



BOUNDARY COUNTY

CONDITIONAL USE PERMIT APPLICATION

P.O. Box 419, Bonners Ferry, Idaho 83805

Phone: (208) 267-7212

FILE #:

24-0051

APPLICATION REQUEST:

The applicant is requesting a conditional use permit to allow:

Multiple Buildings on 1 Property over 15,000sq

Use is conditionally allowed at Section(s) of Boundary County Land Use Ordinance:

Sec 15.14.5.2 and 15.4.13

APPLICANT INFORMATION:

Applicant/Landowner:	Keith Mellinger, Koverage Contractors		
Mailing Address:	[REDACTED]		
City:	[REDACTED]	State:	[REDACTED]
Zip:	[REDACTED]		
Site Address:	65126 HWY 2		Subdivision:
Phone:	[REDACTED]	Email:	

REPRESENTATIVE INFORMATION:

Representative's name:	Keith Mellinger		
Company name:	Koverage		
Mailing Address:	11		
City:		State:	
Zip:			
Phone:		Email:	

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:			
Mailing Address:			
City:		State:	
Zip:			
Phone:		Email:	

TO BE COMPLETED BY COUNTY:

Zone District: Commercial/ Light Industrial	Overlay Zones:	<input checked="" type="checkbox"/> Airport <input type="checkbox"/> Flood	<input type="checkbox"/> Wetland <input type="checkbox"/> None	<input type="checkbox"/> Bonners Ferry ACI <input type="checkbox"/> Moyie Springs ACI	RECEIVED By Tessa Vogel at 11:04 am, Feb 22, 2024
Floodplain: Zone X	Panel #: RP62N01E1330A 1602070575B	Development Permit #: n/a		Receipt #: 31990 (02/22/2024)	

PARCEL INFORMATION: RP62N01E133000A

Parcel #'s: RP62N01E133010A	Parcel acreage: 20 18.83
Current Zoning: Commercial	Current Use: Commercial
Comprehensive plan designation: Commercial/Light industrial	
What zoning districts border the project site? residential/commercial	
North: residential/commercial	East: residential/commercial
South: Commercial	West: Commercial
What are the current adjacent land uses?	
North: Residential	South: Commercial
East: Residential	West: Commercial
Within Area of City Impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, which city? NA

Please describe in detail all applicable uses/plans for subject property, including:				
Setbacks:	Front: 20'	Side 1: 5'	Side 2: 5'	Rear: 5'
Size of buildings:	5400sq + most 8400sq			
Type of unit:	Storage	# of units:	22	
Machinery to be located on site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Storage area on site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Expected start date:	Past	Expected completion date:	?	
Expected # of employees daily:	5	Expected # of customers/visitors daily:	50	
*Days and hours of operation:	5 Day Week 7-5		Traffic (vehicles per day): 50	
Advertising sign, size, location:	3-5x10 Roadside		Lighting plans: Yes	
Water: <input type="checkbox"/> Well <input checked="" type="checkbox"/> Well	Water Assn. NO	Sewer: <input type="checkbox"/> Bonners Ferry <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Community		
Proposed access and whether public or private: Public				

NARRATIVE STATEMENT: Use separate sheet if necessary.

How does the proposed conditional use permit application meet at a minimum the following standards of Section 7.7 of Boundary County Land Use Code 9B18LOV2?

Confirm the application and site plan are sufficient to demonstrate the full scope of the proposed use.
Confirm the proposed use conforms with the applicable standards of the ordinance.

1. How is the use to be designed and operated so as to minimize adverse impacts on surrounding properties and uses?

NA

2. How do the impacts of the proposed use compare with the impacts of the existing uses within the zone?

Same All around me

3. How will applicant address concerns related to water and sewer services, traffic and access, electricity, fire protection, County Road & Bridge and other reviewing agencies?

NA

4. What is the potential benefit to the community offered by the proposed use?

Storage, Serving Community in Building needs

5. How will concerns raised by the public be adequately addressed? (If no concerns have been raised at time of application, the landowner should address this section at the public hearing.)

Call Me

6. Will the proposed use constitute a public nuisance, impose undue adverse impacts to established surrounding land uses or infringe on the property rights of surrounding property owners? What mitigations could be offered to reduce potential impacts?

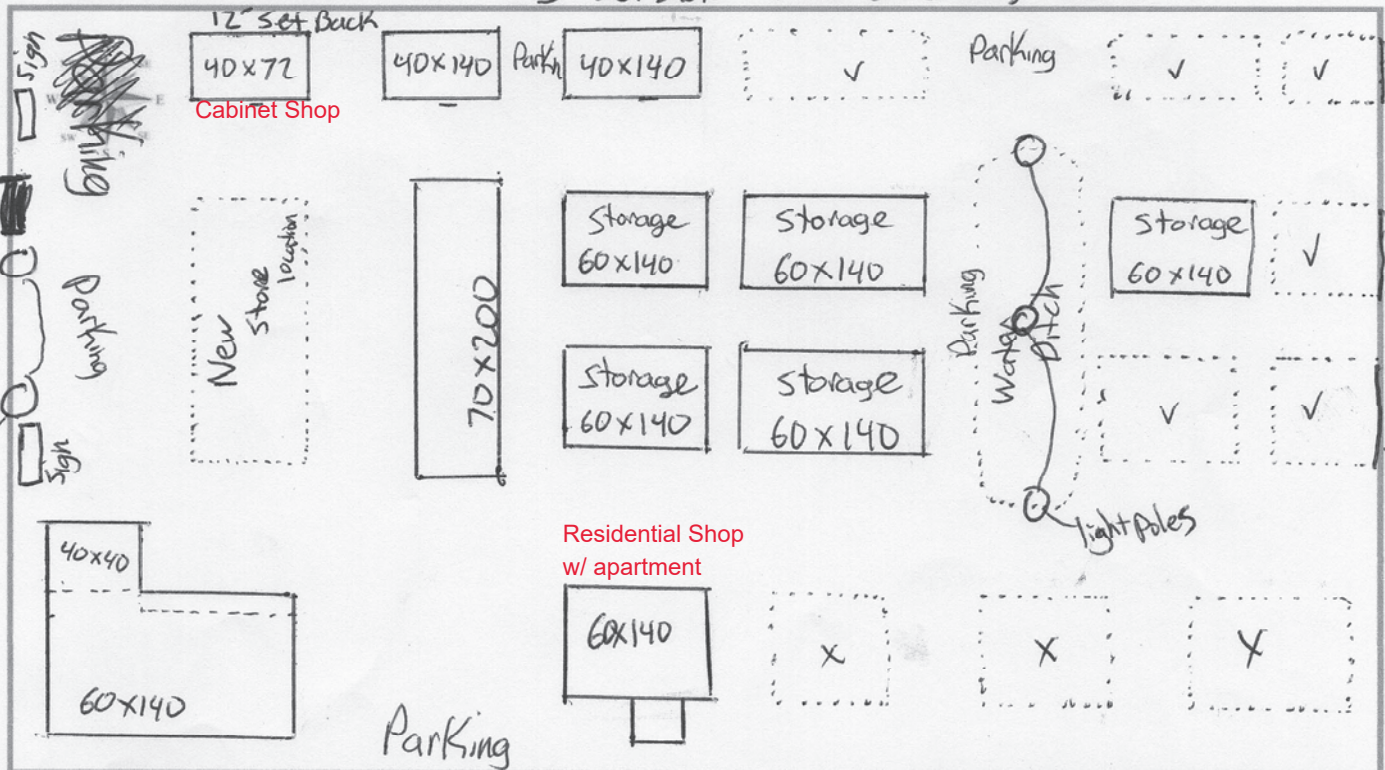
NO

7. Does the proposed use place an unfair burden on Boundary County taxpayers with costs not offset by the potential benefits of the proposed use?

NO

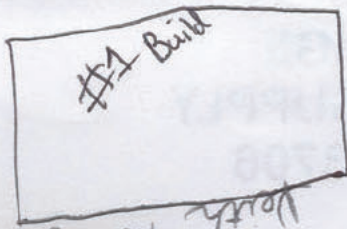
SITE SKETCH – Applicant may attach separate site plan. Plan shall include property boundaries, adjoining streets, parking areas, accesses, existing and proposed structures and dimensions, setbacks from all structures to property lines, proposed signs, lighting locations, outdoor storage, and other pertinent details to allow a thorough understanding of the project.

5' Setback ✓ TO Be Storage Units



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By Tessa Vogel at 7:28 am, Feb 26, 2024



25' Tall
5x10 sign x 2

HWY 2

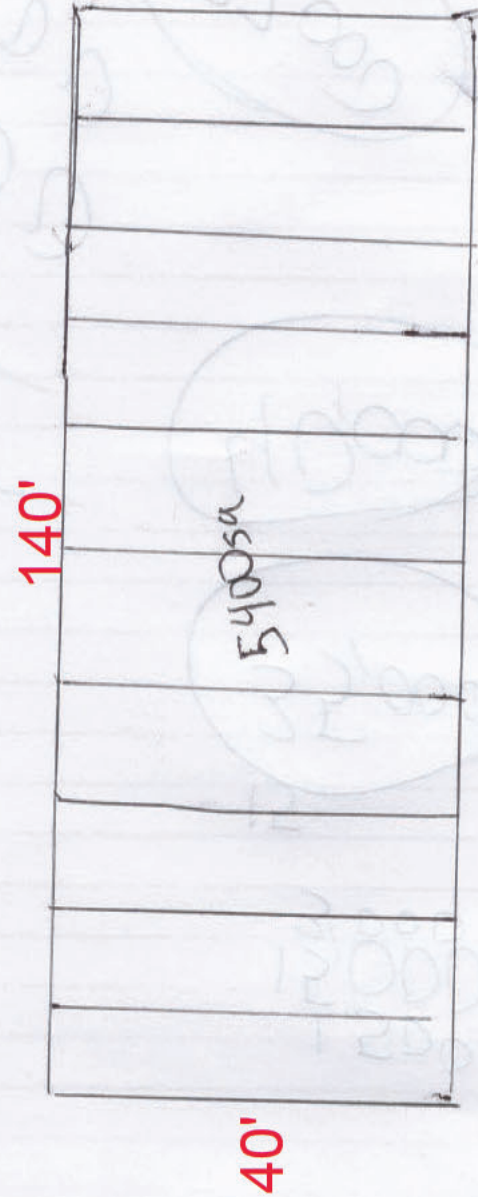
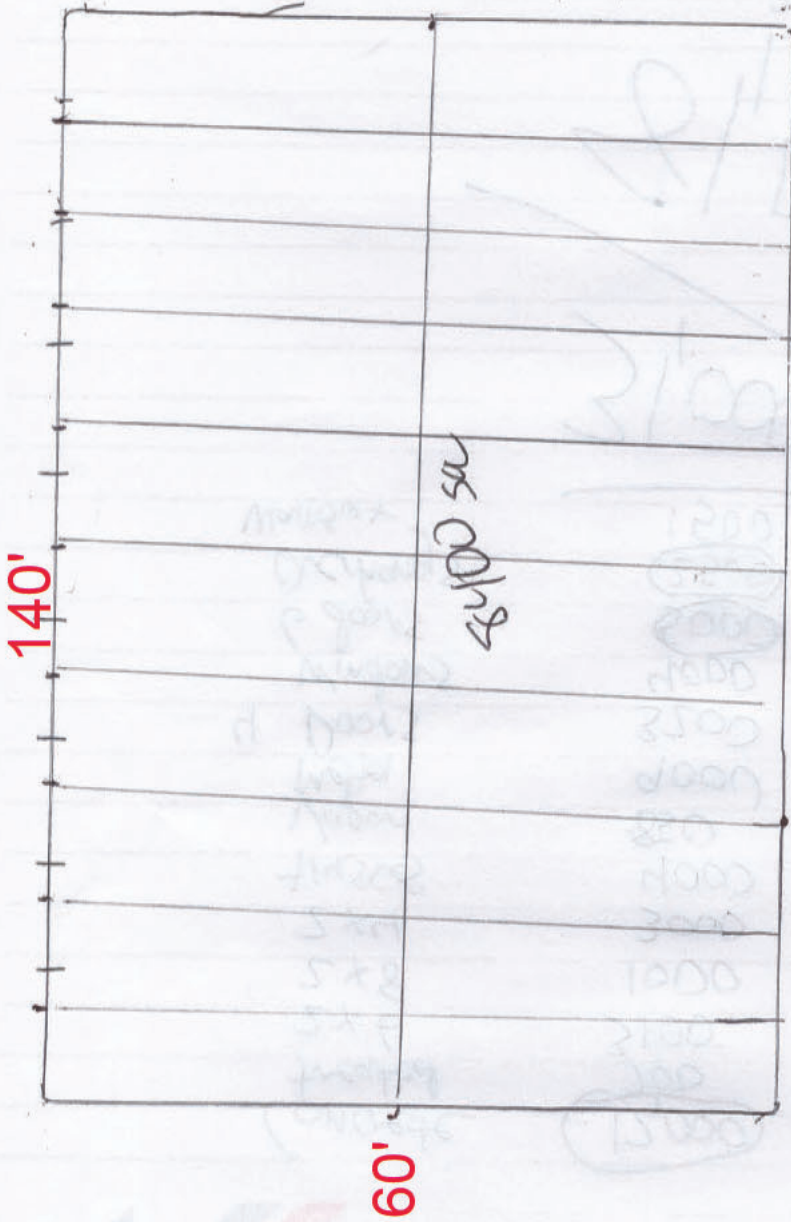
25' tall
5x10



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By Tessa Vogel at 7:29 am, Feb 26, 2024





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By Tessa Vogel at 7:59 am, Feb 26, 2024



REQUIRED:

APPLICATION CHECKLIST:			
COPY OF DEED:	<input type="checkbox"/> Attached	ACCESS & EASEMENT INFO:	<input type="checkbox"/> Attached
WATER WILL SERVE LETTER:	<input type="checkbox"/> Attached	SEWER WILL SERVE LETTER:	<input type="checkbox"/> Attached
SITE PLAN:	<input type="checkbox"/> Attached	APPLICATION FEE:	<input type="checkbox"/> Included

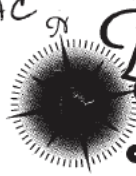
Submit with application fee to:
Boundary County Planning & Zoning
P.O. Box 419
Bonners Ferry, ID 83805

I hereby certify that all the information, statements, attachments, and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Boundary County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature: Leith Mellyer Date: 2-20-24

Landowner's signature: Leith Mellyer Date: _____

19215BAC



Boundary Abstract Company
Since 1915
TITLE INSURANCE

278297

WARRANTY DEED

STATE OF IDAHO
County of Boundary
Filed by: Boundary Abstract
on 7-2-19 at 4:05
Glenda Poston
County Recorder
By Deputy
C. Grainger
Fee \$ 15.00
Mail to 15A-8

IN CONSIDERATION of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged by

R & V, LLC, an Idaho limited liability company

the Grantor do hereby grant, bargain, sell, convey and warrant unto

KOVERAGE CONTRACTORS, LLC, an Idaho limited liability company

the Grantee whose current address is:

13 Valley View Ln, Bonners Ferry, ID 83805

the following described premises, to-wit:

The East Half of the Northwest Quarter of the Northwest Quarter (E1/2 NW1/4 NW1/4) of Section Thirteen (13), Township Sixty-two (62) North, Range One (1) East, Boise Meridian, Boundary County, Idaho.

LESS the portion condemned for Highway No. 2, Project F-5101(004), as shown in Instrument No. 169439.

SUBJECT TO a 30 foot easement for ingress, egress and utilities along the West line of the subject property.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that he is the owner in fee simple of said premises; that said premises are free from all encumbrances and that he will warrant and defend the same from all lawful claims whatsoever.

R & V, LLC

Ronald Grove

By: RONALD GROVE, Manager

7-2-2019

Date

State of Idaho)
)ss
County of Boundary)

On this 2d day of July, 2019, before me, the undersigned Notary Public, personally appeared RONALD GROVE, known to me to be the Manager of **R & V, LLC, an Idaho limited liability company**, and known or identified to me to be the person whose name is subscribed to the within instrument for and on behalf of said **R & V, LLC, an Idaho limited liability company**, and acknowledged to me that such **R & V, LLC, an Idaho limited liability company**, executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Sharlene Delaney
Notary Public For Idaho
Residing at Bonners Ferry
Commission Expires: 10/7/2021

