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**[EXT SENDER] Comp. plan**

1 message

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**Kathleen Crouch** <crouchkathleen2@gmail.com>  
To: planning@bonnercountyid.gov

Mon, Aug 22, 2022 at 9:45 PM

Dear Bonner County Commissioners,

We thank you for your time and energy working to maintain our beloved Bonner County. As residents of the county for 24 years, we are concerned with the rush to update the comp plan before adequate review and public input has occurred. We are concerned with the apparent "watering down" of verbiage to create ambiguity in future decisions. For example, the use of "should" where "shall" was previously used. Changing only this word makes the meaning more vague and creates less accountability. We are also concerned that the new planning director has no background in land use planning. Some details to consider:

- Private property rights should be balanced with the rights of the public and neighbors. Neighbors should get adequate notice of any land division or development proposal that comes before the county. The public deserves due process and compensation for any proposal to give up county property.
- As the population has grown, so too has the need for increased pathways for non-motorized transport. Please retain the policy that incentivizes developers to include public easements for bike and/or pedestrian pathways to provide recreation access and trail connectivity.
- Creative solutions are needed to create affordable housing and to keep our community intact. We need to spend time to evaluate the needs of the community to prevent the loss of workers and longtime locals.
- We need to protect our water quality by requiring all land divisions to get properly reviewed by the Panhandle Health District or DEQ prior to approval. Also, restore "Full urban services" to ensure that ground water, drinking water and surface water is protected for suburban or higher density areas.
- Restore the objective that called for maintaining and enhancing fish and wildlife resources. This is directly related to land use – as development negatively impacts these resources unless it is well-designed and appropriately sited. And restore the policy language that intends to provide incentives for developments to use conservation easements to preserve open space or sensitive environmental areas.

We appreciate your consideration and we urge you to slow down the updates to the county comp plan.

Sincerely,

Chris Munro and Kathleen Crouch