



BOUNDARY COUNTY CONDITIONAL USE PERMIT APPLICATION

FILE #:
22-0183

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

APPLICATION REQUEST:

The applicant is requesting a conditional use permit to allow:

We are proposing to construct a 19,097 SF retail building for Tractor Supply Store.

Use is conditionally allowed at Section(s) of Boundary County Land Use Ordinance: Per Sections 7,10 and 15,
a conditional use permit is required for buildings over 15,000 SF.

APPLICANT INFORMATION:

Applicant/Landowner: James Byler		
Mailing Address: 224 Wheeler Road		
City: Bonners Ferry	State: ID	Zip: 83805
Site Address: TBD Homestead Loop RP62N01E145551A		Subdivision:
Phone:	Email:	

REPRESENTATIVE INFORMATION:

Representative's name: Jennifer Nylander		
Company name: HSC Bonners Ferry, LLC		
Mailing Address: 805 Trione St		
City: Daphne	State: AL	Zip: 36526
Phone: [REDACTED]	Email: [REDACTED]	

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: HSC Bonners Ferry, LLC is the buyer/developer of this project.		
Mailing Address: 805 Trione St		
City: Daphne	State: AL	Zip: 36526
Phone: [REDACTED]	Email: [REDACTED]	

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	<div>Received: RECEIVED By Tessa Vogel at 10:11 am, Sep 07, 2022</div> <div>Receipt #: 31319</div>
Floodplain: Zone X	Panel #: 1602070575B	Development Permit #: n/a		

PARCEL INFORMATION:

Parcel #'s: RP62N01E145551A		Parcel acreage: 6.17	
Current Zoning: Commercial/Light Industrial		Current Use: Vacant land	
Comprehensive plan designation: Commercial/Light Industrial			
What zoning districts border the project site?			
North:		East:	
South:		West:	
What are the current adjacent land uses?			
North: Commercial/Light Industrial		South: Commercial/Light Industrial	
East: Commercial/Light Industrial		West: Rural Residential	
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: 240.37	Side 1: 22.01' west	Side 2: 179.32 east'	Rear: 54.7'
Size of buildings: 19,097 SF building is proposed				
Type of unit: Pre-engineered metal building		# of units: 1		
Machinery to be located on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Storage area on site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Expected start date: May 2023		Expected completion date: September 2023		
Expected # of employees daily: 4		Expected # of customers/visitors daily: 75-90		
Days and hours of operation: M-S 8am-8pm Sunday 9am-6pm		Traffic (vehicles per day): 55-70		
Advertising sign, size, location: Pylon sign shown on plan 30'		Lighting plans: N/A		
Water: <input type="checkbox"/> Well <input checked="" type="checkbox"/> Mile Water District Water Assn.		Sewer: <input type="checkbox"/> Bonners Ferry <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Community		
Proposed access and whether public or private: Public access from Homestead Loop				

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?

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

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?

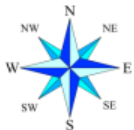
4. What is the potential benefit to the community offered by the proposed use?

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?

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?

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.





July 30, 2022

Boundary County Planning
C/O Ruen-Yeager & Associates, Inc
219 Pine Street
Sandpoint, Idaho 83864
Attn: Tess Vogel, Planner

Dear Miss Vogel,

Attached and enclosed are an application for a Conditional Use Application and Commercial Placement Permit Application for the Tractor Supply Store project in Bonners Ferry Idaho. Please accept this document as the project narrative as required on the Conditional Use Application.

1. **How is the use to be designed and operated so as to minimize adverse impacts on surrounding properties and uses?** We are proposing to develop approximately 3.73 acres of the total 6.17-acre site as a Tractor Supply Store. The remainder property will be retained by the seller. Our proposed development is in line with similar surrounding retail uses in this area of Bonners Ferry. The site is currently vacant land and has been for many years. The use of this property as a Tractor Supply Store will support the agricultural lifestyle of the area and make the best and highest use of the property. We are following the county and local building codes in our design which will be in harmony with the surrounding retail uses.
2. **How do the impacts of the proposed use compare with the impacts of the existing uses within the zone?** There many and varied retail and commercial uses located in the immediate area of this proposed development. To the north of the proposed development is a small cluster of retail shops. Across the highway are both retail and light industrial businesses such as Cabinets Northwest, Badger Building Center and Circle B Trailer Sales.
3. **How will the applicant address concerns related to water and sewer services, traffic and access, electricity, fire protection, County Road & Bridge and other reviewing agencies?** This development proposes to tap into 3 Mile Water District for public water and we plan to design a private septic system for wastewater. Our development proposes access to the site via a private access drive from Homestead Loop. There is existing dedicated left turn lane from I95 north and an existing dedicated right turn lane from I95 south. Tractor Supply Store is not typically associated with high average daily traffic and this proposed use is not expected to contribute to significantly higher than normal traffic. We proposed to utilize 3 phase power which will be provided by existing power infrastructure from Northern Lights. The proposed development provides both fire alarm systems and sprinkler systems for fire protection. We will be making an



application to the County Road & Bridge Agency for the proposed access drive from Homestead Loop.

4. **What is the potential benefit to the community offered by the proposed use?** The proposed development will consist of a Tractor Supply Store which will support the agricultural needs of the surrounding areas. The proposed Tractor Supply Store will supply agricultural products, pet supplies and pet care and will benefit all residents with offerings of clothing, sporting goods and lawn and garden supplies. Tractor Supply Store will provide well-paying jobs to the local population. Typically, a store manager, 1 assistant and several support positions are needed and hired locally. The development will utilize local sub-contractors from the area's workforce. Additionally, the store will generate tax dollars for the local economy. Tractor Supply is known for it's support of the communities in which they are located an they support many local agricultural groups such as 4H Groups.
5. **How will concerns raised by the public be adequately addressed?** HSC Bonners Ferry, LLC and our civil engineers are available to address any concerns, questions the public may have regarding this proposed development. Our team will plan on attending the public hearing meetings to speak on behalf of the development and will be happy to address any concerns put forth.
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?** The proposed development does not constitute a public nuisance. Our civil engineers have designed the site to meet all the requirements for a new commercial development in Bonners Ferry. We have taken care to design the development to include a future shared easement drive for the possibility of a future use on the sellers remaining property. We have also included a flag lot for a possible water connection for the sellers remaining property. The proposed development is in keeping with the current surrounding uses in the area and will compliment the agricultural/farming communities in this area.

Jennifer Nylander

Hix Snedeker Companies

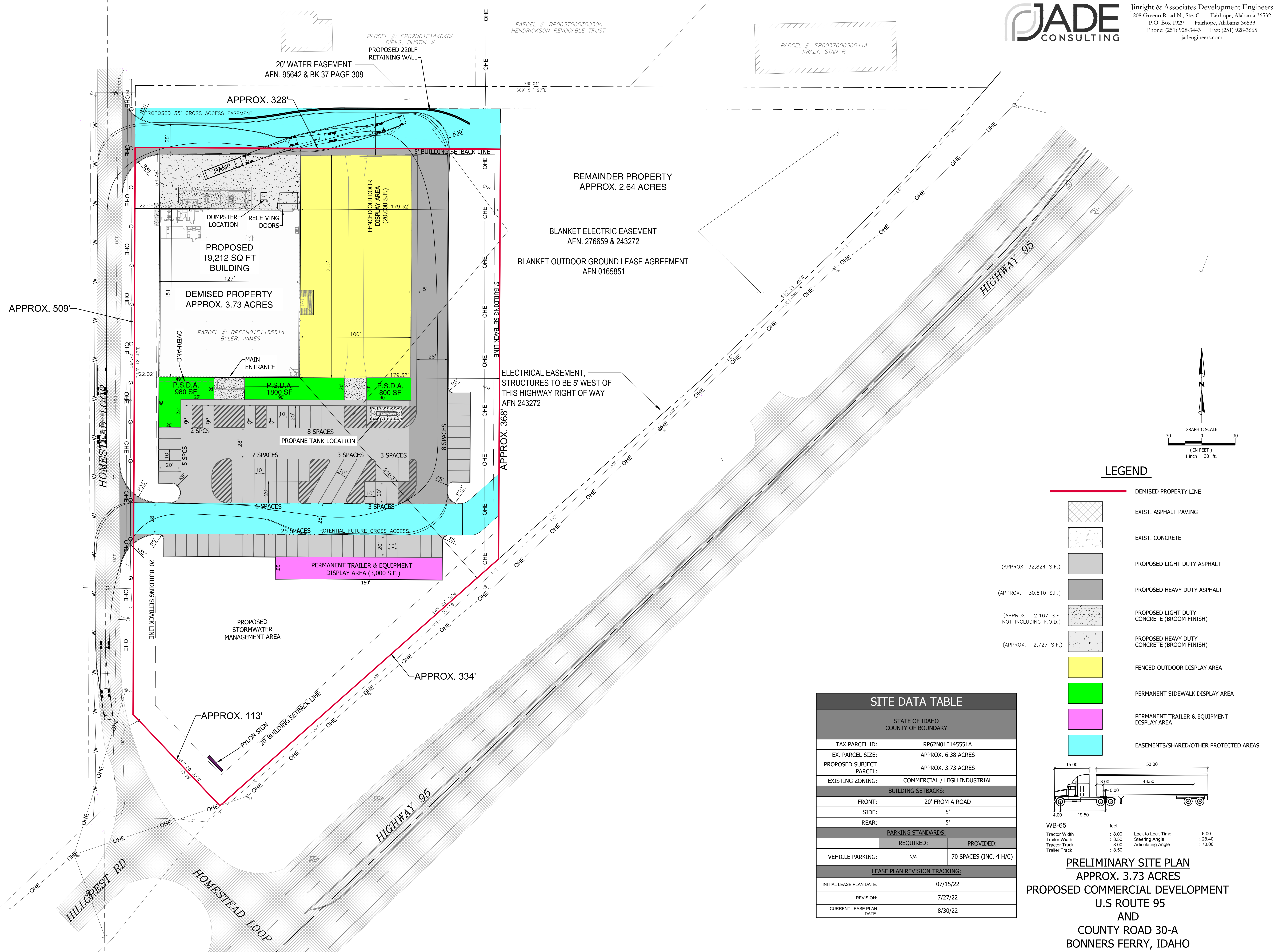
Post Office Box 130

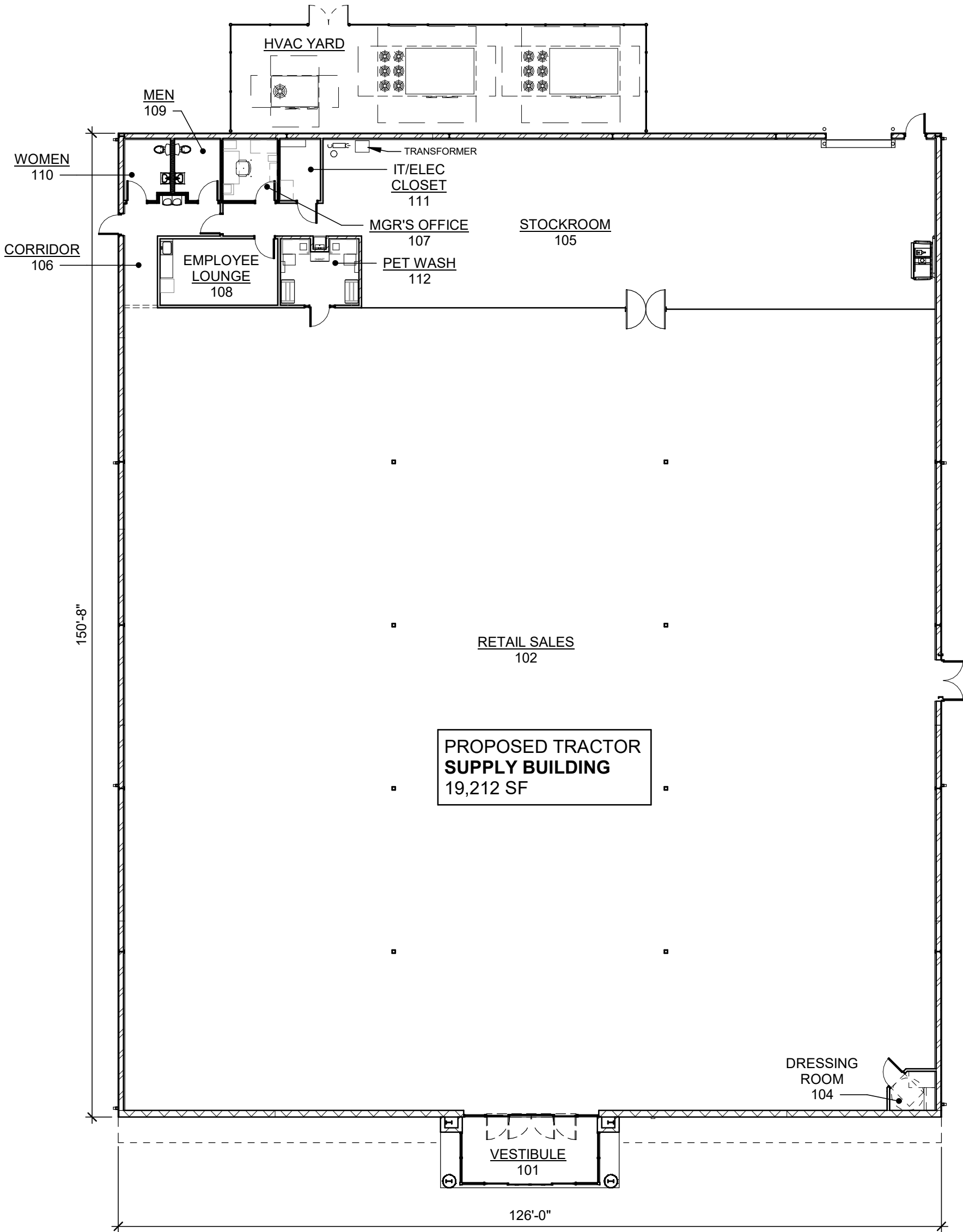
Daphne, Alabama 36526

t. (251) 380-8378

c. (813) 505-7478

f. (251) 252-9898





1 FLOOR PLAN
1/16" = 1'-0"

THIS DOCUMENT IS
PRELIMINARY
IN NATURE AND IS NOT
A FINAL, SIGNED AND
SEALED DOCUMENT

BONNERS FERRY, ID
Tractor Supply
TBD Homestead Loop
Bonners Ferry, ID 83805



ISSUE DATE: 08/10/2022
CHECKED BY:
DRAWN BY: TLM
PROJECT NO:
P09700.0100

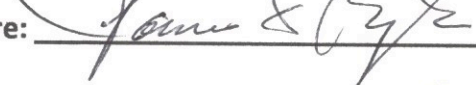
SHEET NAME
PRELIMINARY FLOOR
PLAN
SHEET NUMBER
A-1

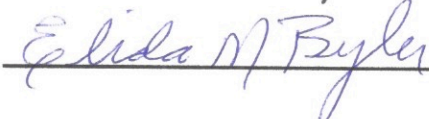
REQUIRED:

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:  Date: Aug 15, 22

Landowner's signature:  Date: Aug 15, 2022

STATE OF IDAHO }
County of Boundary }

Filed by: Community Title, LLC
on 05/22/2020 at 11:55 AM
Glenda Poston
County Recorder [Signature]
By Deputy

Fees: \$ 15.00
E-Recording
Recording Number: 281857



WARRANTY DEED

Escrow No.: 24405-JF

FOR VALUE RECEIVED

LMJPNP, LLC, an Idaho limited liability company

the grantor, do(es) hereby grant, bargain, sell and convey unto

James Byler and Elida Byler, Husband and Wife, as community property, with right of survivorship

whose current address is 224 Wheeler Road, Bonners Ferry, ID 83805,

the grantees, the following described premises, in Boundary County, Idaho. TO WIT:

That portion of the Northwest Quarter of the Southwest Quarter, lying North and West of U.S. Highways 95 and 2, as it exists as of this date, all in Section 14, Township 62 North, Range 1 East, of the Boise Meridian, Boundary County, Idaho.

LESS Highway 95 right of way

ALSO LESS County Road right of way now known as Homestead Loop

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that they will warrant and defend the same from all lawful claims whatsoever.

Dated: May 21, 2020

LMJPNP, LLC, an Idaho limited liability company

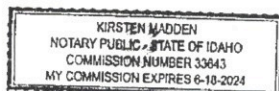
[Signature]
By: William L. Michalk, Managing Member

[Signature]
By: Jean A. Plato, Member

State of Idaho)

County of Boundary)

On this 21st day of May, 2020, before me, a Notary Public in and for said county and state, personally appeared William L. Michalk and Jean A. Plato, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



[Signature]
Notary Public for the State of Idaho
Residing at: Bonners Ferry, ID
Comm. Exp: 6/10/24