

**SELLE - SAMUELS COMMITTEE  
MEETING MINUTES  
TUESDAY, SEPTEMBER 17, 2019**

**CALL TO ORDER:** Chair Omodt called the Selle-Samuels Committee meeting to order at 3:01 p.m. on Tuesday, September 17, 2019 in the 1<sup>st</sup> floor conference room, of the Administration Building, located at 1500 Hwy 2, Sandpoint, Idaho.

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:** Chair Fred Omodt; Susen Fay; Louis Kins; John Malloy; Daniel Vaniman; and seated alternates Diane Wheeler and Alison Burnett

**COMMITTEE MEMBERS ABSENT:** Vice Chair Charles Pope; Brian Wood; Tom Cleveland and Betty Anderson

**STAFF PRESENT:** Planning Director Milton Ollerton; Floodplain Manager Jason Johnson; Planner I Amanda DeLima; and Administrative Assistant II Emily Aerni

**OTHERS PRESENT:** P&Z Commissioners Matt Linscott and Don Davis

**APPROVAL OF MINUTES:** The Chair requested the committee declare if they had any corrections or changes to the approval of minutes as written for: June 18, 2019. Louis Kins moved to approve the minutes. Daniel Vaniman seconded the motion. Voted upon and the motion passed.

**GROUP DISCUSSION:**

Louis Kins motioned to submit all committee work completed to the Planning and Zoning Commission and get their feedback. Committee discussion; there was not a second, and the motion died.

Committee reviewed and discussed sections of the Implementation Component and the Bonner County Comprehensive Plan.

**Section 2.1 – Property Rights**

Susen Fey stated she felt the statement on page 6 of Chapter 1: Property Rights: ([T]his right to exclude others is "one of the most essential sticks in the bundle of rights that are commonly characterized as property") was beneficial to what the committee was doing and reassuring.

Diane Wheeler discussed the section that highlighted preserving agricultural and rural areas and stated she was concerned the way the County was going and Title 12 decisions being made.

John Malloy stated that Property Rights was listed as number 1 on the list of elements to consider because legislature placed it first due to its importance. Mr. Malloy stated that morals as discussed in the same paragraph were important, especially in the sense that the committee would have to find ways to "talk out of both sides of our mouths." He further stated they would need to balance protecting property rights, and on the other hand, ways to violate them.

Further committee discussion regarding concerns of restricting property owners' rights to sell/divide their land.

Discussion regarding the Selle-Samuels subarea and various agricultural undertakings. Daniel Vaniman stated that people could have productive agricultural endeavors on 10 acres or less. Mr. Vaniman further stated he thought the committee had gotten stuck on a belief that under a certain acreage, agricultural industries or production could not be done.

## **Section 2.2 – Population**

Diane Wheeler stated the chapter was outdated and only provided data through 2011.

Fred Omodt stated the Department of Labor Statistics said that in the next 6 years, North Idaho was going to grow by 20%.

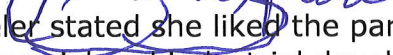
## **Section 2.3 – School Facilities & Transportation**

Diane Wheeler stated the information and statistics were outdated in this chapter.

## **Section 2.4 – Economic Development**

Susen Fay stated she does not want cluster developments in the Selle Valley, in agricultural and rural areas. Diane Wheeler agreed and said it would consume the remaining farmland.

Discussion regarding adding language to the Selle-Samuels subarea plan that cluster developments would not be allowed in the agricultural and rural areas.

Diane Wheeler stated she liked the paragraph discussing design and location of future commercial and industrial development with regard to Frontage Roads and asked where they were being developed. Planning Director Milton Ollerton affirmed that depending on the type of development, frontage roads would be required. Further committee discussion regarding potential frontage roads.

## **Section 2.5 – Land Use**

Committee discussion of Section 5.1, including a component that addressed when agricultural community members meet with the Planning & Zoning Commission at

workshops in 2005 and urged the County to take steps to preserve agricultural lands. The committee echoed that sentiment.

John Malloy questioned some philosophical concerns of what the proper role of government was.

### **Section 2.6 – Natural Resources**

John Malloy suggested the committee address wildlife management, as opposed to preservation, when it comes to their sub-area plan.

### **Section 2.7 – Hazardous Areas**

General discussion regarding potential hazards in the county. Diane Wheeler cited the primary concern in the Selle Valley as being fire hazards.

### **Section 2.8 – Public Services, Facilities & Utilities**

Diane Wheeler stated that if a new development came into the Selle Valley, the residents would be responsible and taxed for all new systems. She also noted that the section did not address EMS services.

### **Section 2.9 – Transportation**

Discussion regarding eminent domain for trail purposes, new developments and who pays for the infrastructure.

### **Section 2.10 – Recreation**

Fred Omodt cited the last sentence in the policies section which stated "...recreation systems should be developed by the county as a "economic bootstrap" for the area to add to the existing attractions" and was concerned about its implications for eminent domain on private property.

### **Section 2.11 – Special Areas or Sites**

General discussion regarding viewsheds, concerns, and potential implications.

### **Section 2.12 – Housing**

Louis Kins stated that they wanted to avoid clustering.

John Malloy affirmed the purpose of clustering was to become more efficient and questioned if the committee did not want clustering, then how would they address affordable housing costs.

Fred Omodt suggested the committee modify language for their sub-area plan to not include "clustering of housing in suburban areas". Diane Wheeler agreed and added that clustering should not be in agricultural areas.

Diane Wheeler stated that Rural Service Center zones in the farm/agricultural areas of their sub-area were not wanted.

Diane Wheeler stated that the numbering system is not cohesive and cited three different number "37" pages.

Diane Wheeler stated that some of the boarding schools within the county have been especially problematic with regarding to crime and did not feel it should be encouraged in the Selle Valley.

Susen Fay stated that regionalization can affect services throughout the Selle Valley.

### **Section 2.13 – Community Design**

There is not a Community Design chapter.

### **Chapter 14 – Agriculture**

Committee discussed that they agreed and liked the majority of this chapter.

Next meeting – October 15, 2019

The committee agreed that planning staff would provide hard copies, available for pick-up, of 11" X 17" maps with land use designations.

Diane Wheeler moved to adjourn the meeting. Susen Fay seconded the motion. Voted upon and the motion passed unanimously.

The meeting adjourned at 5:01 p.m.

Respectfully submitted,

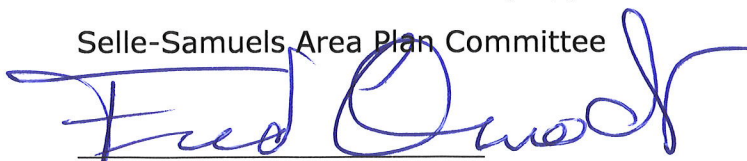


Milton Ollerton, Planning Director

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The above Minutes are hereby approved this 17<sup>th</sup> day of December, 2019.

Selle-Samuels Area Plan Committee



Fred Omodt, Chairman