



# BONNER COUNTY PLANNING DEPARTMENT

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## CONDITIONAL USE PERMIT APPLICATION

### FOR OFFICE USE ONLY:

FILE #

CUP 0030-21

RECEIVED:

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DEC 18 2024

Bonner County  
Planning Department

### PROJECT DESCRIPTION:

Describe the proposed use: RV Park containing 20 RV pads with full utility hook-ups.

The use is conditionally provided for at Bonner County Revised Code, Section(s) \_\_\_\_\_

### APPLICANT INFORMATION:

Landowner's name: Idaho Land LLC

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_

State: ID

Zip code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: N/A

E-mail: \_\_\_\_\_

### REPRESENTATIVE'S INFORMATION:

Representative's name: Stephen Doty

Company name: Idaho Land LLC

Mailing address: 18599 N Elk Run Ln

City: Rathdrum

State: ID

Zip code: 83858

Telephone: 208-262-1985

Fax: N/A

E-mail: stephenjdoty@gmail.com

### ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: \_\_\_\_\_

Company name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip code: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**PARCEL INFORMATION:**

Section #: 24	Township: 54N	Range: 05W	Parcel acreage: 4.17
Parcel # (s): RP 54N05W242300A			
Legal description: 1021 Als Welding Rd, Spirit Lake, ID 83861			
Current zoning: Single Family		Current use: Single Family	
What zoning districts border the project site?			
North: Timber Land, Agriculture		East: Single Family	
South: Single Family		West: Vacant Residential	
Comprehensive plan designation: Commercial			
Uses of the surrounding land( describe lot sizes, structures, uses):			
North: 20 acres timber land			
South: 5.0 acre single family home			
East: 5.88 acres single family home			
West: 6.81 acres vacant land			
Nearest city: Spirit Lake		Distance to the nearest city: 4.6 miles	
Detailed directions to site: From Spirit Lake head north on Highway 41. In 3.6 miles take a right on Clagstone Rd. In 0.9 miles, turn right on Als Welding Rd. Destination is on the left.			

**ADDITIONAL PROJECT DESCRIPTION:**

Please describe in detail all applicable uses/plans for subject property, including:	
1) Size of buildings: 42 sq. ft. well house and laundry facility to be included.	
2) Type of unit: RV Pad	
3) # of Units: 20	
4) Any machinery to be located on the site: Snow removal and landscaping equipment	
5) Any storage area, etc.: Minor storage required for maintenance equipment.	
6) Phasing plans, expected start-up and completion dates: To commence on 04/01/2025 and expected to be completed by the end of 2026.	
7) # of people on site (employees, visitors, etc.): On-site Park Manager/host; 20 RV's and occupants.	
8) Hours of operation: Park open March through November	
9) Traffic to be generated (vehicles per day or week): An estimated 40 cars per day, 2 cars per RV	
10) Associated functions (receptions, outdoor activities, additional processes, etc.):	
An open space and laundry facility for use by residents. There is not functions to be provided for public use.	

11) Parking, loading areas: Resident parking provided at individual RV pads.

12) Advertising sign, size and location: Sign to be installed facing Clagstone Rd. Approximate size: 5ftX10ft.

13) Lighting plans: Lights are to be installed at the entrance to the park. No further lighting to be provided as not to disturb neighbors or residents.

14) Solid waste management plan: Dumpster available for waste disposal to be provided. Per recommendations 6 yard dumpster to be serviced weekly, to be adjusted as necessary dependent on park needs.

15) Complete detail of scope/process: Work will commence in April 2025 with installation of septic systems and running of utilities. All RV pads to have full hookups (electric, water, septic). The driveway entrance will be moved further from the entrance of Clagstone Rd and Als Welding Rd. Roads and RV pad sites to be gravel and complete next. Open area grass and any additional landscaping will be completed next. Construction of maintenance shed and laundry space to be worked on intermittently throughout the project.

16) If required, are landscaping plans attached?

☒ Yes

☐ No

### **NARRATIVE STATEMENT:**

How will the conditional use be designed to avoid creating hazards or dangers to persons on or adjacent to the property? The only property that directly borders the park is a 5.88 acre parcel, allowing the residents home to be distanced from the park and blocked by trees. The park poses no significant hazards or dangers to surrounding properties.

Explain the effects of elements such as noise, light glare, odor, fumes and vibrations on adjoining property: Tree line surrounding property to remain intact to provide privacy to neighboring properties. Noise restriction to be in place in the park. Lighting to be provided only at the entrance to the park reducing effects on neighboring properties. Glares, odors, fumes, vibrations, etc. are virtually non-existent and will likely not ever effect surrounding properties or residents of the park.

How is the proposed use compatible with the adjoining land uses: The property chosen is strategically located at the intersections of two main roads and has only 1 property directly bordering it. The plan to maintain the perimeter tree line and the low impact of RV camping is compatible with the surrounding rural properties.

### **ACCESS INFORMATION:**

Please check the appropriate boxes:

☐ Private Easement      ☐ Existing      ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and easement width. Include recorded instrument number for existing easements & name, if existing:

☒ Public Road      ☒ Existing      ☐ Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade right-of-way width and name, if existing: Main access off of Clagstone Rd. At point of entrance surface is a gravel two-lane county maintained road with negligible grade.



☐ Combination of Public Road/Private Easement      ☐ Existing    ☐ Proposed  
Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, road grade and right-of-way/easement width and road name, if existing: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SITE INFORMATION:**

Please provide a detailed description of the following land features:

Topography (lay of the land), including estimated maximum slope, rock outcroppings, benches, etc:  
The land is entirely flat for all practical purposes.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Water courses (lakes, streams, rivers & other bodies of water): \_\_\_\_\_  
N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is site within a flood plain?    ☐ Yes    ☒ No    Firm Panel #: \_\_\_\_\_    Map designation: \_\_\_\_\_

Springs & wells: 1 existing well on property.

\_\_\_\_\_  
\_\_\_\_\_

Existing structures (size & use): Only existing structure is 6ft X 8ft well house.  
Proposed laundry facility and park office, approximately 500 sq. ft.  
Proposed 300 sq. ft. open air car port for maintenance vehicle parking.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land cover (timber, pastures, etc): 25% timber coverage; 25% RV pads and roadways, 50% grass and field area.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are wetlands present on site?    ☐ Yes    ☒ No    Source of information: \_\_\_\_\_

Other pertinent information (attach additional pages if needed): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SERVICES:**

Sewage disposal will be provided by:

- ☐ Existing Community System - List name of sewer district or provider and type of system: \_\_\_\_\_
- ☐ Proposed Community System - List type & proposed ownership: \_\_\_\_\_
- ☒ Individual system - List type: Multiple septic systems.

Explain the type of sewage system, capacity, maintenance plan, location of facilities, if applicable and other details: Septic system to be built to PHD standards. Capacity to accommodate RV waste production of 125 gallons per RV per day. Septic hookup station to be provided at each individual spot.

Water will be supplied by:

- ☐ Existing public or community system - List name of provider: \_\_\_\_\_
- ☐ Proposed Community System - List type & proposed ownership: \_\_\_\_\_
- ☒ Individual well

Please explain the water source, capacity, system maintenance plan, storage and delivery system and other details: Water from existing well on property (yielding 30 gallons per minute and 180 feet deep) to be held in large pressure tank in well house, with individual water hookups provided at each spot. Well house location on attached site plan.

**Distance (in miles) to the nearest:**

Public/Community Sewer System: N/A	Solid Waste Collection Facility: 2.4 miles
Public/Community Water System: N/A	Fire Station: 4.8 miles
Elementary School: 4.4 miles	Secondary Schools: 5.8 miles
County Road: On county road	County Road Name: Clagstone Rd

Which fire district will serve the project site? Spirit Lake Fire District, subdistrict 3 2425Which power company will serve the project site? Inland Power**How is the use/plan in accordance with the general and specific objectives of the Comprehensive Plan? (Copy of goals and objectives attached)**

Property Rights: The park will not have any notable increase in noise, lighting, fumes, odor, etc. that could negatively effect the surrounding property owners rights in a residential area. All setbacks will be honored and the tree line barrier maintained to seperate the park from surrounding properties.

Population: With Idaho being the fastest growing state by population, and Bonner county growth projected to be 2.25% annually, the park will provide additional recreational vehicle camping for the those wishing to enjoy our beautiful state.

School facilities & Transportation: N/A

Economic Development: N/A

Land Use: Comprehensive Plan, Land Use Section 3.4: "Bonner County has recognized the numerous public and private recreational opportunities that are a major asset to be protected and encouraged."

Natural Resources: The park is not located near any streams, waterways, wetlands, or fisheries and will have a negligible impact.

Hazardous Areas: N/A

Public Services: The project will not have any negative impact on public infrastructure or utilities as they will be provided at the park.

Transportation: Road and Bridge Department has approved and signed off on two driveway permits.

Recreation: This recreational RV park helps Bonner County fulfill its goal of encouraging and facilitating recreation.

Special Areas or Sites: N/A

Housing: N/A

Community Design: The park is strategically planned in a location with low impact on surrounding parcels, with ingress and egress points on two separate county maintained roads to mitigate impact.

Agriculture: N/A

Implementation: ( Not required to complete this element)

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 Bonner 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: Stephen D. [Signature], member Date: 12-18-24

Landowner's signature: \_\_\_\_\_ Date: \_\_\_\_\_