



BOUNDARY COUNTY

CONDITIONAL USE PERMIT APPLICATION

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

FILE #: 25-0041

APPLICATION REQUEST:

The applicant is requesting a conditional use permit to allow: *Multistructure Residential*

Use is conditionally allowed at Section(s) of Boundary County Land Use Ordinance: *15.1, 15.10.4.4*

APPLICANT INFORMATION:

Applicant/Landowner: *Jimmy Ball & Brenda Ball*

Mailing Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Site Address: *228 Shanouk Road* Subdivision:

Phone: [REDACTED] Email: [REDACTED]

REPRESENTATIVE INFORMATION:

Representative's name:

Company name: *Capitol Success Property Management LLC*

Mailing Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] Email:

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

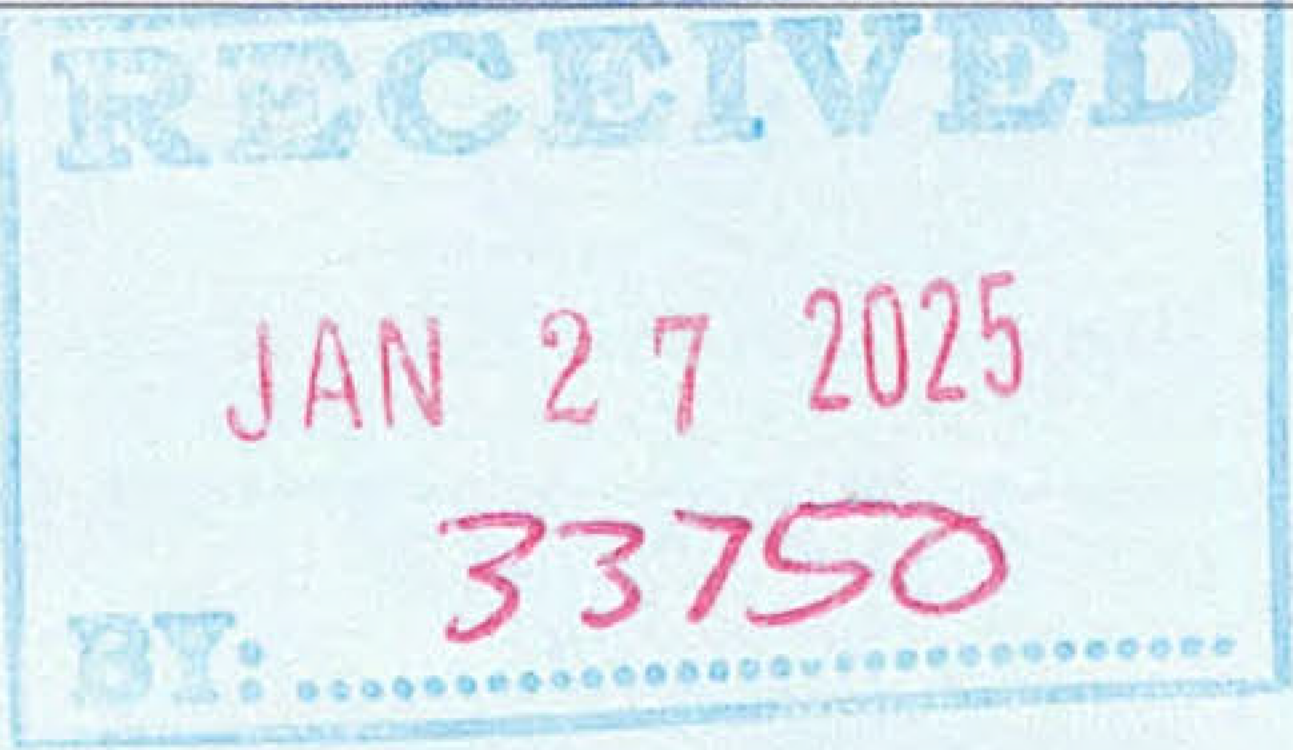
Name/Relationship to project:

Mailing Address:

City: State: Zip:

Phone: Email:

TO BE COMPLETED BY COUNTY:

Zone District: Rural Residential	Overlay Zones: <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:
Floodplain: Zone X	Panel #: 1602070575B	Development Permit #: n/a		

PARCEL INFORMATION:

Parcel #'s: <u>RP62N01E349038A</u>	Parcel acreage: <u>4.65</u>
Current Zoning: <u>Rural Residential</u>	Current Use: <u>Residential</u>
Comprehensive plan designation: <u>Rural Residential</u>	
What zoning districts border the project site? <u>same Rural Residential</u>	
North: <u>SAME</u>	East: <u>SAME</u>
South: <u>SAME</u>	West: <u>SAME</u>
What are the current adjacent land uses? <u>All Residential</u>	
North: <u>SAME</u>	South: <u>SAME</u>
East: <u>SAME</u>	West: <u>SAME</u>
Within Area of City Impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, which city? <u>NA</u>

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

Setbacks:	Front: <u>30 + 150'</u>	Side 1: <u>20 + 40'</u>	Side 2: <u>30 + 90'</u>	Rear: <u>30 + 100'</u>
Size of buildings:	<u>3350 House 2500 Garage</u>			
Type of unit: <u>House</u>	# of units: <u>1 + existing House</u>			
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: <u>7-1-25</u>	Expected completion date: <u>7-1-26 Build Deck</u>			
Expected # of employees daily: <u>NA</u>	Expected # of customers/visitors daily: <u>NA</u> ^{use}			
Days and hours of operation: <u>NA</u>	Traffic (vehicles per day): <u>10</u> ^{NA?} ^{continues}			
Advertising sign, size, location: <u>NA</u>	Lighting plans: <u>Residential</u>			
Water: <input checked="" type="checkbox"/> Well <input checked="" type="checkbox"/> <u>Well</u> Water Assn.	Sewer: <input type="checkbox"/> Bonners Ferry <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Community			
Proposed access and whether public or 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 7.7 of Boundary County Land Use Code 9B18LOV2? see attached

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.

- How is the use to be designed and operated so as to minimize adverse impacts on surrounding properties and uses?
High end house TO RESTRICT FUTURE DEVELOPMENT
SO ONLY 2 HOUSES ON LOT LONG TERM SEE ATTACHED
- How do the impacts of the proposed use compare with the impacts of the existing uses within the zone?
FROM CURRENT TO HIGH END HOUSE VALUES ARE LIKELY
TO IMPROVE SEE ATTACHED
- How will applicant address concerns related to water and sewer services, traffic and access, electricity, fire protection, County Road & Bridge and other reviewing agencies?
EXISTING DRIVEWAY POWER ON SITE WELL ON SITE FIRE
ET

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

Restrict Further development via conditions of Approval
meaning no more houses see Attached

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.)

SAME NO MORE HOUSES SEE ATTACHED

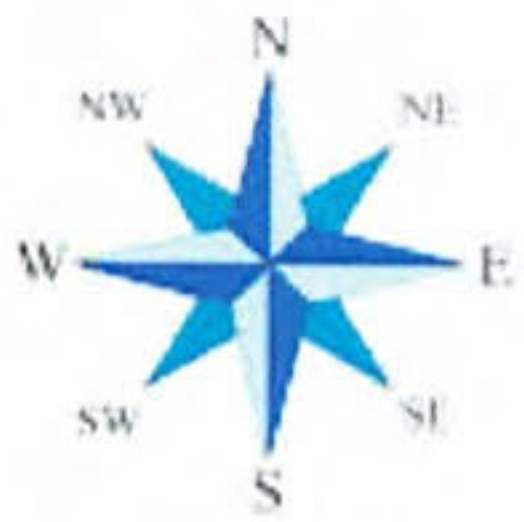
6. Will the proposed use constitute a public nuisance, impose undue adverse impacts to established surrounding land uses or infringe on the property rights of surrounding property owners? What mitigations could be offered to reduce potential impacts?

NO SEE ATTACHED

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?

Tax will be paid see Attached

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.




SEE ATTACHED

REQUIRED:

APPLICATION CHECKLIST:			
COPY OF DEED:	<input checked="" type="checkbox"/> Attached	ACCESS & EASEMENT INFO:	<input checked="" type="checkbox"/> Attached
WATER WILL SERVE LETTER:	<input checked="" type="checkbox"/> Attached	SEWER WILL SERVE LETTER: <i>NA well</i>	<input checked="" type="checkbox"/> Attached <i>NA SEPTIC</i>
SITE PLAN:	<input checked="" type="checkbox"/> Attached	APPLICATION FEE:	<input checked="" 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:  Date: 1-25-25

Landowner's signature:  Date: 1-25-25

Special use permit

We are requesting to put an additional house on the property, which is currently known as 228 Shamrock Rd. a partial of land in rural residential area please see attached map

The current existing house on the property is approximately 1500 ft.² which is over the amount that could be considered for an ADU that has a max of 1050 ft.²

We are currently requesting to build a approximately 3500 square-foot primary residence with associated garage which would be in addition to the primary residence already located on site which would then become secondary

We would intend to start the project in July 2025 and finish by July 2026
The use of the house would become continuous as a residential property

We believe this to be a legal request due to the fact in this zoning ordinance allows this structure and use under ordinance 15.10.4.4

We would offer that this would be the only allowable additional residential structure, meaning no further ADU or residential development of any kind would be requested or allowed on the current lot. Making two total residential units on lot.

Thank you
Jimmy Ball

Considerations

7.7.1. Whether the application, site plan and additional documentation provided by the applicant sufficiently demonstrate the full scope of the use proposed.

Answer: the application demonstrates and provides the scope and serviceability given the current infrastructure on site

7.7.2. Whether the proposed use conforms to all applicable standards established by this ordinance.

Answer: the proposed use conforms given the fact multi structural residential is allowed as a conditional use under section 15.10.4.4, in which all conditions are addressed herein.

7.7.3 Whether there is sufficient land area to accommodate the use proposed, and whether development is so timed and arranged so as to minimize adverse effects on surrounding properties and uses.

Answer: the requested use is minimal in size comparatively to the property in which it will sit, in addition the project is currently tucked into the back with little visibility from surrounding properties, it will also be heavy landscaping to create further privacy.

7.7.4. How the impacts of the use proposed compare with the impacts of existing uses within the zone.

Answer: this unit would be allowed under ordinance 15.10.4.1 as a duplex, in addition to ordinance 15.3.15 as a boarding houses which is that allowed in 15.13.3.1 in this zone district, this proves that the impact is currently legal where physical connection is made. This stands to reason that a disconnected unit will have no higher impact than what is currently allowed, without special use permit, it would likely be less of an impact due to the fact the new structure is tucked in the back.

7.7.5. Whether concerns raised by other departments, agencies or by the providers of public services, including but not limited to road and bridge, water, electricity, fire protection, sewer or septic, can be adequately addressed.

Answer: we had approval to add six units from all agencies on a previous application, which was found to be non-conforming only due to a new interpretation of the zoning ordinance at that time, we currently are only requesting one unit and already have all infrastructure on site, this makes the feasibility obvious and totally viable.

7.7.6. The potential benefit to the community offered by the use proposed.

Answer: the community will benefit given the fact the proposed house will be a high-end and a aesthetically pleasing addition to the neighborhood

7.7.7. Whether specific concerns aired through the public hearing process have validity and whether those concerns can be adequately addressed.

Answer: any negative feedback from neighboring properties should be weighed against the fact that it's area is currently being used for storage of material this use versus a high-end residential home is a obvious upgrade to the neighborhood.

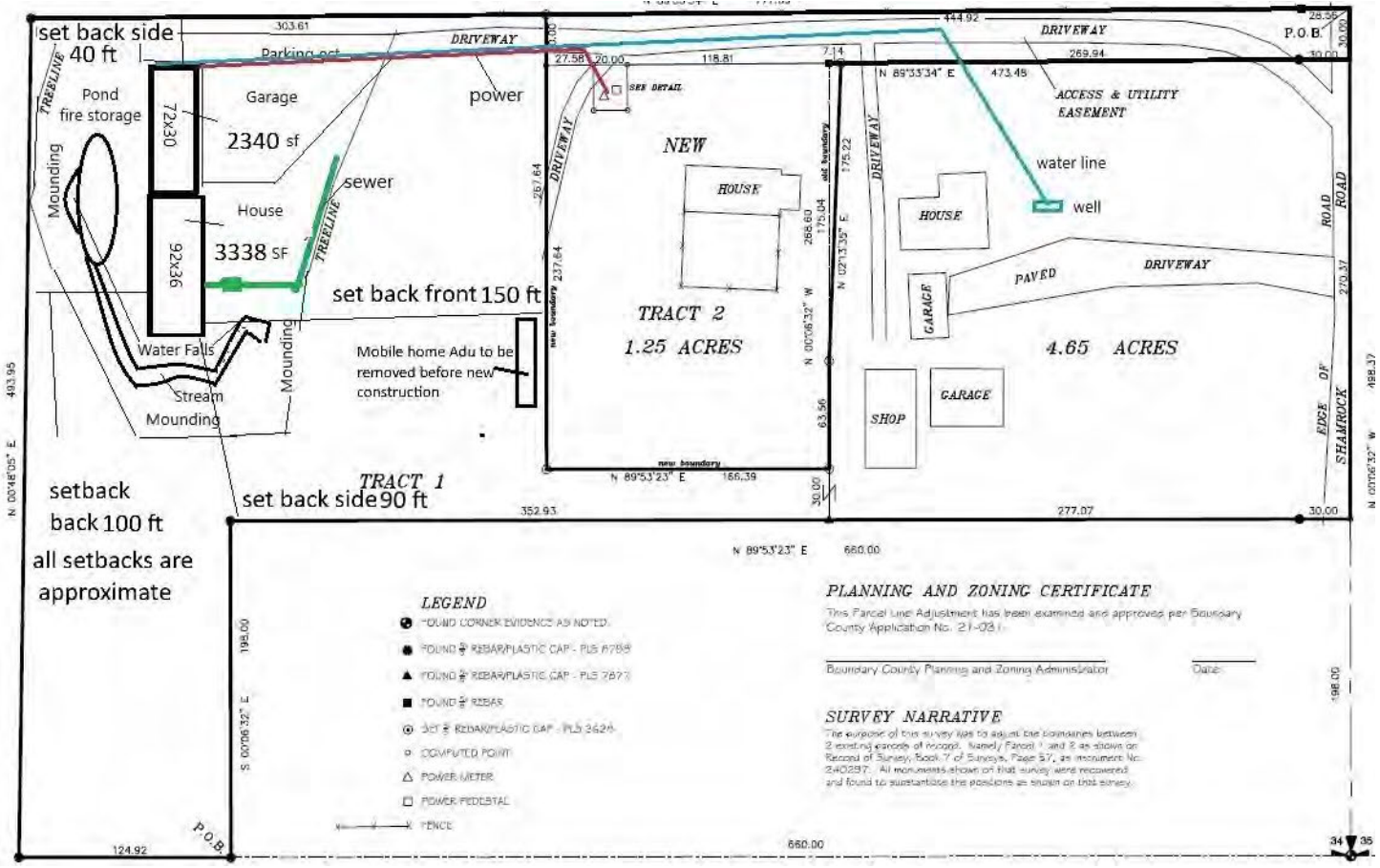
7.7.8. Whether the use proposed would constitute a public nuisance, impose undue adverse impact to established surrounding land uses or infringe on the property rights of surrounding property owners, and whether terms or conditions could be imposed adequate to mitigate those effects.

Answer: this use would again be an upgrade to the current use and therefore not be a nuisance, also compared to other uses that are allowed on the property In fact would be less of an impact.

7.7.9. Whether the use proposed would unfairly burden Boundary County taxpayers with costs not offset by the potential benefits of the proposed use.

Answer: the use would add value to the property which would be taxable and paid regularly.

Thank you
Jimmy Ball



set back side 40 ft

set back front 150 ft

setback back 100 ft

TRACT 1 set back side 90 ft

all setbacks are approximate

- LEGEND**
- FOUND CORNER EVIDENCE AS NOTED
 - FOUND REBAR/PLASTIC CAP - PLUS #788
 - ▲ FOUND REBAR/PLASTIC CAP - PLUS #877
 - FOUND REBAR
 - SET REBAR/PLASTIC CAP - PLUS #626
 - COMPUTED POINT
 - △ POWER METER
 - POWER PEDESTAL
 - FENCE

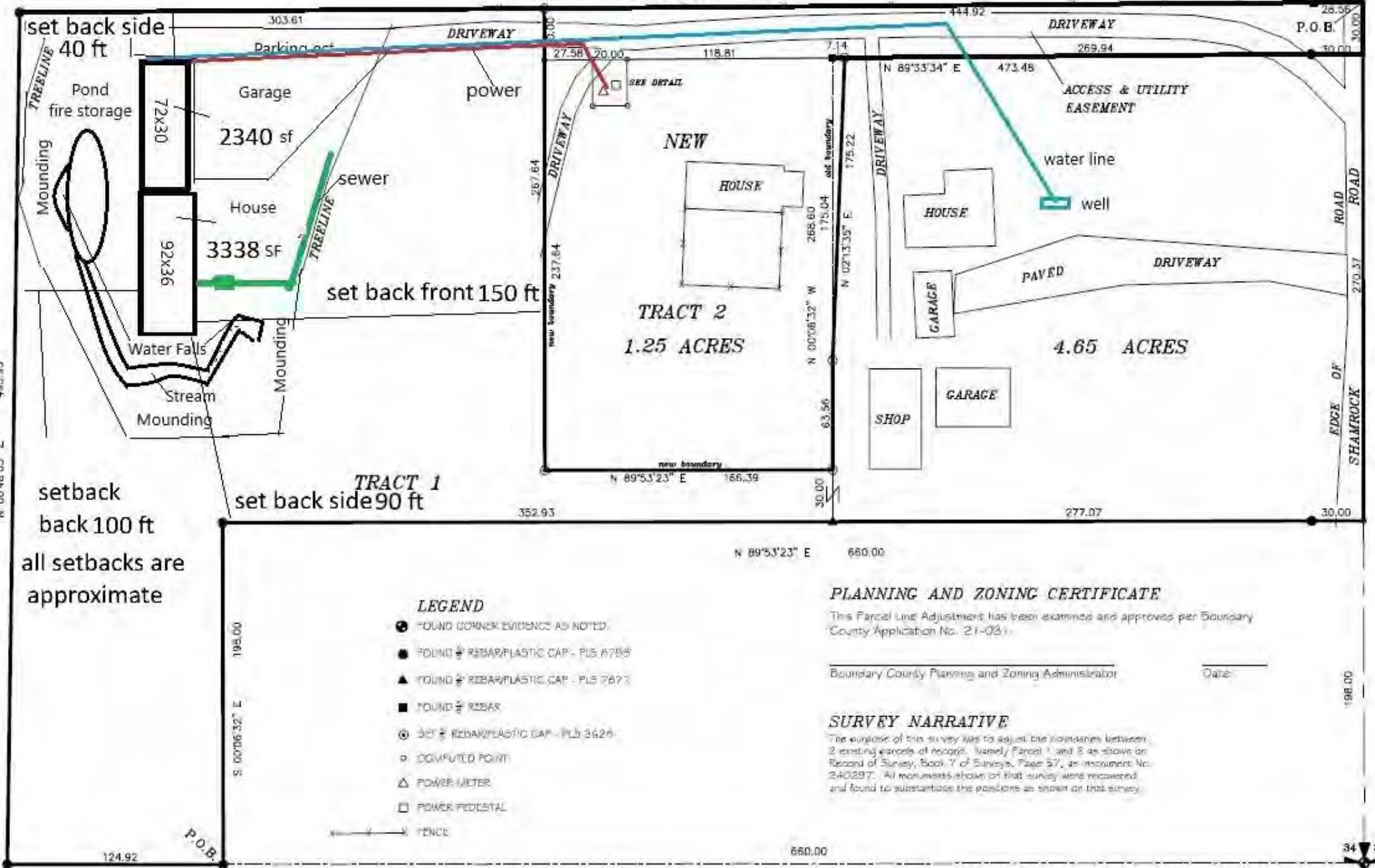
PLANNING AND ZONING CERTIFICATE

This Parcel Line Adjustment has been examined and approved per Boundary County Application No. 21-031.

Boundary County Planning and Zoning Administrator _____ Date: _____

SURVEY NARRATIVE

The purpose of this survey was to adjust the boundaries between 2 existing parcels of record, named Parcel 1 and 2 as shown on Record of Survey, Book 7 of Surveys, Page 57, as instrument No. 240287. All monuments shown on that survey were recovered and found to substantiate the positions as shown on this survey.



set back side 40 ft

setback back 100 ft

all setbacks are approximate

set back front 150 ft

TRACT 1
set back side 90 ft

TRACT 2
1.25 ACRES

4.65 ACRES

- LEGEND**
- FOUND CORNER EVIDENCE AS NOTED.
 - FOUND REBAR/PLASTIC CAP - PLS 6789
 - ▲ FOUND REBAR/PLASTIC CAP - PLS 7877
 - FOUND REBAR
 - ⊙ SET REBAR/PLASTIC CAP - PLS 3624
 - COMPUTED POINT
 - △ POWER METER
 - POWER PEDestal
 - TENCE

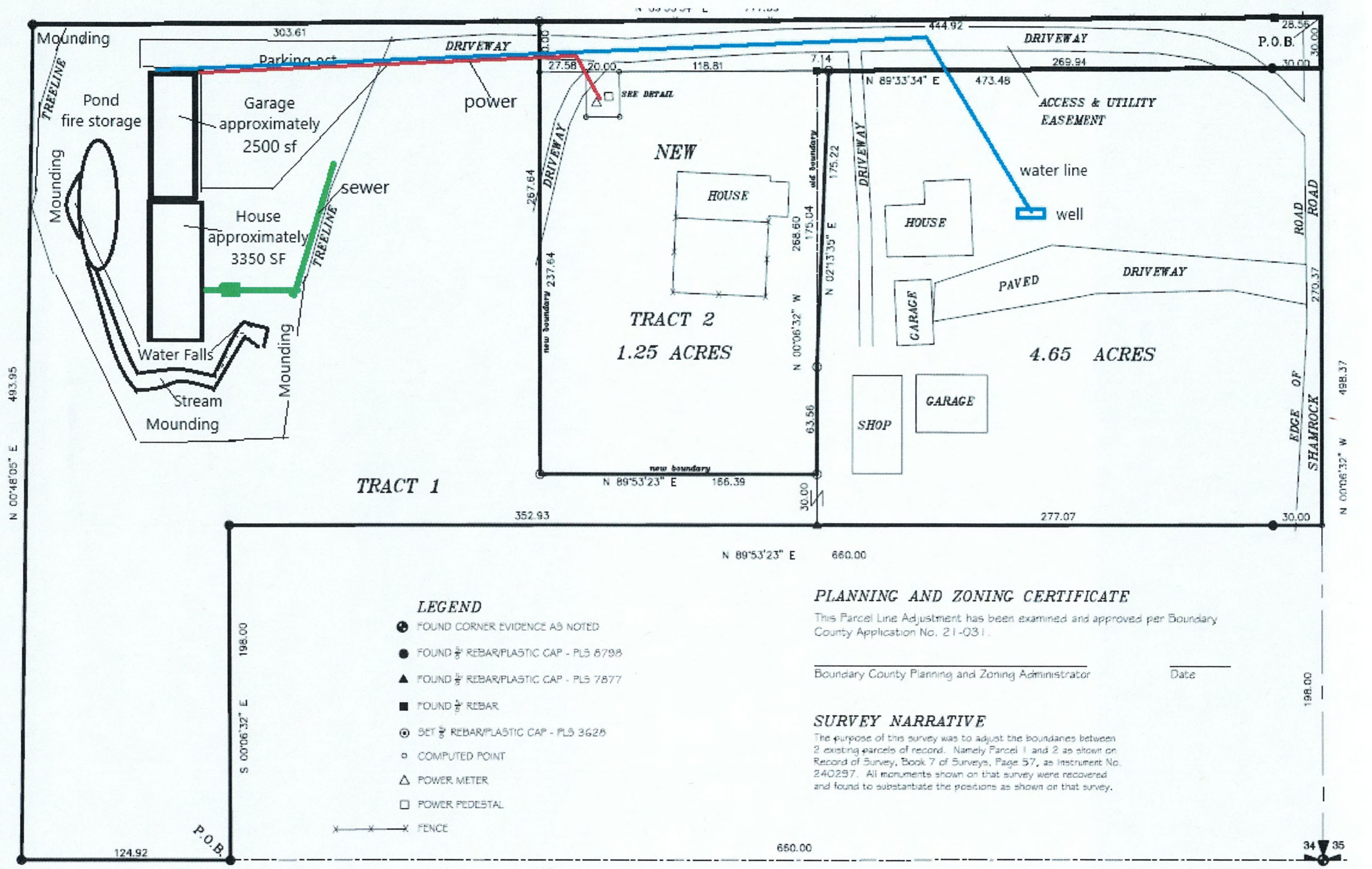
PLANNING AND ZONING CERTIFICATE

This Parcel Line Adjustment has been examined and approved per Boundary County Application No. 21-031.

Boundary County Planning and Zoning Administrator _____ Date: _____

SURVEY NARRATIVE

The purpose of this survey was to adjust the boundaries between 2 existing parcels of record. Namely Parcel 1 and 2 as shown on Record of Survey, Book 7 of Surveys, Page 57, as instrument No. 240297. All monuments shown on that survey were recovered and found to substantiate the positions as shown on this survey.



TRACT 1

TRACT 2
1.25 ACRES

4.65 ACRES

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- FOUND 1/2" REBAR/PLASTIC CAP - PLS 8798
- ▲ FOUND 1/2" REBAR/PLASTIC CAP - PLS 7877
- FOUND 1/2" REBAR
- ⊙ SET 1/2" REBAR/PLASTIC CAP - PLS 3628
- COMPUTED POINT
- △ POWER METER
- POWER PEDESTAL
- X — X — X — FENCE

PLANNING AND ZONING CERTIFICATE

This Parcel Line Adjustment has been examined and approved per Boundary County Application No. 21-031.

Boundary County Planning and Zoning Administrator _____ Date _____

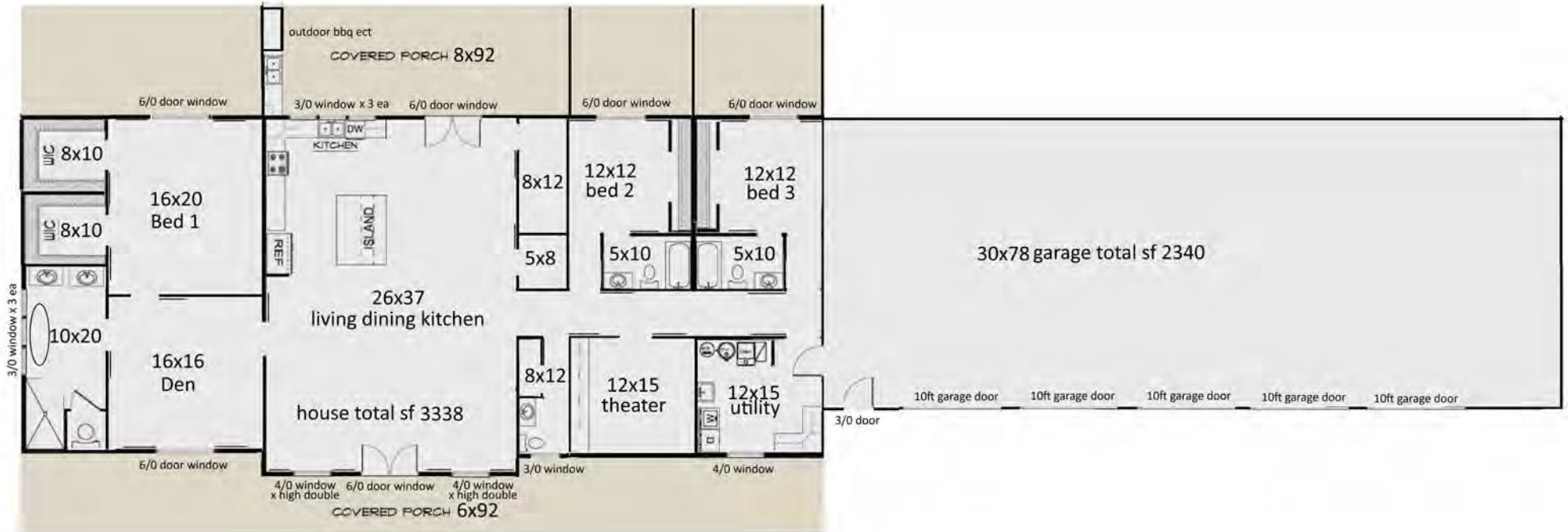
SURVEY NARRATIVE

The purpose of this survey was to adjust the boundaries between 2 existing parcels of record. Namely Parcel 1 and 2 as shown on Record of Survey, Book 7 of Surveys, Page 57, as Instrument No. 240297. All monuments shown on that survey were recovered and found to substantiate the positions as shown on that survey.

Concept Design



Main house 92x36 per prev. pg.



Boundary County Parcel Information



Parcel Information

Parcel #: **RP62N01E349038A**
Site Address: 228 Shamrock Rd
Bonners Ferry ID 83805 - 5640
Owner: **Ball, Jimmy Lee**
Ball, Brenda
PO Box 1979
Bonners Ferry ID 83805
Twn/Range/Section: 62N / 01E / 34
Parcel Size: 4.46 Acres (194,278 SqFt)
Lot Dimensions:
Plat/Subdivision:
Document #: 290164 CPA, 290164 QDO,
257581 QD, 242909 QD
Census Tract/Block: 970200 / 2046
Total Land Value: \$208,240.00
Total Impr Value: \$417,520.00
Total Value: \$625,760.00



Tax Information

Tax Year	Annual Tax
2024	\$2,260.10
2023	\$2,218.26
2022	\$2,634.58

Legal

TAX 210 S/T R/W SEC 34 T62N R1E

Land

Land Use: 512 - Rural residential tracts
School District: 101 - Boundary County

Zoning: Rural Residential
Building Count:

Improvement

Year Built: 1967	A/C: Yes	Bathrooms: 2
Stories: 1	Bedrooms: 2	Heat: Hot water
Total Area: 2,574 SqFt	Garage: Detached/Attached 1,746 SqFt	Roof Covering: Comp sh to 235#
Finished Area: 2,574 SqFt	Basement:	Carport:
Unfinished Area:	Fireplace: 1	Pool:
Exterior Walls:		

Transfer Information

Loan Date: 05/16/2023	Loan Amt: \$450,000.00	Doc Num: 294372	Doc Type: Stand Alone Mortgage
Loan Type: VAR	Finance Type: Credit Line (Revolving)	Lender: MOUNTAIN WEST BANK NA	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

290164

QUITCLAIM DEED

FOR VALUE RECEIVED,

Ball Other Properties LLC, an Idaho Limited Liability Company, and Jimmy Lee Ball and Brenda Ball, husband and wife

do(es) hereby convey, release, remise and forever quitclaim unto

Jimmy Lee Ball and Brenda Ball, husband and wife, as community property with rights of survivorship

whose current address is: P.O. Box 1979, Bonners Ferry, ID 83805

the following described premises:

See attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: 2-3-2022

Ball Other Properties LLC, an Idaho Limited Liability Company

[Signature]
Jimmy Ball, Member

[Signature]
Brenda Ball, Member

[Signature]
Jimmy Lee Ball

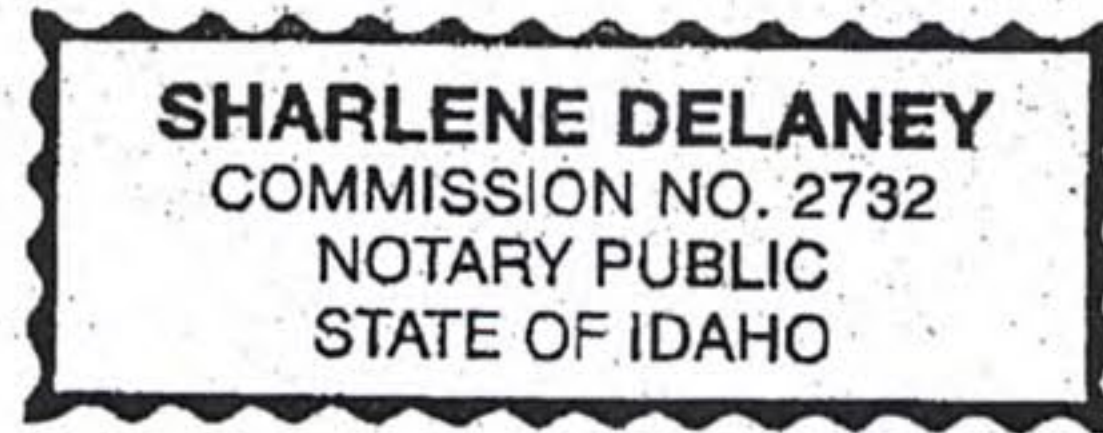
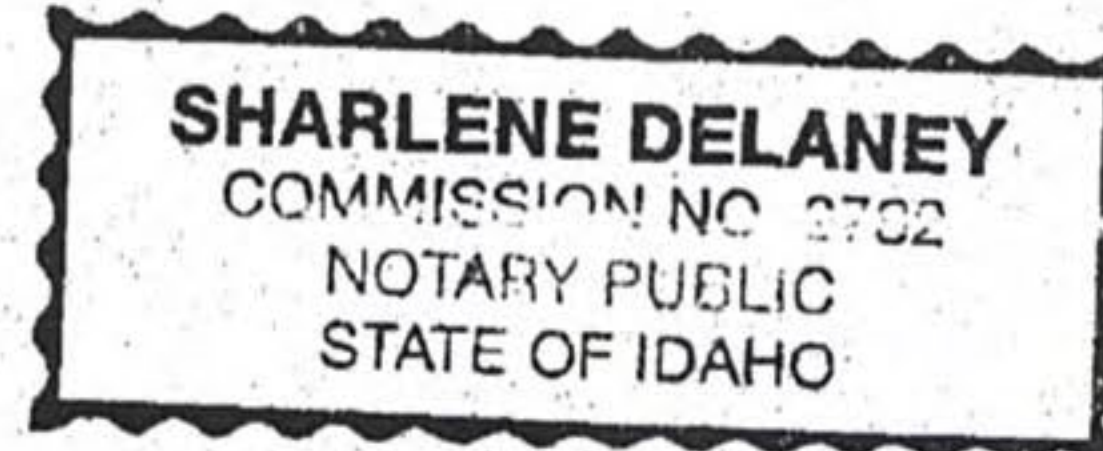
[Signature]
Brenda Ball

State of Idaho } ss
County of Boundary }

On this 3rd day of February, 2022, before me, Sharlene Delaney, a Notary Public in and for said state, personally appeared Jimmy Ball and Brenda Ball known or identified to me to be the Managing Member in the Limited Liability Company known as who executed the foregoing instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Sharlene Delaney
Notary Public for the State of Idaho
Residing at: Bonners Ferry
Commission Expires: 10-13-2027



STATE OF IDAHO }
County of Boundary } ss
Filed by: Brenda Ball
on 2-3-2022 at 10:45
Glenda Poston
County Recorder C. Gramer
By Deputy
Fee \$ 15.00 pd
Mail to Alliance Title & Escrow

290164

PROPERTY DESCRIPTION – NEW TRACT 1

A tract of land situated in the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of Section Thirty-four (34), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

BEGINNING at a 5/8" rebar and plastic cap stamped PLS 8798, on the south line of said SE1/4 SE1/4, which is S 89°53'24" W, 660.00 feet from the southeast corner of the SE1/4 SE1/4; thence, continuing along said south line S 89°53'24" W, 124.92 feet to a 5/8" rebar and plastic cap stamped PLS 8798; thence, leaving said south line N 00°48'05" E, 493.95 feet to a 5/8" rebar and plastic cap stamped PLS 8798; thence N 89°33'34" E, 303.61 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence S 00°06'32" E, 267.64 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence N 89°53'23" E, 166.39 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence N 00°06'32" W, 63.56 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence N 02°13'35" E, 175.22 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence N 89°33'34" E, 269.94 feet to a 5/8" rebar and plastic cap stamped PLS 8798; thence, continuing N 89°33'34" E, 30.00 feet to the intersection with the east line of the SE1/4 SE1/4; thence, along said east line S 00°06'32" E, 270.37 feet; thence, leaving said east line S 89°53'24" W, 30.00 feet to a 5/8" rebar and plastic cap stamped PLS 8798; thence, continuing S 89°53'24" W, 630.00 feet to a 5/8" rebar and plastic cap stamped PLS 8798; thence, S 00°06'32" E, 198.00 feet to the POINT OF BEGINNING, encompassing an area of 4.65 acres.

SUBJECT TO County Road right of way.

TOGETHER WITH an easement for access and utilities, being Thirty (30) feet in width and more particularly described as follows:

BEGINNING at a point on the east line of said SE1/4 SE1/4 which is N 00°06'32" W, 498.37 feet from the southeast corner of the SE1/4 SE1/4; thence, leaving said east line S 89°33'34" W, 473.48 feet; thence S 00°06'32" E, 30.00 feet; thence N 89°33'34" E, 473.48 feet to the intersection with the east line of the SE1/4 SE1/4; thence, along said east line N 00°06'32" W, 30.00 feet to the POINT OF BEGINNING, and the terminus of this easement.

TOGETHER WITH an easement for underground utilities, more particularly described as follows:

Commencing at a point on the east line of said SE1/4 SE1/4 which is N 00°06'32" W, 468.37 feet from the south east corner of the SE1/4 SE1/4; thence, leaving said east line S 89°33'34" W, 425.89 feet to the TRUE POINT OF BEGINNING; thence S 00°26'26" E, 26.77

feet; thence S 89°33'34" W, 20.00 feet; thence N 00°26'26" W, 26.77 feet; thence
N 89°33'34" E, 20.00 feet to the POINT OF BEGINNING and the terminus of this easement.