



BOUNDARY COUNTY CONDITIONAL USE PERMIT APPLICATION

FILE #:
24-0088

P.O. Box 419, Bonners Ferry, Idaho 83805
Phone: (208) 267-7212

APPLICATION REQUEST:

The applicant is requesting a conditional use permit to allow: 32 rv spots,
~~more than 30 RV's for an RV park.~~
 Use is conditionally allowed at Section(s) of Boundary County Land Use Ordinance:
158.5.1

APPLICANT INFORMATION:

Applicant/Landowner: John & K. Wilbur
 Mailing Address: [REDACTED]
 City: [REDACTED] State: [REDACTED] Zip: [REDACTED]
 Site Address: RALOONDY WY30300A NKA HWY 95 Subdivision:
 Phone: [REDACTED] Email: [REDACTED]

REPRESENTATIVE INFORMATION:

Representative's name:
 Company name:
 Mailing Address:
 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: Ag/Forestry	Overlay Zones: Flood	<input type="checkbox"/> Airport <input type="checkbox"/> Flood	<input type="checkbox"/> Wetland <input checked="" type="checkbox"/> None	<input type="checkbox"/> Bonners Ferry ACI <input type="checkbox"/> Moyie Springs ACI	RECEIVED By Tessa Vogel at 3:23 pm, Apr 18, 2024 Receipt #: 33627
Floodplain: Zone X	Panel #: 1602070720B	Development Permit #: n/a			

PARCEL INFORMATION:

Parcel #'s: RPL0ND1W130300A	Parcel acreage: 11.71
Current Zoning: Ag/Forestry	Current Use: Vacant land
Comprehensive plan designation: Ag/Forestry	
What zoning districts border the project site?	
North: AG Forestry	East: AG Forestry
South: AG Forestry	West: AG Forestry
What are the current adjacent land uses?	
North: Residential	South: LAND VACANT
East: Shulch	West: US 95
Within Area of City Impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, which city?

Please describe in detail all applicable uses/plans for subject property, including:

Setbacks:	Front: 25 ft	Side 1: 25 ft	Side 2: 25 ft	Rear: 25 ft
Size of buildings:	Bathroom 34x20		office 17x11	
Type of unit:	Bath house & office		# of units: 34	
Machinery to be located on site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Storage area on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Expected start date:	June 15th 30 2024		Expected completion date: June 2025 2025	
Expected # of employees daily:	2		Expected # of customers/visitors daily: 14	
Days and hours of operation:	Monday - Friday 8-5		Traffic (vehicles per day): 14	
Advertising sign, size, location:	12/12 Facing US 95		Lighting plans: yes	
Water: <input checked="" type="checkbox"/> Well <input checked="" type="checkbox"/> well	Water Assn.		Sewer: <input type="checkbox"/> Bonners Ferry <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Community	
Proposed access and whether public or private: GYPSY RD. Public Private				

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 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?

We will have rules + regulations - attached on next page

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

not sure until we know the zoning

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?

We are proposing to start an RV park per Section 15.85.1

- Park Rules -

- Check in time 11:00 pm - Check out 1:00 pm
- All guest will register at front office upon arrival
- Speed limit 5 mph
- 1 RV & 1 vehicle per RV spot and 1 extra vehicle and guest parking in overflow parking.
- No tents on grass
- Quit time 10 pm - 9 am
- Campfires are to remain in fire pits and not left unattended
- Campfires must be put out before leaving
- Do not hang or nail anything on or from a tree
- no collecting of firewood
- all firearms need to be secured in RV or vehicle unless it is in a secure ~~to~~ holster and being carried in compliance with all federal and state laws
- no washing of vehicles
- The park is not responsible for damages, theft, or injury occurring during your stay

Pet Policies

- No more than 3 dogs per site
- all dogs must be on a leash
- aggressive or loud dogs will not be tolerated
- all dog poo must be picked up and disposed of

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

A place for RV's to stay while traveling and exploring the fun things to do around Prebles

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.)

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?

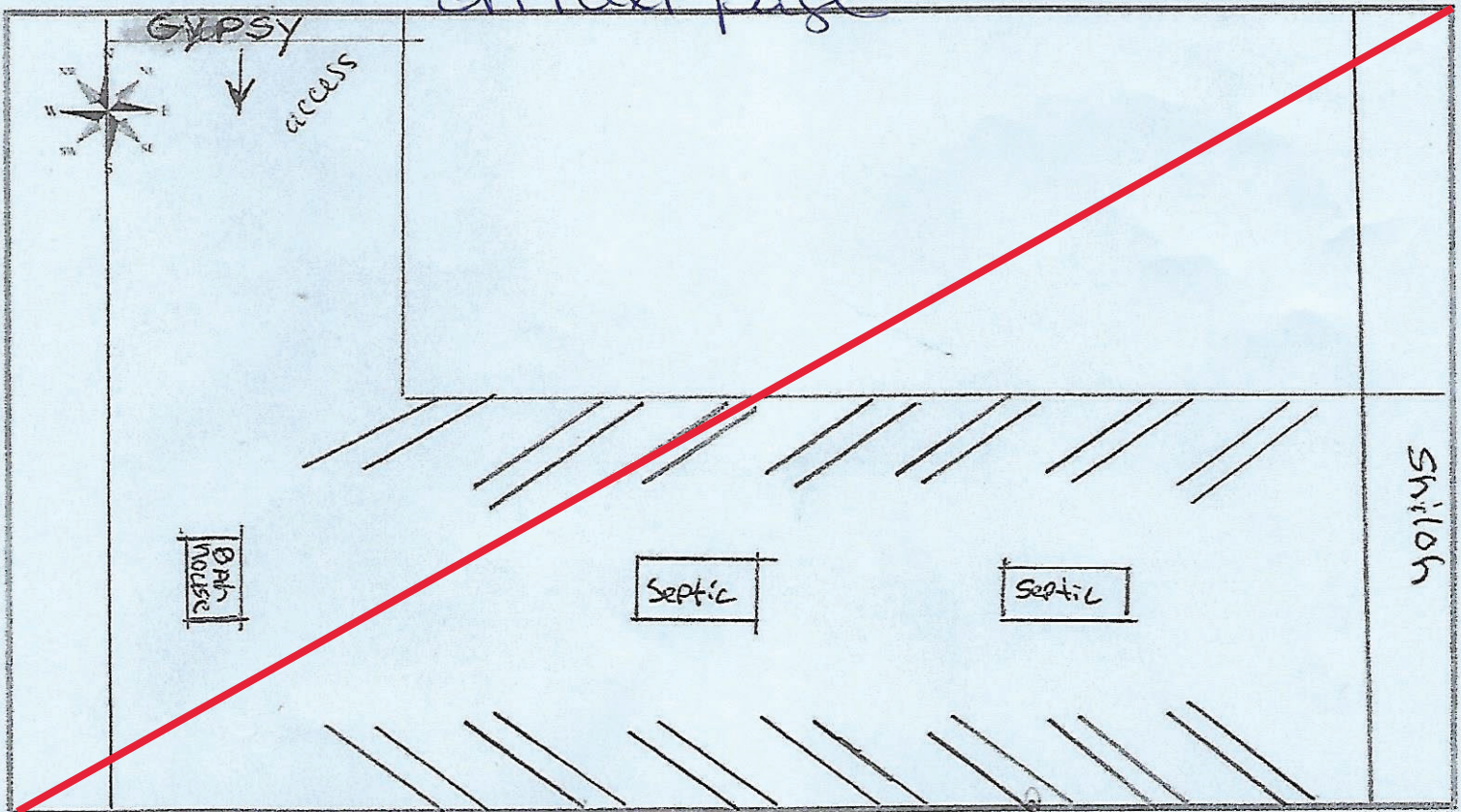
All RV's can only be 10 yrs old Dogs will not be unattended and aggressive or loud dogs will not be tolerated. 1 RV + 1 vehicle per site. Campfires in firepits only. Quiet time 10pm-9am and will be enforced. Visitor + extra vehicle in overflow parking

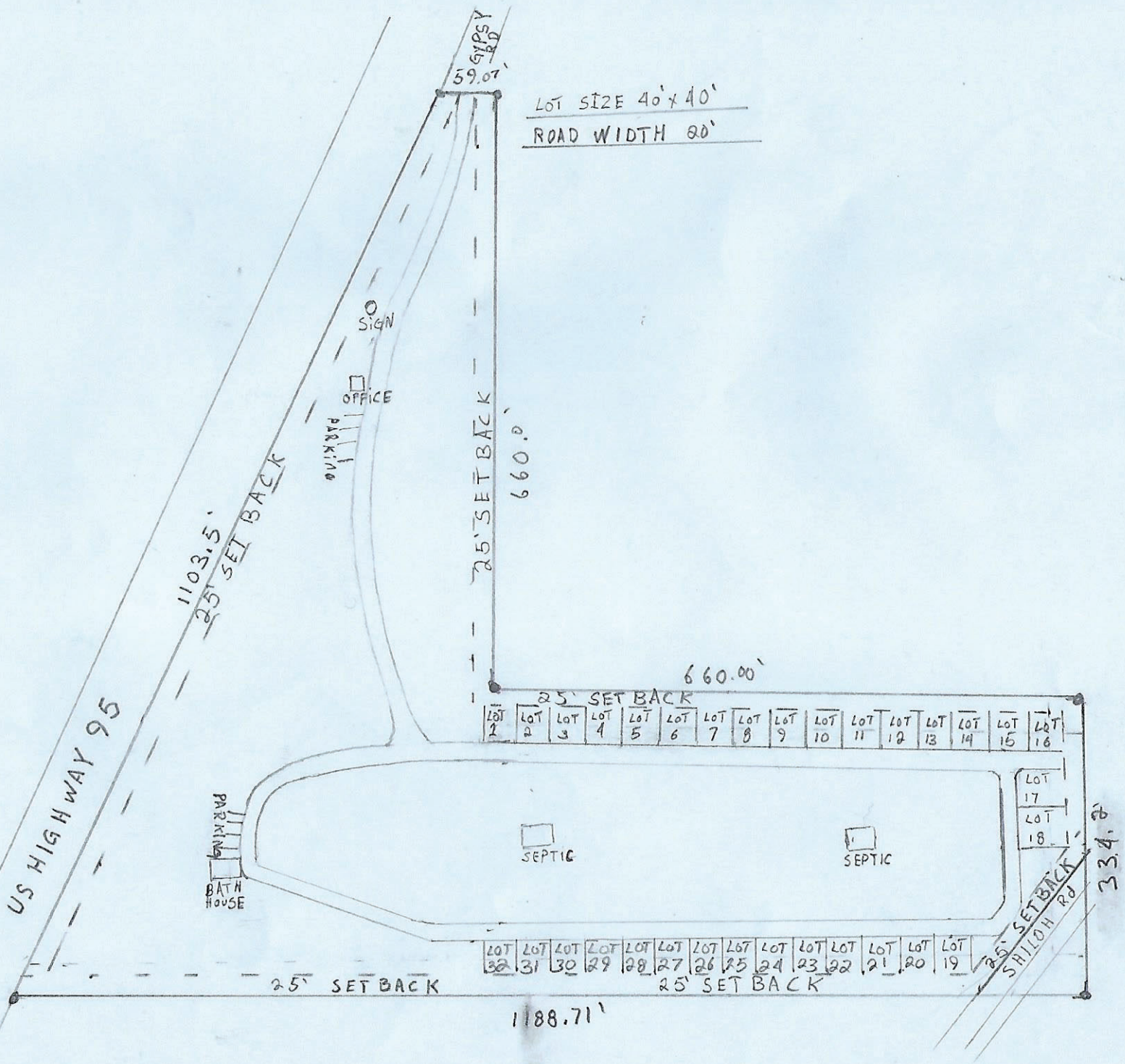
7. Does the proposed use place an unfair burden on Boundary County taxpayers with costs not offset by the potential benefits of the proposed use?

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.

on next page





LOT SIZE 40' x 40'
 ROAD WIDTH 80'

GYPSY RD
59.07'

US HIGHWAY 95

1103.5'
25' SET BACK

25' SET BACK
660.0'

660.00'

25' SET BACK

LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16
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PARKING
BATH HOUSE

SEPTIC

SEPTIC

LOT 17
LOT 18

334.8'

25' SET BACK
SHILOH RD

25' SET BACK

LOT 32	LOT 31	LOT 30	LOT 29	LOT 28	LOT 27	LOT 26	LOT 25	LOT 24	LOT 23	LOT 22	LOT 21	LOT 20	LOT 19
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1188.71'

25' SET BACK

REQUIRED:

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

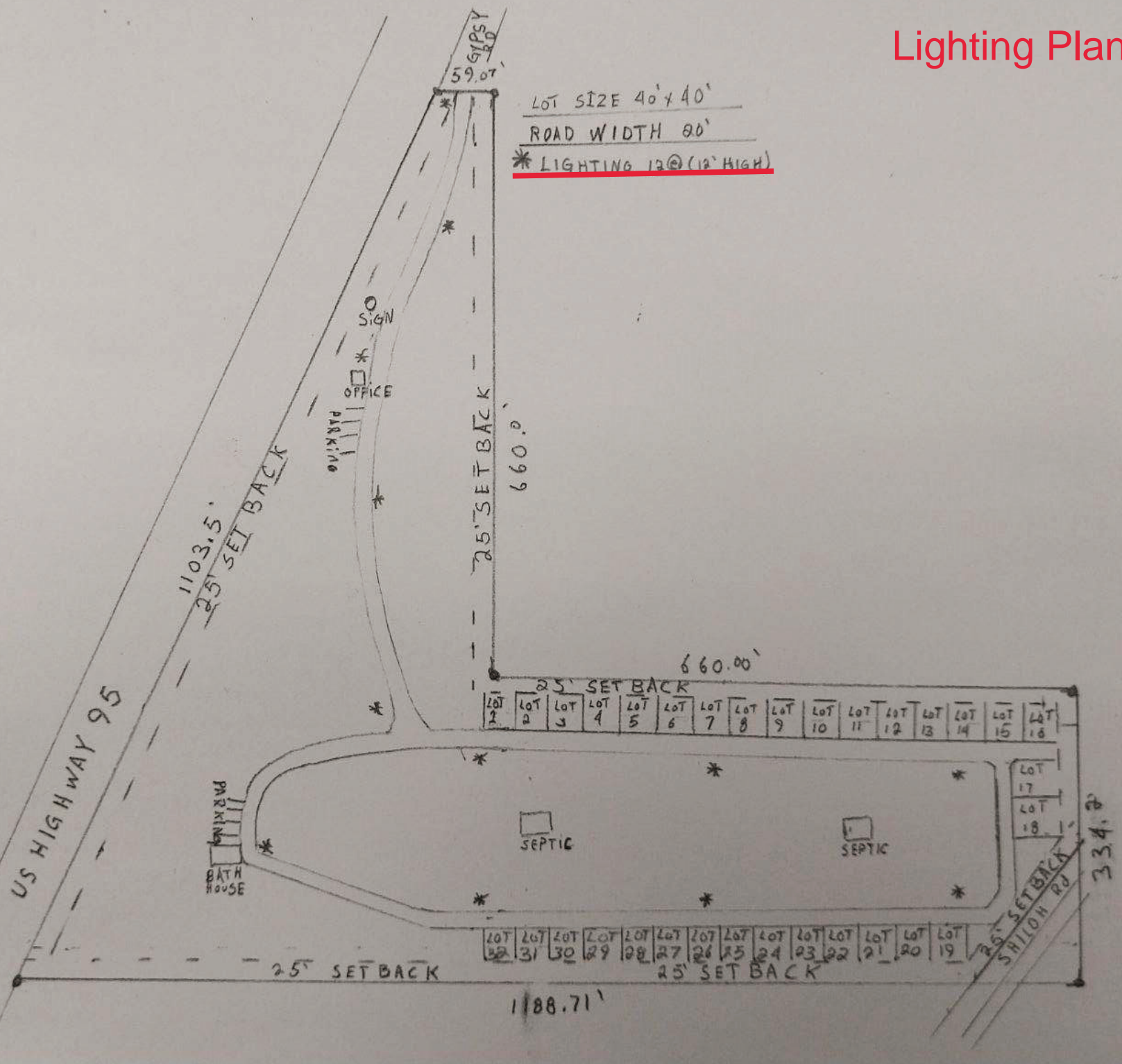
Submit with application fee to:
Boundary County Planning & Zoning
P.O. Box 419
Bonners Ferry, ID 83805

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: Joe White Date: 4-16-24

Landowner's signature: Mike Wilson Date: 4-16-24

Lighting Plan

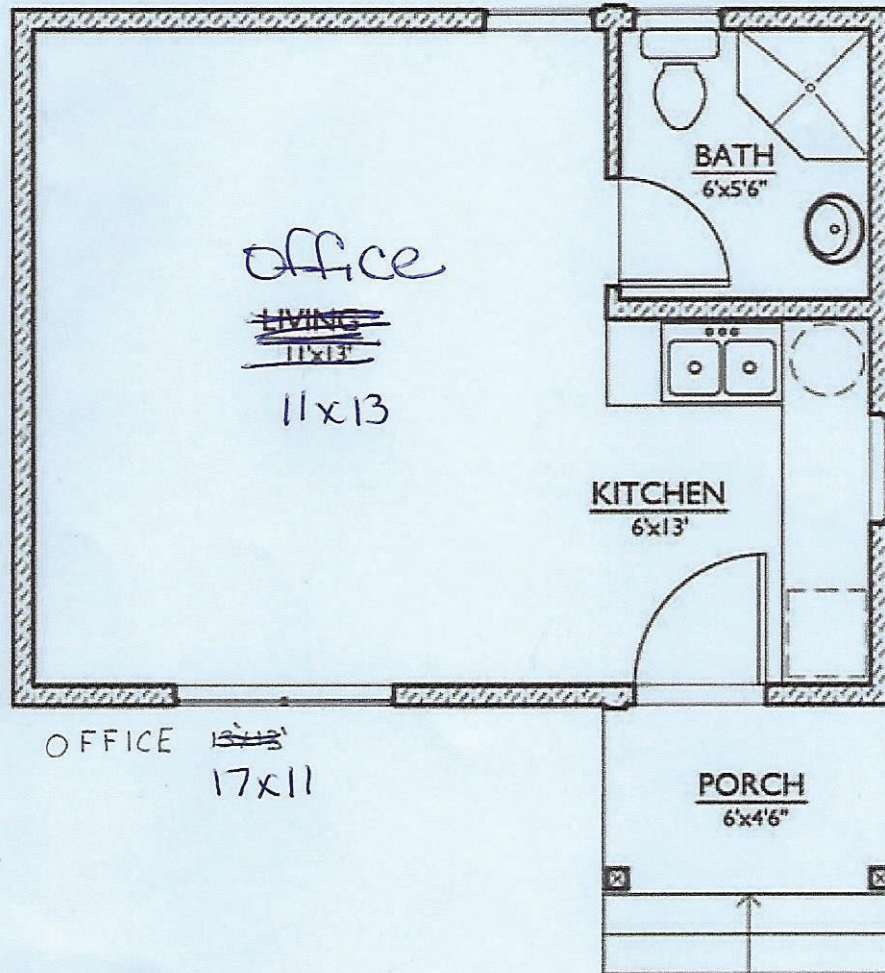


12'

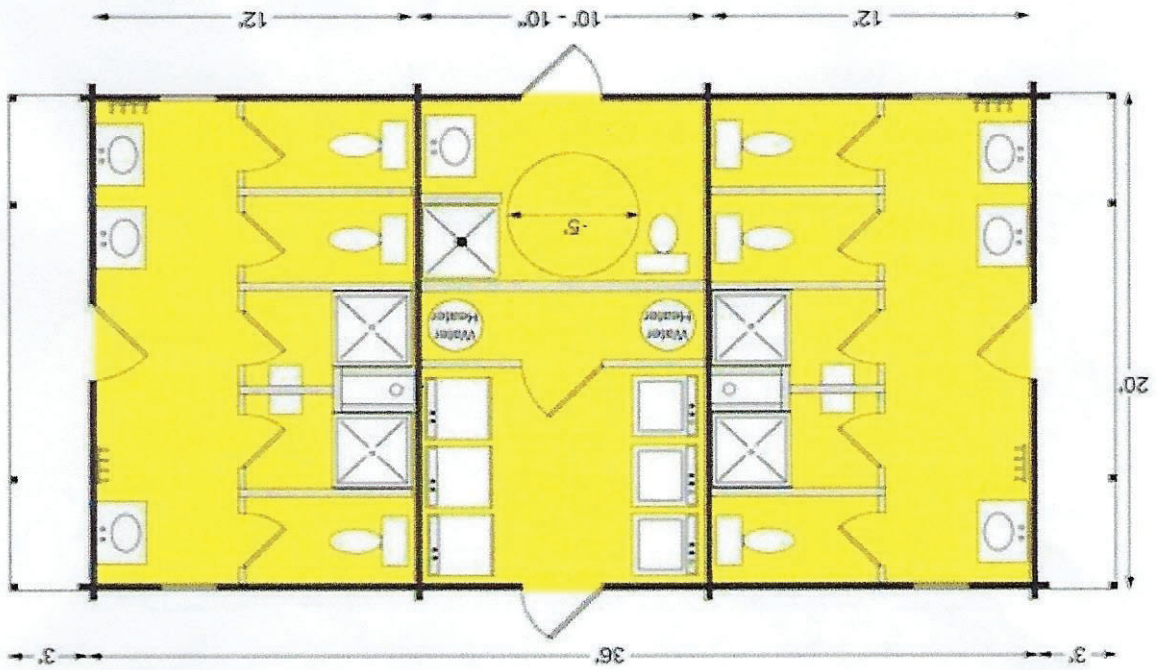
NAPLES
RV PARK

4'

12'



Bat house



SURVEY NARRATIVE

The purpose of this survey was to divide an existing parcel of record into five (5) tracts shown herein. Corner monuments identified as found corner evidence were located with GPS to determine the exact boundary of the lots of Section 13. The exterior monuments of the divided parcel were originally established by PLS 2628 and recorded as Book 3 of Surveys, Page 67, Instrument No. 175677.

PLANNING & ZONING CERTIFICATE

This Parcel Division has been examined and approved for Boundary County Application No. 21-0210.

Task Lead for C. Mackey
Boundary County Planning Administrator

12 7
13 4
13 4 18
TO BE RECORDED
9-11-2023

**RECORD OF SURVEY
SIMPLE PARCEL DIVISION**

IN THE
E1/2 NE1/4 OF SECTION 13
TOWNSHIP 60 NORTH, RANGE 1 WEST, B.M.
BOUNDARY COUNTY, IDAHO
FOR
MARY BELL

PROPERTY DESCRIPTION - TRACT 1

A tract of land situated in the East half of the Northeast Quarter (E1/2 NE1/4) of Section Thirteen (13), Township Sixty (60) North, Range One (1) West of the Boise Meridian, Boundary County, Idaho, being a portion of that parcel described in Instrument No. 200501, more particularly described as follows:

BEGINNING at a 5/8" rebar and plastic cap staked PLS 3620, on the east line of said E1/2 NE1/4, which is N 00°45'33" E, 112.05 feet from the southeast corner of the E1/2 NE1/4, thence, leaving said east line N 00°56'20" W, 1168.71 feet to the intersection with the southeasterly right of way of U.S. Highway No. 93 which is marked on the ground by a 5/8" rebar and plastic cap staked PLS 3620, thence, along said right of way N 25°57'00" E, 1102.50 feet to a 3/8" rebar and plastic cap staked PLS 3620, thence, leaving said right of way S 59°27'00" E, 59.27 feet to a 5/8" rebar and plastic cap staked PLS 3620, thence, along said east line S 00°45'33" E, 668.00 feet to a 5/8" rebar and plastic cap staked PLS 3620, thence, leaving said east line S 00°45'33" E, 668.00 feet to the intersection with the east line of the E1/2 NE1/4 which is marked on the ground by a 5/8" rebar and plastic cap staked PLS 3620, thence, along said east line S 00°45'33" E, 233.93 feet to the POINT OF BEGINNING, encompassing an area of 11.95 acres. LESS County Road right of way yielding a net 11.71 acres.

TOGETHER WITH an easement for access and utilities being Thirty (30) feet in width and lying Fifteen (15) feet on each side of the following described centerline:

BEGINNING at a point on the south line of the above described tract which is N 00°55'20" W, 109.63 feet from the northeast corner of the above described tract, thence, leaving said south line S 29°58'21" W, 61.90 feet thence S 60°01'39" E, 15.00 feet to the intersection with the northeasterly right of way of Shiloh Road and the terminus of this easement with the sidelines extended or shortened to intersect adjacent boundaries.

PROPERTY DESCRIPTION - TRACT 2

A tract of land situated in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section Thirteen (13), Township Sixty (60) North, Range One (1) West of the Boise Meridian, Boundary County, Idaho, being a portion of that parcel described in Instrument No. 200501, more particularly described as follows:

BEGINNING at a 5/8" rebar and plastic cap staked PLS 3620, on the east line of said SE1/4 NE1/4, which is N 00°45'33" E, 606.91 feet from the southeast corner of the SE1/4 NE1/4, thence, leaving said east line N 00°55'20" W, 1502.73 feet to the intersection with the east line of the SE1/4 NE1/4 which is marked on the ground by a 5/8" rebar and plastic cap staked PLS 3620, thence, along said east line N 00°31'00" E, 100.93 feet to the intersection with the southeasterly right of way of U.S. Highway No. 93 which is marked on the ground by a 5/8" rebar and plastic cap staked PLS 3620, thence, leaving said east line and along said right of way N 25°57'00" E, 599.62 feet to a 5/8" rebar and plastic cap staked PLS 3620, thence, leaving said east line and along said S 00°45'33" E, 1160.71 feet to the intersection with the east line of the SE1/4 NE1/4 which is marked on the ground by a 5/8" rebar and plastic cap staked PLS 3620, thence, along said east line S 00°45'33" E, 425.33 feet to the POINT OF BEGINNING, encompassing an area of 11.00 acres. LESS County Road right of way and the right of way of the Burlington Northern - Santa Fe Railway yielding a net 11.00 acres.

SUBJECT to an easement for access and utilities being Thirty (30) feet in width and lying Fifteen (15) feet on each side of the following described centerline:

BEGINNING at a point on the north line of the above described tract which is N 00°55'20" W, 109.63 feet from the northeast corner of the above described tract, thence, leaving said north line S 29°58'21" W, 61.90 feet thence S 60°01'39" E, 15.00 feet to the intersection with the northeasterly right of way of Shiloh Road and the terminus of this easement with the sidelines extended or shortened to intersect adjacent boundaries.

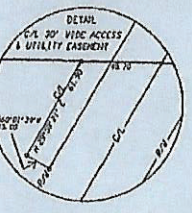
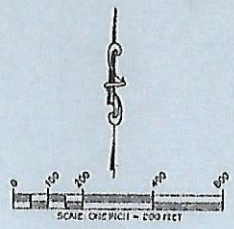
PROPERTY DESCRIPTION - TRACT 3

A tract of land situated in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section Thirteen (13), Township Sixty (60) North, Range One (1) West of the Boise Meridian, Boundary County, Idaho, being a portion of that parcel described in Instrument No. 200501, more particularly described as follows:

BEGINNING at the southeast corner of said SE1/4 NE1/4 which is marked on the ground by a Brass Cap staked PLS 602, thence, along the south line of the SE1/4 NE1/4, N 00°55'20" W, 1209.52 feet to the southeast corner of the SE1/4 NE1/4 which is marked on the ground by a 5/8" rebar and plastic cap staked PLS 3620, thence, along the south line of the SE1/4 NE1/4, N 00°55'20" W, 606.91 feet to the southeast corner of the SE1/4 NE1/4, thence, leaving said east line S 00°45'33" E, 1302.73 feet to the east line of the SE1/4 NE1/4 which is marked on the ground by a 5/8" rebar and plastic cap staked PLS 3620, thence, along said east line S 00°45'33" E, 606.91 feet to the POINT OF BEGINNING, encompassing an area of 20.52 acres. LESS County Road right of way and the right of way of the Burlington Northern - Santa Fe Railway yielding a net 17.97 acres.

TOGETHER WITH an easement for ingress and egress per State of Idaho Joint Use Access Agreement (Permit No. 1-19-057); the centerline of which is more particularly described as follows:

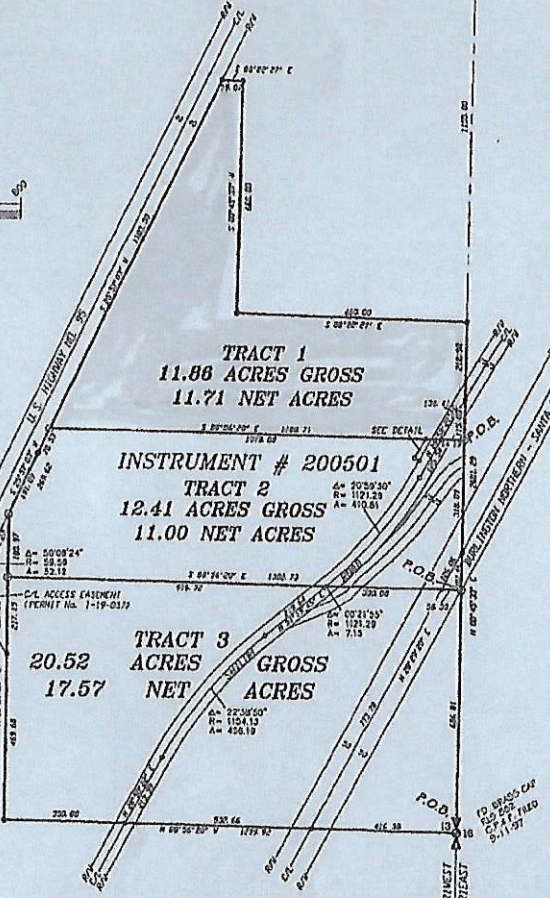
Connecting at the intersection of the east line of the SE1/4 NE1/4 and the southeasterly right of way of U.S. Highway No. 93, which is N 00°31'00" E, 627.60 feet from the southeast corner of the SE1/4 NE1/4, thence, leaving said east line and along said right of way S 00°57'00" W, 124.28 feet to the POINT OF BEGINNING, thence, leaving said right of way and along the centerline of a road as it was found to exist July 19, 2021 the following: Four (4) courses, along a non-tangential curve to the right having a central angle of 50°00'24" (credit bearing S 45°00'40" W), a radius of 58.55 feet, for an arc length of 68.12 feet (credit) to the west line of the above described tract, thence S 00°17'10" W, 130.35 feet thence S 10°10'00" E, 26.93 feet thence S 24°17'40" E, 77.10 feet to the east line of the above described tract and the terminus of this easement with the sidelines extended or shortened to intersect adjacent boundaries.



LEVEL OF SERVICES
All tracts will be surveyed by individualistic systems and individualistic.

BASIS OF BEARINGS
Bearings are based on Idaho State Plane West Zone (1103). NAD83 State Factor: 0.999999916. All distances are converted to ground.

- LEGEND
- Found corner evidence as noted
- Found rebar/plastic cap PLS 3620
- Found rebar/plastic cap - PLS 3620
- Computed point



ADJACENT SURVEYS OF RECORD
Book 1 of Surveys, Page 271
Book 2 of Surveys, Page 280
Book 3 of Surveys, Page 277
Book 3 of Surveys, Page 40

COUNTY RECORDER
This Record of Survey was filed for record in the office of the Recorder of Boundary County, Idaho, at the request of J.R.S. Surveying, Inc. on 09/11/2023, at 10:45 AM. Instrument No. 220073
Calvin Poston
County Recorder



220073
SURVEYOR'S CERTIFICATION
I, James R. Displea, Idaho Land Surveyor No. 3620, do hereby certify that the foregoing is a true and correct representation of a survey made by me or under my direct supervision in accordance with the laws of the State of Idaho (Idaho Code 15-1-209, 15-1-203 and Idaho Code 15-1-1005 through 15-1-1007) and accepted methods and procedures of surveying.

J.R.S. SURVEYING, INC.	
P.O. BOX 2057 - 6476 E. MAIN ST. BOZEMAN, IDAHO 83405	
200-287-7223	
RECORD OF SURVEY	
FOR MARY BELL	
DATE SURVEYED	09-24-2023
REC. BY: JRM, EJM, JJA	SHEET 1 OF 1
BOZEMAN COUNTY, IDAHO	22 021-12

STATE OF IDAHO }
County of Boundary }

Filed by: TitleOne - North Idaho
on 11/30/2023 at 02:30 PM

Glenda Poston

County Recorder C. G. Gentry
By Deputy

Fees: \$ 15.00

E-Recording

Recording Number: 295960



TitleOne
a title & escrow co.

Order Number: 23487428

Warranty Deed

For value received,

Terry D Bell and Mary Bell, Husband and Wife and Royal R Moore, a single man

the grantor, does hereby grant, bargain, sell, and convey unto

John R Wilbur and Niki L Wilbur, husband and wife

whose current address is 517 Deep Creep Loop #355 Naples, ID 83847

the grantee, the following described premises, in Boundary County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Order Number: 23487428

Warranty Deed - Page 1 of 3

Dated: November 13, 2023

Terry D Bell
Terry D Bell

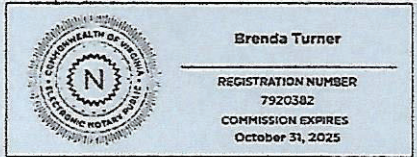
Mary Bell
Mary Bell

Royal R Moore by Mary Bell as AIF
Royal R Moore

State of Virginia, County of Chesapeake, ss.

On this 17th day of November in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Mary Bell known or identified to me to be the person whose name is subscribed to the within instrument, as the attorney-in-fact of Royal R Moore and acknowledged to me that he/she subscribed the name of Royal R Moore thereto as Principal, and his/her own name as Attorney-In-Fact.

Brenda Turner
Notary Public Chesapeake
Residing in:
My Commission Expires: 10/31/2025
(seal)

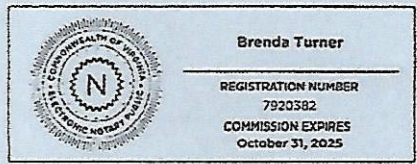


Notarized online using audio-video communication

State of Virginia, County of Chesapeake, ss.

On this 17th day of November in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Terry D Bell and Mary Bell known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Brenda Turner
Notary Public
Residing In: Chesapeake
My Commission Expires: 10/31/2025
(seal)



Notarized online using audio-video communication

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

PARCEL I

A tract of land situated in the East Half of the Northeast Quarter of Section 13, Township 60 North, Range 1 West of the Boise Meridian, Boundary County, Idaho, being a portion of that parcel described in Instrument No. 200501; more particularly described as follows:

BEGINNING at a 5/8" rebar and plastic cap stamped PLS 3628, on the east line of said East Half of the Northeast Quarter, which is N 00°45'33" E, 1112.36 feet from the southeast corner of the East Half of the Northeast Quarter; thence, leaving said east line N 88°56'20" W, 1188.71 feet to the intersection with the southeasterly right of way of U.S. Highway No. 95 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, along said right of way N 25°57'03" E, 1103.50 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence, leaving said right of way S 88°22'27" E, 59.07 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence S 00°45'33" W, 660.00 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence S 88°22'27" E, 660.00 feet to the intersection with the east line of the East Half of the Northeast Quarter which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, along said east line S 00°45'33" W, 333.93 feet to the POINT OF BEGINNING.

PARCEL II

Grantor also grants to grantee an easement for access and utilities being 30 feet in width and lying 15 feet on each side of the following described centerline:

BEGINNING at a point on the south line of the above described tract which is N 88°56'20" W, 109.83 feet from the southeast corner of the above described tract; thence, leaving said south line S 29°58'21" W, 61.90 feet; thence S 60°01'39" E, 15.00 feet to the intersection with the northwesterly right of way of Shiloh Road and the terminus of this easement with the sidelines extended or shortened to intersect adjacent boundaries.