



BOUNDARY COUNTY PLANNING AND ZONING

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PLANNING & ZONING COMMISSION AGENDA

SEPTEMBER 26, 2024, 5:30 P.M.

Boundary County Annex at 6566 Main St., Bonners Ferry, ID

1. Call to order, roll call.
2. Consent agenda: **ACTION ITEM:** Adoption of minutes of July 25, 2024
3. New Business:
 - a. **PUBLIC HEARING – ACTION ITEM: RECOMMENDATION TO BOARD OF COUNTY COMMISSIONERS: 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.
 - b. **NOVEMBER/DECEMBER MEETING SCHEDULE: ACTION ITEM: DECISION:** Set Commission meeting date for November/December to make up for the regular November meeting date, which falls on Thanksgiving.
 - c. **TRAINING: QUASI-JUDICIAL PUBLIC HEARINGS: ADVISORY**
 - d. **REVIEW OF 2024 LAND USE CODE UPDATE WORK: DISCUSSION/DIRECTION TO STAFF**
 - i. Subdivision standards
 - ii. Permit expiration dates and transferability
 - iii. Private road standards
 - iv. Section 4
4. Announcements:
 - a. October meeting; pending files and agenda items
 - b. Announcements, updates from staff, Planning & Zoning Commission and Board of Commissioners
 - c. P&Z appointment/reappointment schedule
5. Adjourn