

Bellevue Triangle and Foothills Planning

Wednesday, February 26, 2020

30

Total Responses

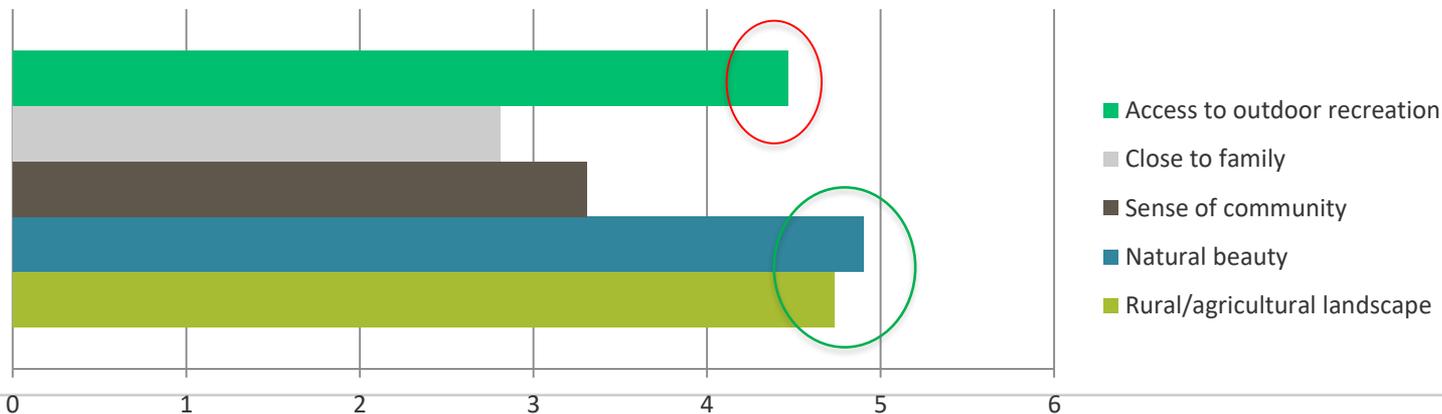
Date Created: Monday, August 19, 2019

Complete Responses: 30 (Postcard with survey link mailed to 819 property owners – 3.7%)

Q1: What is important to you about living in the Bellevue Triangle & Foothills area?

Answered: 30 Skipped: 0

| | LOW IMPORTANCE | SLIGHTLY IMPORTANT | NEUTRAL | MODERATELY IMPORTANT | VERY IMPORTANT | TOTAL | WEIGHTED AVERAGE |
|------------------------------|----------------|--------------------|--------------|----------------------|----------------|-------|------------------|
| Access to outdoor recreation | 0.00% 0 | 0.00% 0 | 13.33% 4 | 26.67% 8 | 60.00% 18 | 30 | 4.47 |
| Close to family | 25.93% 7 | 3.70% 1 | 48.15% 13 | 7.41% 2 | 14.81% 4 | 27 | 2.81 |
| Sense of community | 10.34% 3 | 10.34% 3 | 34.48% 10 | 27.59% 8 | 17.24% 5 | 29 | 3.31 |
| Natural beauty | 0.00% 0 | 0.00% 0 | 0.00% 0 | 10.00% 3 | 90.00% 27 | 30 | 4.90 |
| Rural/agricultural landscape | 3.33% 1 | 0.00% 0 | 3.33% 1 | 6.67% 2 | 86.67% 26 | 30 | 4.73 |



Q1 (open ended): Is there something else that you value? Tell us!



(Full list of open-ended responses at end of document)

Representative responses:

- Agriculture
- Quiet
- Night sky

Q2: What changes in your neighborhood over the last 5 to 10 years are you most proud of, and why?

Answered: 22 Skipped: 8



Representative responses:

- Conservation
- Silver Creek restoration projects
- Road improvements
- Slow growth

(Full list of open-ended responses at end of document)

Q3: What changes in your neighborhood concern you the most, and why?

Answered: 21 Skipped: 9



Representative responses:

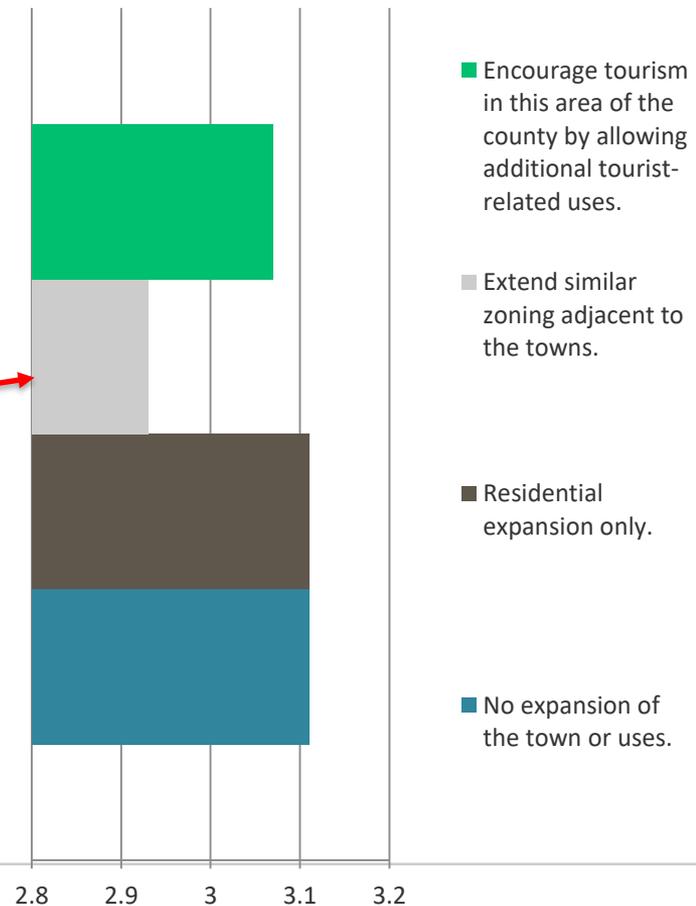
- Development pressure
- More traffic
- Storage units in Picabo

(Full list of open-ended responses at end of document)

Q4: Picabo and Gannett are unincorporated towns. How would you like to see these towns develop in the future?

Answered: 30 Skipped: 0

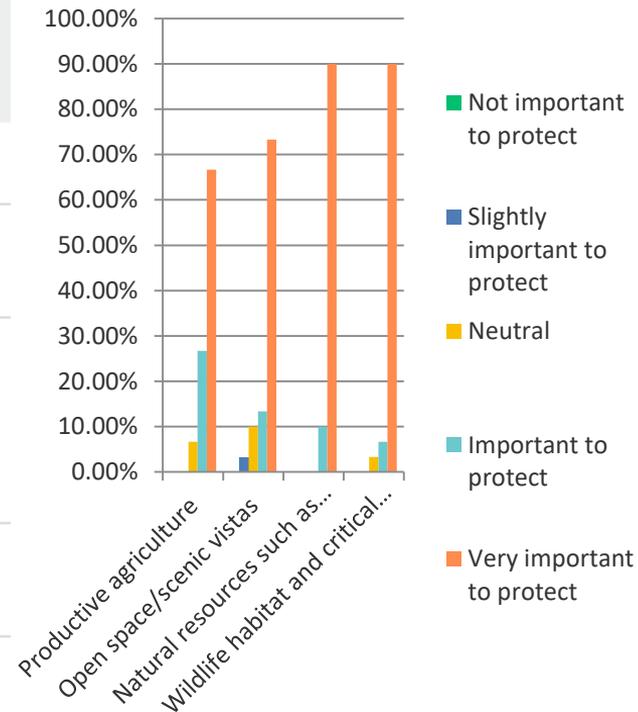
| | STRONGLY DISAGREE | SOMEWHAT DISAGREE | NEUTRAL | SOMEWHAT AGREE | STRONGLY AGREE | TOTAL | WEIGHTED AVERAGE |
|---|-------------------|-------------------|--------------|----------------|----------------|-------|------------------|
| Encourage tourism in this area of the county by allowing additional tourist-related uses in these towns. | 13.33% 4 | 13.33% 4 | 30.00% 9 | 40.00% 12 | 3.33% 1 | 30 | 3.07 |
| Extend similar zoning adjacent to the towns. (Existing zoning in Gannett: medium-density residential and 1 lot commercial. Picabo: medium-density residential, commercial, light industrial.) | 23.33% 7 | 20.00% 6 | 13.33% 4 | 26.67% 8 | 16.67% 5 | 30 | 2.93 |
| Residential expansion only. | 14.29% 4 | 21.43% 6 | 14.29% 4 | 39.29% 11 | 10.71% 3 | 28 | 3.11 |
| No expansion of the town or uses. | 14.29% 4 | 14.29% 4 | 35.71% 10 | 17.86% 5 | 17.86% 5 | 28 | 3.11 |



Q5: Blaine County has a voluntary Transfer of Development Rights program intended to steer development closer to population centers. Should certain south county resources in identified areas be protected in exchange for more compact development in areas closer to the incorporated cities?

Answered: 30 Skipped: 0

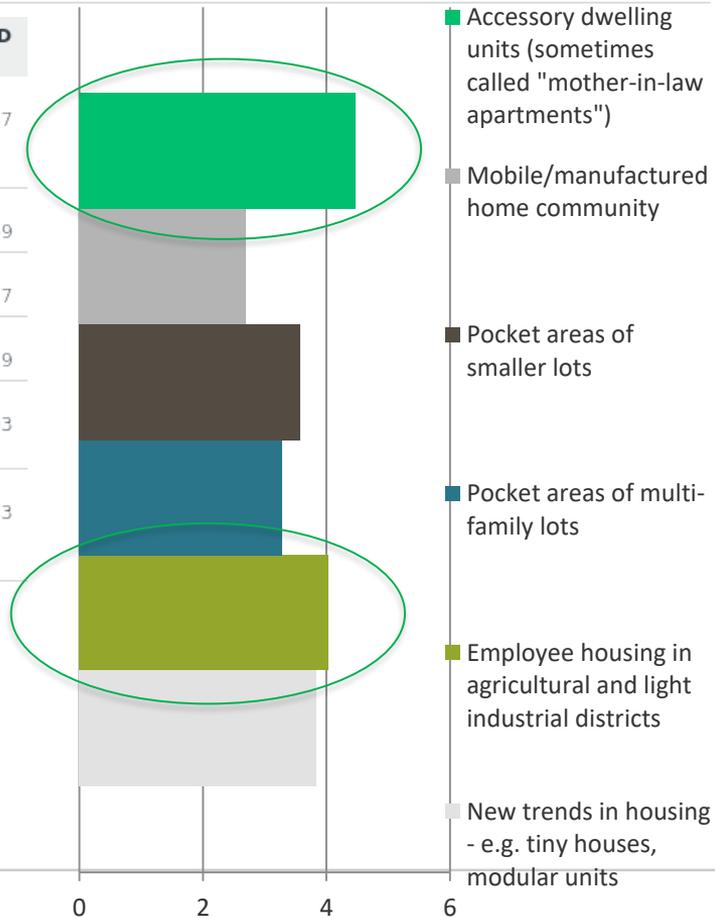
| | NOT IMPORTANT TO PROTECT | SLIGHTLY IMPORTANT TO PROTECT | NEUTRAL | IMPORTANT TO PROTECT | VERY IMPORTANT TO PROTECT | TOTAL |
|---|--------------------------|-------------------------------|-------------|----------------------|---------------------------|-------|
| Productive agriculture | 0.00% 0 | 0.00% 0 | 6.67% 2 | 26.67% 8 | 66.67% 20 | 30 |
| Open space/scenic vistas | 0.00% 0 | 3.33% 1 | 10.00% 3 | 13.33% 4 | 73.33% 22 | 30 |
| Natural resources such as wetlands, spring creeks | 0.00% 0 | 0.00% 0 | 0.00% 0 | 10.00% 3 | 90.00% 27 | 30 |
| Wildlife habitat and critical areas | 0.00% 0 | 0.00% 0 | 3.33% 1 | 6.67% 2 | 90.00% 27 | 30 |



Q6: Housing is a national and local challenge. What types of affordable housing would you support in your area?

Answered: 30 Skipped: 0

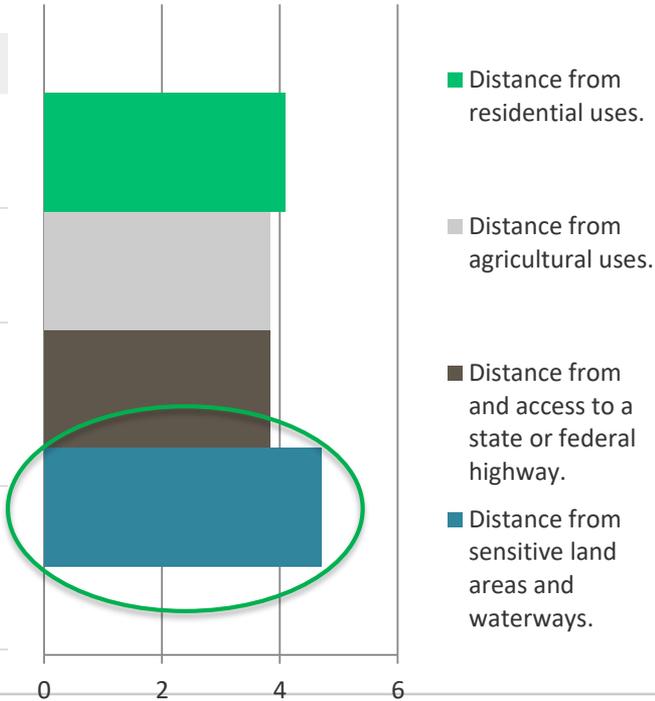
| | STRONGLY OPPOSE | SOMEWHAT OPPOSE | NEUTRAL | SOMEWHAT FAVOR | STRONGLY FAVOR | TOTAL | WEIGHTED AVERAGE |
|--|-----------------|-----------------|-------------|----------------|----------------|-------|------------------|
| Accessory dwelling units (sometimes called "mother-in-law apartments") | 0.00% 0 | 3.33% 1 | 10.00% 3 | 23.33% 7 | 63.33% 19 | 30 | 4.47 |
| Mobile/manufactured home community | 27.59% 8 | 24.14% 7 | 13.79% 4 | 20.69% 6 | 13.79% 4 | 29 | 2.69 |
| Pocket areas of smaller lots | 13.33% 4 | 10.00% 3 | 3.33% 1 | 53.33% 16 | 20.00% 6 | 30 | 3.57 |
| Pocket areas of multi-family lots | 25.00% 7 | 3.57% 1 | 10.71% 3 | 39.29% 11 | 21.43% 6 | 28 | 3.29 |
| Employee housing in agricultural and light industrial districts | 6.90% 2 | 0.00% 0 | 13.79% 4 | 41.38% 12 | 37.93% 11 | 29 | 4.03 |
| New trends in housing - e.g. tiny houses, modular units | 6.90% 2 | 3.45% 1 | 20.69% 6 | 37.93% 11 | 31.03% 9 | 29 | 3.83 |



Q7: The county's Heavy Industrial zoning district is primarily used for gravel extraction, which is an extremely valuable commodity. The district also allows such uses as asphalt plants, concrete batch plants, contractors' storage yards, processing of ag products, truck terminals, and similar. If the Heavy Industrial district was to be expanded, what would be the primary public considerations?

Answered: 30 Skipped: 0

| | NOT IMPORTANT | SLIGHTLY IMPORTANT | NEUTRAL | QUITE IMPORTANT | VERY IMPORTANT | TOTAL | WEIGHTED AVERAGE |
|---|---------------|--------------------|-------------|-----------------|----------------|-------|------------------|
| Distance from residential uses. | 3.33% 1 | 6.67% 2 | 16.67% 5 | 23.33% 7 | 50.00% 15 | 30 | 4.10 |
| Distance from agricultural uses. | 6.90% 2 | 6.90% 2 | 20.69% 6 | 27.59% 8 | 37.93% 11 | 29 | 3.83 |
| Distance from and access to a state or federal highway. | 3.45% 1 | 6.90% 2 | 20.69% 6 | 41.38% 12 | 27.59% 8 | 29 | 3.83 |
| Distance from sensitive land areas and waterways. | 0.00% 0 | 3.33% 1 | 0.00% 0 | 20.00% 6 | 76.67% 23 | 30 | 4.70 |



Q8: Camping, including some RV sites, relatively close to the cities has been identified as a need. Where do you think would be a good place for this use?

Answered: 22 Skipped: 8



Bellevue Triangle & Foothills
locational responses:

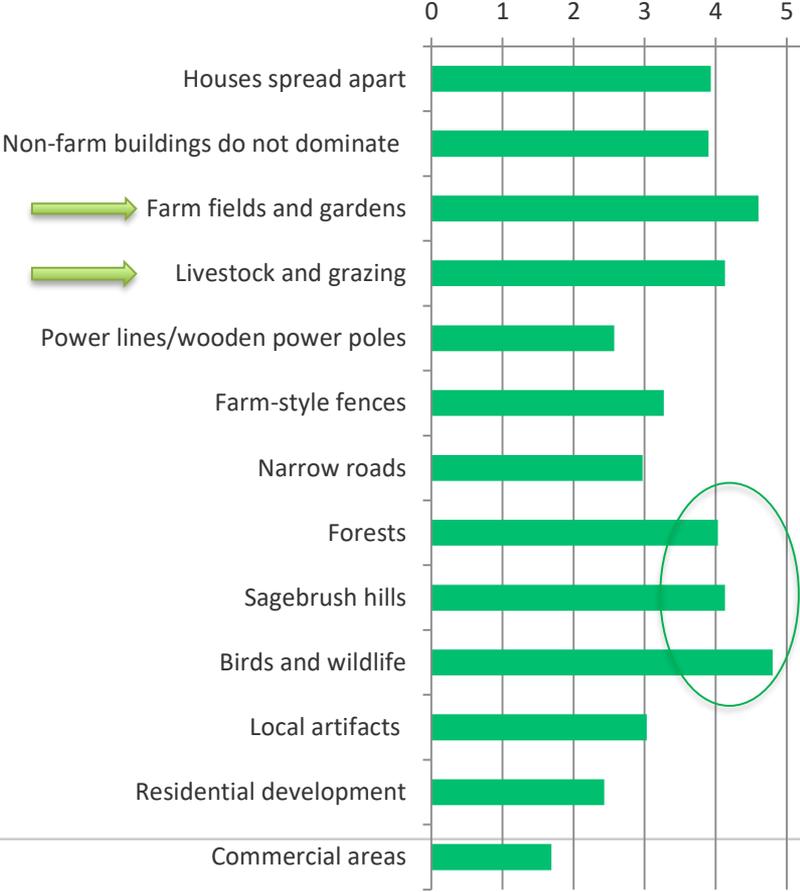
- Picabo
- Gannett
- Magic Reservoir
- Timmerman junction area
- Along Big Wood west of Timmerman junction
- West Glendale Rd
- Rock Creek

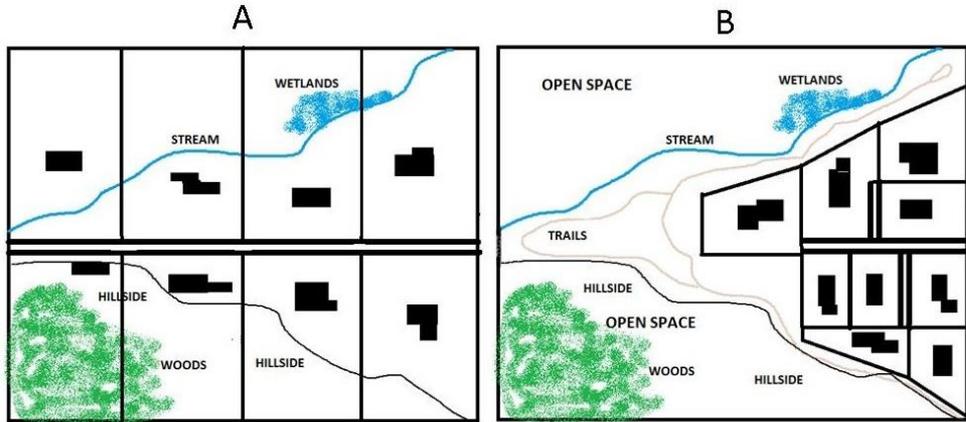
(Full list of responses at end of document)

Q9: Many outlying areas of Blaine County are rural in nature. In an "ideal" rural landscape, how important is it to have the following elements?

Answered: 30 Skipped: 0

| | LOW IMPORTANCE | SLIGHTLY IMPORTANT | NEUTRAL | MODERATELY IMPORTANT | VERY IMPORTANT | TOTAL | WEIGHTED AVERAGE |
|---|----------------|--------------------|--------------|----------------------|----------------|-------|------------------|
| Houses spread apart | 10.00% 3 | 6.67% 2 | 6.67% 2 | 33.33% 10 | 43.33% 13 | 30 | 3.93 |
| Non-farm buildings do not dominate the landscape | 10.00% 3 | 6.67% 2 | 13.33% 4 | 23.33% 7 | 46.67% 14 | 30 | 3.90 |
| Farm fields and gardens | 0.00% 0 | 3.33% 1 | 0.00% 0 | 30.00% 9 | 66.67% 20 | 30 | 4.60 |
| Livestock and grazing | 6.67% 2 | 3.33% 1 | 10.00% 3 | 30.00% 9 | 50.00% 15 | 30 | 4.13 |
| Power lines and wooden power poles | 33.33% 10 | 10.00% 3 | 33.33% 10 | 13.33% 4 | 10.00% 3 | 30 | 2.57 |
| Farm-style fences | 13.33% 4 | 6.67% 2 | 40.00% 12 | 20.00% 6 | 20.00% 6 | 30 | 3.27 |
| Narrow roads | 16.67% 5 | 3.33% 1 | 53.33% 16 | 20.00% 6 | 6.67% 2 | 30 | 2.97 |
| Forests | 3.33% 1 | 6.67% 2 | 26.67% 8 | 10.00% 3 | 53.33% 16 | 30 | 4.03 |
| Sagebrush hills | 6.67% 2 | 0.00% 0 | 23.33% 7 | 13.33% 4 | 56.67% 17 | 30 | 4.13 |
| Birds and wildlife | 0.00% 0 | 0.00% 0 | 0.00% 0 | 20.00% 6 | 80.00% 24 | 30 | 4.80 |
| Local artifacts (old signs, chainsaw bears, etc.) | 26.67% 8 | 3.33% 1 | 30.00% 9 | 20.00% 6 | 20.00% 6 | 30 | 3.03 |
| Residential development | 43.33% 13 | 10.00% 3 | 16.67% 5 | 20.00% 6 | 10.00% 3 | 30 | 2.43 |
| Commercial areas | 65.52% 19 | 17.24% 5 | 3.45% 1 | 10.34% 3 | 3.45% 1 | 29 | 1.69 |

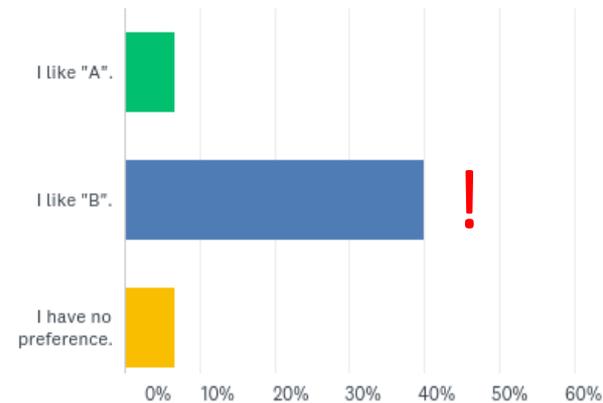




Q10: The two simple drawings above show alternative ways of developing land. "A" has large lots and plenty of space around each house. "B" has smaller lots, each with access to preserved open space with a stream, woods and hillside. Please indicate your impressions of each.

Answered: 30 Skipped: 0

| ANSWER CHOICES | RESPONSES | |
|-----------------------|-----------|----|
| I like "A". | 6.67% | 2 |
| I like "B". | 40.00% | 12 |
| I have no preference. | 6.67% | 2 |



Q11: Sustainability is a popular theme in land use planning. A frequently quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” What does "sustainable land use" mean to you?

Answered: 24 Skipped: 6

Responses generally fall under these main categories:

1. Conservation/active management
2. Preservation/“leave as is”
3. Concept of future generations/the long term
4. Miscellaneous

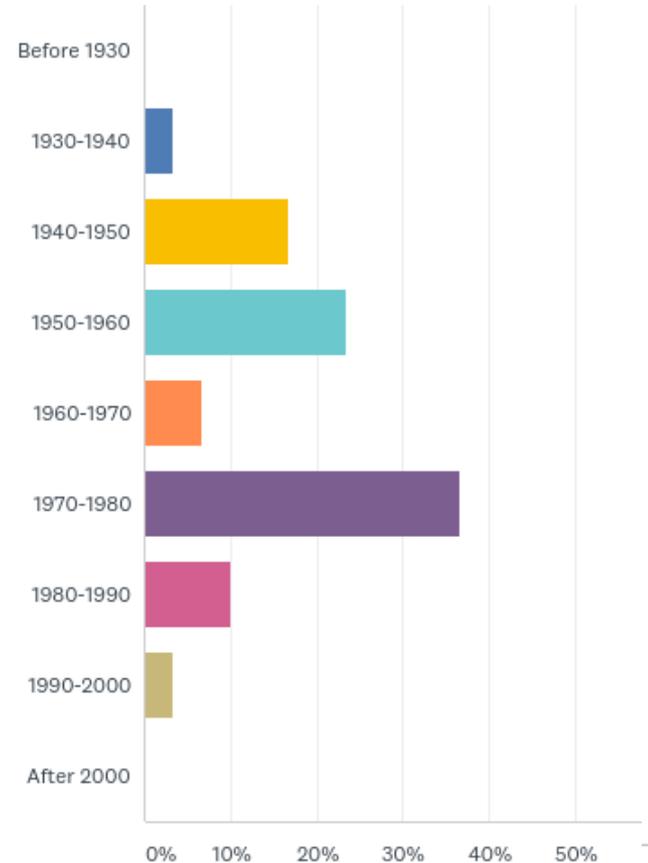


(Full list of open-ended responses at end of document)

Q12: Please tell us a little about yourself... What year were you born?

Answered: 30 Skipped: 0

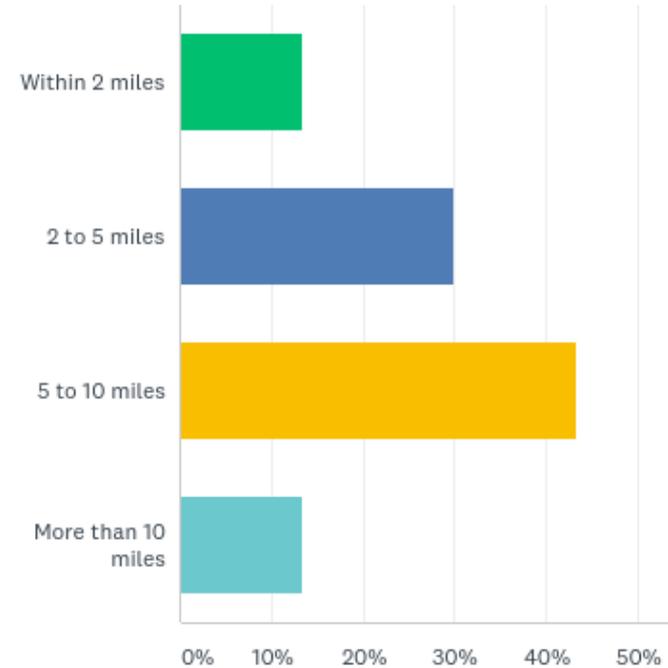
| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----------|
| Before 1930 | 0.00% | 0 |
| 1930-1940 | 3.33% | 1 |
| 1940-1950 | 16.67% | 5 |
| 1950-1960 | 23.33% | 7 |
| 1960-1970 | 6.67% | 2 |
| 1970-1980 | 36.67% | 11 |
| 1980-1990 | 10.00% | 3 |
| 1990-2000 | 3.33% | 1 |
| After 2000 | 0.00% | 0 |
| TOTAL | | 30 |



Q13: Approximately how far from Bellevue do you live/own property?

Answered: 30 Skipped: 0

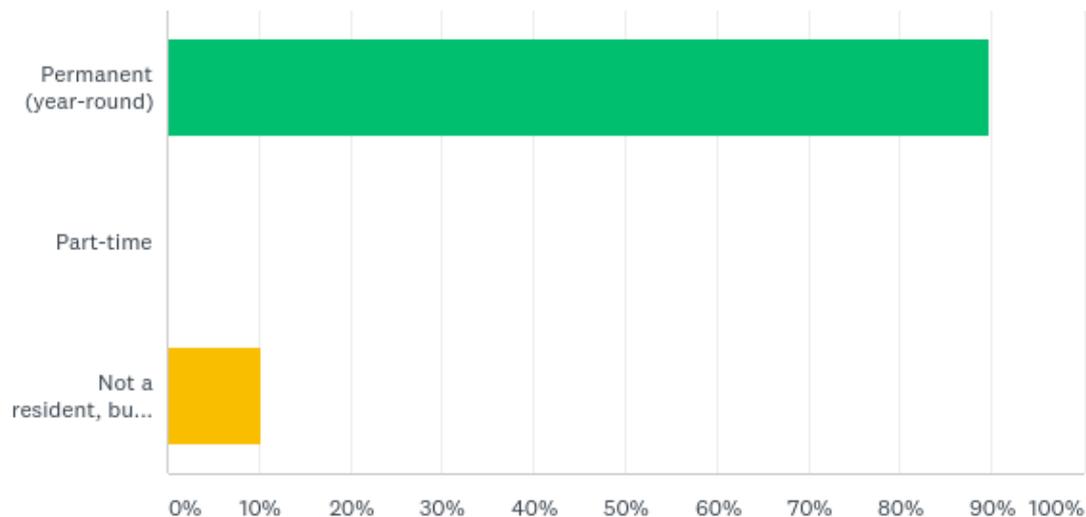
| ANSWER CHOICES | RESPONSES | |
|--------------------|-----------|----|
| Within 2 miles | 13.33% | 4 |
| 2 to 5 miles | 30.00% | 9 |
| 5 to 10 miles | 43.33% | 13 |
| More than 10 miles | 13.33% | 4 |
| TOTAL | | 30 |



Q14: Please describe your residency.

Answered: 29 Skipped: 1

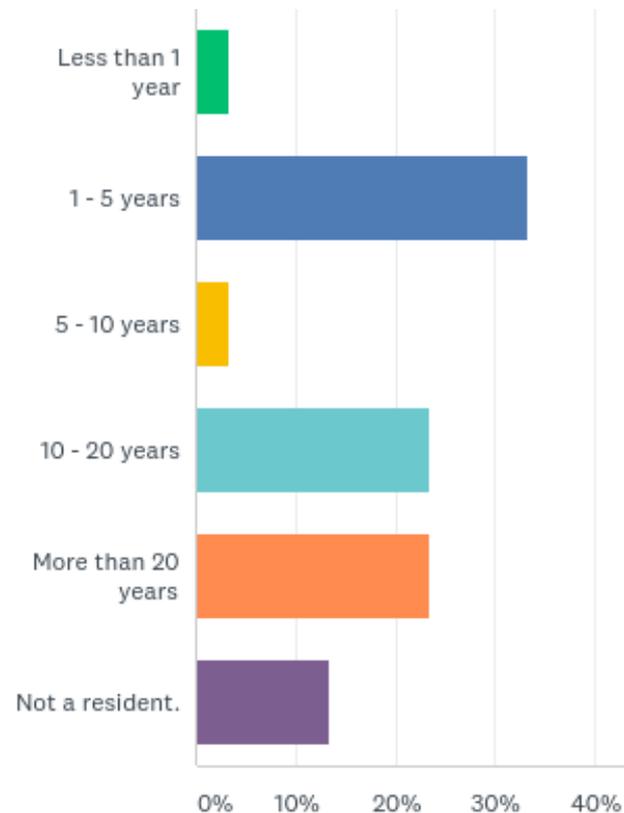
| ANSWER CHOICES | RESPONSES | |
|--------------------------------------|-----------|-----------|
| Permanent (year-round) | 89.66% | 26 |
| Part-time | 0.00% | 0 |
| Not a resident, but a property owner | 10.34% | 3 |
| TOTAL | | 29 |



Q15: How many years have you lived (even part-time) in the Bellevue Triangle area?

Answered: 30 Skipped: 0

| ANSWER CHOICES | RESPONSES | |
|--------------------|-----------|-----------|
| Less than 1 year | 3.33% | 1 |
| 1 - 5 years | 33.33% | 10 |
| 5 - 10 years | 3.33% | 1 |
| 10 - 20 years | 23.33% | 7 |
| More than 20 years | 23.33% | 7 |
| Not a resident. | 13.33% | 4 |
| TOTAL | | 30 |



Open-ended responses to survey questions are found on the following pages. All responses are shown in their entirety, unedited, and in no particular order.



Q1: Is there something else that is important to you? Tell us!

- taking care of the land, the challenge of growing organic products on the land
- our farm; wildlife; water quality; night sky; open space; quiet
- Productive agriculture---which is economically viable, sustainable, and oriented towards regenerative ag and includes ag related businesses. "Rural/agricultural landscape" for others to enjoy is an associated benefit, not the central purpose for agricultural land. (it is someone's livelihood)
- Open space and agriculture, low density population
- I love Wide open spaces and agriculture. I love living in Picabo, that is a cool ranch and Fly fishing town. I am really disappointed to see the change occurring in Town. The storage unit boom along Hwy 20 is out of control. It's like driving through a gauntlet of storage units. It is changing the identity of the town. This provides no economic value to the community, except one. People from out of town are renting or buying these units and are here once a year and buying a cup of coffee. these light industrial areas might be better utilized for residential. If we are not careful, we will have more storage units for stuff and not housing.
- Wildlife - maintaining critical habitat. Beautiful grass landing strip at Picabo and gravel strip at Sluder's.
- we believe that the heavy industrial zoning in the area is valuable to the county and would encourage more, if possible.
- It would be better if the airplanes didn't fly over this area so close. They're too loud.
- Slower pace of life, great views unobstructed by industrial development, relationships with neighbors.
- We recently purchased 39 Muldoon Canyon and due to the many restrictions on development with the plot we would love the idea of either easing some restrictions or easing the tax burden if we do not develop it. Or possibly as an open space purchase by the county?
- I would like to have my 20 acre zoning changed to 10 acre zoning as it is just a mile or so north of me.
- affordable
- Larger acreage equals fewer people and more wildlife. Good!
- The ability to step outside at night and hear no sounds and see every star and the Milky Way is the reason for rural living.
- Maintaining the farming/ranching economy in the area.
- I feel there's a lot of unused acreage in the Triangle

Q2: What changes in your neighborhood over the last 5 to 10 years are you most proud of, and why?

- the road was improved!
- few changes, but continued protection, restoration & conservation of land/water quality values
- That there has not been much change
- stream restoration and little development on silver cr
- Improved surface irrigation delivery and water conservation via irrigation technologies. Water conservation is essential.
- Slow growth. Because with the new influx of city folk looking to get away from the cities, our small valley is growing even smaller.
- Addition of restaurants
- Rock Creek Preserve - To see the fences removed and the antelope now able to migrate freely and also better cattle grazing control
- more properties in the Silver Creek area, Picabo and southern Pioneers that have been protected with Conservation Easements
- Appreciated improvements on banks and path of Wood River near Glendale Road after major flooding. Addition of Silver Creek Hotel, Valley Country Store, hardware store in Picabo and expanded food services at Picabo store, Fuego, and Mama Inez businesses enable us to do more of our shopping and dining closer to home. Library improvements appreciated, too. Glad that local small farmers are getting more support from community. The RV camping area in Picabo was a good addition.
- The continued agricultural use. The lack of change
- Have lived in the triangle less than 5 years, lifetime Blaine county resident however
- protection of the silver creek wetlands
- active development
- road improvement
- We just recently moved here.
- no changes
- minimal changes
- property upgrades and improvements
- Preventing bike path from coming down Gannett and further.
- N/A - moved to the Triangle in 2018. WRV since 2016.

Q3: What changes in your neighborhood concern you the most, and why?

- increased weed pressure, more varieties of weed problems
- increasing development pressure & fragile agricultural economy, because they threaten what makes the area special.
- Development of new homes or Subdividing of parcels
- residential and Ag mix
- development and loss of productive agriculture.
- Population growth, with new growth will come new people who always seem to try and change the valley we love and live in. And with more people, come more cars to a highway system thats already overused and under maintained.
- Roads, power outages, number of cars
- Still have very bright night lights from barns as far away as 5 miles shining into our house
- The Increase in Storage units being built in Picabo. It is changing the identity of the town and provides no housing
- The rundown, poorly maintained properties. Awful road conditions in Bellevue area.
- leap frog development
- They want to pave the road. No need for that.
- too many storage units on the highway in Picabo, block the views, ugly
- over-development, unsustainable farming/ranching practices
- bridge development for access
- Traffic and lack of enforcement for speed and not stopping at stop signs.
- condition of Gannett road
- expansion of industrial uses in ag. zoned areas, the county's habit of ignoring it.
- Changes in notification of neighbors for requests for variances to existing zoning laws
- Increased density would be a detriment to the quiet and the dark night sky.
- Traffic impacts to Gannett Road. It's low traffic currently, adding housing along may alter that. A small price to pay to alleviate the needs of the Valley.

Q4: Picabo and Gannett are unincorporated towns. How would you like to see these towns develop in the future?

- My hopes and dreams for change in the Bellevue Triangle area are to 1) add a general store, much like the Picabo Store to build community for those living in the triangle. 2) If there is an opportunity to build affordable housing in the triangle, I would very much support it. So whatever kind of zoning we need to make a general store and affordable housing possible are what I support.
- Commercial development in Gannett makes no sense. there is already one commercial site there & it is unoccupied. if residential expansion occurs, it should only be to the north or northwest along Gannett Road. soils & road quality along Punkin Center are unsuitable for development. Picabo is on the highway and serves the Silver Creek area and Carey, but expansion potential is limited. Residential expansion is already occurring but is adjacent to surrounding farm/ranch activity.
- I could see Gannett expanding, but Picabo area expansion would encroach on Silver Creek preserve
- Smart slow growth in the rural towns for housing is okay, The storage unit boom in Picabo, only takes away from housing and provides no value. The storage unit is built for large RVs that out of town folks park and leave and do not provide any economic value to the community members, except the owner.
- I liked when Gannett had the mini-golf course. It was fun. Keep it fun and quirky.
- I'd like to see residential and tourist/town site uses developed over light industrial uses in the area around Picabo. Too many storage units changes the landscape and makes the area less scenic and quaint.
- I don't have enough information to give informed answers.
- Afraid to open up area and then it gets out of hand.

Q6: Other ideas for appropriate affordable housing in the Bellevue Triangle area?

- dense development is totally unsuitable for my area, which is Silver Creek. the cities need to solve this problem. that is where the supporting infrastructure & jobs exist. tools: zoning changes, annexation process & requirements. they also need to participate in TDR program, which currently they do not.
- I think ADUs should be encouraged. Not only do they offer add'l housing options, but is a source of income for home owner and helps to consolidate development impacts. Mixed zoning is also something that has historically been shunned, but there is a lot of value in housing near employment (eg light industrial) such as reducing commuting.
- It is time to address housing in a impactful way. The infrastructure of roads, utilities, schools, etc. combined with clustered housing close to the main highways and in unused light industrial should be considered.
- On these 1-3 acre properties, we should allow additional ADU's. This would allow additional housing in compact areas. On the 2.5 acre parcels, only one ADU is allowed, we should increase to two or be less restrictive on the permits and total square footage.
- Areas for well-designed and maintained mobile home/manufactured home communities could be considered if they are located and landscaped so that they do not destroy general rural/agricultural nature of region.
- The affordable housing need is more greatly needed in the north valley where public transportation is available. Kind of pointless to say something is "affordable" when a car is required with lots of gasoline to fuel it. ADUs and tiny homes make sense, but they make more sense along the valley bus route.
- Design is a critical factor in how higher density and multifamily lots are developed. Bad design creates loss of community character and property values overall.
- allow 10 acre zoning
- affordable housing should only be in city limits so residents are close to resources - stores, public transportation
- Shoshone seems nice.
- Bring in housing for the middle class in the Triangle. Dense development is a pain point in the Valley. Don't make it one where there's room to build. Medium density, single family homes.

Q7: The county's Heavy Industrial zoning district is primarily used for gravel extraction, which is an extremely valuable commodity. The district also allows such uses as asphalt plants, concrete batch plants, contractors' storage yards, processing of ag products, truck terminals, and similar. If the Heavy Industrial district was to be expanded, what would be the primary public considerations?

- contamination of water, land and air a big consideration
- not sure if distance is considered negative or positive factor in each of these considerations. for example, proximity to Hwy 75 is positive for infrastructure, but potentially negative for viewscape. most important factors are protecting groundwater quality. surrounding ag is unlikely to be affected, except perhaps by traffic.
- Are there other areas under consideration for gravel extraction? I am unclear where a possible expansion would occur...the public considerations would depend on the location, but it seems to me that all of these would be important to consider.
- Living out Glendale road west I am very aware of the heavy traffic in the first 1.5 miles. It is OK and appropriate and necessary- plus makes sense being in the flood zone and not visual from the highway for the most part. Noise and dust should be considered as well.
- Mitigation measures for noise, air quality, water quality, and visual corridors should be appropriately included.
- It would be important to limit the environmental impact, but more area for economic stimulation is also very important. No easy answer.
- Impact on views, sounds, smells, hours of operation
- noise and never allow dairy farms!
- There are instances of heavy industrial uses in the ag. zones without consequence. In some cases those uses are expanding. 2 - 3 miles out Glendale rd. one ag parcel is a used car lot & the compost operation is nothing more than Sun Valley Co. dump, not to mention an excavation business. Its all very unsightly & leads to heavy truck traffic in a non-industrial zone.
- Increased heavy truck traffic will damage roads and may become a traffic safety issue.
- I'm admittedly not knowledgeable enough in this area to make an informed opinion.

Q8: Camping, including some RV sites, relatively close to the cities has been identified as a need. Where do you think would be a good place for this use?

- Croy Canyon just past Lion's Park
- Somewhere along the river would be nice
- Somewhere not visible from Main Street
- Picabo, Magic Res., Rock Ck. Seems like a lot of camping opportunities already exist!
- Why go camp in the woods! The valley is not a camping location anymore, theres no room and the visiting public already disrespects our public lands. Why give them more and closer to town!
- Sounds good except for the garbage and impact to the land adjacent to the campgrounds being impacted. The campsites need to be in an area that can easily be maintained and monitored.
- Somewhere around the blinking light, around Timmerman
- West Glendale Road, Gannett/Picabo area
- North of Ketchum!!!! And Trail creek, expand boundary creek campground please
- Between Hailey and Bellevue - Eccles ranch area
- don't know
- close to town
- agree and not sure where
- Slaughterhouse canyon
- river
- close to town
- Close to Bellevue & Gannett.
- Poverty Flat area
- quigley or croy canyon
- Along the Big Wood, west of the blinking light.
- No Opinion - Who wants to camp by a city?
- By the river off of Glendale road towards Webb

Q9: Other "rural" landscape features?

- Commercial areas seems like the antithesis of rural landscape. Rural by definition means few to no houses, so spread apart and few yes, but when a developer paves over, clustering will minimize impact. chainsaw bears--wtf?
- your kidding when you ask about the power lines right? In a ideal setting all power and utility should be buried.
- No billboards or too much signage. Natural colors and low profiles for structures.
- Residential and commercial, within or adjacent to towns.
- No vans down by the river!
- power lines are unsightly
- no 3/plus story building
- Open space, riparian protection
- No light pollution. Quiet.

Q10: Why do you prefer A or B?

- I prefer that natural areas are accessible to all of us
- both are suitable, depending on circumstance. A allows for smallholdings. B allows for a larger, possibly more viable commercial operation to survive. both have benefits & drawbacks. in both, natural resources should be conserved.
- B. less impact on wildlife, water, viewshed, and consolidates dev impacts.
- Would common open space be for all Blaine County residents? If not spread out the houses.
- B preferred because it provides larger areas for wildlife resting or transition and condenses areas for services—postal, garbage, fire, school buses.
- B leaves the stream and open space natural and more available for all users.
- B protects open space for public or ag use. Good.
- large lots are important but protection of wetlands and waterways should be taken into consideration
- the importance of open space and trails
- 'A' lends itself to more expensive, unaffordable housing, which this valley already has plenty of
- B provides protection and access (open space) to sensitive woodland and riparian areas.
- Support the existing A 20 zone, do not subdivide there.
- as long as there is public access to trails
- We need housing

Q12: Sustainability is a popular theme in land use planning. A frequently quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” What does "sustainable land use" mean to you?

- Preservation of wild areas, streams and wildlife is what I think of as sustainable land use! That means limited development in agricultural areas
- Building that's easy on the earth
- that the land, water & wildlife will remain cared for, healthy and substantially intact in perpetuity.
- Slow and smart development
- development centered around existing towns
- Kudos for trying to be sustainable, but the ability to meet needs of future generations is arguably already compromised. Is sustainable enough? CO2 emissions need to be reduced and sequestered, which translate to land use that is efficient, innovative, focuses on improving existing rather than extensive development and building and waste and excessiveness. What if we put our resources towards being the greenest community rather than having the fanciest and most costly amenities?
- Doing the right thing for the land before the people.
- Creating sensible building developments actually similar to what you describe above. Solar panels and other renewables built into the infrastructure of the parcels
- Harvesting and using natural resources without degrading the natural elements and still having a healthy working ecosystem. No Clear cutting, Don't harvest more gravel in a stream that is not recruited from the previous year, "Limit your Catch, don't catch your Limit"
- Not compromising water availability and quality and air quality. Controlling rate of growth so community can make adjustments along the way. Protecting public spaces and access.
- Land, water, wildlife and profitable ag are protected and continue for future generations through the use of concentrated growth in and around towns.
- Sustainability is a very hard question to answer. I believe well usage that doesn't compromise the aquifer, along with septic systems that don't leak are important. Also, gravel or dirt roads that people drive slower on are also important.
- same as above

Q12: Sustainability is a popular theme in land use planning. A frequently quoted definition of sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” What does "sustainable land use" mean to you?

- thinking of the future - taking responsibility of how we use the land now that may benefit us now but does not think of the future or the sustainability of those actions
- proper treatment of soil and carbon capture; reduction in cattle grazing appropriate fees for use on public land so that public land is not over grazed designated area for motorized sport vehicles so as to limit negative impacts on the land and animals
- A balance between natural vegetation, fire protection, and expanding upon the scottish idea of free travel across open lands.
- I agree with the above statement
- low impact to nature
- Permanence, such as in the conservation easements in the south valley. New generations of planners should respect the efforts of those who preceded them.
- Keep land free from development.
- population density should be kept in cities, land should be used for agriculture
- Limiting growth and density.
- use of the land that can continue as same in perpetuity
- Do not sacrifice the environment for developmental needs.