



Swati Rastogi <swati.rastogi@bonnercountyid.gov>

Fwd: [EXT SENDER] Suggestions for comp plan revisions

Jake Gabell <jake.gabell@bonnercountyid.gov>
To: Swati Rastogi <swati.rastogi@bonnercountyid.gov>
Cc: Jenna Crone <jenna.crone@bonnercountyid.gov>

Mon, Aug 15, 2022 at 7:21 AM

Hey Swati,

Here is another public comment on the comp plan update.

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From: **Mason White** <masonelizabethwhite@gmail.com>
Date: Fri, Aug 12, 2022 at 6:55 PM
Subject: [EXT SENDER] Suggestions for comp plan revisions
To: Bonner County Planning <planning@bonnercountyid.gov>

 **Comp plan revision suggestions.pdf**
72K

Suggestions for revisions to the Comp Plan

Over all suggestions:

Some sections have goals/objectives and some have them separate, there should be consistency. Ex: economic development + housing have goals/objectives and all other sections have them as separated portions.

After comparing the new revisions to the old plan, there is a consistency of making the goals/objectives and policies more broad or general than before, taking away responsibilities from the county, that was also clear in conversations at planning board meetings. As areas change and develop at rapid paces, local governments have *more* responsibility to step in, not less.

Property rights:

Goal:

Encourage and at times incentives owners to protect areas of public access near their property, especially those near water since water access has started to dwindle and the area relies on recreation tourism.

Population:

In the first policy, it should say "Current population numbers and projections shall be analyzed at a minimum, on a yearly basis..."

Regularly is vague and could mean anything.

There is concern of over population and high density housing affecting the environment as well as access to recreation.

Goal or objective:

Population should be assessed to make sure the environment, schools, utility services, and access to recreation are not negatively affected as to preserve the rural character of the area.

Increased population should not cause *subdivisions* to be built in rural, agricultural, or forested areas, as that would have a negative impact on the environment, schools, utility services, and access to recreation.

As the population continues to increase, high density housing will be encouraged in already urban areas.

Population has been growing near waterways, there should be increased vigilance to make sure our water bodies are not negatively affected because of the increased waterfront housing. Algae blooms are already beginning to be an issue in the lake because of increased fertilizer uses on waterfront properties, more issues will arise from this as the process of eutrophication continues.

Land use

It should be mentioned somewhere that zone changes will be kept to a minimum because there's no point in designating specific zones if all you have to do is apply for a zone change and then are able to do what you want. Maybe there should be a policy or code that specifies a limited number of zone changes per month or year.

Goals or objectives:

Ensure land owners are given ample and appropriate for comment and participation in the planning process and land use decisions.

Large parcels of land shall be preserved in the county, including agricultural land and forested land.

As the area develops, critical habitat and species numbers should be closely monitored as to not disrupt populations.

Encourage expansion of sewer districts away from the lake.

Avoid creation of dense residential areas on or near the water.

Encourage land use decisions to consider input, especially scientifically, future projections, or historically based input, on projects affects to the further degradation of the lake.

Rural character should be enhanced by encouraging land uses to be consistent with existing development and blend with existing communities.

Natural resources

Goal:

The goal should be extenuated to add "for long-term benefits to the public as well as for ecocentric independence"- that is the health of the ecosystems on their own, not only for human benefit.

Objectives

The last objective should be more intentful and not so weak- "Bonner County intends to consider and avoid building on or near wetlands and aquifer recharge areas."

There shall be no development near or on wetlands or any other critical/important ecosystems.

As climate change continues to worsen, protection of natural resources should be put first before over development. This includes avoiding building on land that floods, has inadequate drainage, has severe erosion potential, or unfavorable topography such as steep slopes especially when considering increased fire danger in the area and how fire spreads easier and quicker on steep slopes.

Policy

The first and last policy should be kept as they provide detailed ways to protect natural resources... the way the polices are now take away responsibility from the county.

The watersheds in the region should be closely and consistently monitored and when there is a significant change that garners concern, there should be efforts made to solve that- such as not allowing so many new water hook ups. (while this may be a job for the utilities, it should be considered that for profit businesses may not have the long term health of the watersheds in mind and want to make short term monetary gain.)

Hazardous areas:

Goals:

Bonner County recognizes man made hazards and hazardous areas like waste facilities and polluting industries that could affect water and air quality and have detrimental effects on human and wildlife health.

Policies

New and existing development should avoid being near hazardous areas, both man made and natural.

New polluting facilities such as mines and factories shall *not* be built near any residential areas, active agriculture land, farmland or bodies of water as the consequences of pollution are known to last many decades and have severe negative affects on human and non human life.

Public services, facilities and utilities

Goals:

Property owners and county must ensure that a piece of land has adequate public services, facilities and utilities *before* development starts.

Support local, state, and federal regulations to protect and avoid contamination of natural resources and public health.

Objectives:

If utilities cannot provide adequate services for a development, the land owner or developer has a responsibility to pay for their own service (IE a personal well) and make sure it can service the property, *before* beginning construction.

Water levels should be considered before permitting new development despite if the utilities say they can provide service or not.

Safe water and sewer drainage will be considered prior to development.

Fire departments and EMS should be made aware of development on steep slopes ($30^\circ <$) to ensure proper safety measures such as access to the property if there were a fire or any kind of emergency.

Ensure areas of all socioeconomic standing are serviced with equal quality utilities and services.

Transportation:

Goal:

Bonner county will provide a safe, efficient, environmentally sound and fiscally responsible multi-modal transportation system that promotes efficient system management and operation.

Objectives:

Bonner County will invest in and encourage better bike lanes and sidewalks/trails to connect communities as to give people a safe alternative to driving motorized vehicles.

New roads should avoid black asphalt whenever possible, as average temperatures will go up over time, intense heat absorption through asphalt should be considered.

Avoid putting new highly trafficked roads near residential areas as exhaust output negatively effects air quality and therefore human health, especially for children.

Recreation

Goals:

The county recognizes that outdoor recreation is a huge point of income and attraction for the region and will support continued access for a diversity of people from different backgrounds, both local and visiting.

Objectives:

Public access to recreation should be supported before private new developments on the water as the area will lose significant appeal if access to recreation decreases, as it already has begun to.

The county should make a goal to protect the environment from degradation caused by over recreating in certain areas, especially by tourists.

The county will make an effort to involve diverse groups of people in recreation.

Identify opportunities for increased access to waterways while also protecting waterways and not over exploiting.

Workers in recreation industries must be supported and protected, as is recreation. (Trails don't build themselves).

Backcountry recreation should be monitored as to not effect previously unaffected natural areas to a negative point. (disruption of hibernating animals through snow mobiling).

Over utilized recreations that are under supported should be assessed consistently as to avoid high density uses and dangers. Ex: local skate parks have the highest density use of all parks in the county and should be supported and expanded just as any other recreation is.

Policies:

The county should make efforts to get grants to be able to further support outdoor recreation opportunities.

Existing boat launches should be protected and new ones should be encouraged as highly trafficked areas cause higher levels of pollution and danger.

Housing

Goal:

Bonner County will ensure that efforts are made by the county and city to give people who are from the area and live in the area opportunity to continue to live in the area.

Bonner County will prioritize local living conditions and housing opportunities before capitalizing on rich people moving to the area.

Bonner County will identify locations where affordable housing, work force housing, tiny homes, etc. can be built.

Developers will be encouraged to build small homes that local people in the work force (teachers, restaurant workers, nurses, first responders, electricians, business owners, high education students) can buy, not only huge houses.

Rural housing development should not be able to degrade the environment or increase noise and light pollution or create a need for urban levels of services.

Additional housing should be allowed on farms or agricultural zones as work force housing.

New houses shall be designed to blend in with local architecture

Policies

Support and encourage projects like community land trusts and subsidized workforce housing.

Population data will be assessed frequently (at least once a year) to analyze community housing needs and land use planning.