

*Approved as of 2.19.19.*

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# **Introduction**

## **A Community-Based Local Area Plan**

On Monday November 28<sup>th</sup> 2016, a community wide meeting was held at the Northside Elementary School to discuss future zoning issues in the Selle/Samuels area. Several hundred residents came to the meeting and strongly voiced the view that the area needed to remain Rural and Agricultural.

The Selle/Samuels subcommittee was formed to go through and update the comprehensive plan. The Committee consisted of nine members and two alternates. The people who served, consisted of various backgrounds and painstakingly produced this document. Signed on February 19<sup>th</sup> 2019.

### **Selle/Samuels Community Committee Members**

Chairman: Fred Omodt  
Vice Chairman: Charles Pope  
Betty Anderson  
Tom Cleveland  
Susen Fay  
Louis Kins  
John Malloy  
Daniel Vaniman  
Brian Wood  
1<sup>st</sup> Alternate: Diane Wheeler  
2<sup>nd</sup> Alternate: Alison Burnett

## **Community Area Statement of Purpose**

The purpose of the Selle/Samuels Area Comprehensive Plan is to preserve the rural character and open spaces of our valley. This plan is an appendix to the Bonner County Comprehensive Plan. This plan gives the public, business and government agencies an account of our intentions for any future land use decisions. The objectives contained in this plan are as follows: To avoid inappropriate concentration of population and overcrowding of land and to actively participate in any future decisions of our area while staying focused on maintaining the rural character that embodies the Selle/Samuels Area. It is the intent of the Selle/Samuels Area Subcommittee to keep our Zoning Rural and Agricultural. It is not the intent of the Selle/Samuels Area Committee to change the zoning for non conforming lots in the Selle Valley. Rather, the Committee is seeking to craft a comprehensive plan for our community that will reduce future non conforming lots by defining the quality of life we wish to preserve, and working with county officials to ensure the community's desires are recognized and upheld.

## **Rural Character**

The most valuable primary characteristic of the Selle/Samuels Area is its existing rural character. The preservation of this rural character is the primary intent of this area plan. Rural Character is defined as follows:

**Rural character includes the mixture of agricultural uses, green fields, open space, range land, forest and other rural land characteristics. Ordinances and land use decisions shall take into account the following valuable attributes of rural character as listed below:**

**Preservation of open space, natural landscapes and vegetation, which predominates over the man-made, built environment.**

**Underpin traditional rural lifestyles, rural-based economies and opportunities to live and work in rural areas, supporting farms, ranches, cottage businesses and forestry.**

**Repel urban governmental services.**

**Underpin traditional rural roads and transportation. Such as passenger vehicles, tractors, trucks, plus logging and farm equipment. Maintain low traffic congestion.**

## **Agriculture**

Agriculture has a significant impact on the Selle/Samuels community, and it's practice is highly valued by community members. Protecting agricultural land and practices is a priority for the Selle/Samuels community. This element is intended to take into account both short and long term considerations in order to protect and enhance the agricultural land and practices of the Selle/Samuels community.

### **Goals**

To retain commercial agriculture and hobby farms as viable uses.

To protect the rural character and agricultural heritage of the Selle/Samuels community.

### **Policies**

Encourage the maintenance and creation of twenty (20) acre and greater parcels.

Support home occupations, cottage industries and farm-based family business on agricultural parcels.

Protect agricultural uses and activities from land use conflicts or interference created by residential, commercial or industrial development.

Promote the Idaho Right to Farm Act.

Retain a rural character in the Selle/Samuels community.

## **Economic Development**

The economy of the Selle/Samuels community is focused on small scale farming and other small enterprises that benefit the residents in our area.

### **Goals**

To support home occupations and small start-up businesses that allow local employment opportunities.

To enable cottage industries to grow in the area. A cottage industry is a small-scale, decentralized business often operated by a labor force that consists of family units or individuals working at home with their own equipment.

To support a homeowners right to rent their own property to whom they will, unless the property becomes a public nuisance.

To stop the proliferation of junk yards, and re-mediate existing junk yards.

To encourage agricultural use and flexibility for landowners in ranch related activities; ie agro-tourism, hunting, fishing, and limited mineral extraction.

### **Policies**

Bonner County, in coordination with the Selle/Samuels community will strive to minimize regulation in regards to agricultural uses.

Bonner County, in coordination with the Selle/Samuels community and area Realtors, shall be encouraged to establish businesses within the existing commercial and industrial zones.

Bonner County shall provide for expanded home occupation uses in the Selle/Samuels community area, enabling cottage industry and rentals.

## **Natural Resources/Recreation**

### **Goals**

Encourage healthy forest management practices.

Encourage the continued existence of forests, pastures and open spaces.

Discourage disruption and degradation of the rural environment.

Encourage local voluntary associations.

### **Policies**

The Selle/Samuels community shall remain largely agricultural.

The Selle/Samuels community discourages the conversion of agricultural uses to non-agricultural uses.

The Selle/Samuels community does not support the taking of farm land to be turned into Trails that connect to nearby cities.

The Selle/Samuels community will cooperate with local voluntary associations to assist with educational activities that benefit this farm-based community. These voluntary associations can be the place where lighting issues and other good neighbor issues can be discussed.

Building in the Selle/Samuels community should not occur on lands deemed unsuitable due to health or safety concerns, nor should development occur on land likely to expose it to property damage events or circumstances. Examples would include but not be limited to flooding, inadequate drainage, severe erosion potential, or unfavorable topography such as steep slopes.

The Selle/Samuels community supports the protection of watersheds, floodplains, and riparian areas.

## **County Services**

The Selle/Samuels Area Subcommittee believes that current emergency services for Fire, EMS, Dispatch, Sheriff, need to remain local and within the boundaries of our County. Our committee rejects the idea of regionalizing our services and equipment, as it is counter productive to the interest of tax payers, and would create barriers to proper representation. The mantra, "No taxation without representation", applies here. Furthermore, it is our desire to keep the Northside Fire District intact without it being assumed by Sandpoint.

The Bonner County Solid Waste Collection Site for the Selle/Samuels area is located at 232 Pinecone, Sandpoint, ID 83864. This Colburn-Colver Site is usually open seven days a week 7a.m. To 5p.m.

Water Services: Primarily provided by individual wells. The Oden Water Association and the Colburn Water Association both service several parcels in the Selle/Samuels area.

Individual septic systems are the primary source of waste removal for S/S.

The Selle/Samuels community is protected 24 hours a day, by the Northside Fire District. The main office is located at: 437 Cedar St. Ponderay, ID 83852 and phone # is (208)265-4114.

Northside Elementary School is our K through sixth grade Public School and is located at 7881 Colburn-Culver Road, cross street Rapid Lightning Rd, Sandpoint, ID 83864 Phone (208)263-2734. Many other private educational opportunities exist in the community.

## **Transportation**

The roads need to be properly maintained for rural and agricultural uses, so the residents and Emergency vehicles can get where they need to go.



## **Land Use Element**

This element provides a land use framework to aid in preserving and protecting the valuable rural character and working lands of the Selle/Samuels Area. It is intended to maintain, preserve and protect agriculture, forestry, mining, rural lands and open spaces from over population and development. Small, medium or large-scale housing developments are not compatible with the over arching goal of this Rural/Agricultural Plan. Preservation of the Rural Character of Selle/Samuels is the primary intention of this Plan. **See page 3 for the definition of "Rural Character".**

### **Goals**

Maintain, preserve and protect rural character of the Selle/Samuels Area.

Ensure that landowners are given ample and appropriate opportunity for comment and participation in the planning process and land use decision within the Selle/Samuels area.

Prevent residential development such as villages, tiny homes, apartment complexes and other "special designations" which don't adhere to the general rules. Prevent overcrowding of land.

Support the water rights of land owners and water associations.

Support private property rights. **See page 9**

Preserve large parcels of land, open space, maintain working lands, agriculture, farmers markets, plus commercial and managed forestry.

Support the independent spirit of education, fire protection, water systems, sewer systems and local law enforcement within the Selle/Samuels Area.

Ensure zoning, land use standards and procedures are regulated according to the Selle/Samuels Area Plan and Idaho Code.

Preserve and protect rural character by allowing only ten (10) acre and larger parcels in the Selle/Samuels Area. Parcels compliant with this standard will only be allowed one ADU (Accessory Dwelling Unit). ADU's shall be limited to 900 sq ft., and no larger, under one roof. Legal parcels that are non-compliant with this standard are allowed a single dwelling unit only.

Hold all non-compliant properties accountable to the rules and laws and codes in place. Said properties will not be granted amnesty.

## **Land Use Element**

### **Policies**

Preserve large parcels of land by implementing appropriate zoning ordinances consistent with this plan; preventing subdivisions and developments.

Selle/Samuels committee will properly represent the residents of the Selle/Samuels area, and this plan shall be consistent with their desires.

Ensure all non-compliant parcels after November 18, 2008 and beyond will not be allowed amnesty and ensure said parcels will have to follow all rules and laws in place.

Ensure all parcels follow the zoning laws. There will be no parcel of land divided less than 10 acres anywhere within the Selle/Samuels Valley, and no division less than 20 acres in designated areas.

It is intended that a review of the comprehensive plan be conducted every five (5) years, by the citizens who own property ~~and live~~ in the Selle/Samuels Area.

### **Property Rights**

<https://legislature.idaho.gov/statutesrules/idstat/Title67/T67CH80/>

### **Map attached**

#### **The Selle/Samuels Area-Defined as of 8-21-18**

Township 59N, Range 1W

Township 58N, Range 1E

Township 58 N, Range 1W

The eastern half of Township 58N, Range 2W, less any city limit areas.

This defined area includes any Areas of City Impact within the areas above.



Selle/Samuels Community Area Plan

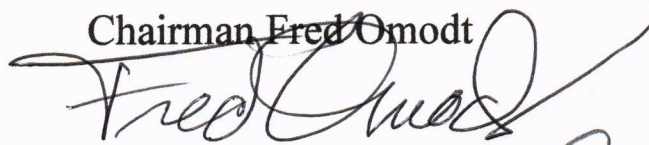


Map Auditor: **Samuel Foss, Planner**  
 Date: **2.27.2019**  
 Bonner County Planning Department  
 1000 First (Thruway) Highway  
 Bonner, ID 83203

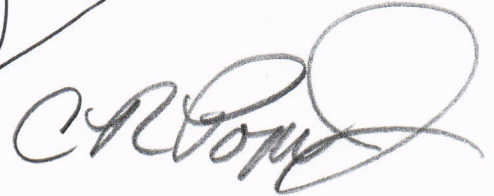


February 11, 2019

Chairman Fred Omodt



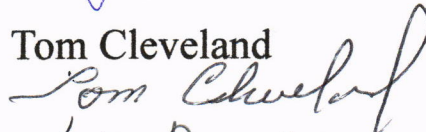
Vice Chairman Charles Pope



Betty Anderson

*Betty Anderson 2-19-2019*

Tom Cleveland



*Susan Fay 2-19-19*

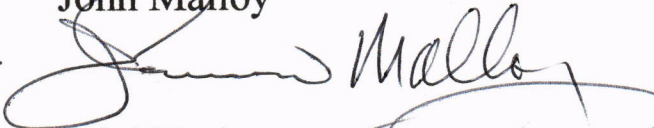
Susen Fay

Louis Kins



John Malloy

*No*



*2-19-19*

Daniel Vaniman

*No to Pg. 81  
yes to the rest*

Brian Wood



*2-19-19*

*Diane Wheeler 2-19-19*

1<sup>st</sup> Alternate Diane Wheeler

2<sup>nd</sup> Alternate Alison Burnett