



BOUNDARY COUNTY CONDITIONAL USE PERMIT APPLICATION

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

FILE #:

24-0059
(Amended)

APPLICATION REQUEST:

The applicant is requesting a conditional use permit to allow:

The development of a stand-alone RV park for monthly minimum rental periods.

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

2.54.3: Recreational Commercial: "...hospitality uses may include but are not limited to RV parks, etc..."

APPLICANT INFORMATION:

Applicant/Landowner: *TFES 1124, LLC*

Mailing Address:

City:

State:

Zip:

Site Address: *(Lot 4), To be Way Bonners Ferry, ID 83805*

Subdivision: *Northland Woods*

Phone:

Email:

REPRESENTATIVE INFORMATION:

Representative's name: *Munro Murdock*

Company name: *(TBD)*

Mailing Address:

City:

State:

Zip:

Phone:

Email:

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: *N/A*

Mailing Address:

City:

State:

Zip:

Phone:

Email:

TO BE COMPLETED BY COUNTY:

Zone District:

*Commercial/Light
Industrial*

Overlay
Zones:

☒ Airport
☐ Flood

☐ Wetland
☐ None

☐ Bonners Ferry ACI
☐ Moyie Springs ACI

Floodplain:

Zone X

Panel #:

1602070575B

Development Permit #:

n/a

RECEIVED

By Tessa Vogel at 8:44 am, Jun 17, 2024

Receipt #: *31996*

CEL INFORMATION:

Parcel #'s: RP003900020040A	Parcel acreage: 1.6
Current Zoning: Commercial / Light Industrial	Current Use: Not in use / forested raw land
Comprehensive plan designation: Commercial / Light Industrial	
What zoning districts border the project site?	
North: Commercial / Light Industrial	East: Commercial / Light Industrial
South: Commercial / Light Industrial	West: Commercial / Light Industrial
What are the current adjacent land uses?	
North: Commercial	South: Commercial / Light Industrial
East: Commercial	West: Vacant Commercial / Light Industrial
Within Area of City Impact? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, which city? N/A

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

Setbacks:	Front: 20' (road)	Side 1: 5'	Side 2: 5'	Rear: 5'
Size of buildings:	30 x 40 pavilion; possible 20 x 40 office & manager apartment			
Type of unit:	Open air pavilion, 1-2 story office/apartment			
Machinery to be located on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	# of units: 2 total			
Expected start date: July 2024	Storage area on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Expected # of employees daily: 1	Expected completion date: Oct. 15, 2024			
Days and hours of operation: Mon-Fri 9a-5p	Expected # of customers/visitors daily: 10-15			
Advertising sign, size, location: 4'x8' log pole frame to the right of entry	Traffic (vehicles per day): 15-20 on average			
Water: <input type="checkbox"/> Well <input checked="" type="checkbox"/> 3 Mile Water Assn.	Lighting plans: minimal site lighting; lights in pavilion, lights for pickleball court			
Proposed access and whether public or private: Access directly from Tobe Way.		Sewer: <input type="checkbox"/> Bonners Ferry <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Community		

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?

Keep mature evergreen trees around the perimeter of the lot to create privacy for the residents and to minimize any lighting impact to surrounding properties and owners.
On-site management 24/7 will also ensure any potential adverse impacts are minimized.

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

Current use within the surrounding lots include: motel/hotel, RV park, rental cabins, campsites, storage facilities, commercial use, auto mechanic / auto body, industrial use. The proposed use is intended to be complimentary to the surrounding use and to not present negative impact.

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 confident that we can work with all the relevant agencies to ensure the development is compliant and meets inspection and safety standards. Road and Bridge has confirmed that access/approach for this lot will not be a problem.

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

There are several benefits to the community as there are ongoing housing shortages throughout the county. By consolidating monthly RV site rentals into a commercial zone and providing on-site management, it ensures such use will be professionally managed and maintained. Designated monthly RV sites (no nightly short-term) helps to alleviate housing demand for those in transition.

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.)

No concerns have been raised thus far. However, should public concerns be expressed we will do what we can to address those concerns so as not to create an adverse impact to the community we aim to serve.

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, the proposed is not expected to create a public nuisance nor to impose undue adverse impact.

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, there is no additional tax burden created by the proposed development.

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 Site Sketch for Lot 4.

REQUIRED:

APPLICATION CHECKLIST:

COPY OF DEED: <i>Provided previously</i>	<input checked="" type="checkbox"/> Attached	ACCESS & EASEMENT INFO: <i>N/A</i>	<input type="checkbox"/> Attached
WATER WILL SERVE LETTER:	<input checked="" type="checkbox"/> Attached	SEWER WILL SERVE LETTER: <i>In process</i>	<input type="checkbox"/> Attached
SITE PLAN: <i>Revised enclosed</i>	<input checked="" type="checkbox"/> Attached	APPLICATION FEE: <i>Already paid</i>	<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: *Munro Murdock* Date: *6/10/24*
Munro Murdock

Landowner's signature: *Rachel Murdock* Date: *6/10/24*
Rachel Murdock

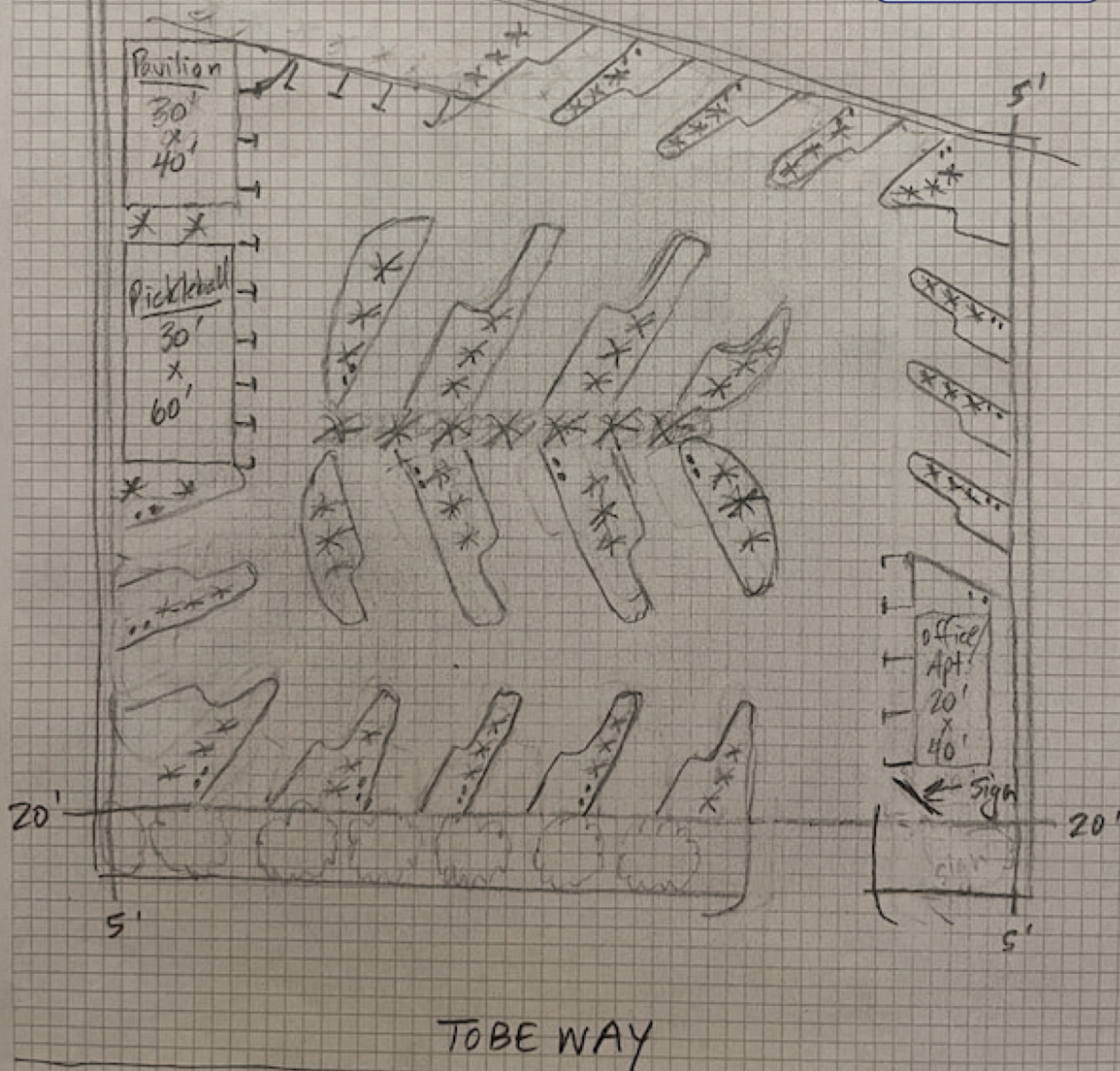
Proposed site plan for Lot 4; up to 20' back-in month-to-month RV sites; average site size of 15' wide x 50' long with about 20' landscape buffer between sites; setbacks of 5' on the perimeter lot lines and 20' setback on the Tobe Way frontage

lot line; proposed 4' x 8' log post frame signage adjacent entry/approach; a pavilion

that is 30' x 40'; a pickleball court pad that is 30' x 60' with regulation size court; an office / apartment area on a 20' x 40' footprint near the entrance.

REVISED

3:18 pm, Jul 02, 2024

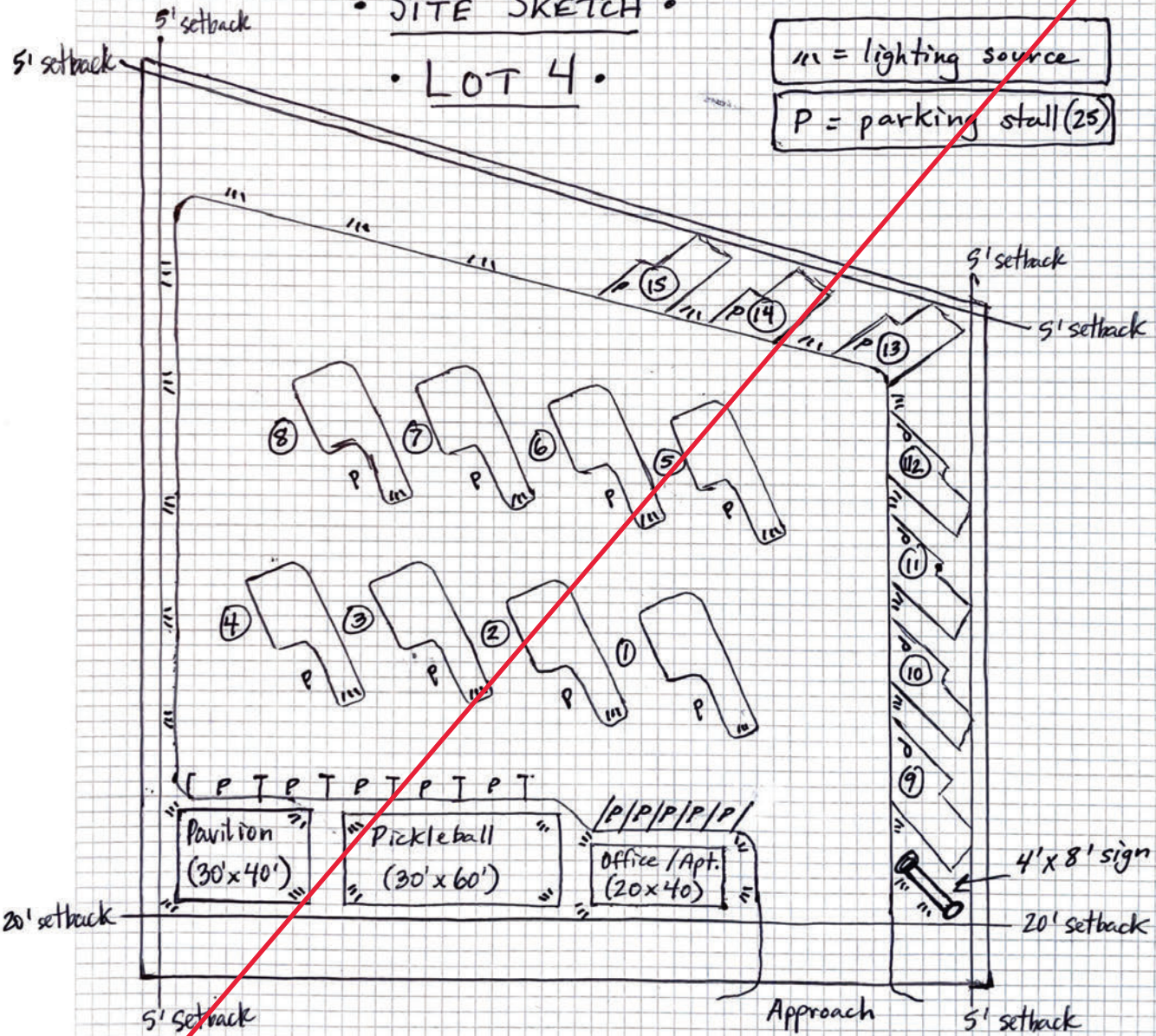


• SITE SKETCH •

• LOT 4 •

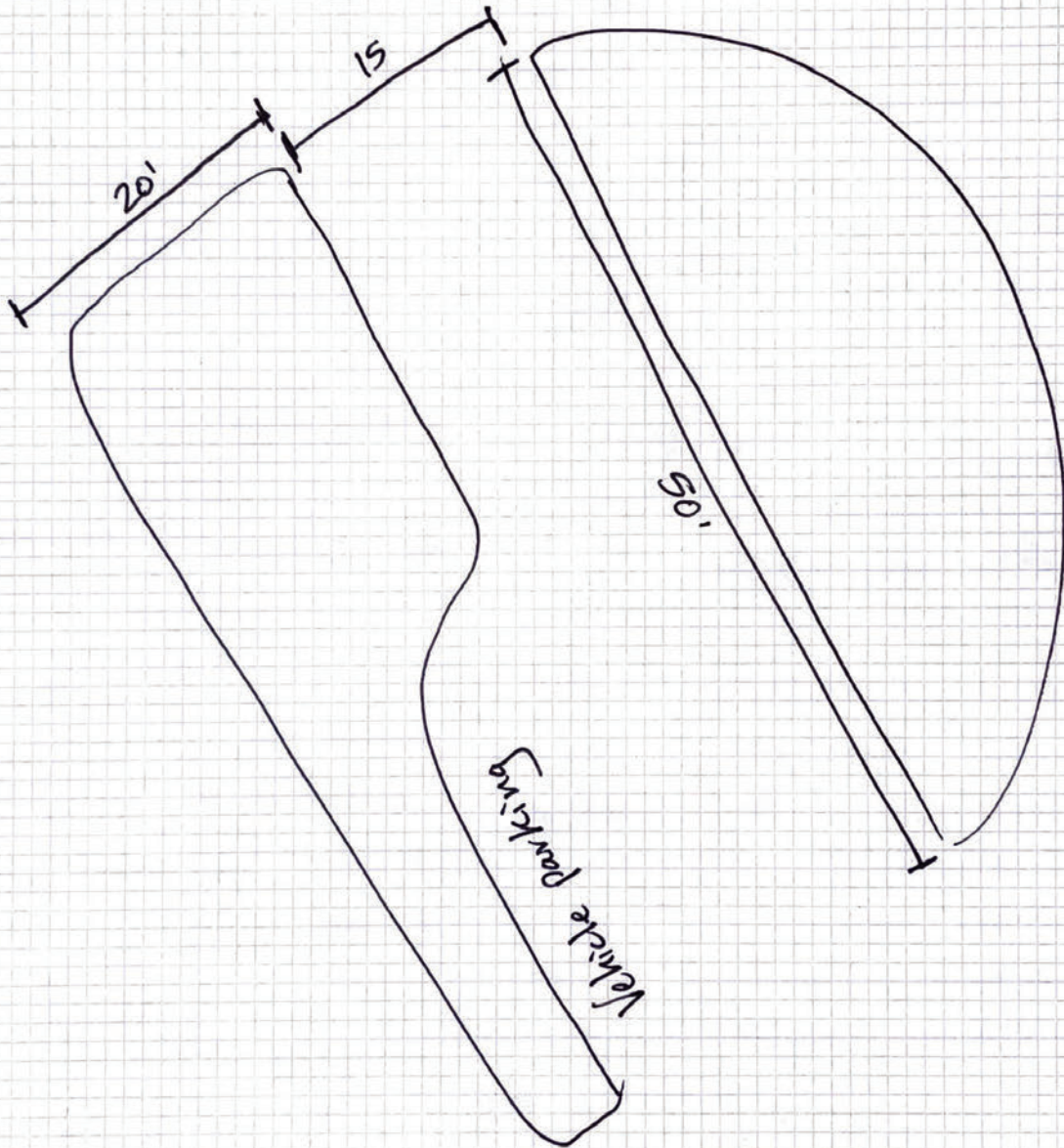
/// = lighting source

P = parking stall (25')



TOBE WAY

RV Site Layout for Lot 4

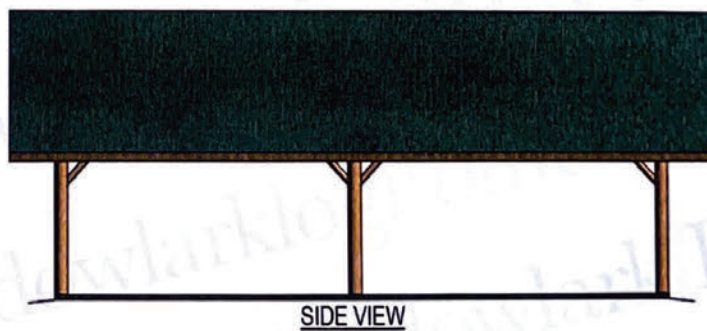
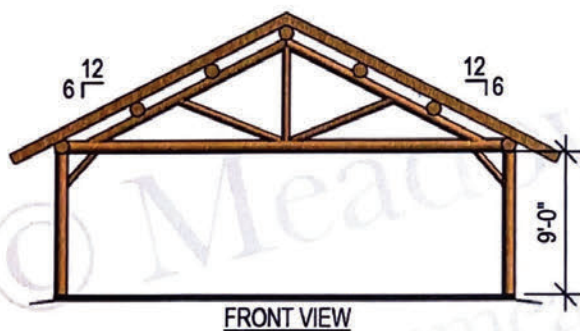
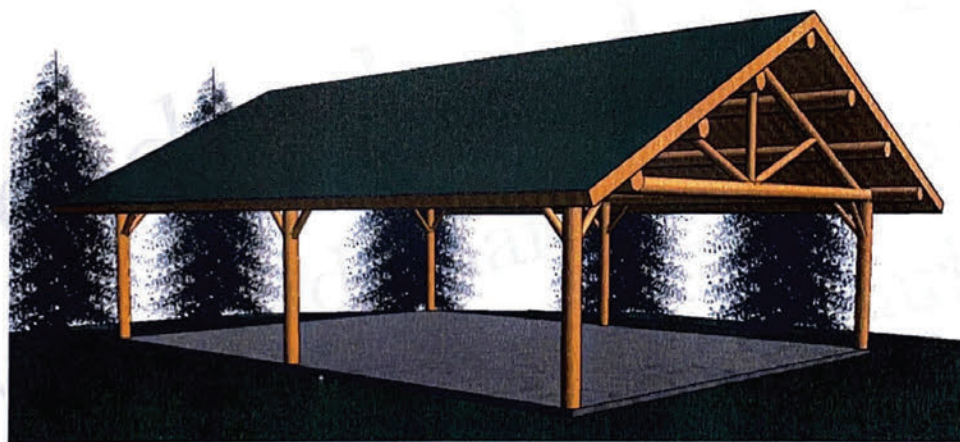
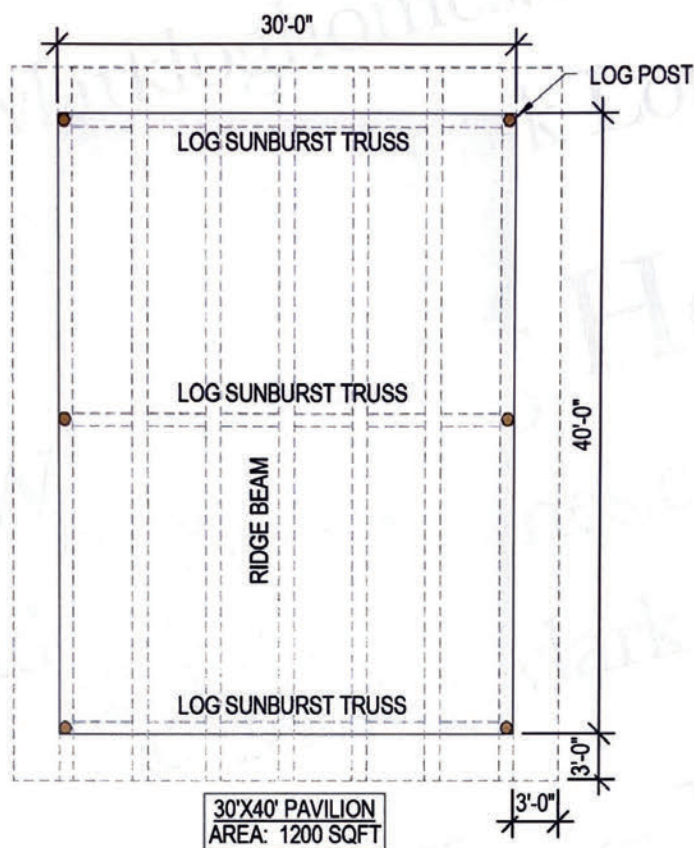


Pavilion

Meadowlark Log Homes®

www.meadowlarkloghomes.com

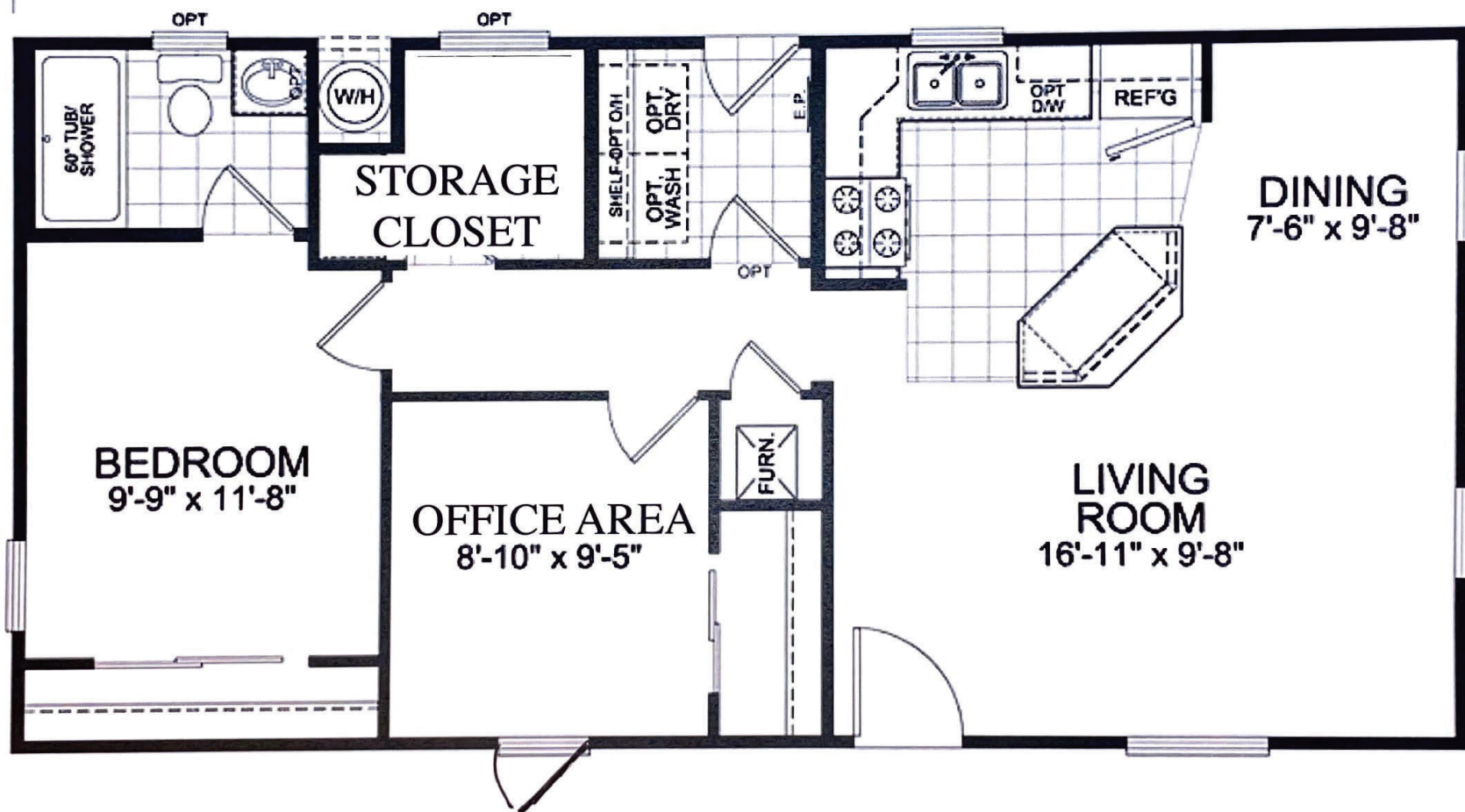
30x40 Meadowlark Log Pavilion



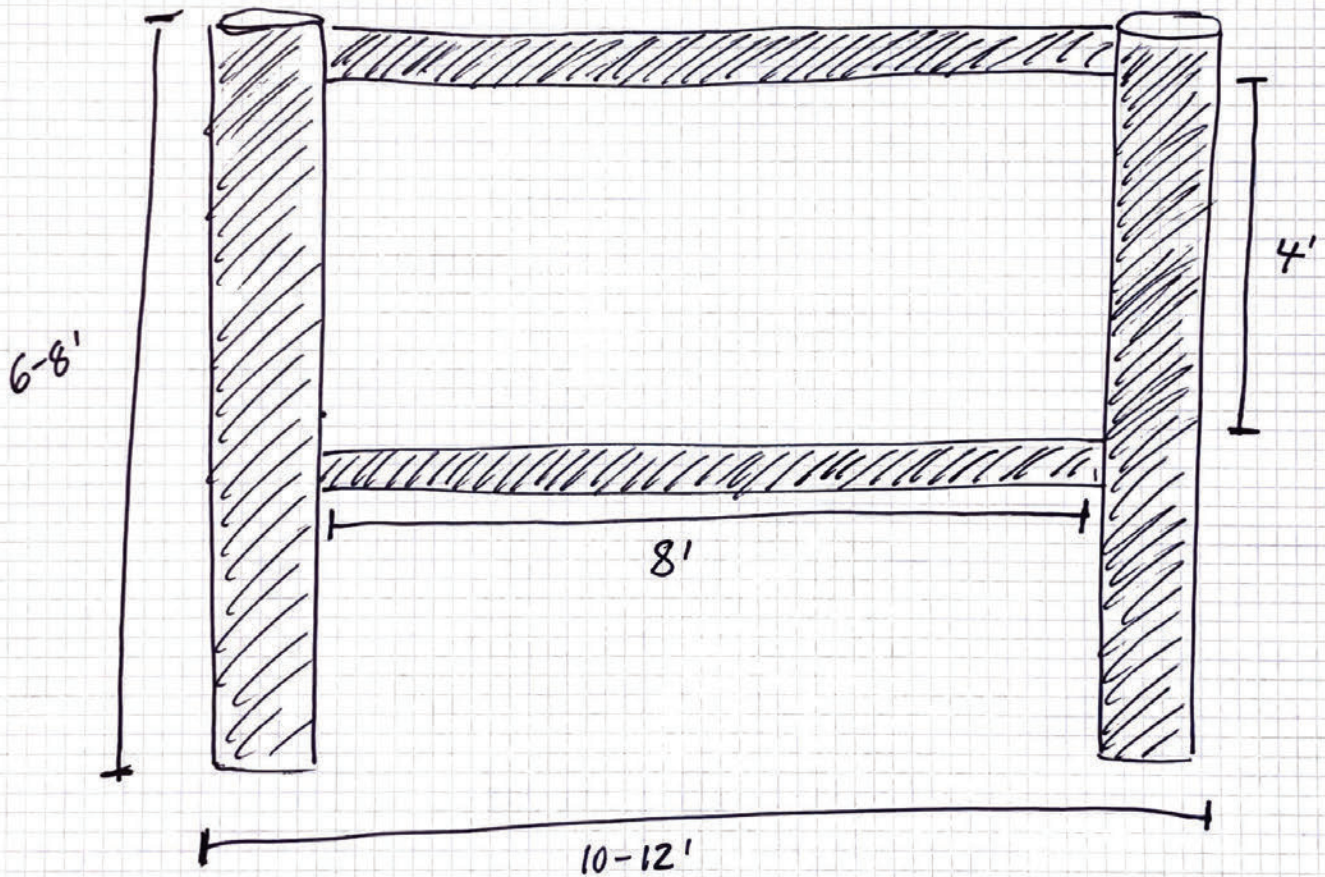
Office / Care taker's residence

20'

40'



Sign Plan; Log Frame



RECEIVED

By Tessa Vogel at 8:38 am, May 22, 2024



COMMUNITY TITLE OF NORTH IDAHO

WARRANTY DEED

Escrow No.: 30045-JF

FOR VALUE RECEIVED

**Bonnerr Ferry Cabins & RV, LLC, an Idaho Limited Liability Company,
Joined by Abbey Pipitone, spouse of the Managing Member**

STATE OF IDAHO }
County of Boundary }

Filed by: Community Title of North Idaho, Inc.
on 04/18/2024 at 03:03 PM
Glenda Poston
County Recorder C. Crain
By Deputy

Fees: \$ 15.00
E-Recording
Recording Number: 296853

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

TFES 1124, LLC, an Idaho Limited Liability Company

whose current address is **PO Box 339, Blackfoot, ID 83221**,

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

**Lot 4 in Block 2, Northland Woods Subdivision First Addition according to the plat thereof recorded in Book 2 of Plats,
Page 58 records of Boundary County, Idaho.**

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: 4/16/24

Bonnerr Ferry Cabins & RV, LLC

[Signature]
By: Eric Pipitone, Managing Member

[Signature]
Abbey Pipitone

State of Idaho)

County of Boundary)

On this 16 day of April, 2024, before me, a Notary Public in and for said county and state, personally appeared Eric Pipitone 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: Bonnerr Ferry
Comm. Exp: 2/2/2026

RECEIVED

By Tessa Vogel at 8:38 am, May 22, 2024

State of Idaho)

ss

County of Boundary)

On this 10 day of April, 2024 before me, a Notary Public in and for said county and state, personally appeared ABBEY PIPITONE, 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.



Jessica Fairchild
Notary Public for the State of Idaho
Residing at: Bonney Ferry
Comm. Exp: 2/2/2029

RECEIVED

By Tessa Vogel at 8:38 am, May 22, 2024



Community Title of North Idaho

BUYER/BORROWER STATEMENT
Final

File No.: 30045-JF
Officer/Escrow Officer: Jessica Fairchild

Printed Date/Time: 04/18/2024 - 3:03:42PM
Page 1 of 1

Closing Date: 04/17/2024
Disbursement Date:

Buyer/Borrower: Title Financial Exchange Services, Inc as Qualified Intermediary for Munro Murdock and Rachel Murdock

Seller: Title Financial Exchange Services, Inc as Qualified Intermediary for Bonners Ferry Cabins & RV, LLC

Property: RP003900020040A, Bonners Ferry, ID 83805

DESCRIPTION	
TOTAL CONSIDERATION	
Earnest Money	
Initial Deposit	
Additional Deposit	
PRORATIONS/ADJUSTMENTS:	
Property Tax @ 394.48 per 1 year(s) 1/01/2024 to 4/17/2024	
TITLE CHARGES	
Deed Recording Fee (2): Community Title Of North Idaho, Inc.	
Reconveyance Fee (2): Community Title Of North Idaho, Inc.	
Electronic Filing Fee (2): Community Title Of North Idaho, Inc.	
Partial Release recording fee: Community Title Of North Idaho, Inc.	
ESCROW CHARGES TO: Community Title Of North Idaho, Inc.	
Escrow Fee	
Wire Fee	
ADDITIONAL DISBURSEMENTS:	
Refund Of Earnest Money: Munro LeRoy Murdock and Rachel Elizabeth Murdock Revocable Trust	
Exchange Fee: Title Financial Exchange Services, Inc	
LLC Set Up Fee: Title Financial Exchange Services, Inc	
Future Recording Fee-Of WD: Title Financial Exchange Services, Inc	
SUBTOTALS	
DUE FROM BUYER/BORROWER	
TOTALS	

**Certified to be a True and Exact
Copy of the Original Hereof.**

This is your Final Closing Summary of the closing transaction prepared by Community Title. This is not an
By: Jessica Fairchild

RECEIVED

By Tessa Vogel at 8:38 am, May 22, 2024



Community Title of North Idaho

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Page 1 of 1Closing Date: 04/17/2024
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DUE FROM BUYER/BORROWER		
TOTALS		

Certified to be a True and Exact
Copy of the Original Hereof.This is your Final Closing Summary of the closing transaction prepared by Community Title. This is not an offer.
By: Jessica Fairchild

Existing water service



Three Mile Water District

PO Box 906
Bonners Ferry, ID 83805

Murdock Rock, LLC
North Haven Campground



Statement - Three Mile Water District

\$5 LATE CHG + 1.5% FIN CHG AFTER 60 DAYS ON UNPAID BALANCE. For Billing questions please call Three Mile Water District @ (208) 267-5166.

PREVIOUS BALANCE	\$200.00
PAYMENTS	\$200.00
CURRENT CHARGES	\$200.00
TOTAL DUE 04/25/2024	\$200.00

ACCOUNT NUMBER	M373A	Meter #	Start Read	End Read	Consumption
CUSTOMER	Murdock Rock, LLC	10000107	02/15/24 - 2774395	03/15/24 - 2821138	46743
SERVICE ADDRESS	78 Tobe Way				
	Bonnerrys Ferry ID 83805				
BILL DATE	03/31/2024				
SERVICE	START	END	USAGE (Gallons)	AMOUNT	
Minimum Water (Up to 20,000 gal)	03/01/2024	03/31/2024		\$200.00	
Water Usage	02/15/2024 - 2774395	03/15/2024 - 2821138	46743	\$0.00	
Payment 03/25/2024				(\$200.00)	
TOTAL CURRENT CHARGES					\$200.00

Please detach below perforation and return with payment

Use the code 189560 to sign-up online at
<https://3milewater.secure.munibilling.com>

CUST ID	M373A
SERVICE ADDRESS	78 Tobe Way
AMOUNT DUE	\$200.00
DUE DATE	04/25/2024
NAME	Murdock Rock, LLC
ACCOUNT NUMBER	M373A

For Water Emergencies please call our Water System Operator @
(208) 304-5627

Three Mile Water District
PO Box 906
Bonners Ferry, ID 83805

RECEIVED

By Tessa Vogel at 8:38 am, May 22, 2024

Copy 2 2/21/24

RECEIVED

By Tessa Vogel at 8:39 am, May 22, 2024



Panhandle Health District

Healthy People in Healthy Communities



Owner:

MURDOCK ROCK LLC

United States

Applicant:

Munro Murdock

SPECULATIVE SITE EVALUATION

Speculative Site Evaluation # 24-11-07276	Report Date: 02/15/2024
Note: This Speculative Site Evaluation indicates potential suitability of soils for on-site sewage disposal. Approval to construct a sewage disposal system can only be granted by a valid Septic Permit. THE FEES FOR THIS EVALUATION CAN BE APPLIED TOWARDS A SEPTIC PERMIT FOR TWO YEARS FROM THE ISSUE DATE OF THIS REPORT.	
Parcel # RP003900020050A	
Township: 62N	Range: 01E Section: 14 Acre(s): 1.6

Site Summary -

This is a Speculative Site Evaluation and is provided for information only. Prior to permit issuance, PHD must receive a detailed Septic Permit Application with a detailed Plot Plan and all requisite fees. Due to the scope of this proposed project, a Large Soil Absorption System may be required. Please contact the Idaho Department of Environmental Quality for information regarding DEQ requirements.

Per IDAPA 58.01.03.003, any system designed to receive 2,500 gallons of wastewater or more per day is considered an LSAS. This includes projects where the total wastewater flow is separated into separate absorption modules which receive less than 2,500 gallons per day. All proposed LSAS subsurface sewage disposal systems shall perform an NP evaluation. The NP evaluation will be reviewed by DEQ. IDAPA 58.01.03.013 provides required system design and construction requirements for LSAS's. Effective soil depths and separation distances are increased for LSAS's. If an LSAS is approved, two disposal systems (drainfields) must be installed and a replacement area must be available and retained. LSAS drainfields may be composed of one, or several, modules.

Four test holes were examined on Boundary County parcel **RP003900020040A** which is a 1.6-acre property accessed via Tobe Way. Test holes were dug in the Western portion of the parcel. There are no known wells or surface waters in area of concern for the project. The site is being proposed as an expansion to a pre-existing RV park known as North Haven Campground. Locations and approximate measurements are shown in the attached map. At the time of inspection, the Western property line was not well marked. Test holes T1 and T2 were dug near the property line.

LOT 4



Boundary County

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

Office: 208-267-7723 Fax: 208-267-7814

FAIR DISCLOSURE STATEMENT

DISCLOSURES BY OWNER/BUYER OF REAL PROPERTY IN BOUNDARY COUNTY, IDAHO.

This is a notification, disclosure, and acknowledgement by Owner/Buyer of real property located in the vicinity of the Boundary County Airport in Boundary County, Idaho.

The subject property is located in the airport's Federal Aviation Regulation Part 77 Airspace and Airplanes may fly at low elevations over the parcel as they operate to, from, or at the airport. The airport is operation 24 hours per day; flights may occur at all hours of the day or night.

Due to the proximity of the parcel to the Boundary County Airport, and the Airport Influence Area; Owner/Buyer should expect frequent overflight and varying degrees of noise and other impacts from these overflying aircraft. Owner/Buyer acknowledges that the subject property is located in a noise-impacted area; that these present and future noise impacts are considered by some to be intrusive, and that these noise impacts might change over time by virtue of greater numbers of aircraft, louder aircraft, seasonal variations, and time-of-day variations; that changes in airport layout or procedures could result in increased noise impact.

Any new construction within the Noise Impacted Area will be encouraged to have increased sound insulation methods.

Further, Owner/Buyer should expect varying degrees of vibration, fumes, dust, fuel, fuel particles, or other effects that may be caused by the operation of aircraft landing at, taking off from, or operating on or at public airport facilities.

CERTIFICATION

This undersigned Owner/Buyer of said parcel of land certify(ies) that they have read the above disclosure statement and acknowledge(s) the existence of the airport named above and the noise and other exposure due to the operation of airport

Land Description

TBD Tobe Way, Bonners Ferry, Idaho, 83805
(Address)

Lot 4; Parcel # RP00390002005A; Northland Woods subdivision
(Land Description)

TFES 1124, LLC
(Owner Buyer of Land)

(OWNER/BUYER SIGNATURE)

5/28/24
(DATE)