



BOUNDARY COUNTY MAP AMENDMENT APPLICATION

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

FILE #:

26-0141

COMPREHENSIVE PLAN AND ZONE MAP AMENDMENT:

The applicant is requesting an amendment to the comprehensive plan map:

From: (current designation): Agg / Forestry

To: (proposed designation): Rural Community

The applicant is requesting an amendment to the official zoning map:

From: (current zone): Agg / Forestry

To: (proposed zone): Rural Community

APPLICANT INFORMATION:

Applicant/Landowner: Stellar Holdings, LLC

Mailing Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip: [REDACTED]

Site Address: 3176 Posthill loop

Phone: [REDACTED]

Email: [REDACTED]

REPRESENTATIVE INFORMATION:

Representative's name: Shem Johnson

Company name: [REDACTED]

Mailing Address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project:

Company name:

Mailing Address:

City:

State:

Zip:

Phone:

Email:

TO BE COMPLETED BY COUNTY:

Zone District:

Ag/Forestry
Rural Community

Overlay
Zones:

☐ Airport
☐ Flood

☐ Wetland
☒ None

☐ Bonners Ferry ACI
☐ Moyie Springs ACI

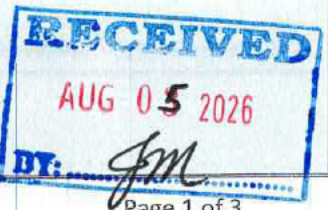
Received:

P&Z hearing:

09/24/2026

BOCC hearing:

Receipt #:



PARCEL INFORMATION: RP65N01W085252A

Parcel #'s: RP65N01W085252A	Parcel acreage: 11.46 10.90 acres
Current Use: residential and rural community	
What zoning districts border the project site?	
North: rural community	East: rural community
South: residential	West: agg/forest and rural community
What are the current adjacent land uses?	
North: rural community	South: rural community
East: residential	West: agg/forest and rural community
Within Area of City Impact? Yes ☐ No ☒	If yes, which city?
Directions to the site:	
North on Hwy 1 to Porthill Loop Road	
Proposed or existing roads serving the site are: ☒ Public ☐ Private ☐ Public & Private	
Name of street/highway serving the site: Porthill Loop and Hwy 1	

PROJECT DETAILS: (Use additional paper, if needed)

Explain the reasons for the requested zone change/comp plan amendment: Part of the property is already zoned as rural community and the south property line goes through the neighbor's shop. I would like to break this down to 3 or 4 lots for residential use and also correct boundaries.
How does the proposed zone change or comp plan amendment relate to the adopted comprehensive plan policies? This will make it more like the surrounding property
How will the proposed amendment affect public services such as sewer, water, and roads? Will extensions be required? Sewer is by Panhandle Health permits. The water is through Trow Creek water and services the existing house. We will drill a well or wells for any other lots as needed. No extensions to public roads will be needed.
Explain how the proposed map change is compatible with the surrounding area? This makes it more like the surrounding property
Will zone change involve a proposed development agreement? ☐ YES ☒ NO

SITE INFORMATION:

Please provide a description of the following land features:

Topography (lay of the land): relatively flat

Land cover (timber, pastures, etc): timber

Water courses (lakes, streams, rivers & other bodies of water): no

Existing structures (size & use): residential

SERVICES:

Sewage disposal will be provided by:

☐ Existing community system – Provider & type of system:

☐ Proposed community system – Type & proposed ownership:

☒ Individual system – List type: septic tank and drain field

Water will be supplied by:

☒ Existing public or community system – Provider: Trout Creek Water Assoc. n

☐ Proposed community system – Type & proposed ownership:

☐ Individual well:

REQUIRED:

APPLICATION CHECKLIST:

COPY OF DEED:

☒ Attached

ACCESS/EASEMENT DOCUMENTS:

☐ Attached

MAP OF AREA TO BE REZONED:

☒ Attached

APPLICATION FEE:

☒ Attached

LEGAL DESCRIPTION OF AREA TO BE REMAPPED/AMENDED:

☒ Attached

Submit with application fees to:

Boundary County Planning & Zoning

P.O. Box 419

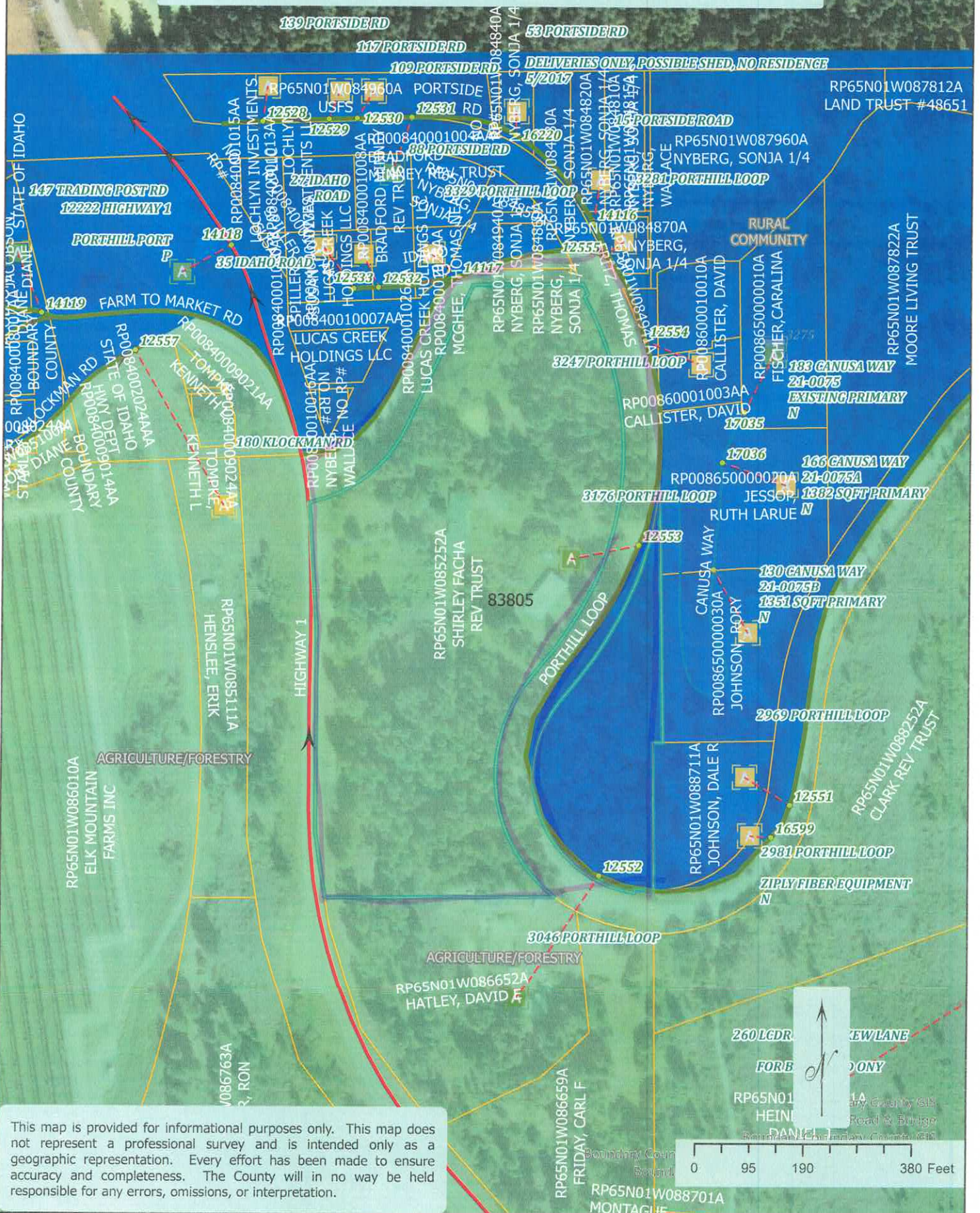
Bonn timer Ferry, ID 83805

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: Stellar Holdings, LLC
[Signature] Date: 8-5-26

Landowner's signature: _____ Date: _____

BOUNDARY COUNTY GIS





STATE OF IDAHO }
County of Boundary }

Filed by: Alliance Title - Bonners Ferry Office
on 07/31/2026 at 11:16 AM
Glenda Poston
County Recorder By Deputy

Fees: \$ 15.00
E-Recording
Recording Number: 303863

WARRANTY DEED

Escrow No.: 1097177

FOR VALUE RECEIVED

Shirley Ann Facha as Trustee of The Shirley Facha Revocable Trust dated March 4, 2026, who acquired title as Shirley Ann Facha, as Trustee of The Shirley Facha Revocable Trust, and Shirley Facha, a widow and surviving spouse of Michael Facha

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

Stellar Holdings, LLC, an Idaho Limited Liability Company

whose current address is:

P.O. Box 1879
Bonners Ferry, ID 83805

the grantee(s), the following described premises, in Boundary County, Idaho,
TO WIT:

See Attached Exhibit 'A'

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 Grantee(s), that (s)he is/are the owner(s) 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 (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 07/31/2026

The Shirley Facha Revocable Trust dated March 4, 2026

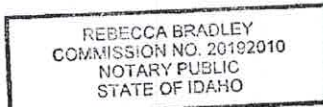
Shirley Ann Facha
By Shirley Ann Facha, Trustee
Shirley Ann Facha
Shirley Facha

State of Idaho) ss.
County of Boundary)

On this 31st day of July, 2026, before me, the undersigned, a Notary Public in and for said state, personally appeared Shirley Ann Facha known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee The Shirley Facha Revocable Trust dated March 4, 2026 and acknowledged that she executed the same as Trustee.

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

Rebecca Bradley
Notary Public for the State of Idaho
Residing at: Bonners Ferry
Commission Expires: 09/30/2031



State of Idaho } ss
County of Boundary }

On this 31st day of July, 2026, before me, the undersigned, a Notary Public in and for said state, personally appeared **Shirley Facha**, known or identified to me to be the persons whose name is to the within Instrument and acknowledged to me that she executed same.

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

Rebecca Bradley
Notary Public for the State of Idaho
Residing at: Bonners Ferry
Commission Expires: 09/30/2031

REBECCA BRADLEY
COMMISSION NO. 20192010
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT 'A'

File No. 1097177

Beginning at the Northeast corner post of Lot One (1), Section 8, Township 65 North, Range 1 West B.M.; thence South 560 feet along the east line of Lot 1; thence West 70 feet to the place of beginning; thence northerly along the West Side of the North and South Highway to a point 198 feet; thence West 75 feet to a point; thence South 198 feet; thence East 75 feet to the place of beginning. Said tract being in Section 8, Township 65 North, Range 1 West B.M. and being a part of Lot 1, containing about one third of an acre, more or less, in Boundary County, State of Idaho.

AND

That part of the adjacent abandoned right-of-way as described in Boundary County Instrument No. 123578. A tract of land all in Government Lot One (1), Section Eight (8), Township Sixty-five (65) North, Range One (1) West B.M., described as: Commencing at the Northeast corner, Lot One (1), Section Eight (8), Township Sixty-five (65) North, Range One (1) West, to a point that is South $0^{\circ}42'$ East 560.0 feet and 70.0 feet West which is point of beginning; thence West 75.0 feet; thence North parallel to right-of-way of Old Highway #1 to a point on the South line of County road; thence Southwesterly along South line of said road to the East side of Fourth Street; thence Southwesterly along East side Fourth Street to the Southeast corner of the original townsite of Porthill; thence West along South line of Copper Street of original townsite of Porthill to the West right-of-way line of Highway #1 as it exists today on April 22, 1976; thence South along said Highway right-of-way to South line of Lot One (1), Section Eight (8), Township Sixty-five (65) North, Range One (1) West; thence North $89^{\circ}52'10''$ East to the East right-of-way line of Highway #1; thence continue East on lot line of Lot One (1) 566.98 feet; thence North $0^{\circ}42'$ West 763.4 feet; thence West 70.0 feet to the West side of Old Highway #1, which is point of beginning.