



BOUNDARY COUNTY PLANNING AND ZONING

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Web page www.boundarycountyid.org

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NOTICE OF PUBLIC HEARINGS

Notice is hereby given that public hearings pursuant to Idaho Code and Boundary County code have been set for the Boundary County Board of County Commissioners on **DECEMBER 10, 2024, at the following times** at the Boundary County Annex at 6566 Main St., Bonners Ferry, ID to consider the following:

2:00 P.M. FILE #25-0012, AGRICULTURAL PROTECTION AREA ORDINANCE – Boundary County is initiating an ordinance, as required by the State of Idaho, to establish a process, application requirements, and standards, to provide a voluntary opportunity for landowners to protect and enhance the economic and cultural benefits of working lands. "Agricultural protection area" means specific parcels of land in a designated geographic area voluntarily created under the authority of the state through local ordinance for the purpose of protecting and preserving agricultural land. Lands created under the Agricultural Protection Act would be designated on the county's comprehensive plan future land use map. Provisions to continue these ag protection areas or remove the designation are included in the proposed ordinance, as well as the formation of an Agricultural Protection Area Commission, to be appointed by the board of county commissioners.

2:30 P.M. FILE #24-0119, COMPREHENSIVE PLAN MAP AMENDMENT & ZONE CHANGE, JOHN & PAMELA MARTLING are requesting a comprehensive plan map amendment and zone change from Agriculture/Forestry to Rural Community/Commercial on a 10-acre parcel and a 46.16-acre parcel. The Agriculture/Forestry has a 10-acre lot size minimum. Uses include: ag/forestry pursuits; single-family dwellings; commercial greenhouses; and produce stands outright; duplexes, multi-family, multi-structure residential; high-occupancy uses; and land intensive uses with a conditional permit. Rural Community/Commercial has a 2.5-acre minimum lot size where water and sewer service are not available and 1 acre where either community water or sewer is available. Uses include: single-family homes; duplexes; light class and moderate class uses outright; a variety of commercial, light industrial and industrial uses; and mobile home parks with a conditional use permit. The application states the purpose of the zone is to be able to expand the number of mobile homes on the properties. The subject properties are located off Living Stone Lane and Glory Road and are identified as Assessor's Parcels RP60N01W137800A and RP60N01W138102A, in Section 13, Township 60 North, Range 1 West, B.M. The Boundary County Planning and Zoning Commission recommended to the Commissioners approval of the zone change following their October 24, 2024, public hearing.

Written comment for these files that are longer than 1 page must be submitted to the Planning Office at PO Box 419, Bonners Ferry, ID 83805 no later than 5:00 P.M. **December 4, 2024**. Anyone wishing to speak during the public portion of the hearing may do so in compliance with the public hearing procedures.

The complete files are available for view on the Boundary County Planning and Zoning website at www.boundarycountyid.org or by appointment at the Planning Office at 6447 Railroad St., Suite D, Bonners Ferry or by contacting the planners at (208) 267-7212. Anyone requiring special accommodations due to disability should contact the Commissioners' office at least two days prior to the meeting at (208) 267-7723.

End of legal – Account #2464

PUBLISH:	One time in Bonners Ferry Herald on November 21, 2024
MAIL:	By November 20, 2024, to landowners within 300' of site, agencies, taxing districts, & media
SITE POST:	By December 2, 2024