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## [EXT SENDER] Comments for Comprehensive Plan Meeting - 081622

1 message

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Liz Iha <21sundew@gmail.com>

Mon, Aug 15, 2022 at 2:02 PM

To: Bonner County Planning <planning@bonnercountyid.gov>

Dear Planning, Zoning and Commissioners,

I appreciate the existing words dedicated to the goals and objectives of Land Use and Natural Resources on page 16 through 21. The specificity of them needs to grow with both context and content. I request more time from the county to do this. I ask for terms of Responsible and Regenerative Growth to be added, and I ask that not only are they written, but they be observed in county law and decision making because if the county were adhering to the very goals and objectives it already has in place which state, "Bonner County will recognize its critical wildlife habitat and create zoning districts and standards to protect these areas and mitigate development impacts to these habitats", why would the county rezone critical rural habitat to suburban and then approve its further subdivision, or even consider decreased setback requests for lakeside developments?

I heard both Mr. Gabel and Mr. McDonald say, "If someone can provide the definition of responsible growth, I'd like to hear it." Here it is, in its purest form: *To meet the needs of the present without compromising the ability of future generations to meet their own needs.* This means we are actively maintaining and preserving local livelihoods for our children and our children's children's children. Local livelihoods are small-town characteristics and an ecosystem that invite tourism, sustainable timber management, hunting, fishing, wilderness survival, ranching, small and large farms, homesteading, off-grid living, and many more. These are the livelihoods that this area has now and has had for generations. They require clean water for recreation, drinking, fishing, etc. They require maintaining rural land for healthy herd population, plant, animal, and timber management. We also need to think of alternative housing developments that maintain this rural way of life, such as Community Land Trusts.

Regenerative growth means we are considering in our plans and budget, areas that have been affected by ill-management and looking to better them. This could be bio-waste mitigation into our lakes, rivers and watersheds caused by timber mills, mining, development, etc. Sandcreek could be a good place to start on that. Perhaps this could also be the use of "bad actor" laws that mitigate someone's desire to become a polluter to the eco-system that sustains our livelihoods.

I have sent informational links on these topics in my email to the county and would like to see them used in the updates to the comprehensive plan and zoning laws.

I do not like the fact that the area I live in, the Baldy Mountain to town corridor was moved to Suburban without resident input and that to move back to Rural – 10, I must pay the county \$1,200 and hire a surveyor. If Responsible Growth plans were in place, or even the current wording of our comp plan was observed and followed this would not have been nor would be the process. I do not like the fact that Minor Land Divisions are mostly a process between property owners and the county administration. It can no longer be overlooked that private property borders other private property and thus many owners and neighbors are affected by one owner's decisions. I believe this is the reason we're seeing a large increase in land lawsuits in our county.

Please increase your field of vision and have the confidence to step into the newness that this time we live in is requiring of us.

Thank you for your consideration,

Liz Iha

Informational links:

**Community Land Trusts**

<https://www.pewtrusts.org/en/research-and-analysis/blogs/stateline/2022/05/25/cities-back-community-land-trusts-to-protect-affordable-housing>

<https://www.ic.org>

<https://groundedsolutions.org/>

**Responsible and Regenerative Growth**

<https://www.epa.gov/smartgrowth/smart-growth-small-towns-and-rural-communities>

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4052754/>

<https://www.rgnew.org/>