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[EXT SENDER] Bonner County Comprehensive Plan

1 message

Mary Pepping <flash68@gmx.us>
To: planning@bonnercountyid.gov

Tue, Aug 9, 2022 at 4:11 PM

Dear Planning Commission,

I appreciate the chance to weigh in with my opinions via email.

My concerns and requests for our county Planning Commission to include in any future land development planning and usage are well reflected in the Project 7B group's concerns.

While I have copied and pasted a list they provide for talking points, I would like you to know that these talking points below directly reflect my concerns and opinions as well. These priorities include:

- **Property Rights:** 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. And the public deserves due process and compensation for any proposal to give up county property.
- **Recreation and Transportation:** Please retain the policy that incentivizes developers to include public easements for bike and/or pedestrian pathways to provide recreation access and trail connectivity.
- **Housing:** We need to encourage creative solutions to creating affordable housing to keep our community intact, so that workers can afford a home and we don't become a haven for just the rich, and a seasonal ghost town filled with vacation homes. Incentives for developers to include lower-end homes, provisions for community housing trust developments and other innovative solutions should be encouraged.
- **Public services, Facilities, and Utilities:** We need to protect our water quality by requiring all land divisions to get the proper sign off from Panhandle Health District or DEQ prior to approval. Also, restore "Full urban services" – as in regulated services to ensure that ground water, drinking water and surface water is protected – to the objective referring to standards for suburban or higher density areas.
- **Natural Resources:** 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.

My husband and I have been visiting northern Idaho since 1998, going back country camping, and enjoying the incredible natural beauty of the north Idaho forests, lakes, rivers and wildlife. We moved to Sandpoint permanently in July of 2013, and have been grateful ever since for the chance to live in such an incredible and rural natural setting.

It is our feeling that this natural setting is threatened on a number of levels, and that the factors listed below should be high on the list of considerations, when making decisions going forward in time about land use.

Thanks again for your time and due diligence in trying to protect and manage this area's natural resources and balancing those needs as high priorities when looking at future development, in ways that will preserve the beauty and rural nature of Bonner County for generations to come.

Sincerely,

Mary Pepping

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