



A Circular for the McCroskey Township

September 17th, 2025 (Constitution Day)

Issue #17

“The Comprehensive Plan”

So, I thought I would look up the Constitution of Communist China the other day to see what it says about zoning and property rights, and lo, and behold, yep, as expected, property is owned by the state. “Private property” is in name only as just a designation of an allotment to individuals which they can hold as long as they follow the “comprehensive plan” dictated by the state.

Seems as though I read that terminology somewhere else, and yep, right again, the opening mission statement of the Benewah County Zoning & Planning Board says that property owners are supposed to conform to a “comprehensive plan.”

Who makes up this “comprehensive plan”? Well, the zoning board, of course.

I had a preacher friend forty years ago who told me that he wasn’t ever worried about China or Russia invading our country and imposing a communist tyranny. We would vote it in on our own accord.

Our state and local politicians brag about protecting our freedoms and our “way of life.” They don’t tell us that *they* will decide for us what that is - just like in Communist China. The only difference between the

Republicans and the Democrats is that the Republicans are more sneaky about it.

NGO’s & Fake Government Agencies

At first, the zoning board was advisory but now the County Commissioners are trying to give it more power.

What began as a “non-governmental organization” (NGO) is fast becoming a menacing government agency.

This in spite of the fact that the U.S. Supreme Court gutted the administrative power of these kinds of agencies in recent landmark decisions.

For example . . .

[[Loper Bright Enterprises v. Raimondo](#) (June 2024): This landmark decision eliminated the doctrine of “Chevron deference,” which for nearly 40 years required courts to defer to a federal agency’s interpretation of ambiguous statutes they are tasked with enforcing. Now, courts are not obligated to accept an agency’s expertise and must instead interpret the statute’s text themselves]

Evidently, local and state officials have still not gotten the memo.

(Go to the savebenewahcounty.com website at the first of the month for more information with internet links.)

Fee Simple or “Fee A Lot”?

The famed economist, E.C. Harwood of the American Institute for Economic Research, throughout the 1970s, chronicled the descent of our inner cities into slums and laid the blame at the feet of local governments. The greatest tax and regulation offender is not the federal government, it is your local official. High fees, property taxes, and building codes were the leading causes of urban deterioration. Taxes on improvements created a dis-incentive for property maintenance. Codes required the improvements could only be done by “licensed” and expensive professionals. No DIY allowed.

Fast forward to today and the recent report in the *Gazette-Record* that the County Commissioners are planning to raise numerous fees by a significant amount (beyond the rate of inflation)..

We now have proof that the financial condition of Benewah County is in trouble. Government mismanagement at all levels (county, local, tribal, etc.) has now resulted in a plan to deny you your property rights (fee simple) in order to fund their “comprehensive plan” (fee-a-lot) for Benewah County.

Analysis coming soon to savebenewahcounty.com (October, 2025).

The McCroskey Agrarian

1435 Desmet Rd.
Desmet, ID 83824



Celebrate America’s Sesquicentennial

America celebrates its 250th year of Independence in 2026. It actually began this year with the remembrance of Colonial resistance at Bunker Hill but kicks into high gear July 4th to celebrate the Declaration of Independence (1776/2026) and ends in 2037 (the 250th anniversary of the Constitution).

Declare your own independence by affirming your property rights and defying the spurious claims of local officials to dictate what you can or cannot do with your property.

The McCroskey Agrarian (copyright, 2025) is a newsletter for the McCroskey Territorial Agrarian Society. It is published monthly and after a two-week delay, it is published to the savebenewahcounty.com website.

Next Issue: More on NGO’s, Fake Government Entities and area news.

If you missed the previous newsletters, you can find them at savebenewahcounty.com. James Stivers, Editor/Publisher jwstivers1@gmail.com. Let us know if your postal carrier failed to deliver your copy.

“...in questions of power then, let no more be heard of confidence in man, but bind him down from mischief by the chains of the constitution”

- Thomas Jefferson, 1798, Kentucky Resolution

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