

## **Crystal Bay Township Process for Community Land Use**

1. Community identifies a need → Township gathers information collaboratively with Friends of Finland through Community Strategic Planning
2. Business/Community Development Plan is created to address the need. → The plan includes the following information:
  - a. How the project will be affordable and inclusive for all community members in the short and long term
    - i. List audiences that the plan serves and how it keeps resources in the community
  - b. Uses current data and township community land use development guidelines to take care to protect both the people and the natural community
  - c. Maintains public accessibility into the future
  - d. Engages community throughout the process
  - e. Uses business models that build/maintain community wealth - examples might include: community supported enterprises, co-ops, nonprofits
3. Township works with Lake county to:
  - a. Tax forfeit land is a possibility for community development projects. The Lake County Forestry/Land Department is responsible for overseeing the administration of Tax forfeit land. As caretakers they are tasked with protecting, developing and administering Lake County's land and timber resources to best meet the needs of county residents. The department recognizes the importance of providing for a diverse mixture of resource uses and outputs over time. Full and proper utilization of this resource will be carried out consistent with generally accepted social, economic and environment principles, and within the confines of all applicable administrative and State statutory guidelines. To propose usage of tax forfeit land the project must do the following things:
    - i. Develop a detailed plan that identifies public need/interest and how it will serve the public need into perpetuity
    - ii. Contact the county land commissioner to discuss the parcel(s) of tax forfeit that seem best suited to the project at hand.
    - iii. Identify how the use of the land will support the county's imperative as stewards of the land
  - b. Lake County planning and zoning is dedicated to working with communities to develop in a way that meets the community's needs. The planning and zoning department has a process that is specifically designed to work with a community project from an early stage to ensure appropriate zoning for the project. Early engagement in the process is important for maximum flexibility in project planning.
  - c. It is best to allow for plenty of time in the process
4. Township/Friends of Finland/Community Partner seek funding for the project jointly
5. Township creates Memorandum of Understanding for land use with entity → terms should be created to suit the project.
  - a. Project should contribute back to the township in some way whether it is through services or financial.

- b. Clear terms about transfer of ownership/leadership of the business; as well as dissolution of business
  - c. Equity should be at the forefront:
    - i. disclose any conflict of interests;
    - ii. nepotism should be monitored;
    - iii. no discrimination based on religion, age, gender/sexuality, race or socioeconomic status
6. Project accountability:
- a. During start-up phase there is regular check-ins with the township and friends of finland to ensure it is progressing as intended. Project gives annual report to the township on project (even when it is completed to keep township supervisors engaged with the work that is being done on township land)
  - b. Project engages in annual community engagement activity into perpetuity to ensure community has access, can provide input and knows what is happening in the community.