

BOUNDARY COUNTY CONDITIONAL USE PERMIT APPLICATION

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

FILE #: 26-0019

APPLICATION REQUEST:

The applicant is requesting a conditional use permit to allow:

The placement of a additional home on my property located at 634 Hillcrest RD Bonners Ferry Idaho
Use is conditionally allowed at Section(s) of Boundary County Land Use Ordinance: 15.12.5.7

APPLICANT INFORMATION:

Applicant/Landowner: Jason Van Etten

Mailing Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip: [REDACTED]

Site Address: 634 Hillcrest RD Bonners Ferry ID 83805

Subdivision: Selkirk Vista

Phone: [REDACTED]

Email: [REDACTED]

REPRESENTATIVE INFORMATION:

Representative's name:

Company name:

Mailing Address:

City: [REDACTED]

State: [REDACTED]

Zip: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Jennifer Van Etten

Mailing Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

TO BE COMPLETED BY COUNTY:

Zone District: Residential	Overlay Zones:	<input checked="" type="checkbox"/> Airport <input type="checkbox"/> Flood	<input type="checkbox"/> Wetland <input type="checkbox"/> None	<input checked="" type="checkbox"/> Bonners Ferry ACI <input type="checkbox"/> Moyie Springs ACI	Received: RECEIVED DEC 02 2025 33941
Floodplain: Zone X	Panel #: 1602070575B	Development Permit #: n/a			Receipt #:

PARCEL INFORMATION:

Parcel #'s: RP008300000020A	Parcel acreage: 1.97
Current Zoning: Residential	Current Use: Residential
Comprehensive plan designation: Residential	
What zoning districts border the project site?	
North: Rural/Residential	East: Residential
South: Residential	West: Residential
What are the current adjacent land uses?	
North: Rural/Residential	South: Residential
East: Vacant	West: Residential
Within Area of City Impact? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	If yes, which city? Bonners Ferry

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

Setbacks:	Front: North 300'	Side 1: East 30'	Side 2: West 140'	Rear: South 75'
Size of buildings: 52' X 26'8"				
Type of unit: Manufactured Home		# 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 Shed		
Expected start date: March 2026		Expected completion date: March 2027		
Expected # of employees daily: 0		Expected # of customers/visitors daily: 0		
Days and hours of operation: 0		Traffic (vehicles per day):		
Advertising sign, size, location: 0		Lighting plans: 0		
Water: <input type="checkbox"/> Well <input checked="" type="checkbox"/> 3 Mile Water		Water Assn.	Sewer: <input type="checkbox"/> Bonners Ferry <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Community	
Proposed access and whether public or private: Using existing Access from the West RD 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?
the use is for residential, the impact will be minimal to the surrounding properties no new access roads or utilities will need to be installed on any adjacent properties.

2. How do the impacts of the proposed use compare with the impacts of the existing uses within the zone?
No new impacts

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?
have already had NLI inc come and plan the new Electric Service, In process with 3 mile Water ass. for a new Water service, and Waiting on Pandhandle Health to set appt to perk test for septic. Permit has been paid for.

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

Additional Housing

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.)

If any concerns are raised we will address at public Hearing

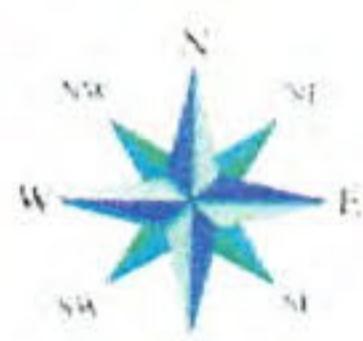
6. Will the proposed use constitute a public nuisance, impose undue adverse impacts to established surrounding land uses or infringe on the property rights of surrounding property owners? What mitigations could be offered to reduce potential impacts?

No nuisance or adverse impacts should effect Surrounding Land users

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, the property value will raise which will increase property tax & create more revenue for the County.

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

Hillcrest Road

Water

Power

Septic

W
N
E
S

□ = 10'

Shed

Drive Way

Drive

House

Shop

House
Preexisting

Fire Pit

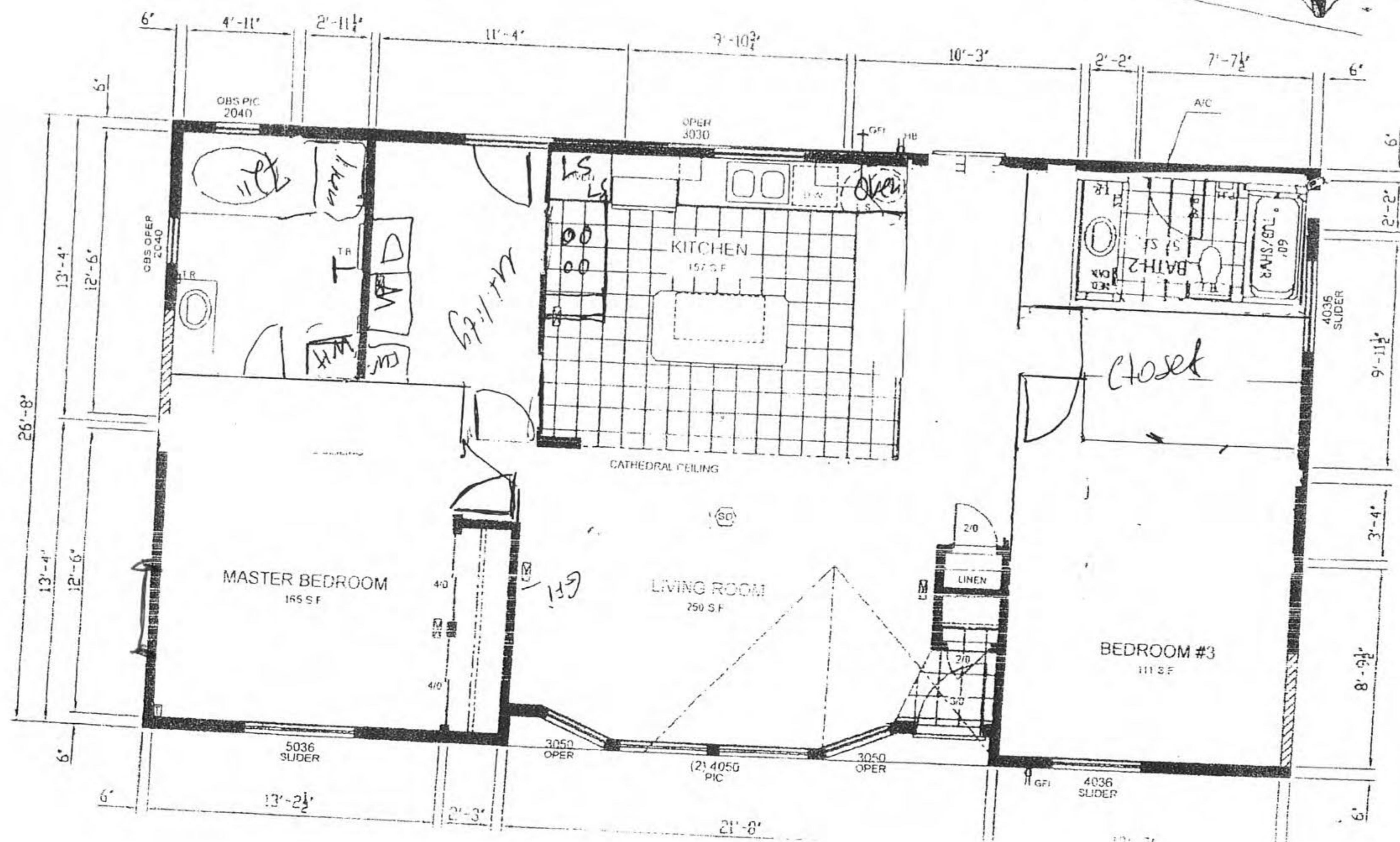
New House





Valley Quality Homes

VALLEY COTTAGE
MODEL 2807 | 26'-8" X 52'-0" | 1387 S.F.



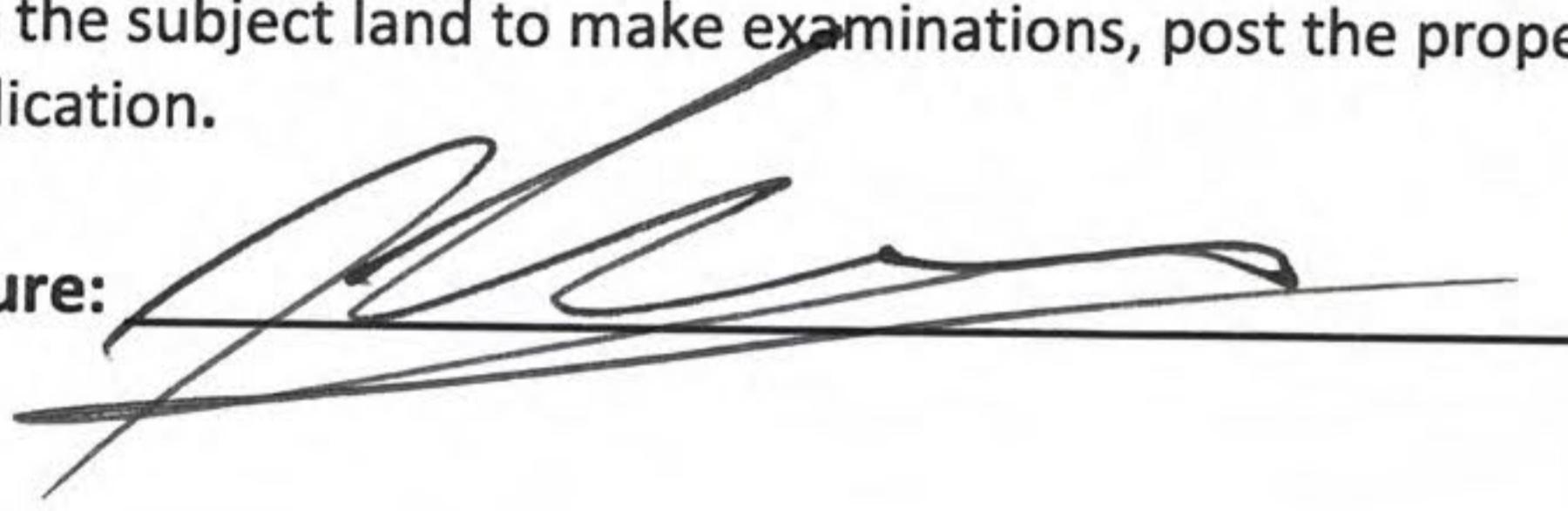
REQUIRED:**APPLICATION CHECKLIST:**

COPY OF DEED:	<input checked="" type="checkbox"/> Attached	ACCESS & EASEMENT INFO:	<input type="checkbox"/> Attached
WATER WILL SERVE LETTER:	<input checked="" 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: 12/1/25

Landowner's signature:



Date: _____

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
6823 El Paso Street/P.O. Box 1206
Bonners Ferry, ID 83805

STATE OF IDAHO } ss
County of Boundary }
Filed By: 1st American Title
on 3-22-06 at 2:45
Glenda Poston
County Recorder C. Petersen
By Deputy

Fee \$ 600.00 Chg
Mail to DUTCH

225087

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **148790-BF (km)**

Date: **February 16, 2006**

FOR VALUE RECEIVED,

Buckley 1031 LLC, an Idaho Limited Liability Company

hereinafter called Grantor(s), do(es) hereby grant, bargain, sell and convey unto

Jason A. Van Etten and Jennifer A. Van Etten, husband and wife

whose address is: **PO Box 1283, Bonners Ferry, ID 83805**

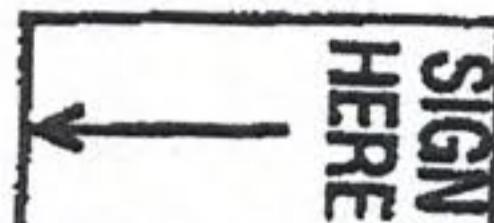
**Lot 2, of Selkirk Vista, according to the plat thereof, recorded in Book 2 of Plats, Page 59,
Records of Boundary County, Idaho.**

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 its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

**Buckley 1031 LLC, an Idaho Limited Liability
Company**

By: **Kree Kirkman, Managing Member**



STATE OF Idaho

COUNTY OF : Bonner

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ss.

225087

On this 17th day of February, 2006, before me, a Notary Public in and for said State, personally appeared Kree Kirkman, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the Buckley 1031 LLC, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.

Stephanie E Cox

Notary Public of Idaho

Residing at: Sandpoint

Commission Expires: 3-27-08

MAIL HERE

