

Ag Protection Areas

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Ag Protection Areas

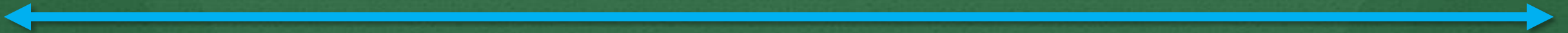
Why?

Ag land preservation

Durability

Temporary

Permanent



Zoning

Ag Protection Areas

Conservation
easements

Ag Protection Area legislation

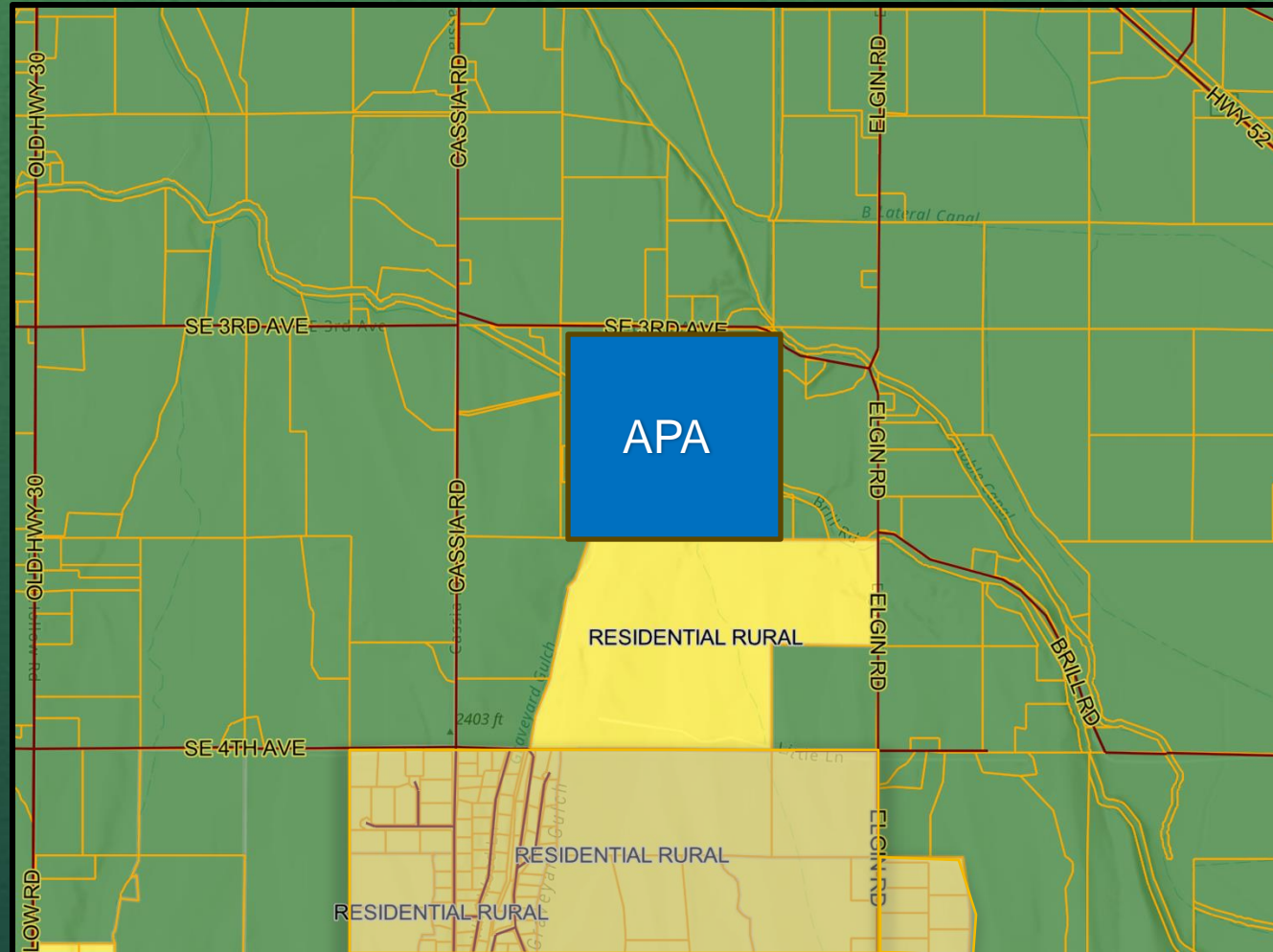
Idaho Farm Bureau

- Modeled after APA in Utah
- Voluntary
- Incentive based

Incentives

- ~~\$\$\$\$\$\$\$\$~~
- Protection from:
 - Nuisance complaints
 - Eminent domain
 - Sewer/water (infrastructure) installation
 - Electricity corridors
 - *NEW* roads
 - Zoning without owner's permission
 - Encroaching development

Comprehensive Plan



APA legislation

- (4) The designations of specific parcels of land as APAs shall not impact other parcels of land not designated as agricultural protection areas.

Where should counties focus their evaluation?

1. Zoning
2. Conflict with annexation/development plans
3. Proximity to:
 - Area of Impact
 - Existing/future public ROW
 - Planned transportation corridors
 - Planned airport or expansion
 - Planned development with existing entitlements
4. Other local impacts

Other additions

County to review after 20 years