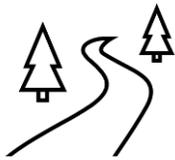


Guidance for Community Land Use and Development

At the core of our community, we have great value for the people within our community, the culture of the community¹ and this place that we live in. These land use and development guidelines have been adopted to protect the integrity of the things that we value the most about our community. These guiding principles have been adapted from the Living Future Institute's Living Community Challenge, the township's comprehensive plan and lake county's master plan.



Place

The goal of this guideline is to be intentional about where we build and how we develop our community. In Crystal Bay Township we want to develop in ways that limit sprawl and protect our, promote local food systems and make walking and biking safe and convenient in the most developed areas. What this looks like in action:

- as much as possible new developments will prioritize building and developing on land that has been previously used; when it is necessary to develop areas that have not been cleared before set aside 2x as much land as was developed
- protect and preserve land that is suitable for agricultural production as well as foraging wild foods;
- protect wetlands, flood plains, and old and/or biologically rich forested areas through set back zones that maintain the integrity of the place;
- develop and maintain walking and bike routes within the most developed areas of the township;
- protect and promote areas of cultural relevance within the community.

Water



Water is a precious resource. Within the boundaries of Crystal Bay Township there are many bodies of water that provide relatively easy access for human activity. Crystal Bay Township has the great privilege of being located in the Lake Superior watershed. Due to the remote nature and forested landscape most of the water is uncontaminated and plentiful. However, the township does not take this for granted and the following guidelines:

- development within the community must maintain or enhance the water quality of the land it is situated on;
- prioritize water efficient appliances;
- use a closed-loop water system so that the development does not use more water than can be produced on the site.

¹ The Finland Culture is defined by some of the following things a sense of belonging and acceptance of differing viewpoints; social consciousness; a willingness to work together to get things done; grit and determination; a strong vision for the future that is inclusive rather than exclusive; a sense of individualism; and, willingness to try many different things to make the community successful.



Energy

Energy use currently has a high cost for both the environment and communities. Projects supported by Crystal Bay Township are working toward safe, reliable energy that allows communities energy independence and doesn't hurt the environment. Crystal Bay Township is doing this by:

- reducing energy consumption in projects through efficient technologies and design;
- use of renewable energy either onsite or purchasing from CLP.



Health and Happiness

Health and Happiness are foundational for a thriving community. Crystal Bay Township aims to focus on the major conditions that must be present to create robust, healthy Communities filled with happy, productive people. This means cultivating nourishing, highly productive and healthful environments incorporated into indoor and outdoor spaces throughout the Community. Crystal Bay Township does this by:

- creating spaces and fostering businesses and organizations that support social connection between people and between our place;
- honoring historical places and cultural traditions;
- seeking out programs that support the health and wellbeing of all community members;
- incorporate nature and natural patterns and processes;
- sufficient and frequent human-nature interactions, throughout the Community to connect the majority of occupants with nature directly.



Materials

Living in a rural area, we have both a lot of access to resources and materials and very limited access. Through our land use and development projects, Crystal Bay Township is working to create and support a successful materials economy that is nontoxic, transparent and socially equitable. Throughout their life cycle, supplies and materials are responsible for many adverse environmental issues, including illness, squandered embodied energy, pollution, and resource depletion. The projects will limit or eliminate materials that are harmful to people and then environment in the building process. Projects must incorporate materials in the built environment are replenishable and regenerative, and have no negative impact on human and ecosystem health. The Township does this by:

- avoiding materials on the [Red List](#) whenever possible. As these are known to be very toxic to people and the environment;
- reuse and recycle products so that sending materials to the landfill is the last option.

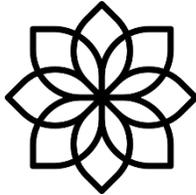


Equity

Design and development has a large impact on the ability to foster a true sense of Community, whether that Community. A society that embraces all sectors of humanity and allows the dignity of equal access is a civilization in the best position to make decisions that protect and restore the natural environment. Until all Communities aspire to such greatness, our societies will always be less than they can be. There is a disturbing trend toward privatizing infrastructure and creating polarized attitudes of "us" vs. "them"—allowing only those of a certain economic or cultural background to participate fully in community life.

Crystal Bay Township realizes that we are indeed all in this together can the greatest environmental and social problems be addressed. Projects supported by the township will do this by:

- allowing equitable access for all people regardless of physical abilities, age, or socioeconomic status;
- shall provide access to, and will not diminish the quality of, fresh air, sunlight and natural waterways for any member of society;
- the project keeps money in the local economy and invests in local organizations;



Beauty

The need for beauty as a precursor to caring enough to preserve, conserve and serve the greater good. As a society we are often surrounded by ugly and inhumane physical environments. If we do not care for our homes, streets, offices and neighborhoods, then why should we extend care outward to our farms, forests and fields? Crystal Bay Township is naturally beautiful and the township is

continuously working to highlight and protect that beauty. Projects and development will:

- elevate the community's spirits and incorporate aspects that are meant purely for delight;
- incorporate local artists;
- share the stories of the organization and the place – what is the organization doing to enrich the community and the environment;
- maintain the buildings and infrastructure over time.