



BOUNDARY COUNTY CONDITIONAL USE PERMIT APPLICATION

FILE #: *26-0057*

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

APPLICATION REQUEST:

The applicant is requesting a conditional use permit to allow: **An extra 5000 sq ft of under-roof space.**

Ref Bld. Permit # 25-0162

Use is conditionally allowed at Section(s) of Boundary County Land Use Ordinance: **15.13.5.3**

APPLICANT INFORMATION:

Applicant/Landowner: **John & Alaina Hathaway**

Mailing Address: [REDACTED]

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

Site Address: **24 Basin Ln; Moyie Springs, ID 83845** Subdivision: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

REPRESENTATIVE INFORMATION:

Representative's name: **Alaina Hathaway**

Company name: **No Boundaries Services LLC**

Mailing Address: [REDACTED]

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

Phone: [REDACTED] Email: [REDACTED]

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: [REDACTED]

Mailing Address: [REDACTED]

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

Phone: [REDACTED] Email: [REDACTED]

TO BE COMPLETED BY COUNTY:

Zone District: <i>Rural Community Commercial</i>	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: [RECEIVED MAR 03 2026 Ruen-Yeager & Associates]
Floodplain: <i>Zone X</i>	Panel #: <i>1602070800B</i>	Development Permit #: <i>n/a</i>	Receipt #: <i>33984</i>	

PARCEL INFORMATION:

Parcel #'s: RP62N02E164705A		Parcel acreage: 2.33	
Current Zoning: Commercial		Current Use: Commercial	
Comprehensive plan designation: Rural Community/Commercial			
What zoning districts border the project site?			
North: City of Moyie Springs		East: Rural Community/Commercial	
South: Residential		West: Residential & Rural Community/Commercial	
What are the current adjacent land uses?			
North: Church		South: Residential home	
East: Commerical business		West: Residential home	
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:	Side 1:	Side 2:	Rear:
Size of buildings: Building Addition - 38'x20'			Building 3 - 38'x80'	
Type of unit: Storage			# of units: 1	
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: As soon as permit is issued			Expected completion date: 2 weeks later	
Expected # of employees daily: 5			Expected # of customers/visitors daily: 3	
Days and hours of operation: M-F 9-4, Sat 9-12			Traffic (vehicles per day): 5-8	
Advertising sign, size, location: No Change			Lighting plans: No Change	
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: Existing access on Basin Ln from US Hwy 2				

NARRATIVE STATEMENT: Use separate sheet if necessary. *See attached.*

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.

- How is the use to be designed and operated so as to minimize adverse impacts on surrounding properties and uses?

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

- How will applicant address concerns related to water and sewer services, traffic and access, electricity, fire protection, County Road & Bridge and other reviewing agencies?

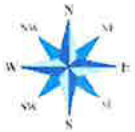
4. What is the potential benefit to the community offered by the proposed use?

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.



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: N/A	<input type="checkbox"/> Attached	SEWER WILL SERVE LETTER: N/A	<input type="checkbox"/> Attached
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: 2/9/26

Landowner's signature:  Date: 2/9/26

NARRATIVE STATEMENT:

1. How is the use to be designed and operated so as to minimize adverse impacts on surrounding properties and uses?

Additional storage space for Building 3 to be used for dry firewood storage for our firewood delivery business. This building should be classified as temporary, as it does not have a permanent foundation, and is a hoop structure with a fabric cover. If the firewood business is discontinued, the structure can be easily disassembled. The 38'x20' building addition is to be used for existing equipment maintenance. There is no increase in traffic or noise due to these buildings.

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

There is no fundamental change.

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?

Neither addition have a change on the plumbing of the building, so there is no septic or water change. There will be no increase in traffic due to these changes, as they are strictly for more efficient use of the property for the benefit of the property owners. The new Building 3 will have no electricity, and power for the addition will be pulled from the existing building. Any specific questions from the reviewing agencies can be answered directly.

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

As to Building 3, the area does not have a single-point source for commercially available, economical, bulk firewood sales. To have enough firewood available through the winter, we need to have a large, dry-storage facility. As for the building addition, the benefit is strictly for the benefit of the building owners.

5. How will concerns raised by the public be adequately addressed?

The only public concerns should be from the property neighbors, and they have not issued any concerns. Any other concerns can be addressed at the public hearing.

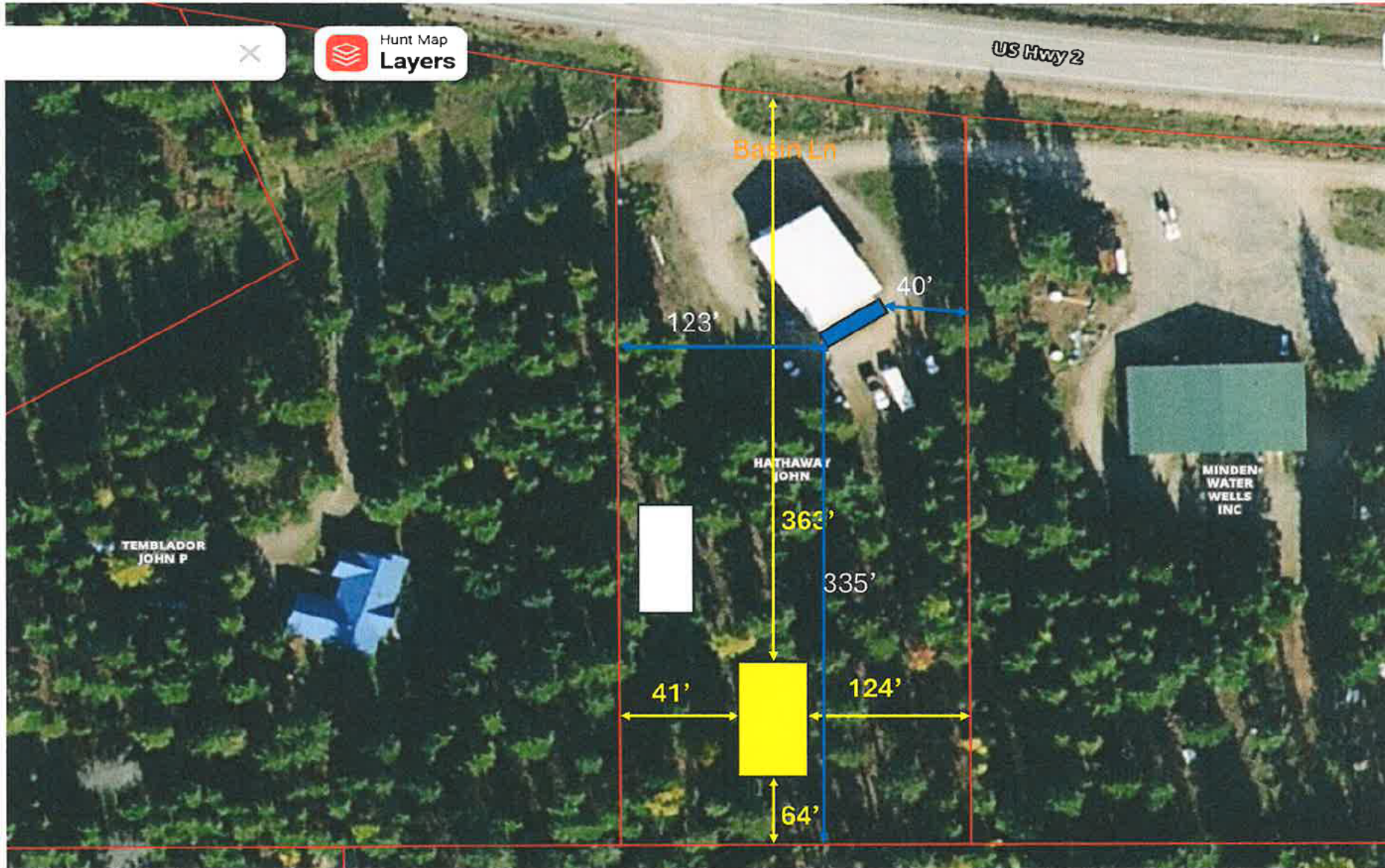
6. Will the proposed use constitute a public nuisance, impose undue adverse impacts to established surrounding land uses or infringe on the property rights of surrounding property owners? What mitigation could be offered to reduce potential impacts?

None of the proscribed uses will constitute a public nuisance, or impose undue adverse impacts on the surrounding property owners. We are not changing any

other aspects of our business (operating hours, use of vehicles, traffic, etc) due to increasing the amount of under-roof storage.

- 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.



Hunt Map
Layers



Building
Size –
35'x80'

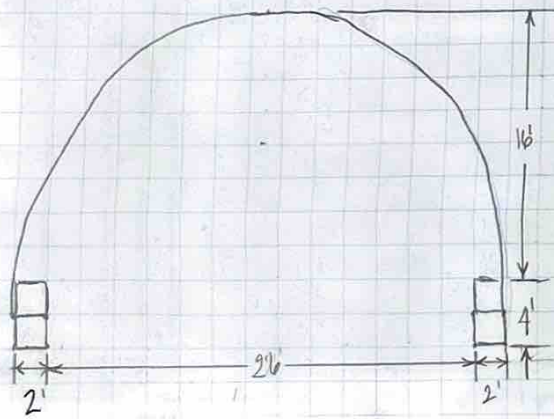


Building
Addition
Size –
38'x20'

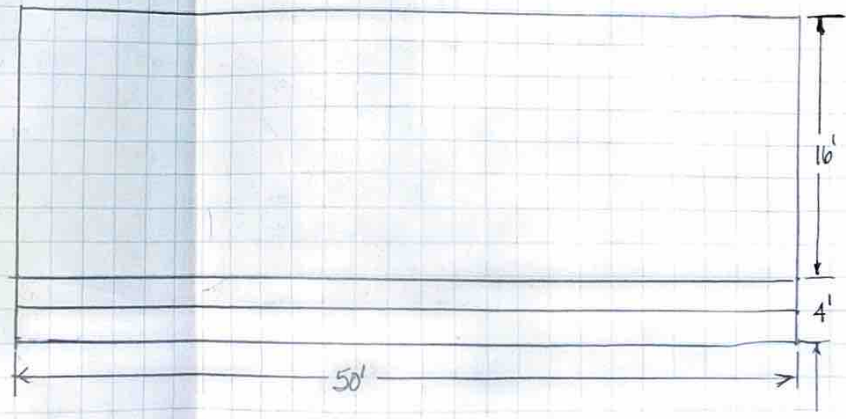
1/4" = 2'

30' x 50' x 20' Hoop Building

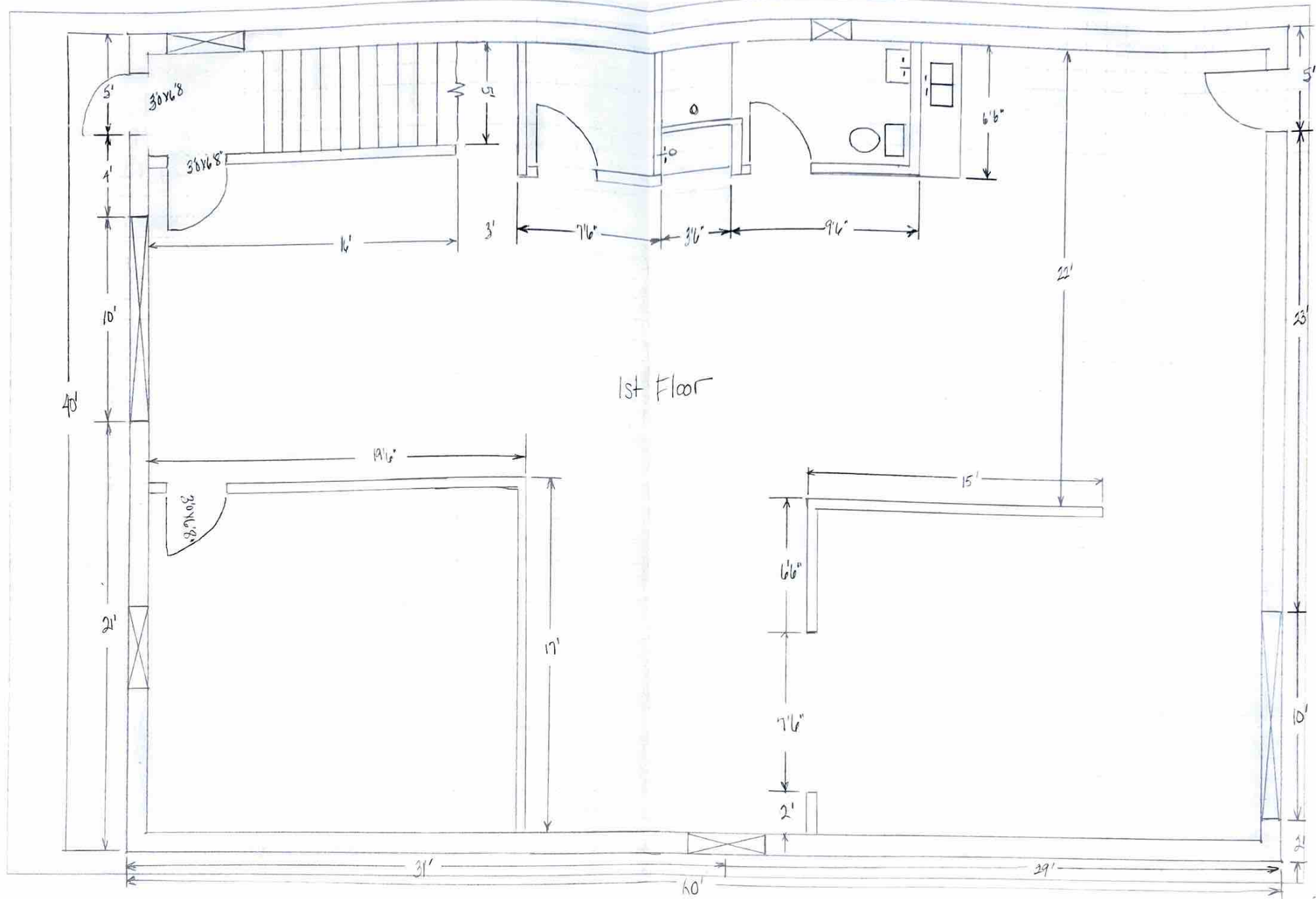
FRONT/BACK VIEW

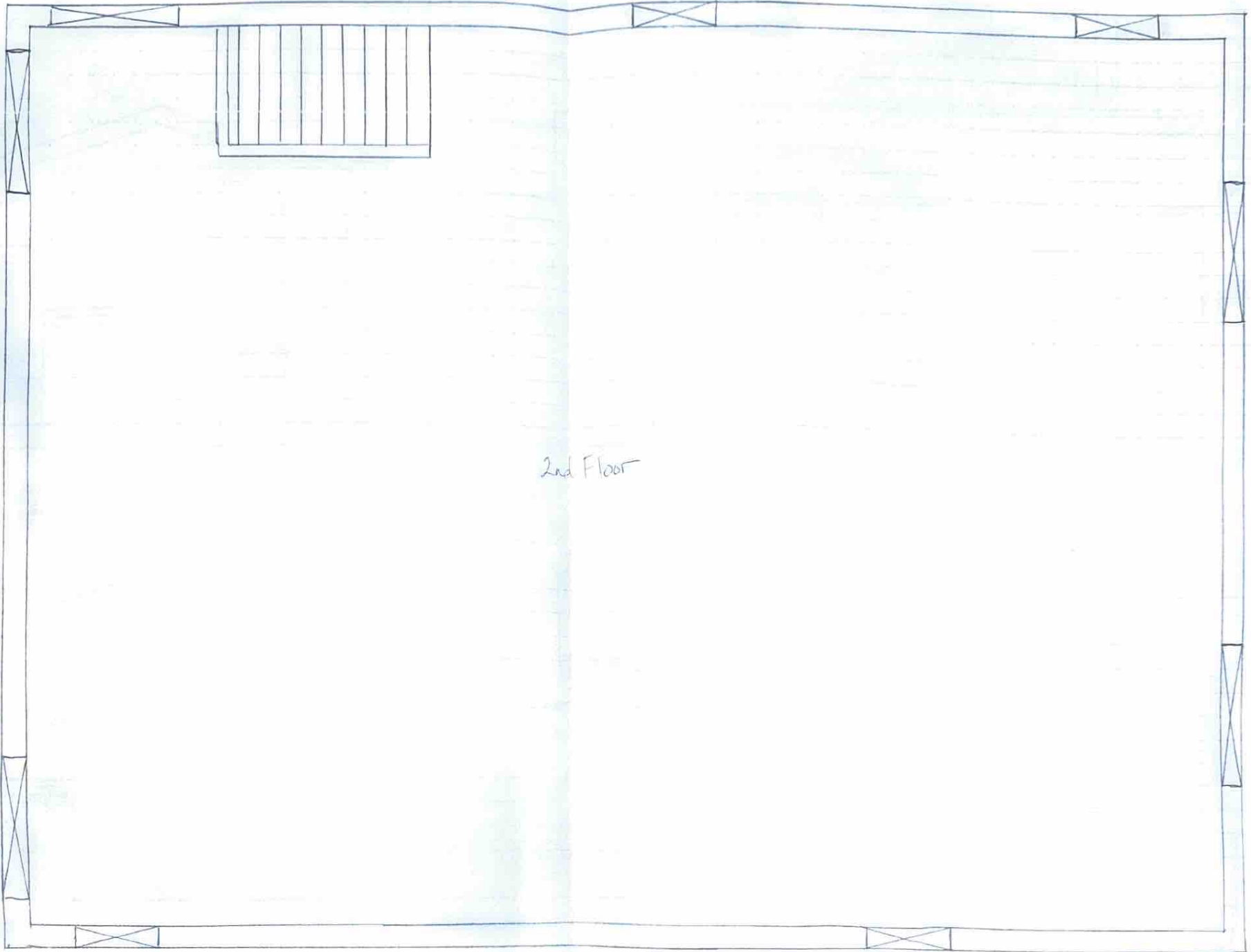


Side Views



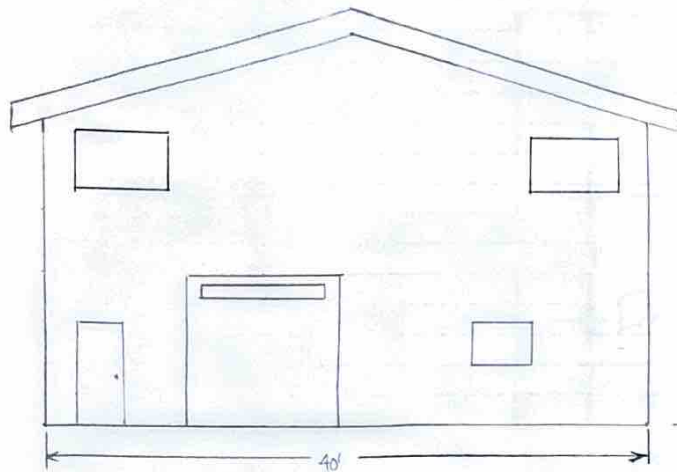
~ (2) rows of Eco blocks



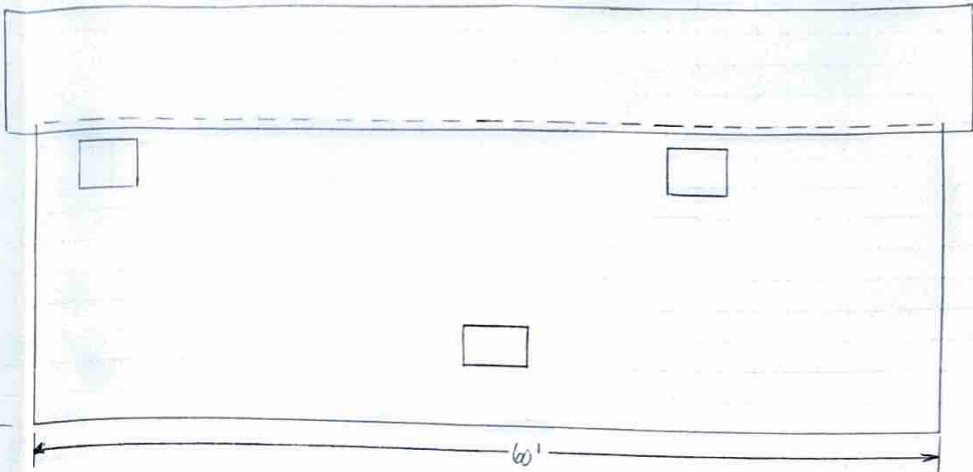
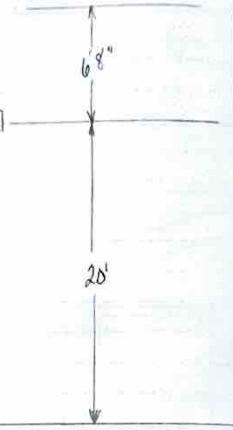


2nd Floor

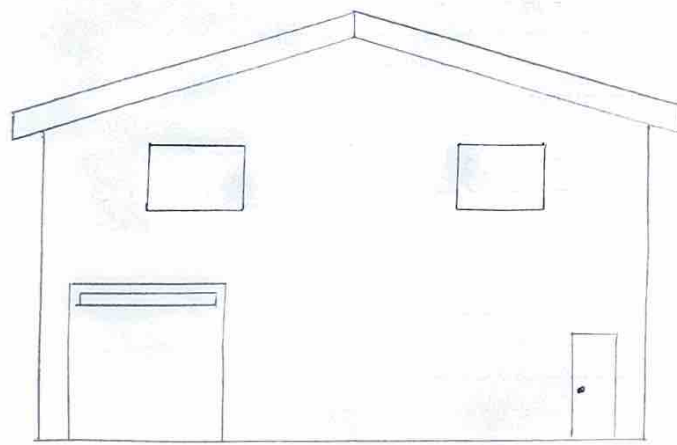
SCALE: 1/4" = 2'



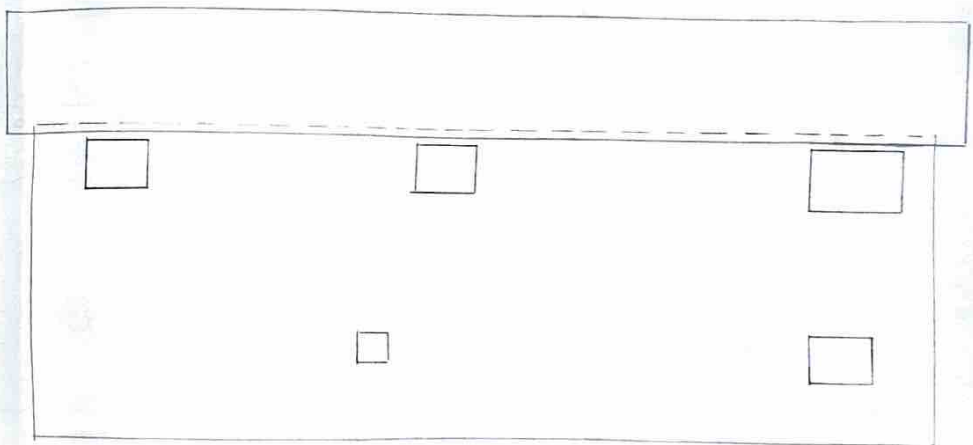
REAR ELEVATION (Current)



LEFT ELEVATION (Current)

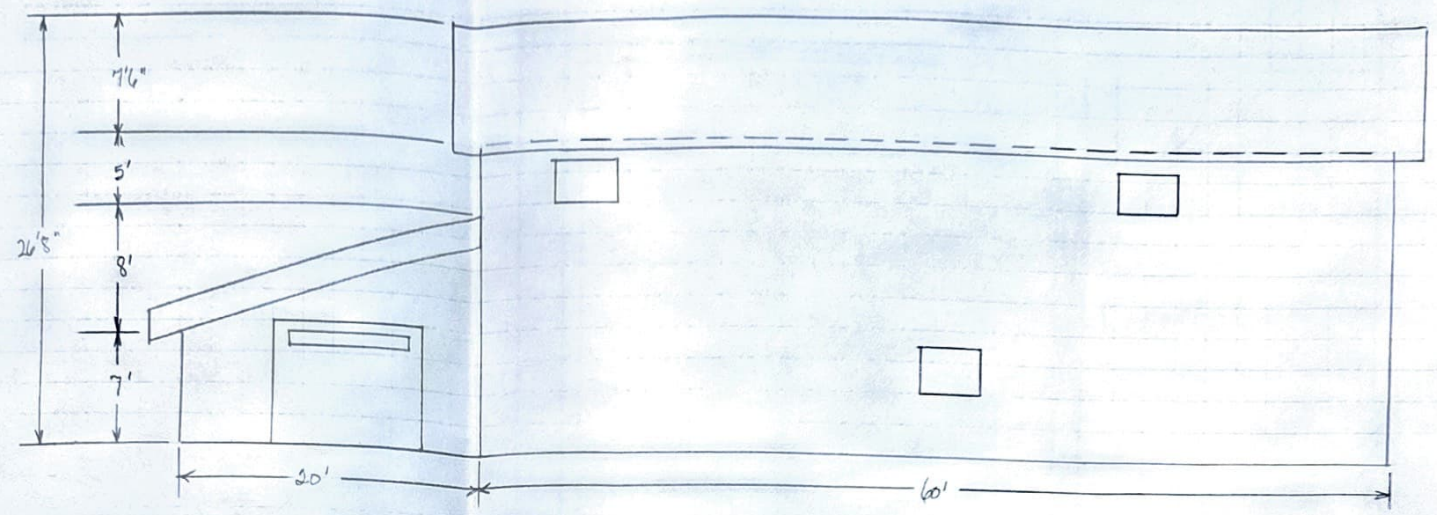


FRONT ELEVATION

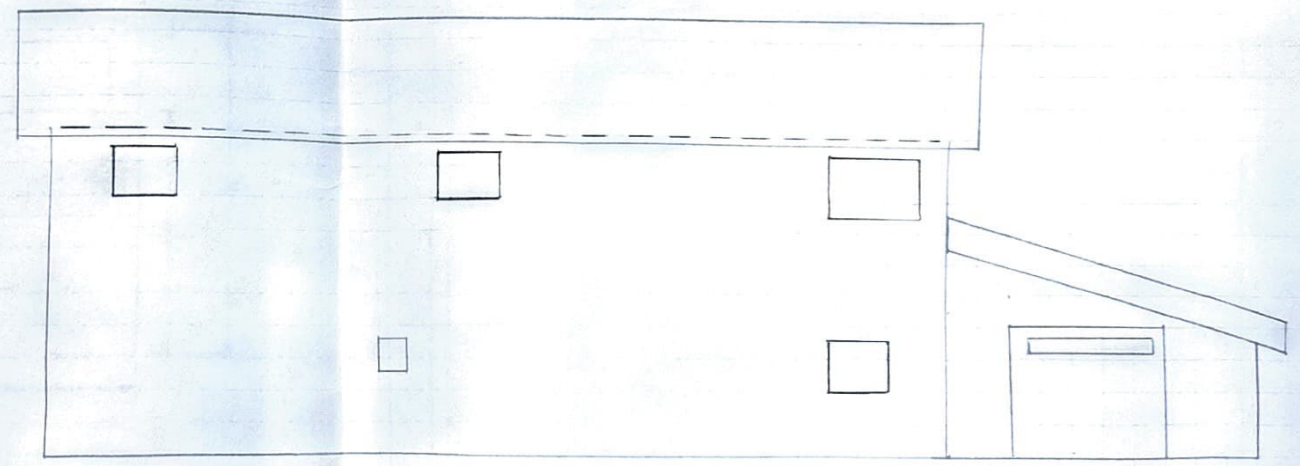


RIGHT ELEVATION (Current)

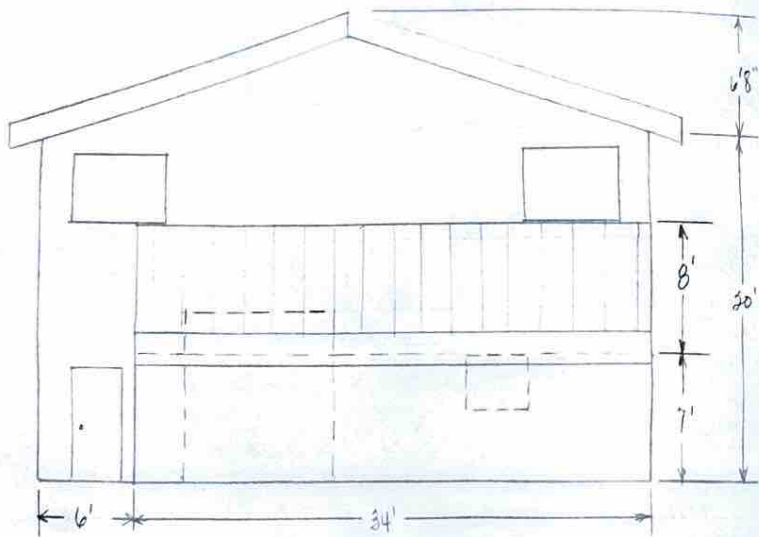
SCALE: 1/4" = 2'



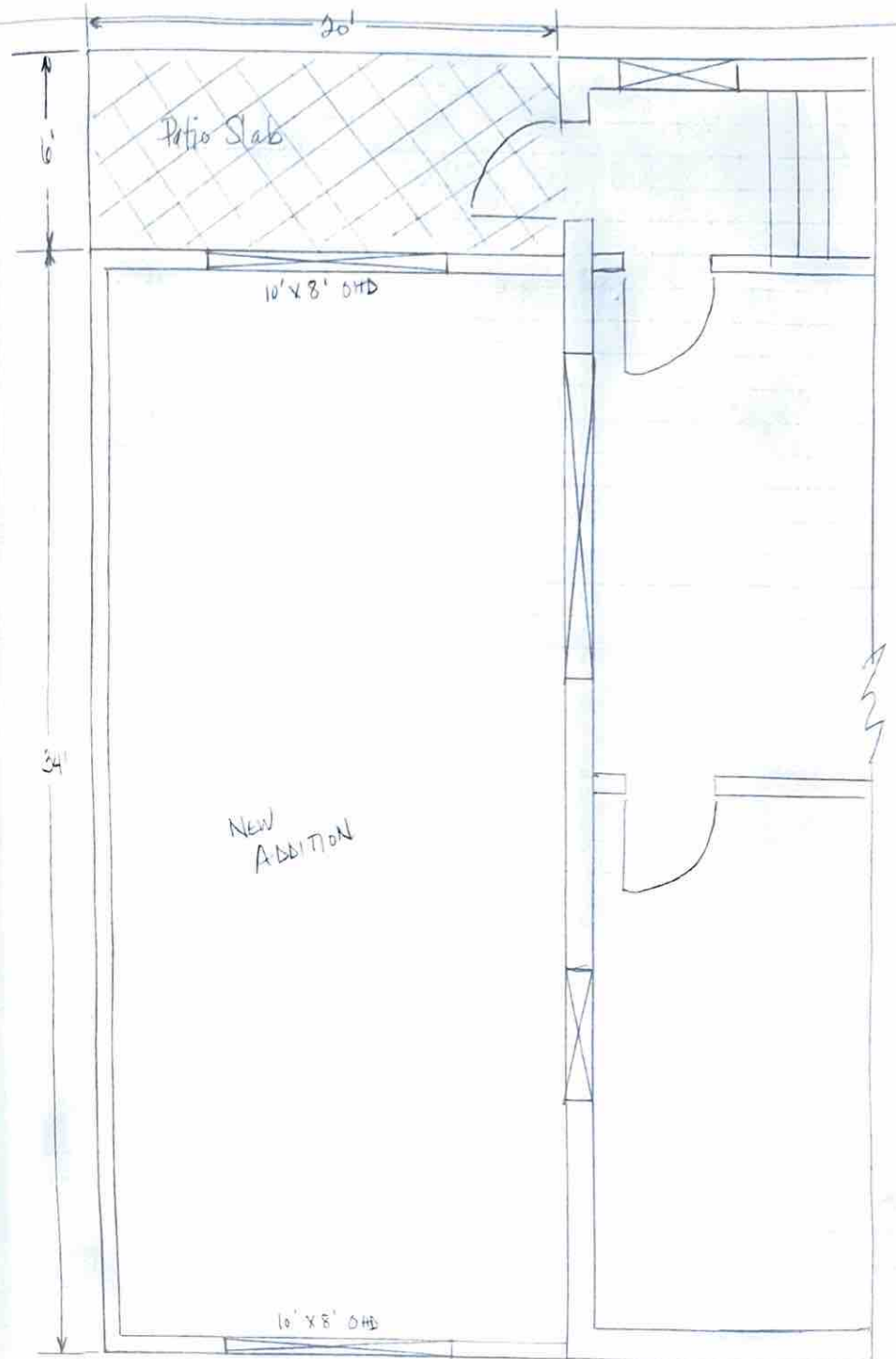
LEFT ELEVATION w/ ADDITION



RIGHT ELEVATION w/ ADDITION



REAR ELEVATION w/ ADDITION
 SCALE: 1/4" = 2'



SCALE = 1/4" = 1'

① 21324 BAC



STATE OF IDAHO }
County of Boundary }

Filed by: Alliance Title - Bonners Ferry Office
on 09/01/2021 at 12:06 PM
Glenda Poston
County Recorder C. Gray
By Deputy

Fees: \$ 15.00
E-Recording
Recording Number: 288325

WARRANTY DEED

IN CONSIDERATION of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged by

JOHN BUCKMASTER, as to an undivided 50% interest as tenants in common KATHRYN A LANDIS, as to an undivided 50% interest as tenants in common

the Grantor do hereby grant, bargain, sell, convey and warrant unto

JOHN HATHAWAY and ALAINA HATHAWAY, husband and wife, as community property with rights of survivorship

the Grantees whose current address is:

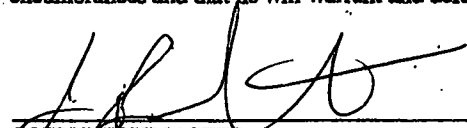
~~PO BOX 201, BONNERS FERRY, ID 83805~~ 24 Basin Ln., Moyie Springs, ID 83845

the following described premises, to-wit:

See Attached Exhibit A

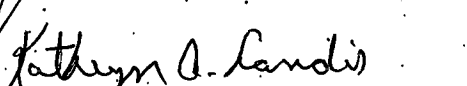
SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantees, that he is the owner in fee simple of said premises; that said premises are free from all encumbrances and that he will warrant and defend the same from all lawful claims whatsoever.



JOHN BUCKMASTER

08/27/2021
Date



KATHRYN A LANDIS

8-26-2021
Date

State of Idaho)
County of Boundary)ss

On this 27 day of August, 2021, before me, the undersigned, a Notary Public, in and for said State, personally appeared JOHN BUCKMASTER, known to me, and/or identified 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 executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Rebecca L. Bradley
Notary Public For Idaho
Residing at Barnes Ferry
Commission Expires: 09/30/2025



State of Montana)
County of FLATHEAD)ss

On this 26 day of August, 2021, before me, the undersigned, a Notary Public, in and for said State, personally appeared KATHRYN A LANDIS, known to me, and/or identified 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 she executed the same.

WITNESS MY HAND AND OFFICIAL SEAL

Chris Vidulich
Notary Public For Montana
Residing at KALISPELL
Commission Expires: 7-10-22

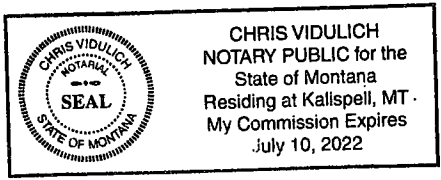


Exhibit A

A tract of land situated in the Southeast Quarter of the Northwest Quarter of Section 16, Township 62 North, Range 2 East, Boise Meridian, Boundary County, Idaho, more particularly described as follows:

Commencing at a 5/8" rebar and plastic cap stamped RLS 3628 on the West line of said Southeast Quarter of the Northwest Quarter which is North $00^{\circ}21'28''$ West, 330.02 feet from the Southwest corner of said Southeast Quarter of the Northwest Quarter; thence, leaving said West line and along the North line of the South Half of the South Half of the Southeast Quarter of the Northwest Quarter of Section 16, North $89^{\circ}45'40''$ East, 819.38 feet to a 5/8" rebar and plastic cap stamped PLS 7877 and the True Point of Beginning; thence, continuing along said North line North $89^{\circ}45'44''$ East, 200 feet to a 5/8" rebar and plastic cap stamped RLS 3628; thence, leaving said North line North $00^{\circ}20'25''$ West, 492.53 feet to a 5/8" rebar and plastic cap stamped RLS 3628 on the Southerly right of way of U.S. Highway No. 2; thence, along said right of way on a curve to the right having a central angle of $2^{\circ}00'12''$ (radial bearing = North $06^{\circ}50'44''$ East), a radius of 5779.58 feet, for an arc length of 202.07 feet (chord = North $82^{\circ}09'12''$ West, 202.06 feet) to a 5/8" rebar and plastic cap stamped PLS 7877; thence, leaving said right of way South $00^{\circ}20'25''$ East, 520.95 feet to the True Point of Beginning.