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**[EXT SENDER] Comp Plan comments delivered at the workshop today**

1 message

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**Susan Drumheller** <susandrumheller29@gmail.com>  
To: Bonner County Planning <planning@bonnercountyid.gov>

Tue, Aug 2, 2022 at 8:06 PM

Hi,

The commission requested I send my oral comments in writing, so please share the attached with the commissioners.

Here is the link to the Bonner County Trails Plans.

[https://www.tpl.org/sites/default/files/files\\_upload/Bonner%20County%20Trails%20Plan.pdf](https://www.tpl.org/sites/default/files/files_upload/Bonner%20County%20Trails%20Plan.pdf)

Thanks!

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Susan Drumheller  
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**Comp Plan Update Workshop 1 comments.docx**

15K

Aug. 2, 2022

Comments at Workshop #1 for Comprehensive Land Use Plan  
From Susan Drumheller, Sagle, Idaho

I wanted to echo Jennifer Eckstrom's comments about the problem with this schedule and how it doesn't allow for real authentic public involvement, particularly with the public workshops scheduled in August.

Nonetheless, because what you're are doing is so important, I feel the need to try to participate, and have some initial thoughts and requests:

First, we have found there to be a real issue with land divisions not meeting the intent of the comprehensive land use plan or our code. The boundary line adjustment process, for instance, has been abused by developers. While I agree with the policy to compare applications to the land use plan, some of these divisions happen without an application. I would like to suggest that you amend the policy or add another under the **Land Use Goals and Objectives** to try to close that loophole that states: "All land divisions shall be reviewed to ensure consistency with the comprehensive land use plan objectives and policies and zoning code requirements."

Next, we live in a natural amenity community where recreation is one of the reasons so many people live here and are moving here. We have ample public lands and waterways, but we lack adequate public access points to these commonly held lands – and the existing trailheads and beaches are destined to just get more and more crowded. Most of the subarea plans recognize the value of recreation as well, and the need to balance meeting the demands of recreation with other use and needs. **Protecting access to recreation and providing for future recreational opportunities were a common theme of subarea plans.**

I participated in a collaborative effort – when Commissioner Kelly chaired the Trail Mix Committee – to come up with a Bonner County Trails Plan. I would encourage you to adopt that plan as guidance, and to get rid of the **new proposed policy that bans access easements – it's far too strong and inconsistent with what the subarea plans said – and also with what the Bonner County Trails Plan advocates.** If a developer asks for special treatment – like narrow streets or smaller lots – the county has every right to ask for something for the public in return.

And this isn't just about recreation. Many of the proposed trails in the plan are meant to provide much needed connectivity and another, less expensive, safer, mode of transportation for people.

Under **private property** rights, I think we need to have a policy that guarantees due process for neighbors of land divisions and developments. We need a policy that ensures that all neighboring property owners shall be given adequate notice prior when applications for MLDs or any other land divisions are made to the county.

Similarly, to protect the neighbors and our commonly held groundwater and surface water, we should have a policy in either the land use section or natural resources or **services and utilities** that calls for a sanitary lift to be obtained prior to any land division. The Subdivision ordinance used to include this requirement, but with the shift in deference toward enabling easier development, that requirement has been amended out of code, over the objections of residents. The word "shall" would be helpful in this policy.

Thank you for taking your valuable time to consider my concerns and suggestions. Though I would like a more thorough, inclusive process, I appreciate the work you are doing.

Here's the link to the Trails Plan:

[https://www.tpl.org/sites/default/files/files\\_upload/Bonner%20County%20Trails%20Plan.pdf](https://www.tpl.org/sites/default/files/files_upload/Bonner%20County%20Trails%20Plan.pdf)