

NOTICE OF PUBLIC HEARINGS
BEFORE THE LATAH COUNTY ZONING COMMISSION
Wednesday, June 1, 2016, 5:30 pm

The Latah County Zoning Commission will hold public hearings on Wednesday, June 1, 2016, in Room 2-B, Latah County Courthouse, Moscow, Idaho, to receive comments on:

VAR #993 - A request by Cocking Enterprises LLC for a variance from the centerline of a public right-of-way to construct a shop with employee break area and a grain bin as well as a variance from an adjacent property line for three existing structures on located at 1159 Woody Grade Road on a 255.37 acre parcel in the Agriculture/Forest zone. The property is located in Section 36, Township 43 North, Range 06 West, and is referenced as Latah County Assessor's parcel number RP43N06W360046A.

VAR #995 - A request by Matt Morgan for a variance from the centerline of a public right-of-way and an adjacent property line to construct a deck located at 2939 Cameron Road on a 1.55 acre parcel in the Agriculture/Forest zone. The property is located in Section 30, Township 39N, Range 05 West, and is referenced as Latah County Assessor's parcel number RP39N05W301676A.

Interested parties are encouraged to attend. Accommodations for individuals who qualify under the ADA are available upon request. Notice to acquire accommodations must be made 3 working days prior to the hearings to the Planning Dept. These hearings will be held pursuant to the Latah County Hearing Procedures Ordinance and under authority of the Idaho Local Land Use Planning Act, the Latah County Comprehensive Plan and the Latah County Land Use Ordinance. The Latah County Zoning Commission reserves the right to limit length of testimony.

Additional information, including copies of the proposals, are available from the Planning Dept., Latah County Courthouse, Moscow, Idaho, (208) 883-7220. Written comments will be accepted at the above office prior to the hearing.
Mauri Knott, Senior Planner

(This is a public service announcement only)

LATAH COUNTY ZONING COMMISSION EXHIBIT LIST
Public Hearing for Variance #993

Date: June 1, 2016 **Time:** 5:30 pm **Applicant:** Cocking Enterprises LLC **File #:** VAR 993

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. | Site Plan (Submitted by Applicant) |
| Exhibit #3. | Staff Introduction for Latah County Zoning Commission public hearing for VAR #993 on June 1, 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:

Setback Variance of approximately 20 feet from the centerline of a public right of way to construct shop with employee break area and a grain bin as well as a variance from an adjacent property line of approximately 5 feet for three existing structures.

Description of application:

A request by Cocking Enterprises LLC for a variance from the centerline of a public right of way to construct a shop with employee break area and a grain bin as well as a variance from an adjacent property line three existing structures on located at 1159 Woody Grade Road on a 255.37 acre parcel in the Agriculture/Forest zone. The property is located in Section 36, Township 43 North, Range 06 West, and is referenced as Latah County Assessor's parcel number RP43N06W360046A.

Facts of application and the information submitted

Site Characteristics:

Size of Parcel: 255.37 acres
Floodplain: Zone "C"

Land Use and Regulations:

Comprehensive Plan Designation: Productive
Existing Zoning: Agriculture/Forest
Existing Uses: Agriculture
Neighboring Zoning: Agriculture/Forest
Neighboring Uses: Agriculture

Infrastructure/Services:

Water: Private Well
Sewer: Private Septic System
Access: Woody Grade Road
Schools: N/A
Fire Protection: Potlatch Fire
Law Enforcement: Latah County Sherriff

APPLICABLE STATUTE, ORDINANCE, AND COMPREHENSIVE PLAN SECTIONS:

Local Planning Act: Idaho Code 67-6516

Latah County Land Use Ordinance # 269, as amended:

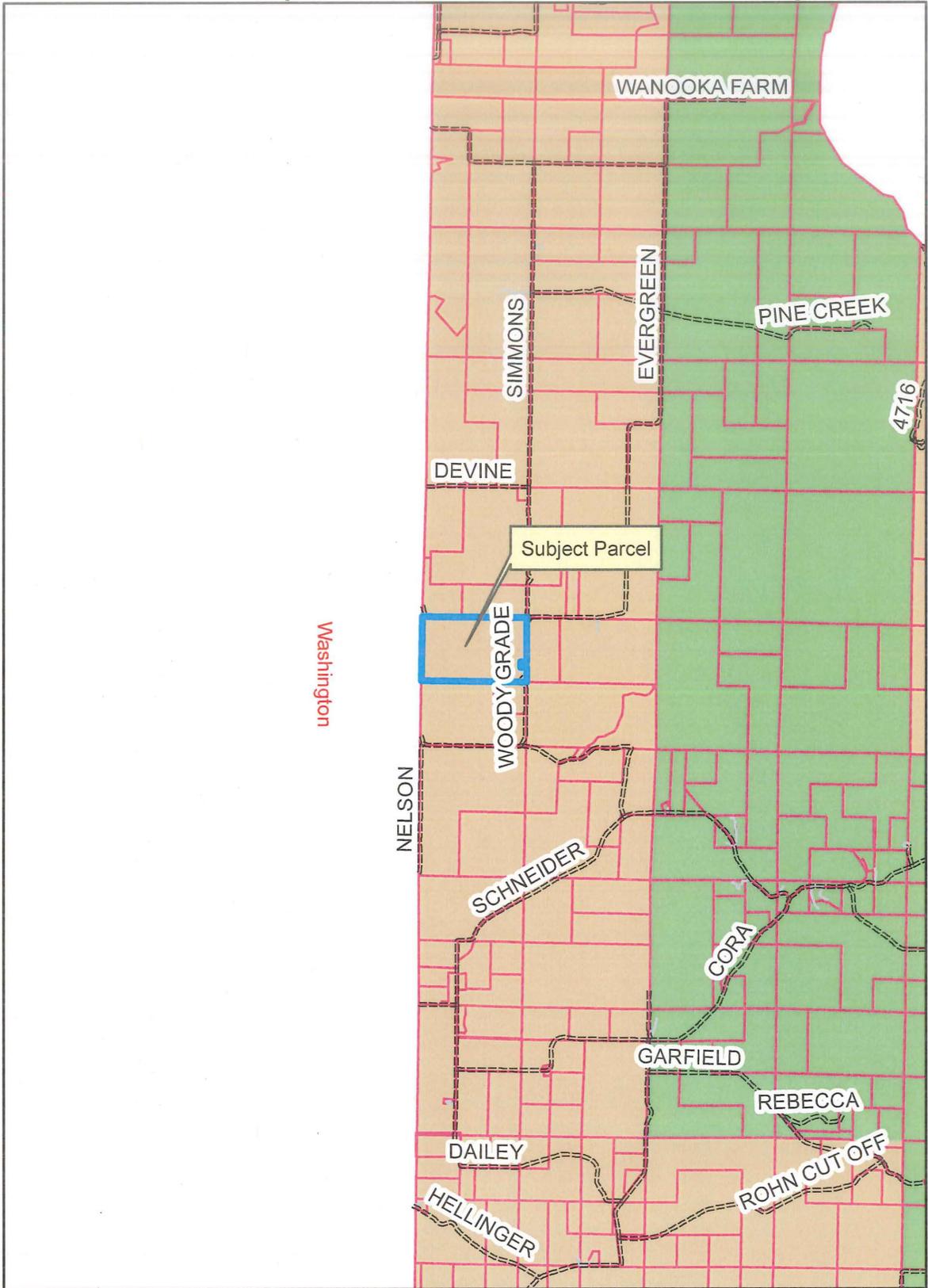
Section 3.01 Ag/Forest

Article 7.02 Variances

Latah County Comprehensive Plan

VAR 993 Comprehensive Plan and Vicinity Map

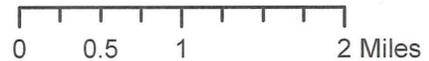
Planning and Building Department



Washington

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

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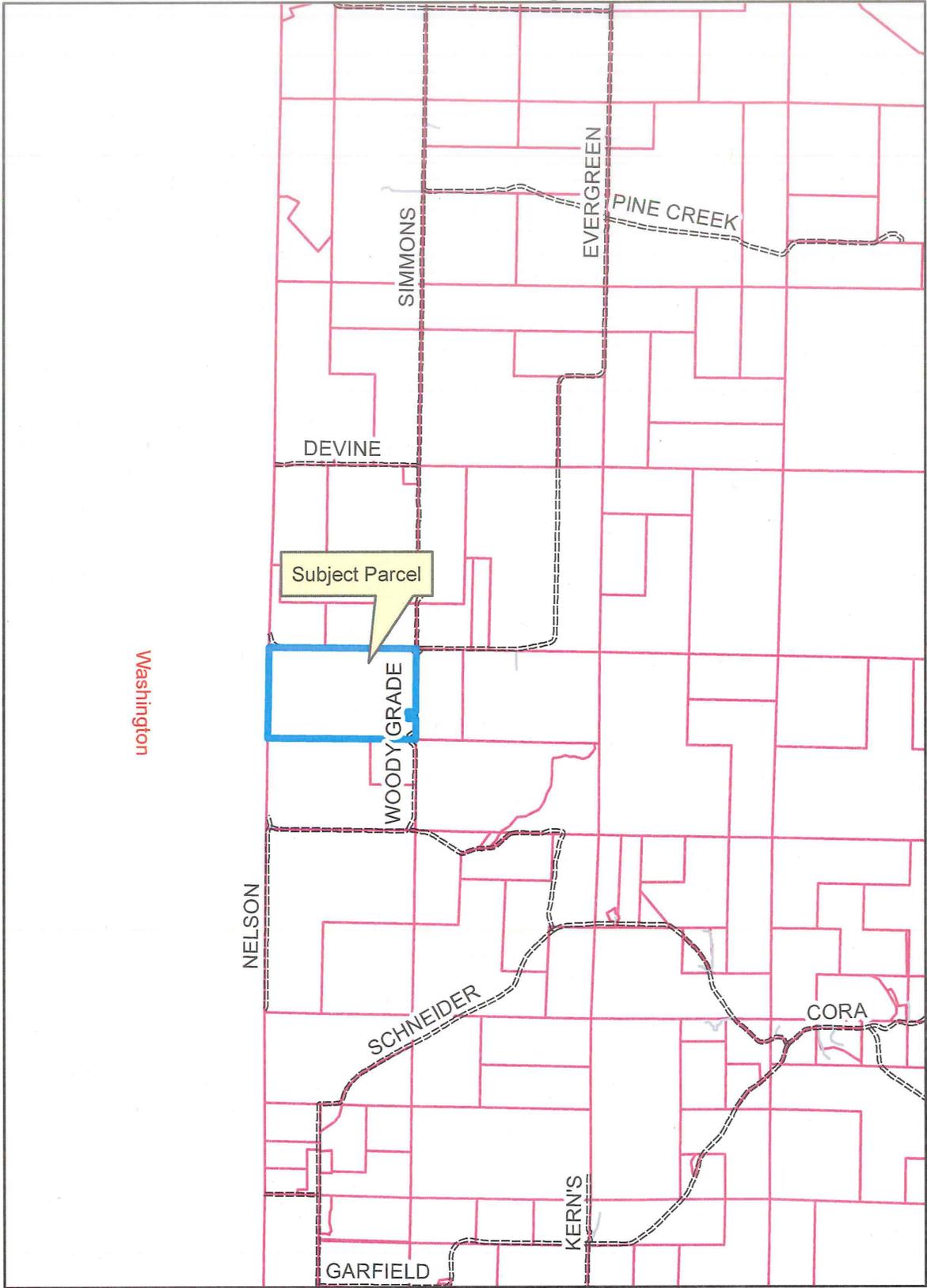


Comprehensive Plan		ICR
		AFR
		AOI
		PRODUCTIVE
		RURAL

LCZC Hrg: VAR 993
 Applicant: Cocking
 Exhibit #: 1A
 Date: 06/01/2016

VAR 993 Zoning Map

Planning and Building Department

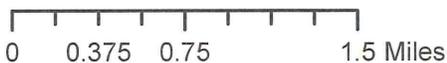


Washington

Subject Parcel

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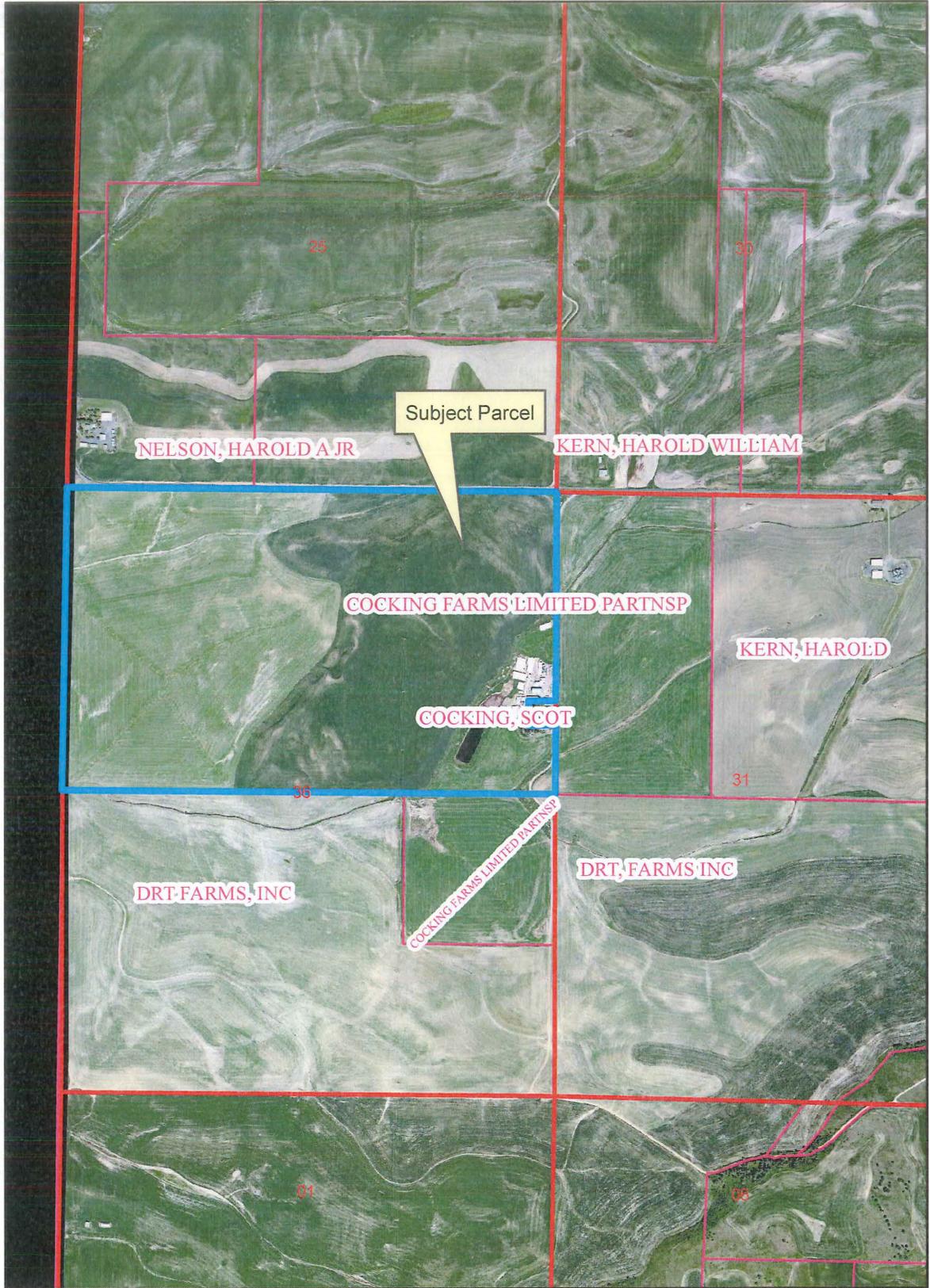


- | | | |
|----------------------|-----------------------------|---------------------------|
| Agriculture Forestry | Motor Business | Rural Residential |
| Commercial | Multiple Family Residential | Single-Family Residential |
| Industrial | Municipality | Suburban Residential |

LCZC Hrg: VAR 993
 Applicant: Cocking
 Exhibit #: 1B
 Date: 06/01/2016

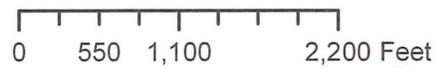
VAR 993 Aerial Photograph and Adjacent Property Owners Map

Planning and Building Department



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LCZC Hrg: VAR 993
Applicant: Cocking
Exhibit #: 1C
Date: 06/01/2016



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

1. Applicant Information

a. Applicant Name <i>Tom Cocking</i>	b. Home Phone / Work Phone <i>509-595-8417 cell</i>	c. Email <i>tcocking@msn.com</i>	
d. Mailing Address <i>901 SR 272 Colfax, WA 99111</i>	e. City	f. State	g. Zip code
h. Property Owner (if different than applicant) <i>Cocking Enterprises LLC</i>	i. Home Phone <i>509-397-2881</i>	j. Work Phone <i>208-668-1149</i>	
k. Mailing Address <i>901 SR 272, Colfax, WA 99111</i>	l. City	m. State	n. Zip code

2. General Site Information

a. Assessor's Parcel Number(s) <i>RP 43 N06 W36 D046A</i>	b. Site Address (if applicable) <i>1159 Woody Grade Road</i>
c. Road Used to Access Site <i>1159 Woody Grade Rd - Farmington, WA 99111</i>	d. Floodplain designation(s) <i>C</i>
e. FEMA Panel #	
f. Existing Uses <i>Equipment Storage</i>	

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

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

a. Source of Potable Water (i.e. city, private well, water district) <i>Private Well</i>	b. Sewage Disposal (i.e. city, sewer district or private septic system) <i>Private septic system</i>
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4. Adjacent Properties Information

a. Zoning of Adjacent Properties <i>A9 - Forest</i>	b. Existing Uses of Adjacent Properties <i>Farming</i>
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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.

Set back Variance 3.01.04

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>Tom Cocking</i>	b. Date <i>5-23-16</i>
c. Signature of Property Owner (if different than applicant) <i>Cocking Enterprises LLC by Tom Cocking lawyer</i>	d. Date <i>5-23-16</i>

Office Use Only

Date Received by County <i>5/23/2016</i>	Fee Amount <i>200.00</i>	Receipt No. <i>288 + 289</i>	By <i>CB</i>
VAR # <i>993</i>	Date Determined Technically Complete		By
Hearing Date <i>6/1/2016</i>			

7. Attachments

All attachments should be reproducible in black and white at 8 1/2" x 11"

- Fee:** (\$200.00) Make checks payable to Latah County.
- Completed Narrative Worksheet:** See instructions on the Rezone Narrative Worksheet.
- Site Plan:** 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.
- Other Attachments:** 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.



Variance 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.

Brother is moving trailer that I am using as Office + Restroom. I need to Build an office and Restroom to replace it. I want to put up a Shop with an office and restroom in it - I would like to put up a 30' x 50 ft building with footings - foundation walls, 16 to 18 ft walls. At this time floor in shop would be gravel. After shop is put up I want to put up a Grain Bin North of Shop. I have talked to Clear Water power and it will be an acceptable distance from their power lines. I may require employees to Shower in and Shower out for Disease Control.

Existing Uses of Property

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

Current use of Property is Equipment Storage

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.

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.

Due to the proximity of Building Site I am Requesting a Variance To public right away

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.

NA

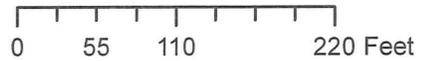
Site Plan

Planning and Building Department



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LCZC Hrg: VAR 993
Applicant: Cocking
Exhibit #: 2B
Date: 06/01/2016

VAR #993 – Staff Introduction

VAR #993 – A request by Cocking Enterprises for a variance from the centerline of a public right-of-way to construct a shop with employee break area and a grain bin as well as a variance from an adjacent property line for three existing structures on located at 1159 Woody Grade Road on a 255.37 acre parcel in the Agriculture/Forest zone. The property is located in Section 36, Township 43 North, Range 06 West, and is referenced as Latah County Assessor's parcel number RP43N06W360046A.

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, Tom Cocking, to the Planning and Building Department.

2. Section 3.01.04 of the Latah County Land Use Ordinance requires that all structures shall be a minimum of 60 feet from the centerline of any public right-of-way and all accessory structures shall be a minimum of 10 feet from any property line.

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.

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.

Exhibits will now be entered into the record.

The following exhibits were submitted with the staff packet:

EXHIBITS:

- | | |
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That is all staff has unless the Commission has questions.