

Proposed Selle-Samuels Sub-Area Plan



Bonner County

File #AM0003-20

SELLE-SAMUELS

Community Area Plan

Finished Product

February 18, 2020



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Introduction

A Community-Based Local Area Plan

On Monday November 28th 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 19th 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

1st Alternate: Diane Wheeler

2nd 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 for 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. 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 its 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 businesses 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 the 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 remediate existing junk yards.

To encourage agricultural use and flexibility for landowners in ranch related activities; i.e. 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, and 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 counterproductive 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 taken over by Sandpoint.

The Bonner County Solid Waste Collection Site for the Selle/Samuels area is located at 232 Pinecone, Sandpoint, ID 83864. This Colburn-Culver 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 must 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 overarching 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, 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 creating 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 in the Selle/Samuels Area.

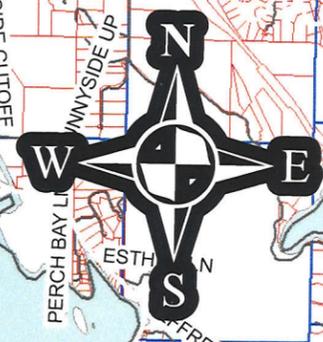
Property Rights

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

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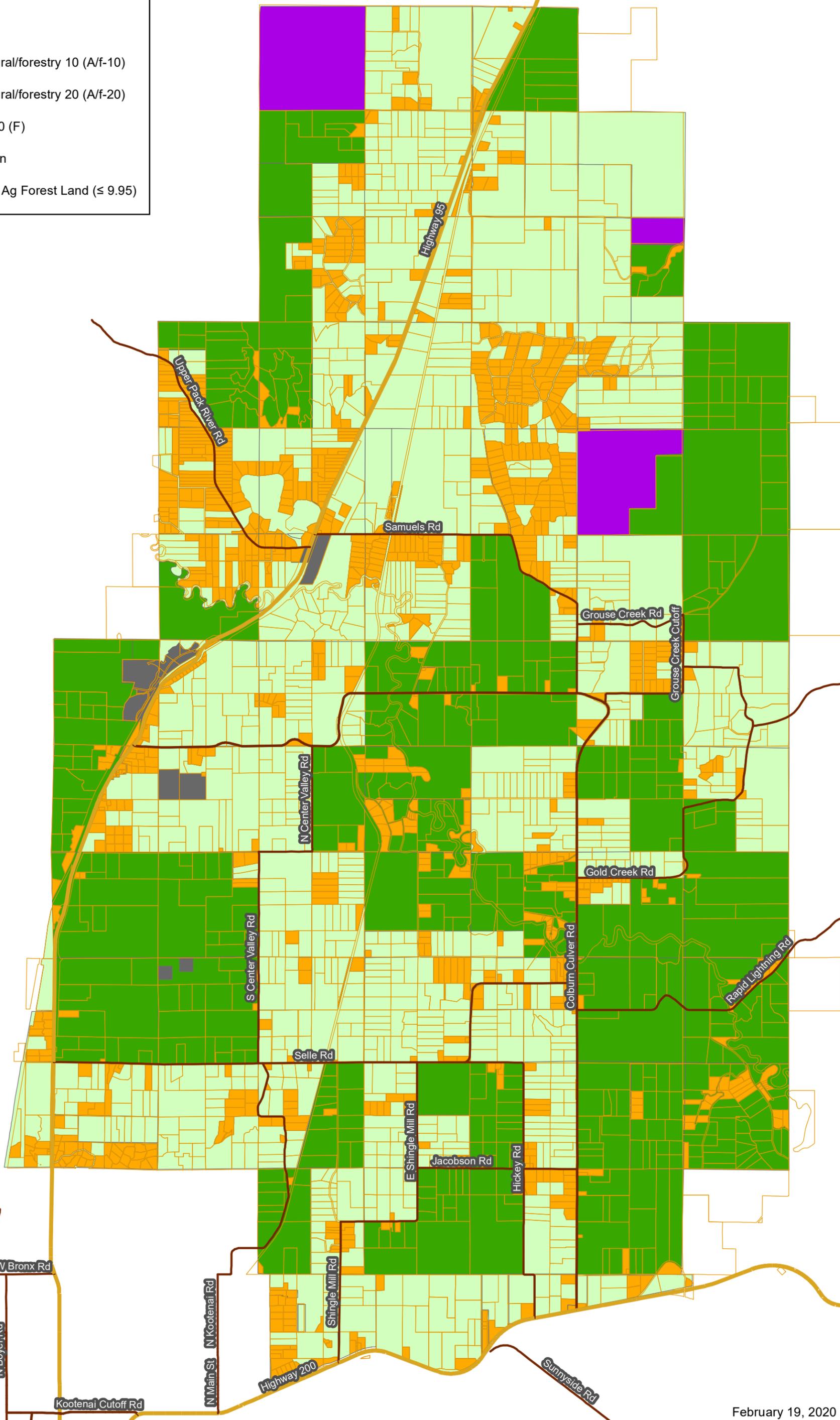


Selle Subarea Land Use Designations



Legend

-  Agricultural/forestry 10 (A/f-10)
-  Agricultural/forestry 20 (A/f-20)
-  Forest 40 (F)
-  Transition
-  Irregular Ag Forest Land (≤ 9.95)



Chairman ~~Fred Omodt~~

Fred Omodt
Vice Chairman Charles Pope *C. Pope*

Betty Anderson

Betty Anderson 2-19-2019

Tom Cleveland

Tom Cleveland
Susan Fay 2-19-19
Susen Fay

Louis Kins

Louis Kins

John Malloy

No
John Malloy 2-19-19

Daniel Vaniman

No to pg. 81
yes to the rest
Daniel Vaniman 2-19-19

Brian Wood

Brian Wood

Diane Wheeler 2-19-19

1st Alternate Diane Wheeler

2nd Alternate Alison Burnett

Appendix A History

The Selle/Samuels community is a rural farming and agricultural/residential community in Bonner County Idaho. It is approximately seven miles northeast of the city of Sandpoint. Originally the area was heavily forested. Loggers came to harvest the timber in the valley but left the stumps for others to deal with. Settlers whose names are found on many of the street signs cleaned up the land and turned it into the agricultural base which we see today.

Thousands of years ago, when the ice dam burst that held Lake Missoula captive, an enormous amount of water came down the Clark Fork River dispersing vast volumes of silt and sand deposits through the valley in which we live. These deposits provide much of the clean water that is accessed through shallow wells. The other areas that have larger deposits of silt experience a hard pan clay that covers a large body of quicksand yielding poor, hard water that is susceptible to little to nonexistent yields in the late fall through winter. This shortage of sufficient water drove many of the local residents on the south end of the valley to form the Oden Water Association in 1968. This allowed the people to draw water from Lake Pend Orielle to satisfy their agricultural needs. Because Oden Bay is shallow, there is not an unlimited availability of the water from Lake Pend Orielle.

With the changing times, the main industry moved from logging to farming and ranching. Currently, the valley presents a wide array of rural and agricultural enterprise: a cedar plank mill, meat packing, crushing & hauling, U-pick berries, vegetable & flower farms, a multitude of haying operations, cattle & alpaca ranches, goat & sheep herds, horse stables & equestrian centers, a deli/grocer, food & gift boutiques, plus a plethora of artisans.

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APPENDIX B

Oden Water Association Analysis

By Oden Water board secretary, Elton Anderson,

Board member for 34 years.

The Oden Water Association is a nonprofit Company. The system was planned by local resident farmers to service the agriculture community of the Selle Valley.

In 1968 Oden Water Association began providing water to its first members using a fine-sand filter capable of serving 188 single family homes. Initially 144 customers signed up. Residents of the Selle Valley quickly realized the quality of the water to be exceptional and the service provided was beneficial. All 188 memberships were sold by 1972.

There are times when water use restrictions must be applied:

- When there is a very dry fall season, irrigation can stress the system.
- Very cold winter temperatures and strong winds combined with lake levels below 2054 ft. causes ice to build up and blow in near the intake that extends out into the bay area 1000 feet from the shore.
- Long hot summer seasons when water users tend to water their crops, lawns, gardens and or livestock more frequently.

In 1999 the Oden Water Association Board developed a plan to expand the existing water system giving it the capability to services more families. A state-of-the-art membrane filtration system, a new plant and additional lines were added eliminating several deadened lines. Membership quickly grew to the current 425 members.

The Oden Water System was designed to serve 750 customers under ideal conditions. However, in my opinion, we will not be able to service 750 customers without major costs increases and infrastructure improvements. Also, we are facing the ongoing job of maintenance and replacement issues of the old lines.

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APPENDIX C

Panhandle Health District

Healthy People in Healthy Communities

Public Health
Prevent. Promote. Protect.

Panhandle Health District



January 17, 2020

To: Selle-Samuels Sub-Area Community Comprehensive Plan Group
C/O Ms. Betty Anderson
andersonbettya@gmail.com

Re: Wastewater Disposal Considerations in the Selle-Samuels Area of Bonner County, Idaho

To Whom It May Concern:

This letter is in response to a request from the Selle-Samuels Sub-Area Community Comprehensive Plan Group for Panhandle Health District (PHD) comments regarding wastewater disposal considerations when planning for future growth and development in the Selle-Samuels Area of Bonner County, Idaho.

In the five northern counties of Idaho, all new subsurface sewage disposal systems (septic systems) are required to be permitted and approved by Panhandle Health District (PHD). PHD has been tasked through a memorandum of understanding with Idaho Department of Environmental Quality (DEQ) to administer the individual subsurface sewage disposal program with the intent of preventing the spread of disease and to protect current and future beneficial uses of surface and ground waters.

The process by which PHD assesses a parcel for septic suitability involves a review of the site including "testholes" to observe soil types and "limiting layers" such as groundwater and bedrock. In Idaho the subsurface sewage rules (IDAPA 58.01.03) require that specific setbacks are met before a septic permit may be issued.

In the Selle Valley area, the most common source of drinking water is private wells, and the most common wastewater disposal method is septic systems. Proper placement of septic systems is important for protecting drinking water sources. The Selle-Samuels area has parcels with high groundwater tables, water courses, slopes, and bedrock that can pose challenges for septic system placement.

Sincerely,

Kathryn Kolberg
Environmental Health Supervisor

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Hayden - Kootenai County
8500 N. Atlas Rd.
Hayden, ID
83835
208.415.5100

Sandpoint - Bonner County
2101 W. Pine St.
Sandpoint, ID
83864
208.265.6384

Kellogg - Shoshone County
35 Wildcat Way
Kellogg, ID
83837
208.786.7474

Bonnors Ferry - Boundary County
7402 Caribou St.
Bonnors Ferry, ID
83805
208.267.5558

St. Maries - Benewah County
137 N. 8th St.
St. Maries, ID
83861
208.245.4556

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Appendix D
Land Use Designations

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1. **Ag/Forest Land** 10 acre and above parcels. One main dwelling and one ADU of 900 square feet or less may also be present. Urban services referred to as *Rural Service Centers and Rural Recreational Communities will not be allowed. This land is reserved for small farms and cottage industries. It is primarily served by individual sewer and water systems, along with one of the two cooperative water systems in the area. Represented in **light green** on the map.
2. **Prime Ag/Forest Land** 20 acre and above parcels. One main dwelling and one ADU of 900 square feet or less may also be present. Urban services referred to as Rural Service Centers and Rural Recreational Communities will not be allowed. This land is designed to preserve the productive farm, ranch and timber lands and to promote its important economic contributions to the County. The area may have a range of roads serving it and is generally served by individual sewer and water systems, along with one of the two cooperative water systems in the area. This area generally has prime agricultural land soils, along with soils of recognized state importance. Represented in **dark green** on the map.
3. **Remote Ag/Forest Land** 40 acres and above parcels. This land is located on mountaintops and remote areas of the County where few or no access roads have been constructed. Included in these areas are most of the state and federal lands, which are managed for forest production and recreation. Urban services referred to as Rural Service Centers and Rural Recreational Communities will not be allowed. Represented in **purple** the on map.
4. **Irregular Ag/Forest Land** parcels are less than the 10 acre minimums. They may have one dwelling unit. Every effort shall be made to maintain the rural and agricultural lifestyle. If an ADU of 900 square feet or less is desired, a conditional use permit will be necessary to determine if the ADU will urbanize the neighboring properties. An adequate water supply and septic permits must be obtained. Urban services referred to as Rural Service Centers and Rural Recreational Communities will not be allowed. Represented in **orange** on the map.
5. **Transitional Land** classification is limited to Hwy 95 where the main transportation route is located. Transitional land cannot extend beyond a quarter of a mile from Hwy 95 unless otherwise shown on the approved map. A mixture of land uses can occur which may include commercial, light industrial and some residential. Due to the intensity of the land use, every entity within the transitional boundaries must provide their own infrastructure. Additionally, the neighboring properties shall not be encumbered with the expenses of that transitional entity. Rural Service Centers and Rural Recreational Communities will not be allowed. Represented in **gray** on the map.

* **Rural Service Centers and Rural Recreational Communities** are little hubs of employment, entertainment, and healthcare that the Western States Governors are trying to insert into the rural and agricultural areas of the counties.

5G cell towers/antennas are not allowed within 5 miles of a home anywhere within the Selle/Samuels map boundaries.

Recreational Vehicles and Tiny Home densities within the County do not apply to the Selle/-Samuels boundaries. Only one recreational vehicle can be used as a dwelling unit per parcel.

APPENDIX E

Colburn Water Association, Inc.

January 20, 2020

The Colburn Water Association system was planned by local dairy farmers in 1956 to service the agriculture community of the Colburn & Center Valley Area. It is a non-profit association. There were 29 original members. Our source of water is the Berry Creek Water Shed just north of Colburn. Our treatment and storage facility is about a mile and a half up the creek.

In 1986 the system was expanded, at the plant, to include three sand filters and also a reservoir which was built near the Bonner County transfer site for additional storage. More memberships were sold until 2008 when a Water Systems Review was performed by Ruen-Yeager and Associates, Inc.

Ruen-Yeager and Associates recommendations were as follows:
“According to the review of the plans and our calculations, the CWA is currently at capacity. The summer usage in the CWA precludes the possibility of additional connections being allowed onto the system. Users in the summer months empty the reservoir 1.5 times daily, leaving no storage in the system for users during the peak summer usage. We recommend that no additional users be allowed onto the system until sufficient storage in the system during the peak summer months is satisfied.” No additional memberships have been sold since this report.

At this time the association has 146 memberships and there are no new memberships available. Colburn Water Association is improving and replacing facilities and water lines as needed, but have no plan for expansion as our water source is also limited. CWA allows one household per membership.

Todd Russell President

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Appendix F Conclusion

There are many challenges faced by the people who live and work in the Selle/Samuels area. The greatest threat to the valley was pointed out in the May/June 2019 edition of the CO-OP Country Round Up. That threat is by those who wish to push into our valley to develop it. The easiest and cheapest land to insert a housing development, is open farm land. As the population continues to rise with an influx of people from other states, there is a greater need to protect our agricultural land. The research and analysis conducted by our Selle/Samuels Sub Committee shows, that we have good conditions in the soil for growing a variety of crops, it also shows that we lack the water supply to sustain a large customer base and fire suppression, plus the many parcels do not perk properly. The clay/silt deposits plague much of the valley due to their nature of not being of the proper consistency to allow for adequate drain fields that would accommodate household sewer systems. This renders much of the Selle/Samuels area inadequate for a dense population of people. All this makes further development difficult to defend.

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