

**SELLE - SAMUELS COMMITTEE
MEETING MINUTES
TUESDAY, APRIL 24, 2018**

CALL TO ORDER: The Selle-Samuels Committee meeting was called to order at 6:03 p.m. on Tuesday, March 24, 2018 in the 3rd floor conference room located at 1500 Hwy 2, Sandpoint, Idaho.

PLANNING COMMISSIONERS PRESENT: Suzanne Glasoe, Brian Bailey

PLANNING COMMISSIONERS ABSENT: Taylor Bradish

COMMITTEE MEMBERS PRESENT: Fred Omodt, Charles Pope, Louis Kins, John Malloy, Tom Cleveland, Sherry Anderson, Brian Wood, Betty Anderson, and Daniel Vaniman

COMMITTEE MEMBERS ABSENT: None

STAFF PRESENT: Planning Director Milton Ollerton, Planner I Marc Pecnik, Planner 1 Sam Ross, Planning Technician Halee Sabourin, and Supervisor II-Office Manager Jeannie Welter

GROUP DISCUSSION:

Mr. Omodt asked Director Ollerton what the current Comp Plan shows and how the zoning fits in. What are the consequences of doing nothing; what if we maintain the status quo? What would that mean? Director Ollerton responded stating it would mean things would stay the way they are. He presented maps to the group while explaining some of the zoning and Comp Plan definitions.

Green is Ag/Forest: recognizes area where steeper slopes prevail 30 % or greater and transportation is provided by private, US Forest, and state road, urban services are not available, residential development challenges are present due to slope, poor soil conditions, hazard areas, and lack of police or fire services. 10 - to 20 acres.

Mr. Ollerton showed the group an area of Selle Valley on the map that has this zoning designation that has **no** slopes. He further stated that some other designation attributes may apply to this area.

Blue is Rural Residential: Provide for residential development, urban services are not available, and slopes may vary up to 30%. These include hazard areas, critical wildlife habitats, where lower densities reduce potential impacts to resources, and exposures to loss of property or lives. Small scale agricultural uses and residential development are permitted. Mr. Omodt inquired what the lot size is for rural residential. Director Ollerton stated 5 to 10 acres.

There was discussion among the group regarding the language and Mr. Vaniman reiterated to the group that Director Ollerton is explaining the **current** land use designation language and it is the job of the committee to make changes to suit the Selle area better.

Gray is Transition: Reserved for areas where a mixture of land uses can occur, which may include high density residential use, commercial, industrial and light industrial. Due to the intensity of land use these areas require primary transportation routes, urban like water and sewer services, and fire and police services.

Transition: Allows every type of zone the county has.

Mr. Kins asked if the water sources are being considered. Director Ollerton stated there are regulations in place that are followed to address these issues.

Mr. Cleveland asked who spearheads zoning changes? Commissioner Bailey reiterated if the request meets all of the standards and codes it leaves them little option but to approve. This Land Use section may require a complete rewrite.

Mr. Pope asked for clarification regarding “providing a path of least resistance”. Director Ollerton explained that the “bubbles” would help prevent adjacent properties from changing their zones as they would take away the adjacent argument. State law says that anyone can apply for a Comp Plan amendment.

Land Use Element: Ms. Anderson wrote up some verbiage for the Land Use Element that she presented to the group. The group spent some time going over the verbiage. Director Ollerton told the group that staff would take her language and do some edits and clean it up a bit and present it back to the group at the next meeting. The committee discussed what these edits should be and provided direction on their expectations.

What is the definition of non-organic? Apartment complexes, tiny homes, etc.

Betty Anderson said from her perspective, the residents of Selle want to keep the rural character of the area. Our goal should be to try to slow development down or prevent it. Possible preventative measures could be to make the zoning definition match the zone designations.

Any time we talk about limiting the ability to divide land we have to consider the impact on the people. Daniel said he has spoken with several individuals and has had mixed reviews on the subject.

The committee discussed if they wanted to maintain the minimum lot sizes or make them smaller.

Fred Omodt moved to maintain the existing minimums as they are currently. No second. The motion was tabled.

2nd paragraph: There was a bit of discussion about the last word “subdivisions” and what that means exactly.

Planning department to do research regarding having a neighborhood committee put in place by the BOCC.

Next meeting – Tuesday, May 22, 2018

The meeting adjourned at 8:13 p.m.

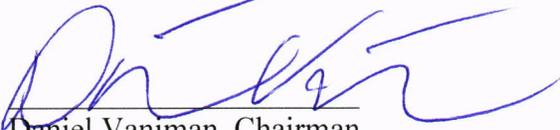
Respectfully submitted,



Milton Ollerton, Planning Director

The above Minutes are hereby approved this 22nd day of May, 2018.

Selle-Samuels Area Plan Committee



Daniel Vaniman, Chairman