



## Bonner County Planning Department

*"Protecting property rights and enhancing property value"*

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Idaho Land, LLC.  
P.O. Box 591  
Hayden, ID. 83835

June 6, 2022

Subj: CUP0030-21 – Conditional Use Permit - Idaho Land LLC-RV Park

Encl: (1) File CUP0030-21 Zoning Commission Approved Site Plan

Dear Mr. Doty,

The Bonner County Zoning Commission at the June 2, 2022, public hearing approved the referenced application with conditions. The ordinance and standards used in evaluating the application and the reasons for approving the application are as follows:

**MOTION TO APPROVE:** Commissioner Webster moved to approve this project FILE CUP0030-21 for a 20-unit RV Park, finding that it is in accord with the general and specific objectives of the Bonner County Comprehensive Plan and Bonner County Revised Code as enumerated in the following conclusions of law, and based upon the evidence submitted up to the time the Staff Report was prepared and testimony received at this hearing. Commissioner Webster further moved to adopt the findings of fact and conclusions of law as set forth in the Staff Report or as amended during this hearing and direct planning staff to draft written findings and conclusions to reflect this motion, have the Chairman sign, and transmit to all interested parties. The action that could be taken to obtain the conditional use permit is to complete the Conditions of Approval as adopted. This action does not result in a taking of private property. Commissioner Webster added the following conditions of approval:

1. Proper signage indicating directional traffic in and out of the park.
2. Water rights to be approved and permitted by the Idaho Department of Water Resources.
3. Approval of septic system from Panhandle Health District.
4. Site plan submitted & adopted on June 2, 2022 and signed by the Chair.

Commissioner Linscott seconded the Motion.

## Roll Call Vote:

Commissioner Kingsland AYE  
Commissioner Wakeley AYE  
Commissioner Webster AYE  
Commissioner Linscott AYE  
Commissioner Marble AYE

**VOTED** upon and the Chair declared the motion carried, unanimously.

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## Findings of Fact

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1. The property is zoned Rural-5. Where RV parks are conditionally allowed in this zone upon having meant the required standards per BCRC 12-497.
2. The property is accessed off Clagstone Road and Al's Welding Road. Both roads are Bonner County owner and maintained gravel travel surfaces.
3. The property has been reviewed against the required standards of BCRC 12-497 with conditions added to ensure full compliance with Bonner County Revised Code.
4. Fire protection is provided Spirit Lake Fire District.
5. Electricity is provided by Inland Power.
6. The site has an individual well.
7. A speculative site evaluation has been done for the proposed septic system.
8. The proposal is for 20-unit RV park.
9. The site is 4.17 acres.

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## Conclusions of Law:

**Based upon the findings of fact, the following conclusions of law are adopted:**

### Conclusion 1

The proposed conditional use permit **is** in accord with the Bonner County comprehensive plan.

•Property Rights Transportation	•Population	•School Facilities,
•Economic Development	•Land Use	•Natural Resources
•Hazardous Areas	•Public Services	•Transportation
•Recreation	•Special Areas or Sites	•Housing
•Community Design	•Implementation	

### Conclusion 2

This proposal was reviewed for compliance with the criteria and standards set forth at BCRC Chapter 4, Title 12, Subchapter 2.2, environmental standards of Chapter 7, Title 12, and storm water management criteria and standards set forth in Chapter 7, Title 12, Bonner County Revised Code.

### Conclusion 3

The proposed use **will not** create a hazard or will not be dangerous to persons on or adjacent to the property.

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## **Conditions of approval:**

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### **Standard continuing permit conditions. To be met for the life of the use:**

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- A-1** The use shall be developed and shall be operated in accordance with the approved site plan.
- A-2** The Conditional Use Permit shall not supersede deed restrictions.
- A-3** All county setbacks shall be met.
- A-4** The Conditional Use Permit shall expire if not issued within two (2) calendar years from the date of approval, or once issued, if the use has not commenced within two (2) calendar years from the date of issuance. At any time prior to the expiration date of the Conditional Use Permit, the applicant may make a written request to the Planning Director for an extension of the Conditional Use Permit for a period up to two (2) years. The Planning and Zoning Commission may consider such request for extension at any public hearing. The extension request must be approved or denied prior to the expiration date of the Conditional Use Permit.
- A-5** The applicant shall install prior to ground disturbing activities all temporary erosion control measures as designed and approved. The applicant shall provide to the Planning Department prior to ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved. The applicant shall install upon completing ground disturbing activities and shall maintain thereafter all permanent erosion control and stormwater management measures as designed and approved. The applicant shall provide to the Planning Department upon completing ground disturbing activities a signed statement from the project engineer or design professional stating that these measures have been installed as per the design specifications as approved.

- A-6** Prior to issuance of a building location permit, the owner of the proposed multi-family structure shall obtain an address for the dwelling from Bonner County that meets the provisions of Bonner County Revised Code, Title 13. (For multi-family CUPs)
- A-7** A landscaping plan showing compliance with this section will be required with the Building Location Permit.
- A-8** The project will be designed to the standards in BCRC 12-497 A. 1800 square feet per space.

Bonner County Revised Code, Section 12-262, provides an opportunity for affected persons to appeal Zoning Commission decisions with the Planning Director within 28 days after the final written decision of the Planning and Zoning Commission has been issued. Any such appeal must be submitted in accordance with the referenced code section no later than **5:00 p.m., July 5, 2022. AN APPEAL SHALL BE ACCOMPANIED BY A \$325.00 FILING FEE. THE FEES ARE PAYABLE TO THE BONNER COUNTY PLANNING DEPARTMENT.**

**NOTE:** Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (*Idaho Code §67-6535(3)*).

Please contact the Planning Department if you have any questions.

Sincerely,

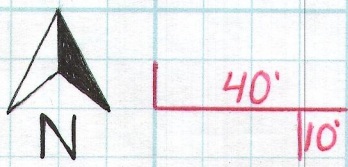


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Jacob Marble, Chair  
Zoning Commission

c: Stephen Doty, Project Representative





1 inch on map equals 40 feet.

Property is 4.17 acres  
Space Dimensions: 30 ft. x 90 ft. = 2700 sq. ft.  
Distance Between RV's: 20 ft.

Water  
Electric  
Septic  
Trees  
Gravel

Graveled surface  
is 23.11% of the  
property.

Roads: 21600 sq.ft  
Parking: + 20000 sq.ft  
Totaling 41600 sq.ft  
property 180,000 sq.ft

Each spot will have  
a gravel pad that is  
approximately 20'x50'.  
Equaling 1000 square  
feet of parking area  
for R.V. and vehicles.

We calculate that  
38% of the property  
is treed.  
 $68,400 \text{ ft}^2 \div 180,000 \text{ ft}^2 = 38\%$

