



BOUNDARY COUNTY PLANNING AND ZONING

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STAFF REPORT
BOUNDARY COUNTY PLANNING & ZONING COMMISSION
FILE #25-0042, JOHN & PAMELA MARTLING
CONDITIONAL USE PERMIT
MOBILE HOME PARK

Prepared By:	Tess Vogel, Associate Contract Planner Ruen-Yeager & Associates, Inc.
Project Description:	Requesting a conditional use permit for a 6-unit mobile home park on a 10-acre parcel.
Project Location:	52, 75, 79, 83, and 90 Living Stone Lane
Parcel Number:	RP60N01W137800A
Legal Description:	NORTH 605' of SOUTHEAST QUARTER of HWY 95 & 2 & WEST of COUNTY ROAD in SECTION 13 TOWNSHIP 60 NORTH RANGE 1 WEST
Zoning District:	Rural Community/Commercial (approved by Boundary County at File #24-0119; map amendment pending)
Applicants/Landowners: Representative:	John & Pamela Martling Bushnell Law
Date Complete Application Received:	02/20/2025
Hearing Date:	Planning & Zoning Commission: 03/27/2025
Legal Notice Provided:	Newspaper: 03/06/2025 Site Posting: 03/19/2025 Mailed: To landowners within 300' & Taxing Districts: 03/05/2025
Staff Report Attachments:	Legal notice, application/site plan, floor plans, agency comments

PROJECT SUMMARY

John & Pamela Martling are requesting approval for a conditional use permit to allow for a 6-unit mobile home park on a 10-acre parcel. The subject site has been approved by Boundary County for a rezone from Agriculture/Forestry to Rural Community/Commercial and is located off Living Stone Lane. Section 15.13.5.7. of the Boundary County Land Use Code requires a conditional use permit for any mobile home park in the Rural Community/Commercial zone. The parcel is identified as Assessor’s Parcel RP60N01W137800A in Section 13, Township 60 North, Range 1 West, B.M. The sites are to be served by Cabinet Mountains Water District, individual septic systems, and the South Boundary Fire District.

RELEVANT CODE SECTIONS

15.13. RURAL COMMUNITY/COMMERCIAL ZONE

15.13.1. Density

15.13.1.2. Where community water or sewer service, but not both, are available: 1-acre

15.13.2. Structure Setbacks: 20-feet from a road, 5-feet from a side yard, 5-feet from a rear yard

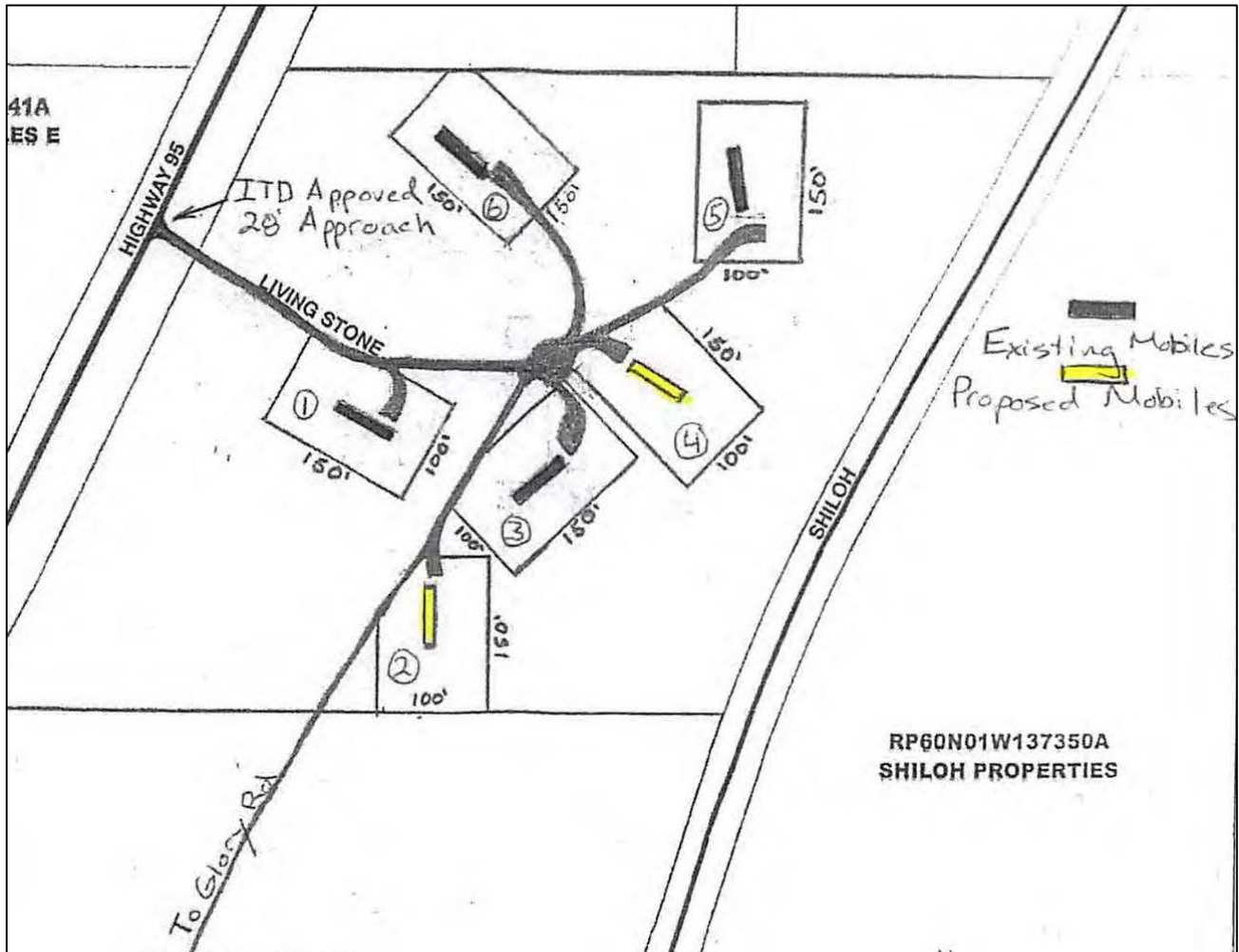
15.13.5. Conditional Use Permit

15.13.5.7. Mobile Home Parks



AERIAL OF SITE

PROJECT SETTING	
Access	Living Stone Lane (private); Highway 95 (public)
Current use	Residential
Services, utilities	Cabinet Mountains Water District, Septic, South Boundary Fire District
Hazardous Areas	Special Flood Hazard Area Zone X, Panel 1602070720B, no floodplain/floodway.
Zoning overlays or special areas	None
Site Zoning & Comp Plan designation	Rural Community/Commercial (finalization in progress)
Surrounding Zoning & Comp Plan designations	Rural Community/Commercial; Agriculture/Forestry
Surrounding uses	Residential; Vacant; Commercial



SITE PLAN

AUTHORITY

- Idaho Code §67-6512, Special Use Permits, Conditions, and Procedures
- Boundary County Land Use Ordinance, Section 2, Definitions
- Boundary County Land Use Ordinance, Section 7, Conditional Use Permits
- Boundary County Land Use Ordinance, Section 10, Standards for Specific Uses
- Boundary County Land Use Ordinance, Section 15.13., Rural Community/Commercial

AGENCY/STAFF COMMENTS

The following agencies were routed for comments on February 20, 2025, and March 05, 2025: Boundary County Addressing, Ambulance, Assessor, Commissioners, Library, Road & Bridge, Boundary School #101, Cabinet Mountains Water District, Idaho Department of Environmental Quality, Idaho Transportation Department, Panhandle Health District, and South Boundary Fire District.

Boundary County Addressing: Current addresses are 52, 75, 79, 83, and 90 [Living Stone Lane]. No addressing concerns.

Cabinet Mountains Water District: (from letter dated March 11, 2025) Cabinet Mountains Water District submits the following comments regarding John & Pamela Martling’s Conditional Use Permit, File #25-0042. The current meter hookup on parcel identified as RP60N01W137800A in Section 13, Township 60 North, Range 1 West, B.M., owned by John & Pamela Martling, can only serve six trailers total.

Panhandle Health District: PHD has multiple permits with final inspections/approvals for subsurface sewage disposal systems on parcel RP60N01W137800A. Permits include:

- #05-11-47455 (3-bedroom dwelling) 250gpd
- #06-11-98335 (4-bedroom dwelling) 300gpd
- #09-11-118853 (2-bedroom dwelling) 200gpd
- #09-11-118854 (2-bedroom dwelling) 200gpd
- #22-11-152004 (2-bedroom dwelling) 200gpd
- #23-11-05686 (2-bedroom dwelling) 200gpd

Idaho Department of Environmental Quality: Thank you for the opportunity to comment on CUP 25-0042. It does not appear that the application materials provided include a will-serve letter from the water provider. DEQ recommends that a will-serve letter be provided to ensure that the system has adequate capacity to serve the additional connections. It is unclear from the materials provided if the placement of additional mobile homes as proposed would require piping that could be considered main extensions for drinking water pipes. The agency recommends that the applicant contact DEQ Regional Engineering Manager Katy Baker-Casile to determine if any of the proposed modifications would require DEQ review and approval. DEQ recommends that Panhandle Health District approval be obtained for modifications to the septic system prior to any additional connections.

Staff Note: The applicant was provided the comments from DEQ and contacted the Cabinet Mountains Water District for an updated will-serve letter which is dated March 11, 2025, and included in the record.

Idaho Transportation Department: The Martlings have permit #1-22-004 for an approach serving up to 8 mobile homes. ITD permits has no objection. Glory Road is permitted with permit #1-25-198-A.

PUBLIC COMMENTS

Landowners within 300' of the subject property were notified of the proposal on March 05, 2025, and notice was provided in the Bonners Ferry Herald on March 06, 2025. No written public comments were submitted to the record up to the completion of this staff report.

STANDARDS ANALYSIS & EVIDENCE OF APPLICABLE CODES & COMPREHENSIVE PLAN
<p>Idaho Code §67-6512, Special Use Permits, Conditions, & Procedures:</p> <p>A special use permit/conditional use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, to provide services for the proposed use and when it is not in conflict with the plan.</p>
<p>Staff: The Boundary County code allows for conditional use permits in Section 7 of the County land use ordinance, which states, “where a specific or general use is allowed for consideration as a conditional use with a zone district, a conditional use permit shall be approved and issued prior to the onset of development or establishment of that use. A conditional use application will encompass all development proposed on a single parcel or lot, and upon issuance, the application, as modified by standards, terms or conditions imposed by the conditional use permit, will become the controlling plan for that parcel or lot, and will not be changed or expanded without application for a new development permit.”</p> <p>Per Section 15.13.5.7. of the Boundary County Land Use Code, a conditional use permit is required for a mobile home park in the Rural Community/Commercial zone. A zone change, file #24-0119, was applied for and approved to change the subject site’s zoning from Agriculture/Forestry to Rural Community/Commercial to allow for the mobile home park.</p>
<p>Boundary County Land Use Ordinance, 9B18LOV2, Sections 7.7.1 – 7.7.9:</p>
<p>(1) Whether the application, site plan and additional documentation provided by the applicant sufficiently demonstrate the full scope of the use proposed.</p>
<p>Staff: The conditional use permit application sufficiently demonstrates the scope of the proposal, which includes a complete site plan and floor plans for the existing and proposed mobile homes. An updated will-</p>

serve letter from the Cabinet Mountains Water District and the approach permit from the Idaho Transportation Department for Living Stone Lane were also included in the application.

(2) Whether the proposed use conforms to all applicable standards established by this ordinance.

Staff: The proposed use of the site for a mobile home park with six (6) units is a permitted use through a conditional use permit within the Rural Community/Commercial zone (15.13.5.7.). All setbacks for the Rural Community/Commercial zone are shown to be met per the submitted site plan and floor plans. With the zone change, (File #24-0119 approved by Boundary County for a rezone to Rural Community/Commercial and pending map update), the use can meet the standards of the Boundary County Land Use Code.

(3) Whether there is sufficient land area to accommodate the use proposed, and whether development is so timed and arranged so as to minimize adverse effects on surrounding properties and uses.

Applicant: *The existing grandfathered "mobile home park" has four (4) mobile homes that have been in place for many years. Throughout the years no surrounding properties have voiced concerns, and the surrounding uses are both residential and commercial. Mr. Martling has spoken with his neighbors about increasing the number of mobile homes and no one has expressed concerns.*

Staff: The existing mobile home park on the 10-acre subject site is not grandfathered per the review by Boundary County Civil Counsel who confirmed the use of multiple manufactured homes/mobile homes on site constituted a mobile home park requiring a conditional use permit. The use was not permitted in the Agriculture/Forestry zone. Multiple residential placement permits were issued for the mobile homes when the site was 56 acres in size and prior to the now 10-acre parcel being divided out, but no permit was issued for a mobile home park. The following permits were issued:

- Permits #05-26 and #05-27, both issued 04/08/2005 each for the placement of a single mobile home
- Permit #09-017, issued 05/01/2009 for the placement of two (2) mobile homes – permit notes it was for a *rental/investment residence(s)*

The residential use proposed on site is also required to meet the specific standards of Section 10.

Access: There is existing access to the subject site via Living Stone Lane (private) which originates from Highway 95 (public) through access permit #1-22-004.

Section 10.2. Off-Street Parking

10.2.1. Residential: A minimum of two (2) parking spaces will be provided for each single-family residential unit.

Staff: Each of the mobile home sites are 150' by 100' with the mobile homes ranging in size from 720 square feet to 980 square feet. This leaves between 14,280 square feet to 14,020 square feet for parking. The site plan shows there is ample space for each of the mobile homes to have a minimum of two (2) parking spaces.

Section 10.6. Mobile Home Parks

10.6.1. Each stall or space will be designated so that a minimum of twenty (20) feet separates each unit, based on the largest sized structure the space can accommodate.

Staff: Each space is 150' by 100' providing 15,000 square feet of area per mobile home. Setbacks shown on the site plan and floor plans show that the actual mobile homes are more than twenty (20) feet away from each other.

10.6.2. Spaces and accessory structures will be arranged in such a manner as to meet minimum setback requirements established within the zone district.

Staff: The minimum setbacks for the Rural Community/Commercial zone requires twenty (20) feet to any public road or right-of-way and front yard property line while only five (5) feet is required to side and rear yards. Per the site plan the required setbacks have been met.

10.6.3. Roads, rights-of-ways and approaches within a mobile home park will be constructed to the standards applicable in an urban subdivision, and a minimum of two interconnected points of ingress and egress to a maintained public road will be provided.

Staff: Per Ordinance 2023-1, the road standards for an urban subdivision are noted below. No roads are proposed to be adopted by Boundary County, both Living Stone Lane and Glory Road (second route out of the property to the parcel to the south) are private easements that originate from Highway 95. The Boundary County Road & Bridge Department did not provide any comments regarding the private roads. A condition of approval has been set regarding Living Stone Lane and Glory Road.

11.3.7.1. *Roads intended for adoption by Boundary County shall be built and surfaced to standards established by the current Boundary County Road Standards Manual to serve all lots creates. Where roads are to remain under private ownership and maintenance, the subdivision created shall be served by defined access and utility easements to an existing public road, to meet width and slope requirements established by the current Boundary County Road Standards Manual. All lots shall be served by roads surfaced to a standard sufficient to allow all-weather access by emergency vehicles, actual surface notwithstanding. Where four or fewer lots are proposed, road width and slope requirements may be waived.*

10.6.4. Connections will be provided at each space for public services, to include at minimum water, sewage disposal and electricity.

Staff: Per the application, the sites will be served by Cabinet Mountains Water District and individual septic systems. No information regarding the electricity provider was included in the application.

10.6.5. Development permit application site plans for the establishment of a mobile home park will include the following:

10.6.5.1. Detailed drawings depicting the location and dimensions of each space; parking areas, access ways, walkways and utility corridors; common areas and facilities; open space and other detail sufficient to provide a clear picture of the proposed use, as well as landscaping, fencing or other methods to enhance the proposed park and/or to mitigate potential adverse impacts on adjoining properties.

Staff: The submitted site plan provides a clear picture of what currently exists and what is proposed. Only a total of six (6) mobile homes are proposed. No other buildings or uses are proposed for the subject site.

10.6.5.2. A fire mitigation plan, approved by the authorized representative of the fire district, department or association serving the proposed mobile home park.

Staff: No fire mitigation plan was submitted to the record. A condition of approval has been set regarding this.

10.6.5.3. Covenants, conditions and restrictions applicable to tenants occupying the park.

Staff: Boundary County does not have jurisdiction over the content of any covenants, conditions and restrictions, however, this document is required and a copy is required to be on record with Boundary County for this file. No such document was submitted to the record so a condition of approval has been set.

10.6.5.4. No development permit application shall be required for the placement of mobile, manufactured or recreational vehicles in an approved mobile home park.

Staff: At the time of the permitting of the first four (4) mobile homes, no permitted mobile home park existed and the dwellings were permitted as regular single-family dwellings and rentals. Any additional mobile homes will not require a placement permit in this mobile home park if approved.

(4) How the impacts of the use proposed compare with the impacts of existing uses within the zone.

Applicant: *On December 10, 2024 the Boundary County Board of County Commissioners approved file #24-0119 comprehensive plan & zone map amendment to rezone Boundary County parcel RP60N01W137800A from Ag/Forestry to Rural Community/Commercial. The purpose of rezoning the parcel was to bring the zoning in line with the parcel's current use. Boundary County Land Use Ordinance [Section] 15.13.5.7. states that a mobile home park is subject to a conditional use permit in Rural Community/Commercial zones.*

<p>Staff: The proposed use is similar in impact to the surrounding uses within the same zoning designation.</p> <ul style="list-style-type: none"> • Site: 10-acre parcel; Rural Community/Commercial zone (in progress); Living Stone Lane (private); Shiloh Loop (county); residential • North: 4- to 200+ acre parcels; Agriculture/Forestry zone; Highway 95 (state); Shiloh Loop (county); commercial; residential; timberland • South: 2- to 46-acre parcels; Rural Community/Commercial zone (in progress); Agriculture/Forestry zone; Shiloh Loop (county); Highway 95 (state); residential; commercial; • East: 11- to 15-acre parcels; Agriculture/Forestry; Shiloh Loop (county); railroad; TC Energy pipeline; vacant; residential • West: 9- to 11-acre parcels; Agriculture/Forestry zone; Highway 95 (state); commercial; vacant; residential
<p>(5) Whether concerns raised by other departments, agencies or by the providers of public services, including but not limited to road & bridge, water, electricity, fire protection, sewer or septic, can be adequately addressed.</p>
<p>Applicant: <i>Cabinet Mountains Water serves the property. Septic permits have been purchased for all units. Northern Lights provides electricity. ITD has issued a widened permit for Living Stone Lane, and a second permit is in progress to officially approve Glory Road’s access to the highway.</i></p> <p>Staff: Of the routed agencies, only Boundary County Addressing, Cabinet Mountains Water District, Panhandle Health District, the Idaho Department of Environmental Quality, and the Idaho Transportation Department were the only ones to provide any comments. None of the agencies who provided a response noted concerns. The submitted comments are provided in full in this staff report and copies are included in the record.</p>
<p>(6) The potential benefit to the community offered by the use proposed.</p>
<p>Applicant: <i>The mobile home park provides affordable housing for Boundary County residents. The median income in Boundary County in 2023 was \$28,484.00. As of June 2024, the median list price of a home in Boundary County, Idaho was \$499,000. The result is that one would have to make 3-4 times the Boundary County median income to afford to purchase a median-priced home. John & Pamela Martling’s mobile home park supports Boundary County’s comprehensive plan directive to provide affordable housing.</i></p> <p>Staff: The purposed use would provide six (6) temporary or long-term housing options in Boundary County.</p>
<p>(7) Whether specific concerns aired through the public hearing process have validity and whether those concerns can be adequately addressed.</p>
<p>Applicant: <i>No concerns have been raised by the public at this time.</i></p> <p>Staff: Pending public hearing testimony.</p>
<p>(8) Whether the use proposed would constitute a public nuisance, impose undue adverse impact to established surrounding land uses or infringe on the property rights of surrounding property owners, and whether terms or conditions could be imposed adequate to mitigate those effects.</p>
<p>Applicant: <i>Many of the surrounding parcels are used for commercial and residential purposes. There are no expected negative impacts on the surrounding parcels.</i></p> <p>Staff: The existing and proposed mobile home sites are shown to meet the required setbacks of the Rural Community/Commercial zone, there are two points of access to the site, agencies routed either did not respond or did not provide any concerns regarding the project. Specifically, the Cabinet Mountains Water District noted in their letter dated March 11, 2025, that the site has the ability to hook up six (6) mobile home units. The site is heavily treed between the residential development, Highway 95 and neighboring parcels. Conditions regarding the roads and a fire mitigation plan have been included as well.</p>
<p>(9) Whether the use proposed would unfairly burden Boundary County taxpayers with costs not offset by the potential benefits of the proposed use.</p>
<p>Applicant: <i>No unfair burden will be placed on Boundary County taxpayers due to the official approval of the grandfathered mobile home park. The community will benefit from more affordable housing options.</i></p> <p>Staff: The proposed use, as described, does not show the potential to pose an unfair burden to boundary county taxpayers. The existing mobile home park is not “grandfathered” as it was not a permitted use in the</p>

	Agriculture/Forestry zone at the time the use first occurred. The active use of the property as a mobile home park does not constitute a legal or grandfathered use.
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STANDARDS OF REVIEW FOR REASONED STATEMENT

Idaho Code §67-6535 (2): The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

SECTIONS 7.7.1-7.7.9 & IC §67-6512, STANDARDS FOR CONDITIONAL USE PERMIT REVIEW:

Prior to approving a conditional use permit, the governing body shall review the particular facts and circumstances of each proposed conditional use permit in terms of the following standards and shall find adequate evidence showing that such use at the proposed location will:

IC §67-6512	A special use permit/conditional use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, to provide services for the proposed use and when it is not in conflict with the plan.	
BC 7.7.1	Whether the application, site plan and additional documentation provided by the applicant sufficiently demonstrate the full scope of the use proposed.	
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.

BC 7.7.2	Whether the proposed use conforms to all applicable standards established by this ordinance.	
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.

BC 7.7.3	Whether there is sufficient land area to accommodate the use proposed, and the development is so timed and arranged so as to minimize adverse effects on surrounding properties and uses.	
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.

BC 7.7.4		
How the impacts of the use proposed compare with the impacts of existing uses within the zone.		
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
BC 7.7.5		
Whether concerns raised by other departments, agencies or by the providers of public services, including but not limited to road & bridge, water, electricity, fire protection, sewer or septic, can be adequately addressed.		
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
BC 7.7.6		
The potential benefit to the community offered by the use proposed.		
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
BC 7.7.7		
Whether specific concerns aired through the public hearing process have validity and whether those concerns can be adequately addressed.		
YES	NO	List the evidence from the record that supports your conclusion and the rationale for the conclusion.

BC 7.7.8		Whether the use proposed would constitute a public nuisance, impose undue adverse impact to established surrounding land uses or infringe on the property rights of surrounding property owners, and whether terms or conditions could be imposed adequate to mitigate those effects.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.
BC 7.7.9		Whether the use proposed would unfairly burden Boundary County taxpayers with costs not offset by the potential benefits of the proposed use.
YES	NO	List the evidence from the <u>record</u> that supports your conclusion and the rationale for the conclusion.

<u>TERMS AND CONDITIONS ALLOWANCES</u>	
Boundary County Land Use Ordinance, Section 7.8:	
In considering approval of an application to establish a conditional use, the Planning and Zoning Commission may consider the imposition of terms and conditions as a means of eliminating or mitigating potential adverse effects or to provide for public safety. Such terms and conditions may, but are not limited to:	
7.8.1. Control the sequence and timing of development.	
7.8.2. Establish or limit hours or days of operation.	
7.8.3. Establish limits on the timing and/or duration of potentially disruptive activities.	
7.8.4. Require the installation of public services or utilities as recommended by providers necessary to accommodate the use proposed.	
7.8.5. Establish specific locations and/or standards for structures, parking areas, access lanes, etc., to reduce adverse impact on traffic or traffic patterns.	
7.8.6. Establish standards for landscaping, fencing, lighting or other measures so as to maintain the aesthetics or character of the area in which the use is proposed or to contain noise, dust , light or other potential nuisances from encroaching onto adjoining properties.	
7.8.7. Require specific security measures, such as fencing, secure storage areas, fire prevention measures, etc., that are appropriate to the use and necessary for public safety.	
7.8.8. Require proof of compliance with other county regulations.	
Staff: Draft conditions of approval are listed in the staff report.	

DECISION BY THE PLANNING & ZONING COMMISSION – CONDITIONAL USE PERMIT	
Motion to Approve	I move to approve the conditional use permit to allow for a 6-unit mobile home park, File #25-0042, finding that the proposal IS in accord with the standards of Idaho Code and Section 7 of the Boundary County Zoning & Subdivision Ordinance, based upon the findings, conclusions and conditions as written [<i>or amended – list amendments</i>] and based upon the following reasons [<i>state reasons from standards of file – reasoned statement</i>]. This action does not result in a taking of private property.
Motion to Table or Continue	I move to table or continue the hearing to [insert date, time and place] to allow further consideration of the proposed application or to allow review and approval of written findings and decision.
Motion to Deny	I move to deny the conditional use permit to allow for a 6-unit mobile home park, File #25-0042, finding that the proposal IS NOT in accord with the standards of Idaho Code and Section 7 of the Boundary County Zoning & Subdivision Ordinance, based upon the findings and conclusions as written [<i>or amended – list amendments and state which findings/conclusions do not meet the standards</i>] And based upon the following reasons [<i>state reasons from standards of file – reasoned statement</i>]. This action does not result in a taking of private property.

DRAFT FINDINGS FOR DISCUSSION/ADOPTION

1. The applicants are requesting a conditional use permit to allow for a 6-unit mobile home park on a 10-acre parcel in the Rural Community/Commercial zone.
2. The subject parcel has been approved for a change of the comprehensive plan land use and zoning designation on site to Rural Community/Commercial. Mapping is being finalized by Boundary County.
3. A conditional use permit is required for a mobile home park use in the Rural Community/Commercial zone (**15.13.5.7.**).
4. The site is to be served by the Cabinet Mountains Water District, individual septic systems, and the South Boundary Fire District.
5. Cabinet Mountains Water District provided a will-serve letter dated March 11, 2025, noting six (6) hookup are available for the mobile home park.
6. Primary access is to be Living Stone Lane (private) with a secondary access of Glory Road (private), both of which originate from Highway 95. Both approaches are permitted through the Idaho Transportation Department.
7. The site is not located within the Airport Overlay area or area of city impact.
8. This site has no special flood hazard areas or mapped wetlands present on site.
9. Three (3) placement permits are on file for the four (4) existing mobile homes.
 - a. Permit #05-26, issued 04/08/2005 for the placement of a single mobile home
 - b. Permit #05-27, issued 04/08/2005 for the placement of a single mobile home
 - c. Permit #09-017, issued 05/01/2009 for the placement of two (2) mobile homes

DRAFT CONDITIONS OF APPROVAL FOR DISCUSSION/ADOPTION

1. The conditional use permit will run with the land to which it is attached, and continue in effect for the life of the use established (**Section 7.3.**).
2. The approved conditional use permit will be deemed to lapse if work to establish the use has not begun within two (2) years of the date of approval, or when a use established by the conditional use permit is discontinued for a period of two (2) consecutive years. The owner of a property subject to a conditional use permit may request termination of the conditional use permit at any time by notifying the administrator in writing (**Section 7.4.**).

3. Prior to the issuance of this conditional use permit, the applicants shall reimburse Boundary County for first class mailings and advertisements required for public notification.
4. Any change in the use or increase in the use and/or impact shall require a modification of the conditional use permit. The mobile home park is limited to six (6) manufactured homes.
5. This conditional use permit shall not be issued prior to the completion of the comprehensive plan land use designation and zone change of File #24-0119.
6. All applicable standards of **Section 10**, for residential uses, shall be adhered to for the life of the use including sufficient off-street parking.
7. The private roads used for access, Living Stone Lane and Glory Road, shall be improved to the private road standards of an urban subdivision and adhere to the standards of the Boundary County Road Standards Manual.
8. The applicant shall create and submit to the Boundary County Planning & Zoning Department a fire mitigation plan, approved by the authorized representative of the fire district, department or association serving the proposed development, prior to the start of development.