



BOUNDARY COUNTY CONDITIONAL USE PERMIT APPLICATION

FILE #:
26-0064

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

APPLICATION REQUEST:

The applicant is requesting a conditional use permit to allow:
multi-structure residential
Use is conditionally allowed at Section(s) of Boundary County Land Use Ordinance:
15.9.5.3.

APPLICANT INFORMATION:

Applicant/Landowner: Paul Mast			
Mailing Address: [REDACTED]			
City: [REDACTED]	State: [REDACTED]	Zip: [REDACTED]	
Site Address: [REDACTED]			Subdivision:
Phone: [REDACTED]	Email: [REDACTED]		

REPRESENTATIVE INFORMATION:

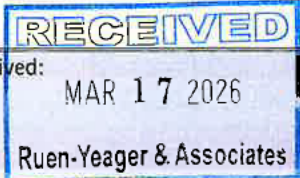
Representative's name: same as applicant		
Company name:		
Mailing Address:		
City:	State:	Zip:
Phone:	Email:	

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to project: Owner		
Mailing Address:		
City:	State:	Zip:
Phone:	Email:	

TO BE COMPLETED BY COUNTY:

Zone District: <i>Ag/Forestry</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: MAR 17 2026 Ruen-Yeager & Associates
Floodplain: <i>Zone X</i>	Panel #: <i>1602070400B</i>	Development Permit #: <i>N/A</i>		Receipt #: <i>3399Z</i>



PARCEL INFORMATION:

Parcel #'s:RP00930000001AA	Parcel acreage:12
Current Zoning:AG/Forestry	Current Use:I live there
Comprehensive plan designation:	
What zoning districts border the project site?	
North:AG/Forestry	East:AG/Forestry
South:AG/Forestry	West:AG/Forestry
What are the current adjacent land uses?	
North:AG/Forestry	South:AG/Forestry
East:AG/Forestry	West:AG/Forestry
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:578	Side 1:425	Side 2:309	Rear:51
Size of buildings:1176 sq				
Type of unit:house	# of units:1			
Machinery to be located on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Storage area on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Expected start date:want build as soon as i can	Expected completion date:fall 2026			
Expected # of employees daily:n/a	Expected # of customers/visitors daily:1			
Days and hours of operation:n/a	Traffic (vehicles per day):1			
Advertising sign, size, location:n/a	Lighting plans:n/a			
Water: <input checked="" type="checkbox"/> Well <input type="checkbox"/> exsiting well _____ Water Assn.	Sewer: <input type="checkbox"/> Bonners Ferry <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Community			
Proposed access and whether public or private:private				

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?
 Hidden from view from nearby property owners houses. Also will be available for community use.

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

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?

The house will use gas as much as possible and will be connected to an existing meter pedestal. Sewer to be septic. The house will be built off a private road.

The new house will not impact any current services or uses, as the property already operates with a private well and existing power.

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

We need more housing to make living more affordable.

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.)

Feel free to ask me. but I do not expect concerns. Neighbors are good with it.

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. its just a small house

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. just will increase my property taxes and contribute to lower rent prices.

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:

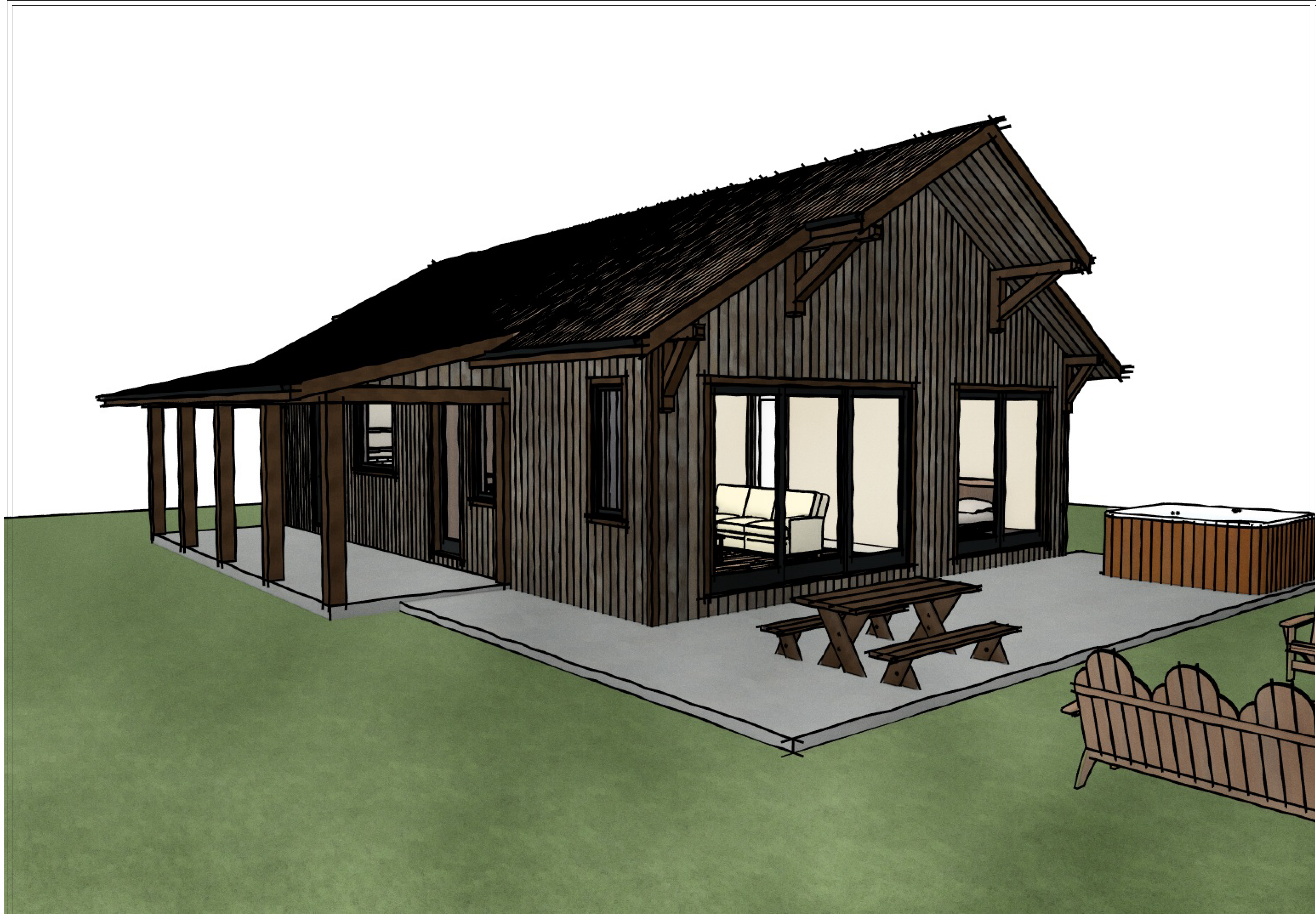
APPLICATION CHECKLIST:			
COPY OF DEED:	<input checked="" type="checkbox"/> Attached	ACCESS & EASEMENT INFO:	<input type="checkbox"/> Attached
WATER WILL SERVE LETTER:	<input type="checkbox"/> Attached	SEWER WILL SERVE LETTER:	<input type="checkbox"/> Attached
SITE PLAN:	<input checked="" type="checkbox"/> 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: 03/10/26

Landowner's signature:  Date: 03/10/26



NUMBER	DATE	REVISION	TABLE	DESCRIPTION

Project Overview

DRAWINGS PROVIDED BY:

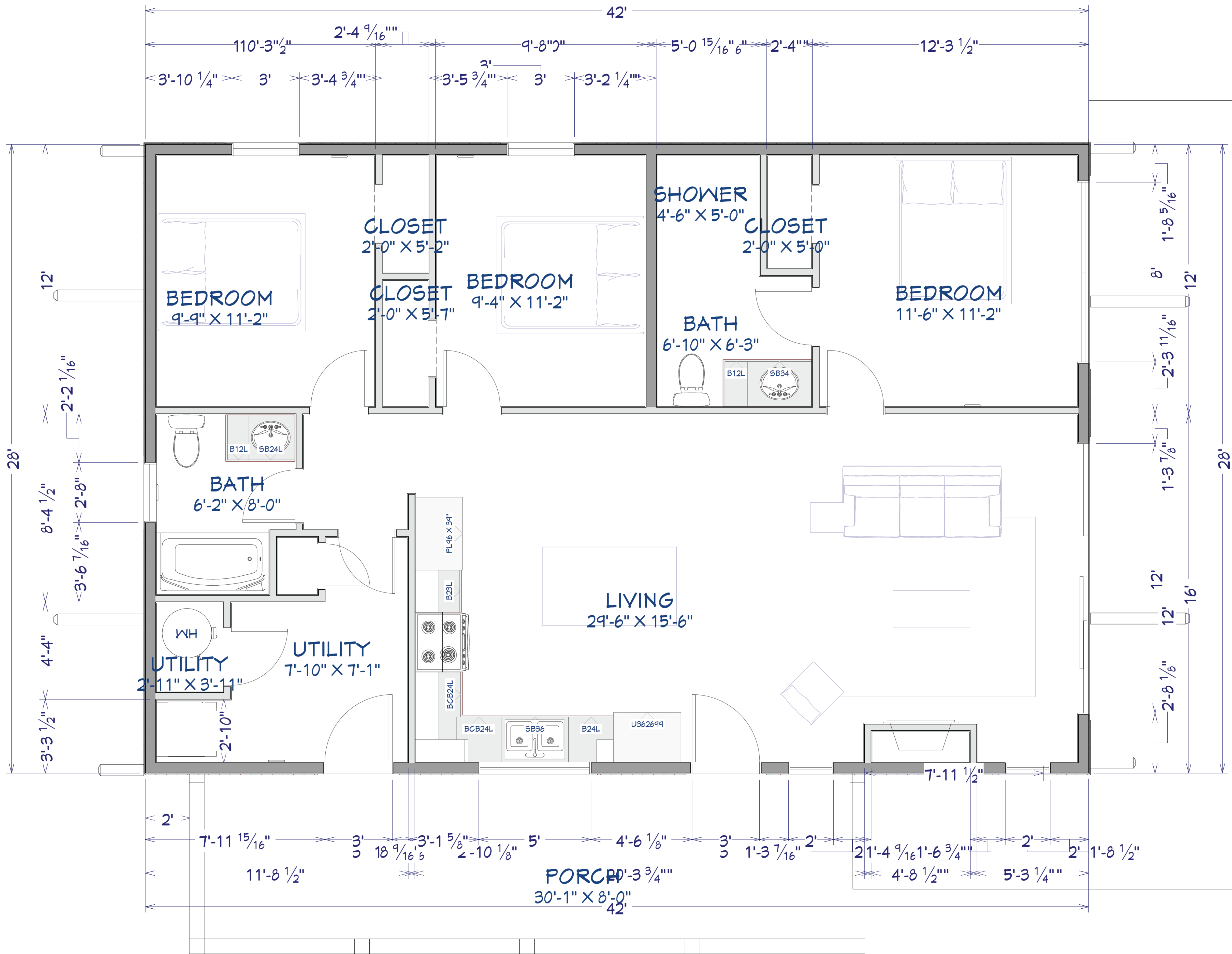
DATE:

3/17/2026

SCALE:

SHEET:

P-1



110'-3 1/2" 2'-4 9/16" 9'-8" 5'-0 15/16" 2'-4" 12'-3 1/2" 42'

3'-10 1/4" 3' 3'-4 3/4" 3'-5 3/4" 3' 3'-2 1/4"

BEDROOM 9'-9" X 11'-2"

CLOSET 2'-0" X 5'-2"

BEDROOM 9'-4" X 11'-2"

SHOWER 4'-6" X 5'-0"

CLOSET 2'-0" X 5'-0"

BEDROOM 11'-6" X 11'-2"

BATH 6'-10" X 6'-3"

BATH 6'-2" X 8'-0"

LIVING 29'-6" X 15'-6"

UTILITY 2'-11" X 3'-11"

UTILITY 7'-10" X 7'-1"

2' 7'-11 15/16" 3' 18 9/16" 3'-1 5/8" 2'-10 1/8" 5' 4'-6 1/8" 3' 1'-3 7/16" 2' 21'-4 9/16" 1'-6 3/4" 2' 2'-1-8 1/2"

11'-8 1/2" 30'-1" X 8'-0" 42' 3 3/4" 4'-8 1/2" 5'-3 1/4"

LIVING AREA
1176 SQ FT

FLOOR PLAN VIEW DIMENSIONED
1/2 IN = 1 FT

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWINGS PROVIDED BY:

DATE:

3/17/2026

SCALE:

SHEET:



E3 ELEVATION 3
1/4 IN = 1 FT



E2 ELEVATION 2
1/4 IN = 1 FT



E4 ELEVATION 4
1/4 IN = 1 FT



E1 ELEVATION 1
1/4 IN = 1 FT

REVISION TABLE	
NUMBER	DATE

REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION

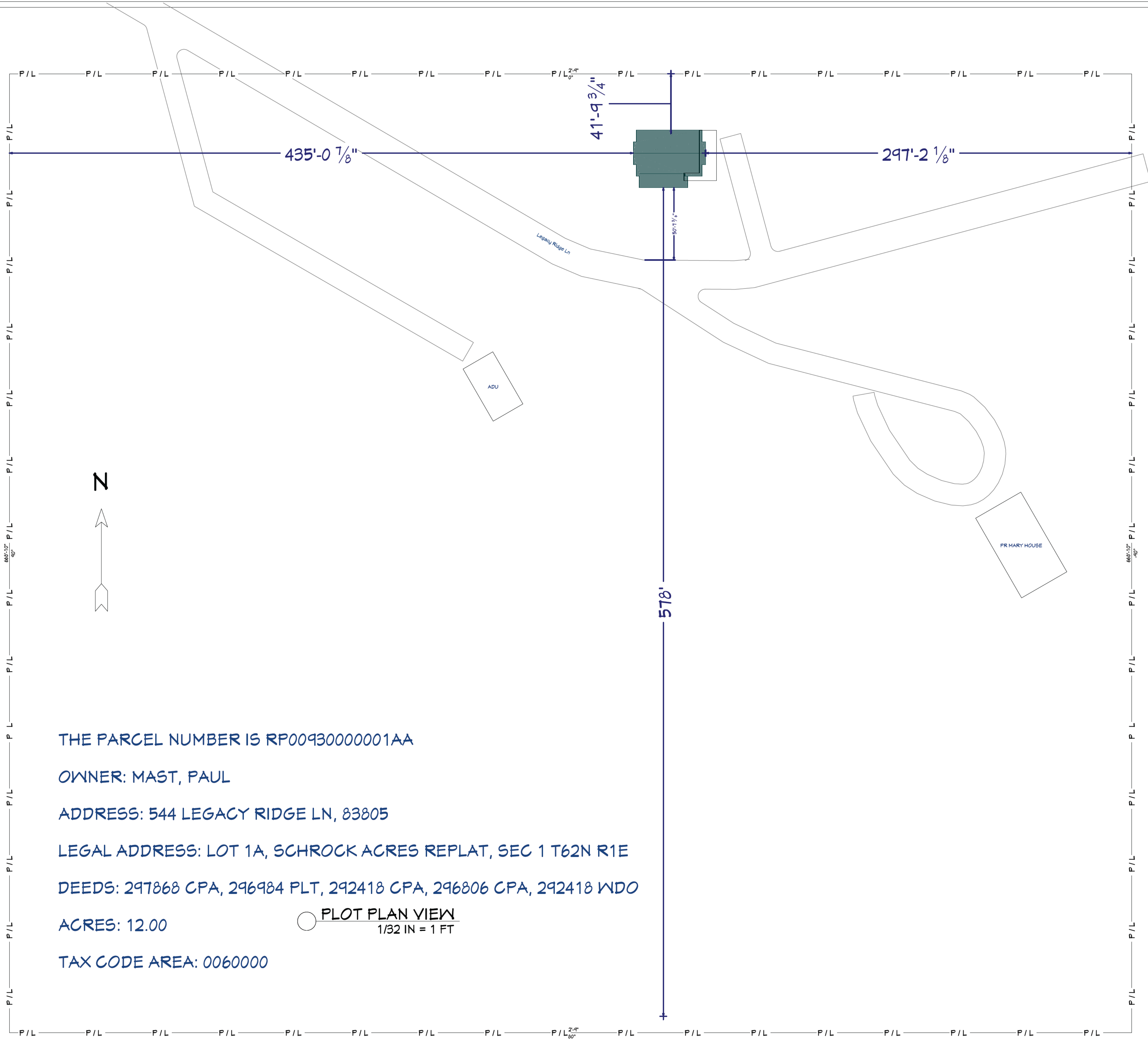
DRAWINGS PROVIDED BY:

DATE:

3/17/2026

SCALE:

SHEET:



REVISION TABLE	
NUMBER	DATE

DRAWINGS PROVIDED BY:

DATE:
 3/17/2026

SCALE:

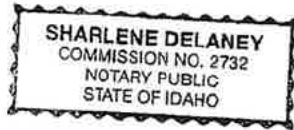
SHEET:

STATE OF IDAHO)

) ss.

County of Boundary)

On this 14th day of August, 2024, before me, the undersigned Notary Public, personally appeared Delwyn Freed and Twyla Freed, known or identified to me to be the persons whose names are subscribed to the within Instrument, and acknowledged to me that they executed the same.



Sharlene Delaney
Notary Public for Idaho
Residing at Bonners Ferry
Com. Expires: 10-13-2027

PLANNING AND ZONING CERTIFICATE

I hereby certify that this plat has been examined and approved this _____ day of _____, 2024.

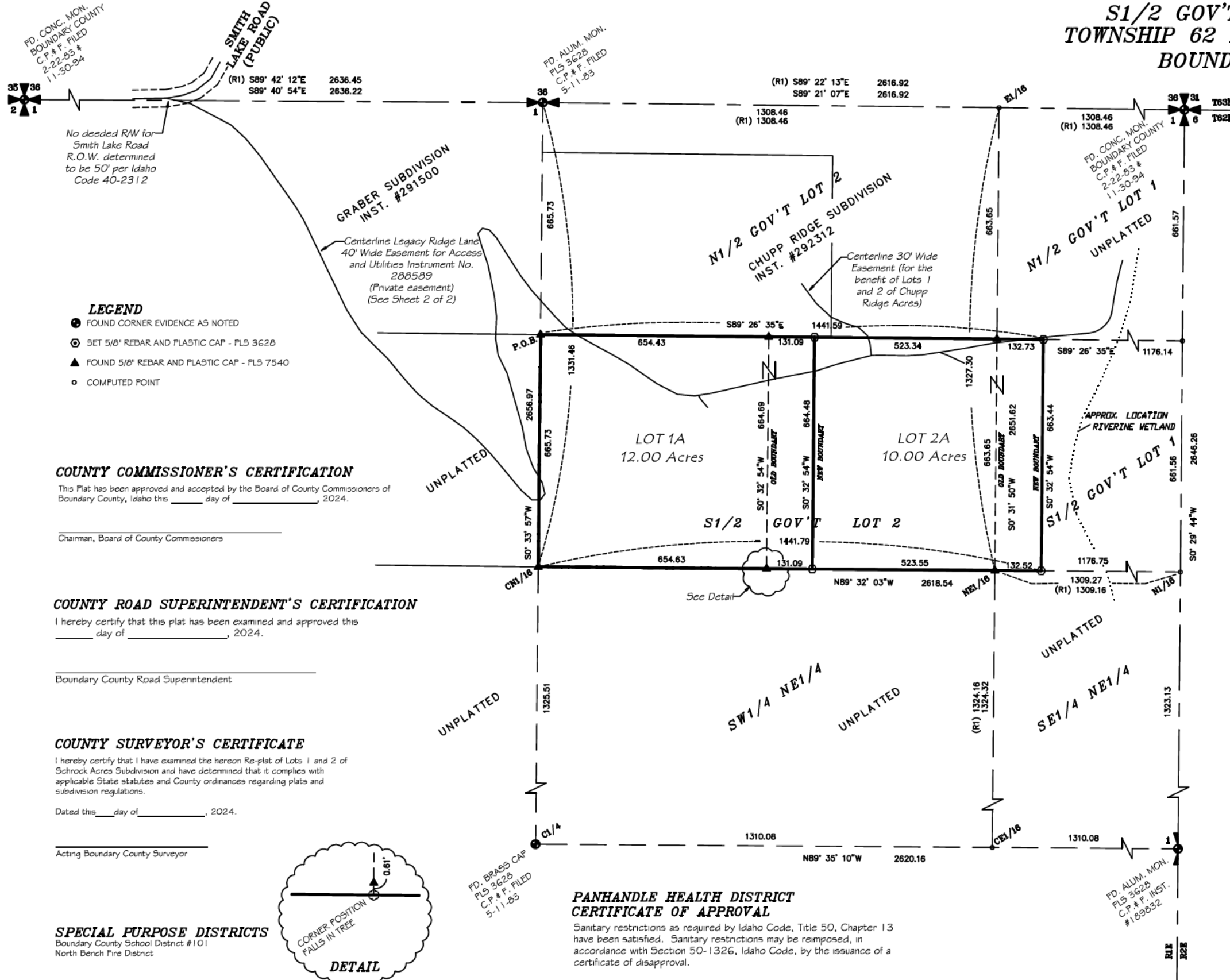
Boundary County Planning and Zoning Administrator

ADJACENT SURVEYS OF RECORD

Book 1 of Surveys, Page 83
Book 1 of Surveys, Page 229
Book 1 of Surveys, Page 273
Book 2 of Surveys, Page 12
Book 2 of Surveys, Page 93
Book 2 of Surveys, Page 116
Book 5 of Surveys, Page 20
Book 6 of Surveys, Page 42
Book 6 of Surveys, Page 287
Book 3 of Plats, Page 81
Book 3 of Plats, Page 85
Book 3 of Plats, Page 98

**RE-PLAT
LOTS 1 AND 2
SCHROCK ACRES SUBDIVISION
IN THE
S1/2 GOV'T LOT 2 OF SECTION 1 &
S1/2 GOV'T LOT 1 OF SECTION 1
TOWNSHIP 62 NORTH, RANGE 1 EAST, B.M.
BOUNDARY COUNTY, IDAHO**

SHEET 1 OF 2



No deeded RW for Smith Lake Road R.O.W. determined to be 50' per Idaho Code 40-2312

- LEGEND**
- FOUND CORNER EVIDENCE AS NOTED
 - ⊙ SET 5/8" REBAR AND PLASTIC CAP - PLS 3628
 - ▲ FOUND 5/8" REBAR AND PLASTIC CAP - PLS 7540
 - COMPUTED POINT

COUNTY COMMISSIONER'S CERTIFICATION
This Plat has been approved and accepted by the Board of County Commissioners of Boundary County, Idaho this _____ day of _____, 2024.

Chairman, Board of County Commissioners

COUNTY ROAD SUPERINTENDENT'S CERTIFICATION
I hereby certify that this plat has been examined and approved this _____ day of _____, 2024.

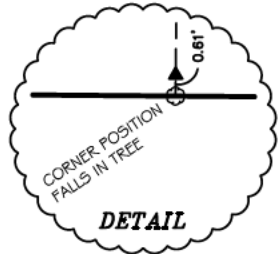
Boundary County Road Superintendent

COUNTY SURVEYOR'S CERTIFICATE
I hereby certify that I have examined the hereon Re-plat of Lots 1 and 2 of Schrock Acres Subdivision and have determined that it complies with applicable State statutes and County ordinances regarding plats and subdivision regulations.

Dated this _____ day of _____, 2024.

Acting Boundary County Surveyor

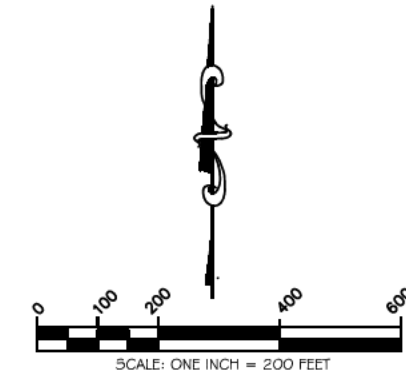
SPECIAL PURPOSE DISTRICTS
Boundary County School District #101
North Bench Fire District



PANHANDLE HEALTH DISTRICT CERTIFICATE OF APPROVAL

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Date: _____ Health District Signature: _____



BASIS OF BEARINGS

Bearings are based on Idaho State Plane West Zone (1103), NAD83 Scale Factor: 0.9998258914. All distances shown are converted to ground.

LEVEL OF SERVICES

Private Wells with Individual Septic and Drainfield

COUNTY TREASURER'S CERTIFICATE

I hereby certify that the required taxes on the above described property have been fully paid to and including the year 20____.

Dated this _____ day of _____, 20____.

Boundary County Treasurer

SURVEYOR'S CERTIFICATION

I, James R. Staples, Idaho Land Surveyor No. 3628, do hereby certify that the plat hereon is a true and correct representation of a survey made by me or under my direct supervision in conformance with the laws of the State of Idaho (Idaho Code 31-2709, 1973 and Idaho Code 55-1905 through 1906) and accepted methods and procedures of surveying.



COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Boundary County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 2024, at _____ m. and duly recorded in Book _____ of Plats, Page _____ as Instrument No. _____

County Recorder

Deputy Recorder

J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN BONNERS FERRY, ID. 83805 (208) 267-7555	
SUBDIVISION RE-PLAT	
FOR: MUSTYLER/ROCK SOLID CONY./MAST	REVISION NO. 1
DWN BY: SJJ/TEL/JDM	01-16-2024
S1/2 GOV'T LOTS 1 & 2, SEC. 1, T62N, R1E, B.M.	SHEET 1 OF 2
BOUNDARY COUNTY, IDAHO	JOB NO. 23-87

OWNER'S CERTIFICATION

Be it known that Paul Mast and Kaitlyn Mast, husband and wife, Rock Solid Contractors, an Idaho Limited Company, and Mark Hostetler and Ina Hostetler, husband and wife, have caused to be surveyed and divided into lots, Lots One (1) and Two (2) of Schrock Acres Subdivision as recorded in Book 3 of Plats, Page 85 as Instrument No. 292311, and a portion of the South Half (S1/2) of Government Lot One (1), all in Section One (1), Township Sixty-two (62) North, Range One (1) East of the Boise Meridian, Boundary County, Idaho; more particularly described as follows:

BEGINNING at the northwest corner of said Lot 1 of said Schrock Acres Subdivision which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 7540 and being S 00° 33' 57" W, 665.73 feet from the North Quarter (N1/4) corner of said Section 1; thence, along the north line of said Lot 1, S 89° 26' 35" E, 654.43 feet to the northeast corner of said Lot 1 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 7540; thence, along the north line of said S1/2 of Government Lot 1, S 89° 26' 35" E, 132.73 feet to a 5/8" rebar and plastic cap stamped PLS 3628; thence, leaving said north line S 00° 32' 54" W, 663.44 feet to the intersection with the south line of said S1/2 of Government Lot 1 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 3628; thence, along said south line N 89° 32' 03" W, 132.52 feet to the southeast corner of Lot 2 of Schrock Acres Subdivision which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 7540; thence, along the south line of said Lot 2, N 89° 32' 03" W, 654.64 feet to the southwest corner of said Lot 2 which is marked on the ground by a tree, and witnessed by a 5/8" rebar and plastic cap stamped PLS 7540 which bears N 00° 32' 54" E, 0.61 feet; thence, along the south line of Lot 1 of Schrock Acres Subdivision N 89° 32' 03" W, 654.63 feet to the southwest corner of said Lot 1 which is marked on the ground by a 5/8" rebar and plastic cap stamped PLS 7540; thence, along the west line of said Lot 1, N 00° 33' 57" E, 665.73 feet to the **POINT OF BEGINNING**, encompassing an area of 22.00 acres.

TOGETHER WITH and **SUBJECT TO** that Forty (40) foot wide access and utility easement as described in Instrument No. 288598 and known as Legacy Ridge Lane (private easement) and shown hereon.

SUBJECT TO a Thirty (30) foot wide access and utility easement as shown on the plat of Chupp Ridge Acres Subdivision as recorded in Book 3 of Plats, Page 86, as Instrument No. 292312 and the plat of Schrock Acres Subdivision as recorded in Book 3 of Plats, Page 85, as Instrument No. 292311 and shown hereon.

_____	_____
PAUL MAST	DATE
_____	_____
KAITLYN MAST	DATE
_____	_____
MARK HOSTETLER	DATE
_____	_____
INA HOSTETLER	DATE
_____	_____
ROCK SOLID CONTRACTORS LLC (MARK HOSTETLER-OWNER)	DATE

LINE TABLE

LINE	BEARING	DISTANCE
L1	N18°08'47"W	17.09
L2	N18°08'47"W	7.21
L3	N47°14'02"W	34.49
L4	N73°46'37"W	36.85
L5	N66°39'46"W	48.54

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CH BRG	CH LENGTH
C1	20°29'38"	280.00	100.16	N20°46'21"W	96.62
C2	15°48'31"	550.00	151.76	N18°25'48"W	151.28
C3	28°26'53"	130.00	64.55	N12°06'37"W	83.88
C4	18°35'46"	200.00	64.91	S90°59'40"E	64.83
C5	06°06'07"	500.00	53.25	S58°15'58"E	53.23
C6	46°51'32"	150.00	122.68	S78°38'40"E	119.29
C7	05°19'44"	500.00	46.51	N75°15'42"E	46.49
C8	12°49'36"	200.00	44.78	N79°00'38"E	44.68
C9	05°44'08"	200.00	20.02	N88°17'30"E	20.01
C10	09°46'57"	400.00	68.29	N86°16'05"E	68.21

No deeded RW for Smith Lake Road R.O.W. determined to be 50' per Idaho Code 40-2312

Δ= 121°9'58"
R= 325.00
A= 69.95
Ch= S84°55'14"E
69.82

Δ= 31°29'47"
R= 325.00
A= 178.66
Ch= S63°00'21"E
178.42

Δ= 21°40'51"
R= 800.00
A= 302.72
Ch= S36°25'02"E
300.92

Δ= 165°56'56"
R= 21.00
A= 60.82
Ch= N64°22'20"E
41.69

Δ= 20°42'58"
R= 600.00
A= 216.94
Ch= N8°14'40"W
215.76

Δ= 19°50'27"
R= 350.00
A= 121.20
Ch= S35°29'50"E
120.59

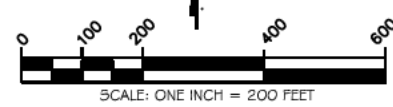
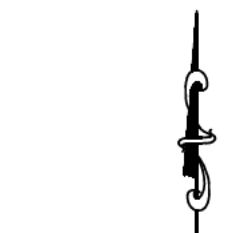
Δ= 5°44'17"
R= 300.00
A= 30.05
Ch= S42°32'55"E
30.04

Δ= 15°34'57"
R= 350.00
A= 95.18
Ch= S47°28'15"E
94.89

Δ= 15°16'57"
R= 500.00
A= 133.36
Ch= S47°37'15"E
132.97

Δ= 171°02'24"
R= 29.51
A= 88.06
Ch= N54°30'02"E
58.82

Centerline Legacy Ridge Lane
40' Wide Easement for Access
and Utilities Instrument No.
288589
(Private easement)



NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho) SS County of Boundary)
On this _____ day of _____, in the year of 2024, before me _____, personally appeared Paul Mast and Kaitlyn Mast, husband and wife, proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged that they executed the same.

NOTARY PUBLIC
Residing at: _____
Commission Expires: _____

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho) SS County of Boundary)
On this _____ day of _____, in the year of 2024, before me _____, personally appeared Mark Hostetler and Ina Hostetler, husband and wife, proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged that they executed the same.

NOTARY PUBLIC
Residing at: _____
Commission Expires: _____

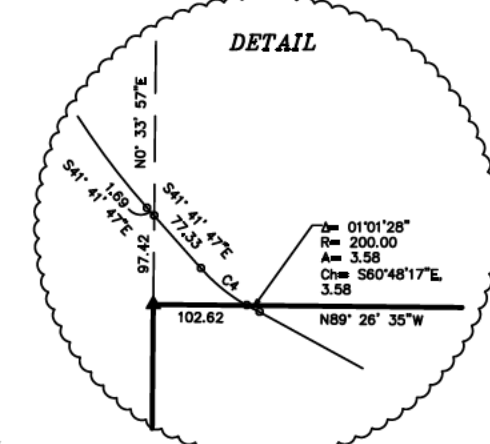
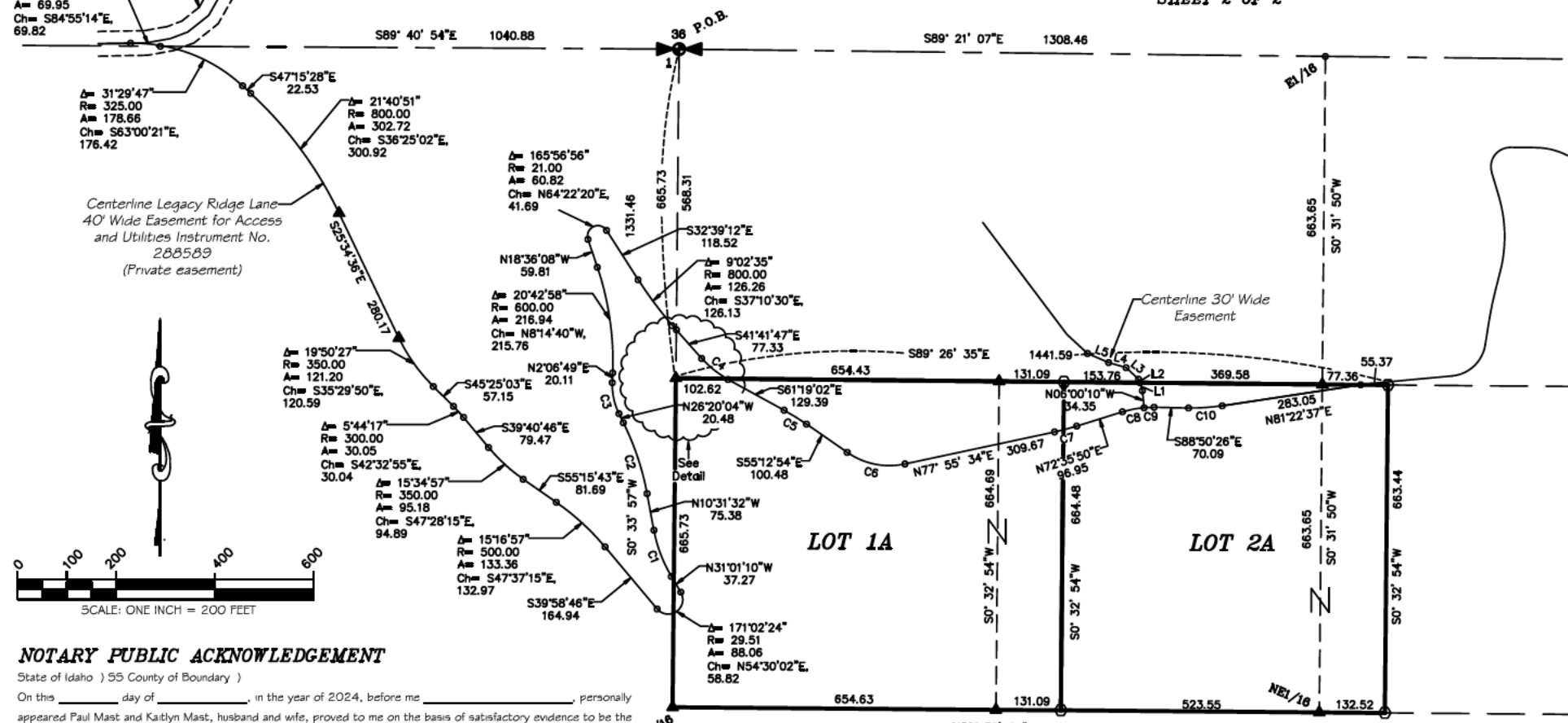
NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho) SS County of Boundary)
On this _____ day of _____, in the year of 2024, before me _____, personally appeared Mark Hostetler as Owner of Rock Solid Contractors, an Idaho Limited Liability Company, proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged that he executed the same on behalf of said company.

NOTARY PUBLIC
Residing at: _____
Commission Expires: _____

RE-PLAT
LOTS 1 AND 2
SCHROCK ACRES SUBDIVISION
IN THE
S1/2 GOV'T LOT 2 OF SECTION 1 &
S1/2 GOV'T LOT 1 OF SECTION 1
TOWNSHIP 62 NORTH, RANGE 1 EAST, B.M.
BOUNDARY COUNTY, IDAHO

SHEET 2 OF 2



J.R.S. SURVEYING, INC.	
PO BOX 3099-6476 MAIN BONNERS FERRY, ID. 83805 (208) 267-7555	
SUBDIVISION RE-PLAT	
FOR: HOSTETLER/ROCK SOLID CONT./MAST	REVISION NO. 1
DWN BY: SJJ/ELK/JDM	01-15-2024
S1/2 GOV'T LOTS 2 & 1, SEC. 1, T62N, R1E, B.M.	SHEET 2 OF 2
BOUNDARY COUNTY, IDAHO	JOB NO. 23-67