

**SOUTHWEST BONNER COUNTY SUBAREA COMMITTEE  
MEETING MINUTES  
TUESDAY, DECEMBER 3, 2019**

**CALL TO ORDER:** The Southwest Bonner County Sub-Area Plan Committee meeting was called to order at 6:00 p.m. on Tuesday, December 3, 2019 in the Blanchard Community Center, 685 Rusho Road, Blanchard.

**ROLL CALL:** Chair Andrew Scott; Jim Boyer; Brett VanBuskirk; Karen Jones; Dan Lethco; Lee Cornelison; Ron Smith; Troy Westfall (arrived at 6:54 p.m.) and Joshua Johnson

**COMMITTEE MEMBERS ABSENT:** None

**STAFF PRESENT:** Planning Director Milton Ollerton; Floodplain Manager Jason Johnson; Planner I Amanda DeLima; and Administrative Manager Jeannie Welter

**APPROVAL OF MINUTES:** The Chair requested the committee declare if they had any corrections or changes to the approval of minutes as written for: October 22, 2019.

Brett VanBuskirk moved to approve the October 22, 2019 minutes. Dan Lethco seconded the motion. Voted upon and the motion passed unanimously.

**CHANGE IN AGENDA:** Chair Andrew Scott moved to change the order of the agenda adding an item and moving the land use section next and the election of the Chair and Vice Chair to the end of the meeting. Karen Jones seconded the motion.

Planning Director Milton Ollerton provided a brief summary of the Planning and Zoning Commission's decision to remove Alan Corning from this committee based on lack of attendance. Director Ollerton spoke on behalf of Planning and Zoning Commission Chair Don Davis, who was not in attendance. Milton explained Southwest Bonner County Committee's request during the October 2019 meeting to add a tenth seated member to the Committee required a change in the by-laws. This change and the request by Alan Corning to nominate Joshua Johnson, currently a non-voting alternate, as Chairman for the Southwest Bonner County Committee, caused the Planning and Zoning Commission to examine attendance records. The examination of attendance led the Planning and Zoning Commission to remove two seated member and two alternate members from the various sub-area committees throughout Bonner County, including Alan Corning.

**GROUP DISCUSSION:**

Discussion regarding land use designations. Review of the sub-area map. Discussion regarding the aquifer and septic.

Chair Andrew Scott read the following statement into the record:

**"Bonner County Land Use Classification Simplified (presented by Andrew Scott, Chairman – SW Bonner County PZ Advisory Group 12-3-190**

*Goal should be to create and/or maintain simplified land use designations within*

*Bonner County that fall into one of three categories:*

- *Urban*
- *Rural*
- *Resource Lands*

*Goal will be to classify and designate land use with needs and interests of property tax paying resident citizens of Bonner County first. Land use policies will strive to be creative and tailored to Bonner County's unique culture and topography. National or international policies will not supersede or over-ride County policies nor will non accepted fringe ideas like "rights of nature" be used to curtail, impede or inhibit the rural lifestyles or rural agriculture or natural resource related income earning activities of the County's residents.*

### **Urban**

- *allow for higher density growth within designated urban areas where increased growth is expected. Discourage annexing of surrounding land for the betterment of urban residents.*
- *increased population growth and demands for public services within urban areas must be able to be provided by and paid for by residents within those defined urban areas and not place additional financial or regulatory burdens upon residents of the designated rural land use areas within the County*
- *Establish acceptable and logical boundaries for urban areas*
- *Avoid/eliminate Urban Renewal Districts (why? – loss of tax revenue; little or no transparency; increase property taxes to county residents; private properties are more easily condemned and/or businesses forced out)*

### **Rural**

- *Reduce sprawl and maintain character of rural areas*
- *Rural designation should be any area outside designated urban boundaries ( i.e . city limits) that has not been classified as Resources Lands*
- *Goal will be to protect and enhance the character and quality of rural areas in ways that promote traditional rural life styles and industries including timber, agriculture, ranching, mining, hunting, fishing, trapping and gathering*
- *Allow for a diversity of uses, densities and innovative development but always defer to protecting the rural nature*
- *Require sunset clauses for all future land conservations easements (LCE) within the county to eliminate the "forever" mentality. Maximum time for easements should be 10 years with a 2 year hiatus where expired land conservation easements are taxed at current land value rates (this provides tax dollars for county services paid by those who reaped 10 years of reduced taxes while their properties were in LCEs)*

### **Resource Lands**

- *Identify, designate, protect and promote the ongoing renewable uses of resources lands within Bonner County. These will include but not be limited to waterbodies, timber lands, minerals deposits, current tillable agriculture*
- *Resource lands development should be protected, maintained and promoted by the County to ensure that federal and state agencies will be able to ensure that community and economic stability are given priority consideration by those agencies when they develop and implement plans, policies or regulations affecting the use of lands they control or manage.*
- *Long term management decisions for public lands shall consider the diversity of customary practices, traditions, culture and ways of life found throughout the County, and to extent permitted by law, make thorough and realistic attempts to comply with the County's goals and policies and development regulations.*
- *Resources lands should not be designated as areas for urban growth, alternative energy production (solar or wind), wilderness designation, wildlife corridors, highway corridors, telecommunications or fiber optics corridors, industrial complexes or parks, paths, or other incompatible activities which could hamper resource extraction and renewability*

*Using these three classifications as the top hierarchy, provide one or two layers to better identify the various land use types. Keep it simplified and not exhaustive. Be lumpers not splitters."*

The group then began a discussion of these various classifications to see how best they could fit into the Southwest Bonner County sub-area comprehensive plan for adoption.

#### **Election of Chair and Vice Chair:**

Chair Andrew Scott moved to elect Ron Smith as Chair of the committee. Karen Jones seconded the motion. Ron Smith declined the nomination.

Jim Boyer moved to elect Lee Cornelison for the Vice Chair of the committee. Brett VanBuskirk seconded the motion. Voted upon and the motion passed.

Ron Smith moved to elect Joshua Johnson for Chair of the committee. Dan Lethco seconded the motion. Voted upon and the motion passed.

Next meeting:  
Further discussion on land use section.

Lee Cornelison made a motion to adjourn the meeting. Ron Smith seconded the motion. Voted upon and the motion passed unanimously.

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

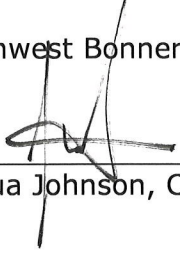


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Milton Ollerton, Planning Director

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The above Minutes are hereby approved this 28<sup>th</sup> day of January, 2020.

Southwest Bonner County Area Plan Committee



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Joshua Johnson, Chairman