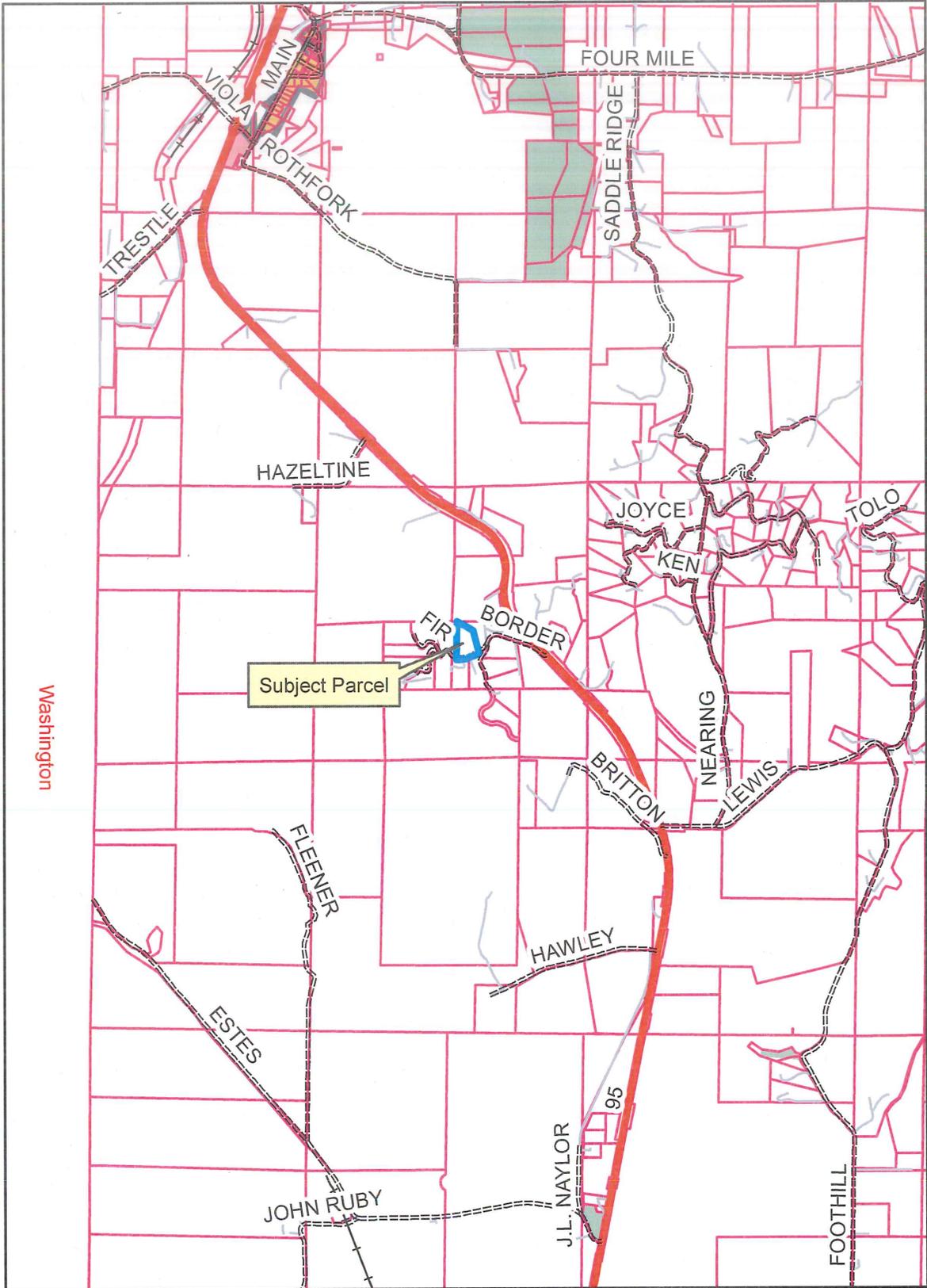
Article 7 Conditional Use Permits

Section 7.01.02 (see exhibit #3)

Latah County Comprehensive Plan

CUP 984 Zoning Map

Planning and Building Department

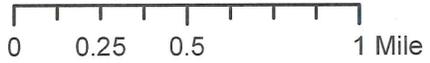


Washington

Subject Parcel

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

Created by: CAB

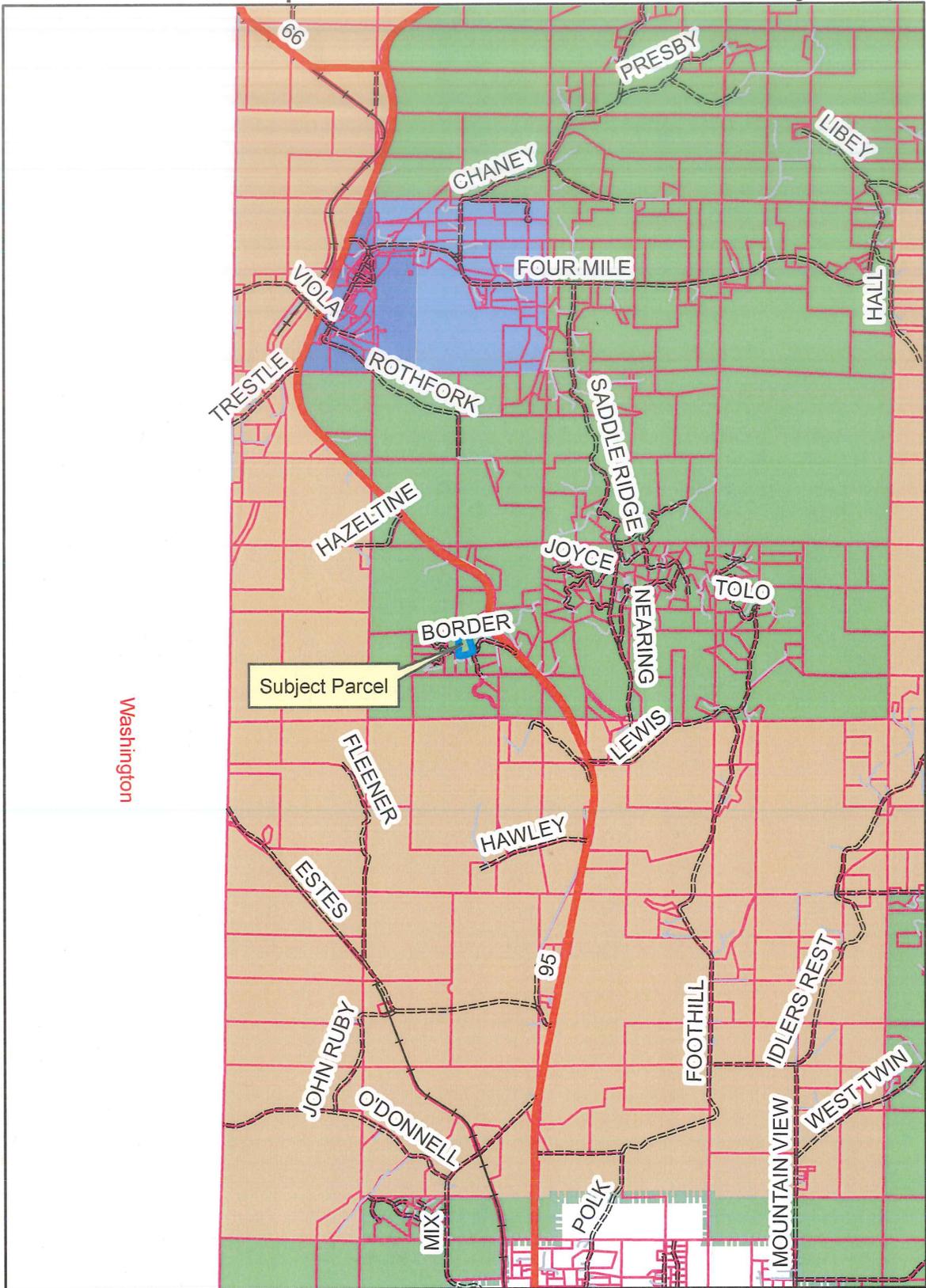


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|----------------------|-----------------------------|---------------------------|
| Agriculture Forestry | Motor Business | Rural Residential |
| Commercial | Multiple Family Residential | Single-Family Residential |
| Industrial | Municipality | Suburban Residential |

LCZC Hrg: CUP 984
Applicant: Taylor
Exhibit #: 1A
Date: 05/04/2016

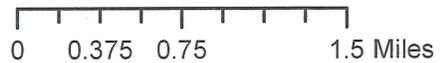
CUP 984 Comprehensive Plan and Vicinity Map

Planning and Building Department



Note: This document is a representation only.
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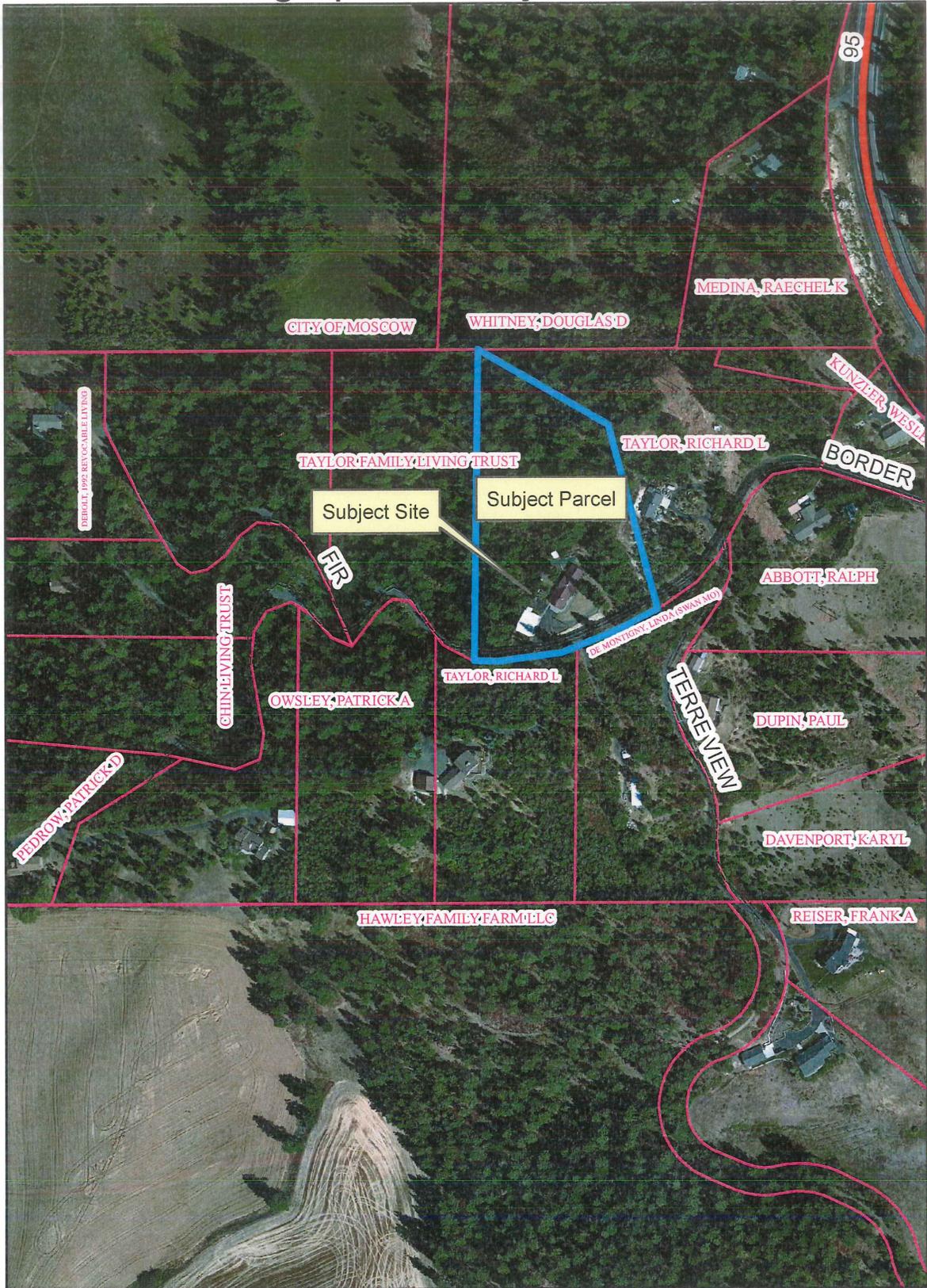
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LCZC Hrg: CUP 984
Applicant: Taylor
Exhibit #: 1B
Date: 05/04/2016

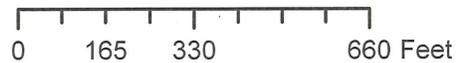
CUP 984 Aerial Photograph and Adjacent Property Owners Map

Planning and Building Department



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

Created by: CAB



LCZC Hrg: CUP 984
Applicant: Taylor
Exhibit #: 1C
Date: 05/04/2016



Please Save Document Before Filling It Out.
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 Richard Taylor		b. Home Phone / Work Phone 208-874-3341		c. Email ricktaylor922@gmail.com	
d. Mailing Address 1019 Border In		e. City Moscow	f. State ID	g. Zip code 83843	
h. Property Owner (if different than applicant) Tom Anderson		i. Home Phone 208-301-3412		j. Work Phone	
k. Mailing Address 1022 Border Ln		l. City Moscow	m. State ID	n. Zip code 83843	

2. General Site Information

a. Assessor's Parcel Number(s) RP01680000016A			b. Parcel Address (if applicable) 1022 Border Ln, Moscow		
c. Acreage of Existing Parcel 5	d. Zoning AF	e. Comprehensive Plan Designation Rural		f. Floodplain designation(s) NA	g. FEMA Panel # NA
h. Is the parcel within an Area of City Impact? <input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No.			i. Impact City NA	j. Road Used to Access Site Border Ln	

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
Single family residential

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

a. Fire District Moscow Rural	b. Road District NLHD	c. School District Moscow
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 AF	b. Existing Uses of Adjacent Properties Single family residential
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5. Permit Information

a. Proposed Use
Accessory cottage housing. 960 sq', 2 BR 1 BA - Detached from existing single family residence.

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?
Section 3.01.02.14

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 3/31/16
c. Signature of Property Owner (if different than applicant) 	d. Date 3/31/16

Office Use Only

Date Received 4/6/16	Amount 300.00	Receipt No. 391	By ML
CUP # 984	Date Determined Technically Complete 4/6/2016		By ML
Hearing Date 05/04/2016			

09/19/2013

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 Commission for certain proposed uses.

LCZC Hrg: CUP 984
 Applicant: Taylor
 Exhibit #: 2
 Date: 05/04/2016



Conditional Use Permit Narrative Worksheet

Application Information

Applicant's Name
Richard Taylor

Phone Number
208-874-3341

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.

New 30'x32' structure will be used as an accessory cottage for elderly parents. Total square footage will be 960 and will be detached from principle residence on property.

Existing Uses of Property

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

Single family residential. The only other structure on property is a 40x40 shop.

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.

Use is consistent with single family residential use and use will have no detrimental effect on health or safety.

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

Use will not require any public facilities, services or costs.

LCZC Hrg: CUP 984
Applicant: Taylor
Exhibit #2A
Date: 05/04/2016

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

Use is consistent with low density residential development, protecting existing land uses, preserving the rural character of Latah county, encourages development of a unique and unobtrusive accessory housing, protects agricultural land from scattered development, and allows for an economically viable use of property.

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

Consistent with low density residential development and protection of existing land uses from conflicting uses.

b. Population Element

Minimal growth is accomodated in an orderly way.

c. Housing Element

Encourage a variety of housing types, energy efficient and meets family needs.

d. Economic Development Element

Provide appropriate land uses for local needs and protects ag-forest land scattered development.

e. Public Services, Facilities, and Utilities Element

No effect on public services

f. School Facilities and Student Transportation Element

No effect

g. Transportation Element

No adverse effect

h. Natural Resource Element

No adverse effect

i. Special Areas Element

N/A

j. Hazardous Areas Element

N/A

k. Recreation Element

N/A

l. Land Use Element

Protects agricultural land from scattered development of low density residential use on suitable sites.

m. Property Rights Element

Allows for family use in an economically viable manner.

n. Water Resources Element

Existing private well to be utilized.

1022 Border Lane

Property Owner: Rick and Theresa Taylor

Scope of Work: Accessory Dwelling Unit to be added in between house and garage. The unit will be a two bedroom one bath house.

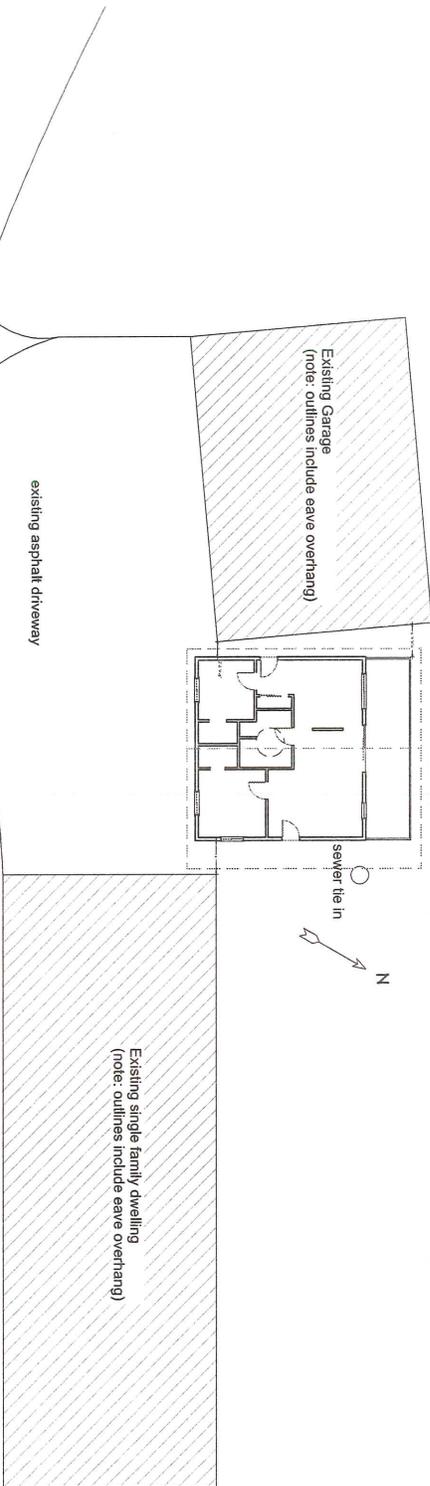
Total Added Square Footage: 960

Bedrooms: 2

Bathrooms: 1

Site Plan

Scale: 1"=15'



Border Lane

NO.	DESCRIPTION	BY

SHEET TITLE:
SITEPLAN

PROJECT DESCRIPTION:
1022 Border Lane

DRAWINGS PROVIDED BY:
R.Becker design
Rebekah Becker
rbeckerdesignco@gmail.com

DATE: 4/4/16
SCALE: 1/4"=1'
SHEET: **A-1**

LCZC Hrg: CUP 984
Applicant: Taylor
Exhibit #: 2B
Date: 05/04/2016

CUP #984 – Staff Introduction

CUP #984 – A request by Richard Taylor for a conditional use permit for an accessory cottage house in excess of 900 square feet on approximately 5.01 acres in the Agriculture/Forest (A/F) zone. The property is located at 1022 Border Lane, Moscow, Idaho in Section 18, of Township 40 North, Range 05 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP01680000016AA.

The Latah County Land Use Ordinance, under section 3.01.03(14), lists "Accessory Cottage Housing Exceeding 900 Square Feet" as a conditionally permitted use in the Agriculture/Forest Zone.

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:

- | | |
|---------------------|---|
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| Exhibit #1B. | Comprehensive Plan and Vicinity Map |
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| Exhibit #3. | Staff Introduction for Latah County Zoning Commission public hearing for CUP #984 on May 4, 2016. |