

SC meeting #4

Sub-Committee Meeting 4 - Agenda

Week of August 1, 2011

“Draft Vision Statement + Preliminary Mapping”

Meeting Objective: To finalize a draft Vision Statement, Principles, Benefits and Opportunities to present to the CC. Select photos and illustrations that represent the Vision. Review and rank constraints that will inform the Framework Plan (Preferred Land Use Map) to be developed in Phase 3.

1. Approve Minutes from previous meeting

Part I - Vision Document Draft 2 Review

2. Re-review the vision statement, principles, benefits, and opportunities for your SC included in the Draft Vision Document. Consider the feedback from the community which is provided.
3. Review visuals provided that illustrate different aspects of the vision – identify (with dots or whatever method works for your SC) the illustrations or photos that resonate or best represent the vision.
4. Review the map provided in the Vision Document that generally represents the opportunities identified by your SC at your last meeting.
5. Make notes of any changes needed and finalize a Draft Vision Statement, Guiding Principles, Benefits, Opportunities, visuals, and map to be presented to the CC.

Part II – Preliminary Constraints Brainstorming

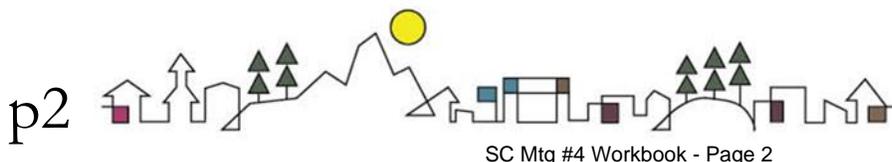
6. Review the Constraints maps and tables provided. If there are any constraints missing or constraints that you feel are miss-categorized, make changes to the tables in the spaces provided.

Part III - Background Information

7. Review the topics provided to your SC that will need to be included in the Comprehensive Plan per LLUPA.
8. Assign one committee member to each topic or potential source (ie: one person to contact the school superintendent). Research and provide this and other historical information of which that you have knowledge at your next SC meeting.
9. Provide Teton County Staff a list of up to 5 guest “expert” members you would like to consult with during your next SC meeting to help with the LLUPA requirements or other topics.

Next Steps

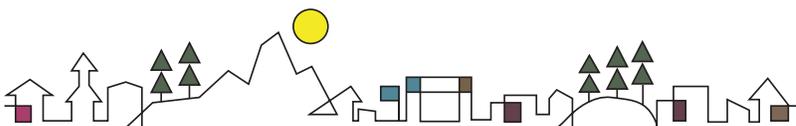
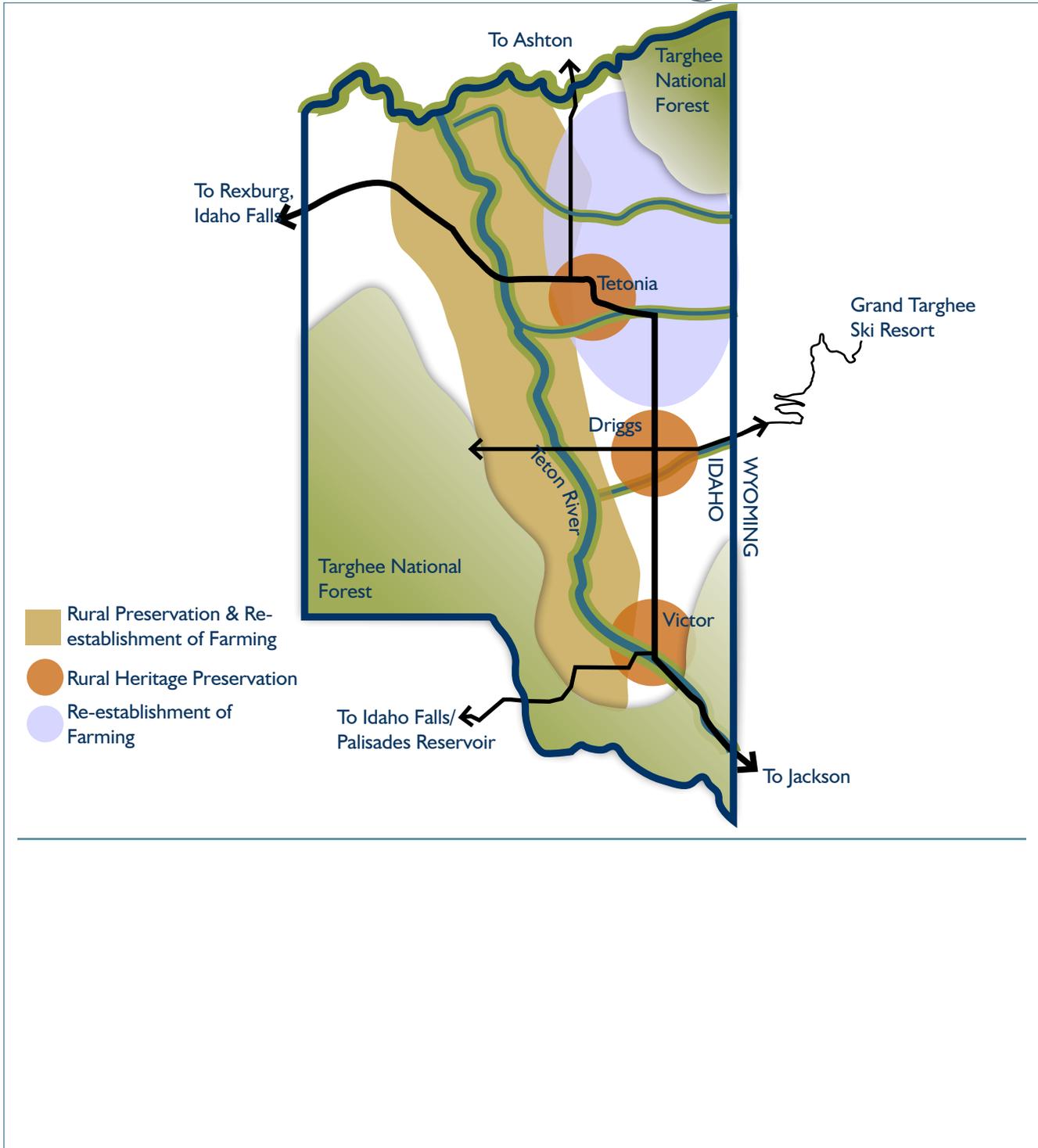
- Attend the **Community Vision Workshop** scheduled for **August 25rd at 5:30** at the Courthouse. We need committee members there to present their component of the Vision Document.
- Bring information for your background topic to the next SC Mtg #5 (week of Oct. 3rd)



Part I: Agricultural + Rural Heritage

Pages from the Draft Vision Document

agriculture and rural heritage



agriculture and rural heritage

“

PRESERVE THE RURAL CHARACTER AND HERITAGE OF TETON VALLEY

”

GUIDING PRINCIPLES

- Maintain our small town feel and rural heritage
- Ensure that planned growth maintains our rural character
- Balance property rights and rural character

BENEFITS

- Preservation of open space and rural character
- Preservation of our small town, agricultural heritage
- Promotes Teton County's distinctive identity

OPPORTUNITIES

- Create incentives for farmers to farm
- Return platted land back to agricultural production
- Support agriculture and ranching
- Facilitate the transfer of land (such as to family members)
- Explore options to protect our open lands (e.g. Land District)
- Support our local agriculture through improved infrastructure (e.g. Improve and maintain roads for agricultural product transportation)



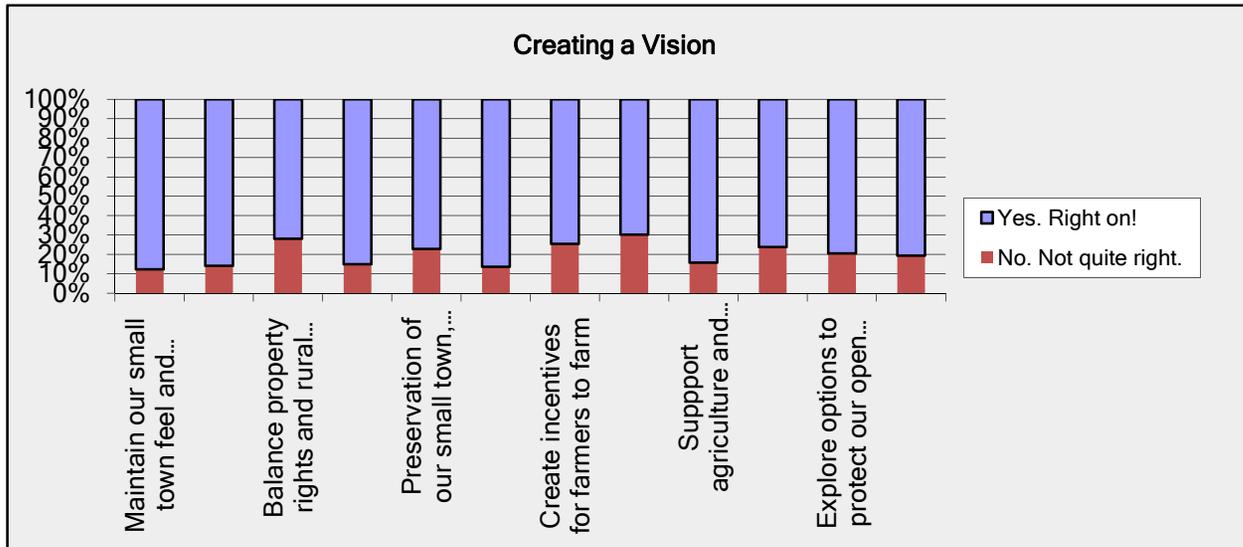
Part I: Agricultural + Rural Heritage

Community Feedback



"Creating a Vision" Survey Results - Agricultural and Rural Heritage

Answer Options	Yes. Right on!	No. Not quite right.	Response Count	Yes - %	No - %
Maintain our small town feel and rural heritage	99	14	113	88%	12%
Planned growth is important to maintain our rural character	97	16	113	86%	14%
Balance property rights and rural character	79	31	110	72%	28%
Preservation of open space and rural character	97	17	114	85%	15%
Preservation of our small town, agricultural heritage	84	25	109	77%	23%
Promotes Teton County's distinctive identity	95	15	110	86%	14%
Create incentives for farmers to farm	82	28	110	75%	25%
Return platted land back to agricultural production	76	33	109	70%	30%
Support agriculture and ranching	91	17	108	84%	16%
Facilitate the transfer of land (such as to family members)	80	25	105	76%	24%
Explore options to protect our open lands (e.g. Land District)	89	23	112	79%	21%
Support our local agriculture through improved infrastructure (e.g. Improve and maintain roads for agricultural product transportation)	87	21	108	81%	19%
<i>answered question</i>			116		



"Creating a Vision" Survey Results - Agricultural and Rural Heritage

Questions are too vague to allow a realistic response.
Return platted land needs to be more specific as to what platted land you mean.
{?? in both columns} Create incentives for farmers to farm[] {?? in both columns} Provide opportunities for sustainable agriculture and local food production
{both columns checked} balance property rights and rural heritate protection[] {?? in right column} provide opportunities for sustainable agriculture and local food production
{? in right column} Planned growth is important to maintain our rural character[] {? in left column} Preservation of our small town, agricultural heritage[] {? in both columns} Provide opportunities for sustainable agriculture and local food production
I see plenty of preserve protect and maintain, but very few "forward thinking" statements. We can't go back to 1950, even if we all wanted to.
support food businesses for economic growth as well as rural character.
Agriculture alone cannot sustain the valley, we have to diversify into other area which bring revenue and jobs into the valley. In order to survive in today's world you can no longer isolate our community. People will come and go and we need to be able to sustain our community with jobs!!!!
Protection of public land should not mean shutting down access.[] Our goal should not be to clone Jackson, we don't need two Jacksons.
Recognition of private property rights over the supposed rights of the collective that do not own property.
Encourage regional production of food on smaller scale- examples, help and encourage people in the region to set up their own food production business and help them navigate USDA rules. Great examples would be honey production, jams, etc.
Again, the way the questions are asked demands negative answers. While I support many of the proposals, I cannot answering postively lest my answers be misconstrued.
Create a flexible planning framework to cluster residential and commercial devleopment, maintain ag lands in production and preserve rural character I am uncomfortable with creating incentives and supporting agriculture. There are many other components to the economy of Teton Vally yet these businesses don't deserve incentives.
Emphasis on being a resort destination.
We absolutely need am improved roadway system!
Aid retiring farmers by recruiting farmers from other states and assist where possible with financial incentives.
Farming is dead in this county. Land Trust exists to help with open lands. Transfer of land can be done with legal documents.

"Creating a Vision" Survey Results - Agricultural and Rural Heritage

<p>2. and for many more reasons[] 3. balance with community interests[] 5. meaning small-town FEEL?[] 7. already VERY ample[] 8. will follow good land-use regs and mktplace[] 9. depends on "support"--same as #7?[] 10 "use" is the issue, not "transfer"[] 12. where is that going??</p>
<p>Fairly redundant. May also want to consider "Promotes alternative agricultural production, e.g., organic farming, high-altitude farm model for other communities, highly-evolved locavore supplier."</p>
<p>How</p>
<p>We need to keep farming a strong part of our community</p>
<p>create incentives to encourage farming of products used in Teton Valley</p>
<p>Investigate business locations and incentives for inviting business to locate here.[] Investigate companies that are looking to relocate.</p>
<p>What is missing is the fact that all of these platitudes imply that you (the property owners) give up your rights for us (the non-property owners) for the "good of all."</p>
<p>Once again, as long as we can assure our own funding and not rely outside sources. Working as a community we can do what needs done.</p>
<p>Why are we still farming here? Terrible season, soil and irrigation systems</p>
<p>Wat too much Government involvement in what should be private matters. More Koombayah!</p>
<p>I thought maybe you could combine support agriculture and ranching with create incentives for farmers to farm. Also, the last one could hypothetically be combined with supporting ag and ranching. [] I would love to see a statement regarding "Create a mechanism for transfer of development rights." Or SOME verbiage that would allow ranchers and farmers to gain / capture a development opportunity while keeping the growth near the city cores. [] The sentence of "return platted land back to agriculture production" does seem quite right. For instance, there is a lot of subdivisions in our area whose open space is used for hay or wheat. And I know of several of those. How about, "encourage land with agriculture potential (or previously farmed) BACK into agriculture production." Just thinking outloud...I think too, if you eliminated the word "platted" that would be easier. Not sure if the intent is just to be a steward of the land, or to reverse entitlements. [] Another-- identify areas of growth to encourage more open spaces and maintain prime ag land. [] Another- preserve Prime agriculture land</p>
<p>More emphasis on forming a land district, or conservation bonds. Our community should consider buying up open space to preserve it.</p>

"Creating a Vision" Survey Results - Agricultural and Rural Heritage

typos in 2nd and 3rd form bottom

Provide an optional streamlined process that returns platted land back to agricultural production (as long as the property owner so chooses). I think one incentive being used is lower taxes on agricultural land.

Create incentives for the farming of vacant platted lands (instead of 8). Enhance the identity of unincorporated townsites (Clausen, Cache, Bates, Darby, etc.) with signage, upzoning or development right transfers, w/ design standards

Part II:

FOR INTERNAL USE ONLY

(For planning purposes by sub-committees)

Preliminary Constraints Brainstorming

Instructions and how to use this data:

As agreed upon by the sub-committees in meeting #1, the operational expectations include the respect for private property rights. Therefore, it is important to utilize the following information with that in mind:

- *“We agree that the comprehensive planning process is founded on respect for our community, our natural resources, private property rights and future generations”*

The following information was collected from known sources. The accuracy and scale of this data varies and is for planning purposes only. The data should not be interpreted to prohibit development or other activities, but represents areas where restrictions may exist or an agency noted the potential for sensitive resources in that area. Additional scrutiny should be given to the Level III data, since it is regional in nature, and site specific surveys would be required to validate some of this information.

It is the responsibility of the sub-committees to further validate and refine these constraints and considerations. Please add to the list of data and include source information.

LEVEL I CONSTRAINTS: Areas in which existing regulations prohibit development

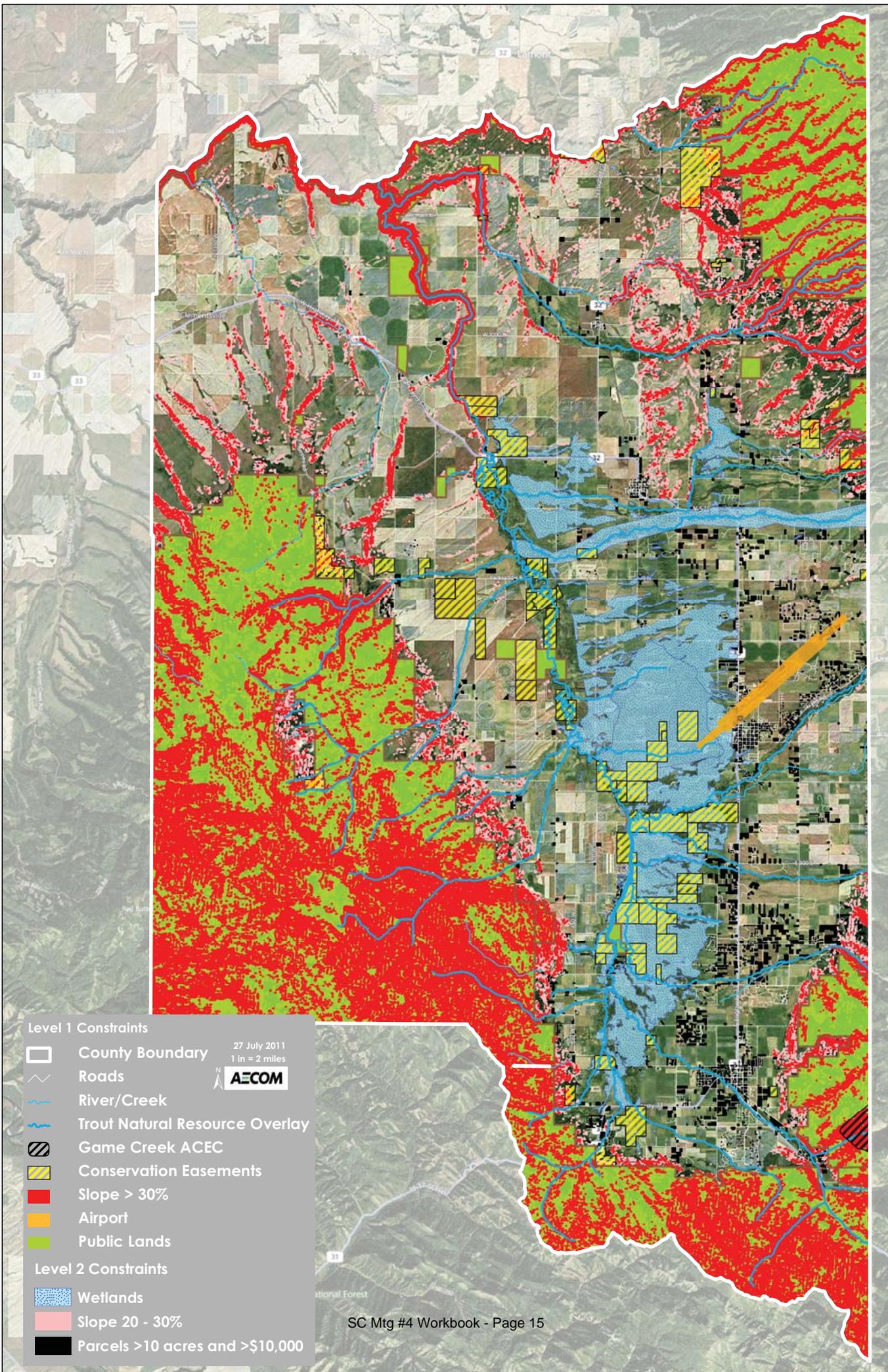
Constraint	Data Source	Buffer Distance	Notes
Trout Natural Resource Overlay	Teton Regional Land Trust (TRLT)	Line width = 250 ft.	Priority areas for conservation and/or planning for natural resources. Based on ground and electroshocking surveys conducted by USFS, IDFG, Henry's Fork Foundation (HFF), Friends of the Teton River (FTR).
Game Creek Area of Critical Environmental Concern (ACEC)	Idaho Gap Analysis Project	None	Special Management Areas within Idaho.
Public Lands	BLM Idaho State Office	None	Surface Management Agency (Land Status) Information for Idaho.
Conservation Easements	TRLT	None	TRLT facilitated conservation easements.
Slopes >30%	USGS Digital Elevation Model (DEM)	100 ft.	Per Teton County Code 9-3-2(C-2-c-HS-e-3) no building envelope allowed on slopes greater than 30%.
Airport Facilities	City of Driggs	None	Critical Zones and Runway Protection Zones.
Streams	Teton County	Line width = 100 ft.	Rivers and streams in the County.

LEVEL II CONSTRAINTS: Areas in which development is limited

Constraint	Data Source	Buffer Distance	Notes
Parcels >10 Acres in Size, with Building Value >\$10,000	Teton County	None	Representation of private and public ownership boundaries within Teton County. These are noted to acknowledge the presence of existing structures and previously subdivided land.
Slopes 20% to 30%	USGS Digital Elevation Model (DEM)	100 ft.	Per Teton County Code 9-3-2(C-2-c-HS) The HS Overlay Area shall be applied to all land(s) located within the HS Hillside Overlay Area (as defined in Chapter 2) that have slopes over twenty percent (20%) and to all roads and driveways providing access to those building sites.
Priority Wetland Habitat	TRLT	None	Priority areas for conservation and/or planning for natural resources.

LEVEL III CONSTRAINTS: Areas in which additional study may be necessary before development can occur

Constraint	Data Source	Buffer Distance	Notes
Planned Subdivisions	Teton County	None	These are noted on the map to represent pre-existing entitlements.
Big Game Migration Corridors and Seasonal Range	TRLT	None	Identified by IDFG and TRLT, 2006. Updated in 2008 based on field surveys conducted by Intermountain Aquatics (IMA). This data is generalized in nature and does not ensure the presence or absence of a specific wildlife species.
Waterbird Migration and Foraging Habitat	TRLT	None	Based on ground and aerial surveys conducted by TRLT, USFWS, IDFG and Trumpeter Swan Society for breeding, foraging, and staging areas 2000-2008. This data is generalized in nature and does not ensure the presence or absence of a specific wildlife species.
Songbird/Raptor Breeding and Wintering Habitat	TRLT	None	Based on forested riparian habitat identified by the National Wetland Inventory (NWI) for Teton County and refined through ongoing monitoring and ground surveys. This data is generalized in nature and does not ensure the presence or absence of a specific wildlife species.
Sharp-tailed Grouse Breeding and Wintering Habitat	TRLT	None	Based on lek surveys conducted by IDFG, 2003, subsequent lek monitoring 2003-2008, IDFG and recommendations for buffering by Ulliman, Sands, and Hemker, 1998, Wintering habitat identified by IDFG and TRLT and cross checked with the Idaho GAP analysis 2006. This data is generalized in nature and does not ensure the presence or absence of a specific wildlife species.



Level 1 Constraints

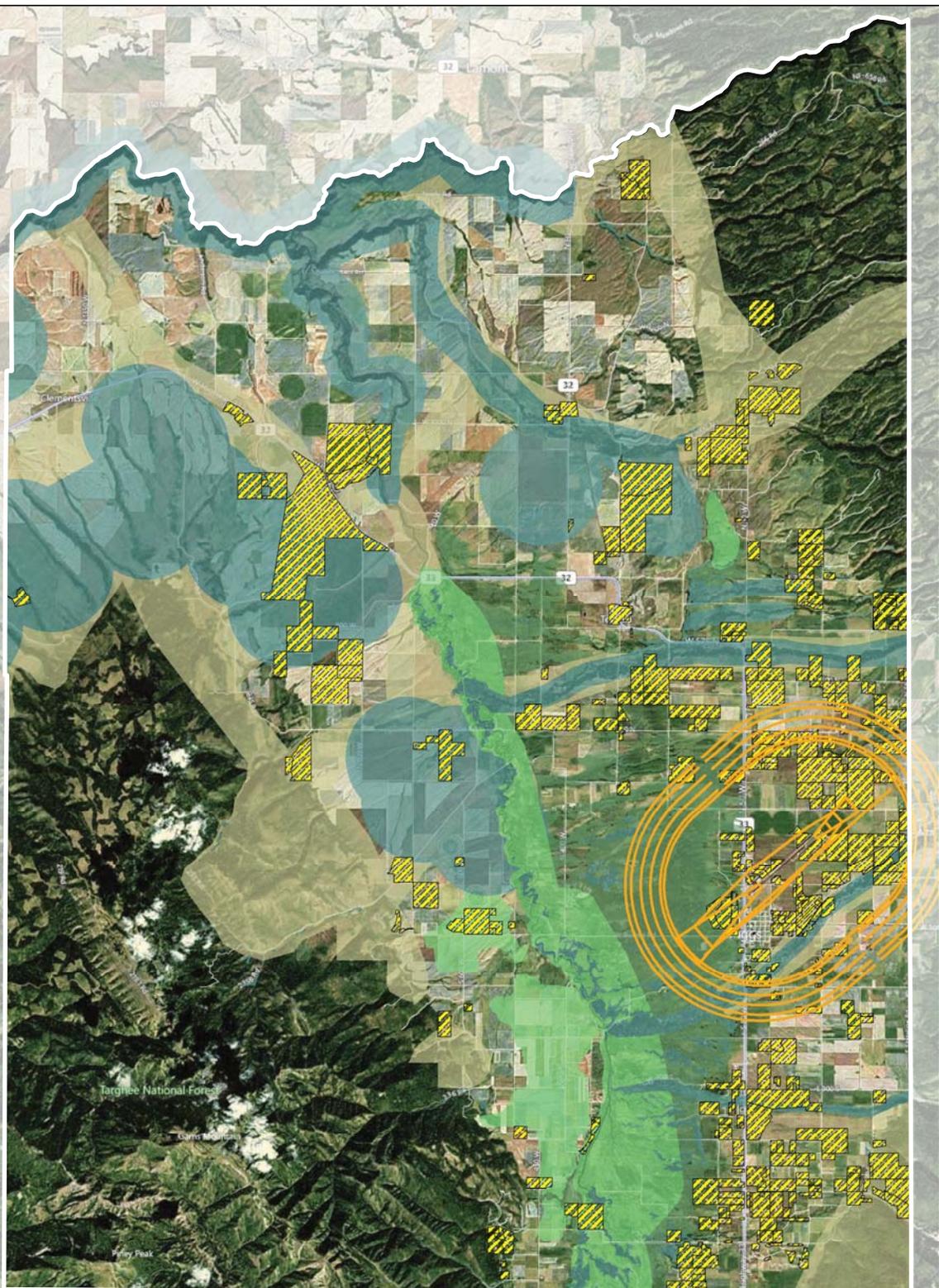
-  County Boundary
-  Roads
-  River/Creek
-  Trout Natural Resource Overlay
-  Game Creek ACEC
-  Conservation Easements
-  Slope > 30%
-  Airport
-  Public Lands

Level 2 Constraints

-  Wetlands
-  Slope 20 - 30%
-  Parcels >10 acres and >\$10,000

27 July 2011
1 in = 2 miles



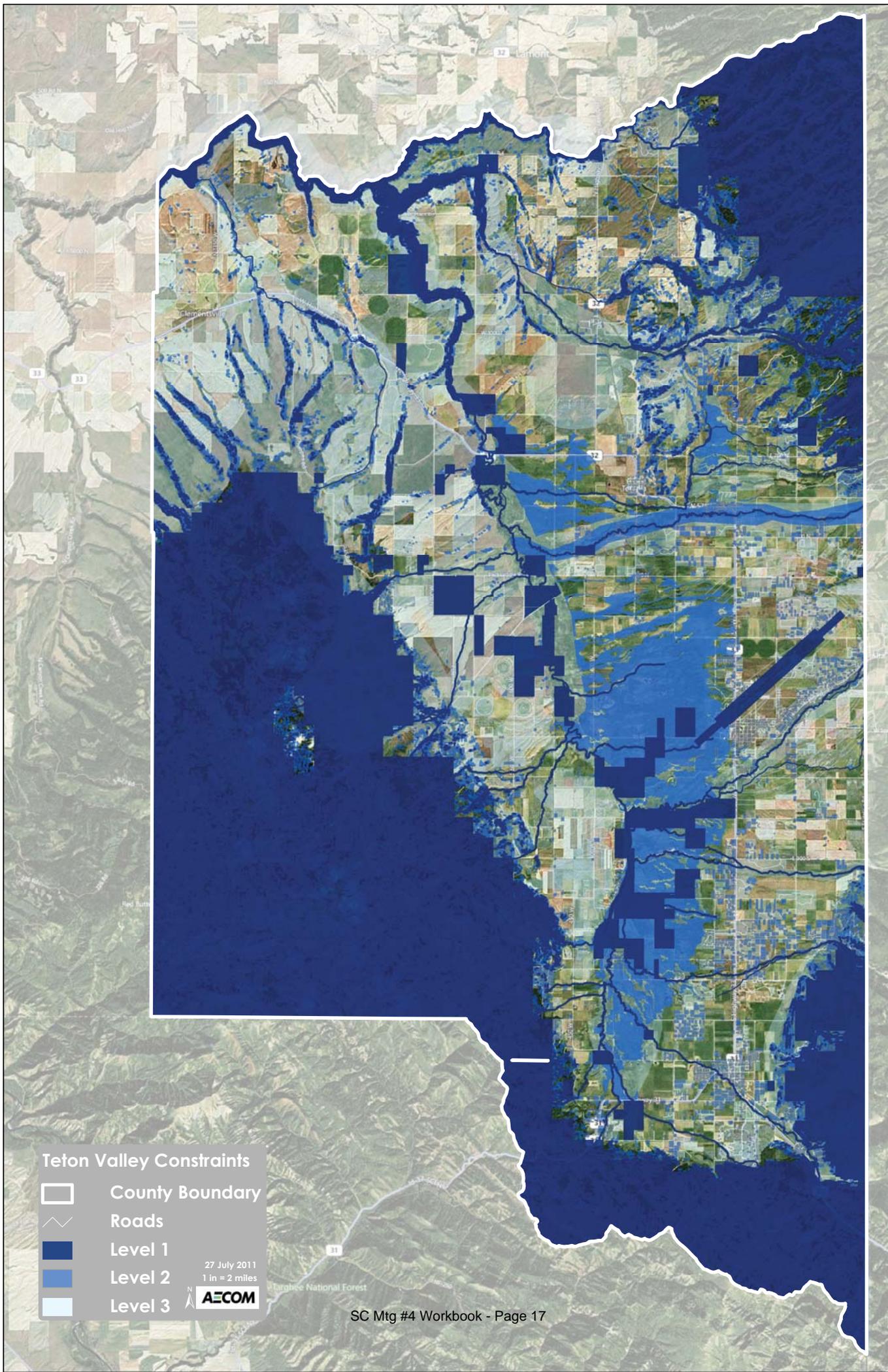


Level 3 Constraints

-  County Boundary
-  Roads
-  Airport Approach Zone
-  Subdivisions
- Natural Resources Overlay**
-  Big Game
-  Landbird
-  Waterbirds
-  Wetlands/rare plants

27 July 2011
1 in = 2 miles





Teton Valley Constraints

-  County Boundary
-  Roads
-  Level 1
-  Level 2
-  Level 3

27 July 2011
1 in = 2 miles



Part III: Agricultural + Rural Heritage

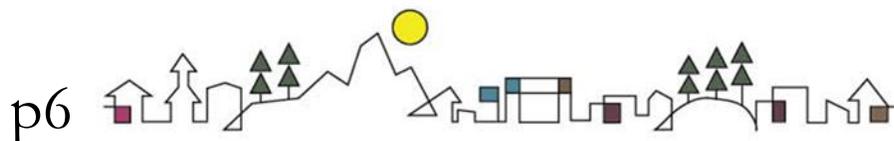
LLUPA Component

Special Areas or Sites

- *Historic, Archaeological, Ecological and Scenic Sites: Number and Characteristics (Local Data; Tribal Information; Idaho State Historical Society; National Register of Historic Places).*

Community Design:

- *Landscaping: Local Requirements*
- *Signs: Local Requirements*
- *Building Design: Local Requirements*
- *Community Gateways and Corridors: Local Requirements*



appendix 1

Copy of “Sub-Committee Vision Document
Working Draft 2” - full document

VISIONING DOCUMENT

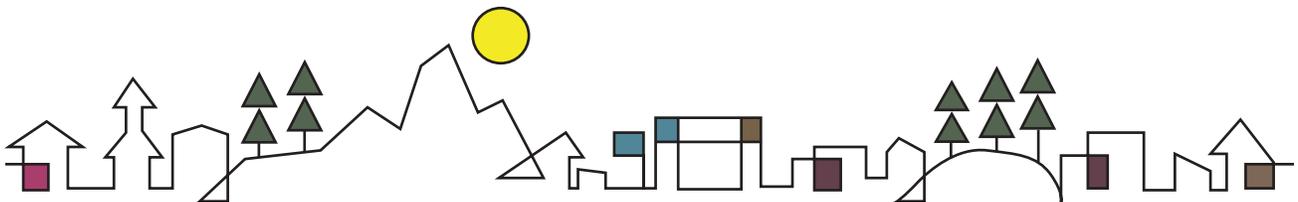


TETON COUNTY, IDAHO

Teton County, Idaho

Harmony Design & Engineering
AECOM
Jorgensen Associates, PC
Intermountain Aquatics, Inc.

Teton County Vision Document
Sub-Committee Working Draft, Version 1
July 2011



BACKGROUND

Breathtaking scenery, abundant wildlife, clean water, fresh air, open spaces, healthy forests and other outstanding natural resources are what make Teton Valley unique among many other rural areas.

Teton County, Idaho is a rural community of approximately 8,000 people and 450 square miles in Southeastern Idaho. It has three incorporated cities -- Teton, Driggs and Victor -- and large areas of unincorporated County. It is situated in the western shadow of the Tetons and much of the economy is outdoor recreation oriented, with Grand Targhee Resort (in Teton County, WY) as one of the largest employers in the area. The County employment base is also linked to other regional population centers outside the State, as a large portion of residents commute to Jackson, WY for employment.

Historically, the valley has been a small agricultural community founded by Mormon Pioneers, many descendants of whom are living in the community today. In the more recent past, it has begun to transition into a service-based mountain resort economy, with significant activity in second-home and resort-based development. The population of Teton County represents a mix of families who have been here for generations, part-time residents here for only a portion of the year, residents who have recently resettled here from other parts of the country, and immigrants from outside the U.S. As such, the community has a broad range of educational attainment, income levels, and values.

Teton Valley has transformed from a primarily agricultural, slowly developing community to a community with an unprecedented rate of development and real estate speculation, experienced between 2005 and 2008. As the second fastest growing rural county in the United States between 2000 and 2009, Teton County was impacted by the bursting of the economic bubble and now over 7,000 vacant, platted lots and partially-finished subdivisions remain. The resultant aftermath of that boom left Teton County with economic and land use challenges, failed subdivisions, high unemployment, high foreclosure rates, and lots that are no longer marketable.

Although agriculture was historically the basis of Teton Valley's economy, it is challenged by many factors. While tourism has emerged as an economic alternative, it does not always provide stable employment opportunities. The recent development boom provided many good jobs but only for a relatively short period, resulting in an increased number of Teton Valley residents commuting daily to Jackson for employment, increasing traffic and the associated pollution and accidents.

B

BUILT ON LESSONS LEARNED AND FOUNDED ON OUR COMMUNITY VALUES, THE TETON VALLEY 2020 VISION DOCUMENT – AND CORRESPONDING COMPREHENSIVE PLAN – ENVISION A SUSTAINABLE FUTURE FOR TETON COUNTY.

CREATING A VISION FOR TETON VALLEY

Visioning is a critical step for every planning process; adding defensibility and creating a foundation for more effective community engagement. Visioning ensures that County residents' values and goals are accurately reflected in the plan's elements, policies and frameworks. The visioning process is incremental and has built off the Planning for Planning (P4P) Questionnaire, Stakeholder Interviews, input from County staff, and results of the Values/Issues/Opportunities exercises completed by the Core Committee and Sub-Committees during meetings #1 and 2 of the Teton 2020 process.

This document is a preliminary draft of the Vision Document. This draft is intended to be a starting point for further input and refinement by the Sub-Committees and the Core Committee. After your review, this draft will be revised and refined based on your feedback and additional input. The revised draft will then be presented to the public during Community Visioning Workshop #1.

Based on the outcome of the Community Visioning Workshop, the team will refine the community's comments and compile the results into the final Vision Document. This document will contain the overall vision, supporting plan elements, guiding statements (Principles, Benefits, and Opportunities) and illustrations or photos that represent the values of our community.

It will also provide the framework foundation for the next phase of the planning process, Plan Frameworks and Plan Elements. The Vision Document will be the measuring stick for all plan options. This vision process creates the structure and initial agreements necessary to tackle tough issues that will be further addressed by the Sub-Committees.

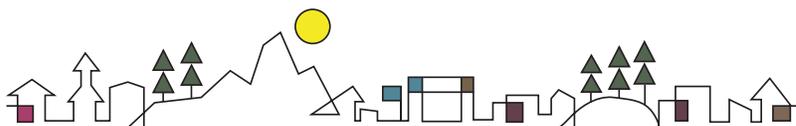
The Vision Document will then be presented to the County Staff, Core Committee, Planning and Zoning and the Board of County Commissioners for endorsement. This ensures that the community, consultants, property owners and public are on the same page before considering plan options.

A VISION FOR TETON COUNTY

A vision statement and guiding principles for each plan element arose from direction given through input by the Sub-Committees, Core Committee, stakeholders, County staff, elected officials and the public through the Teton Valley 2020 questionnaire and direct Sub-Committee outreach efforts. The result is this first draft of a Vision for our community, comprised of the following plan elements:

- Economic Development
- Transportation
- Natural Resources and Outdoor Recreation
- Community Events and Facilities
- Agricultural and Rural Heritage

Based on comments received, Vision Statements, Guiding Principles, Benefits and Opportunities were developed and are included in the following pages.



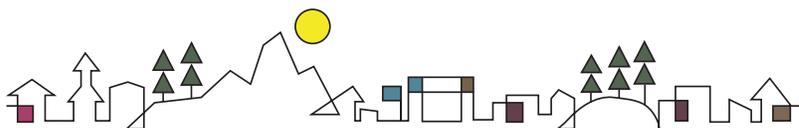
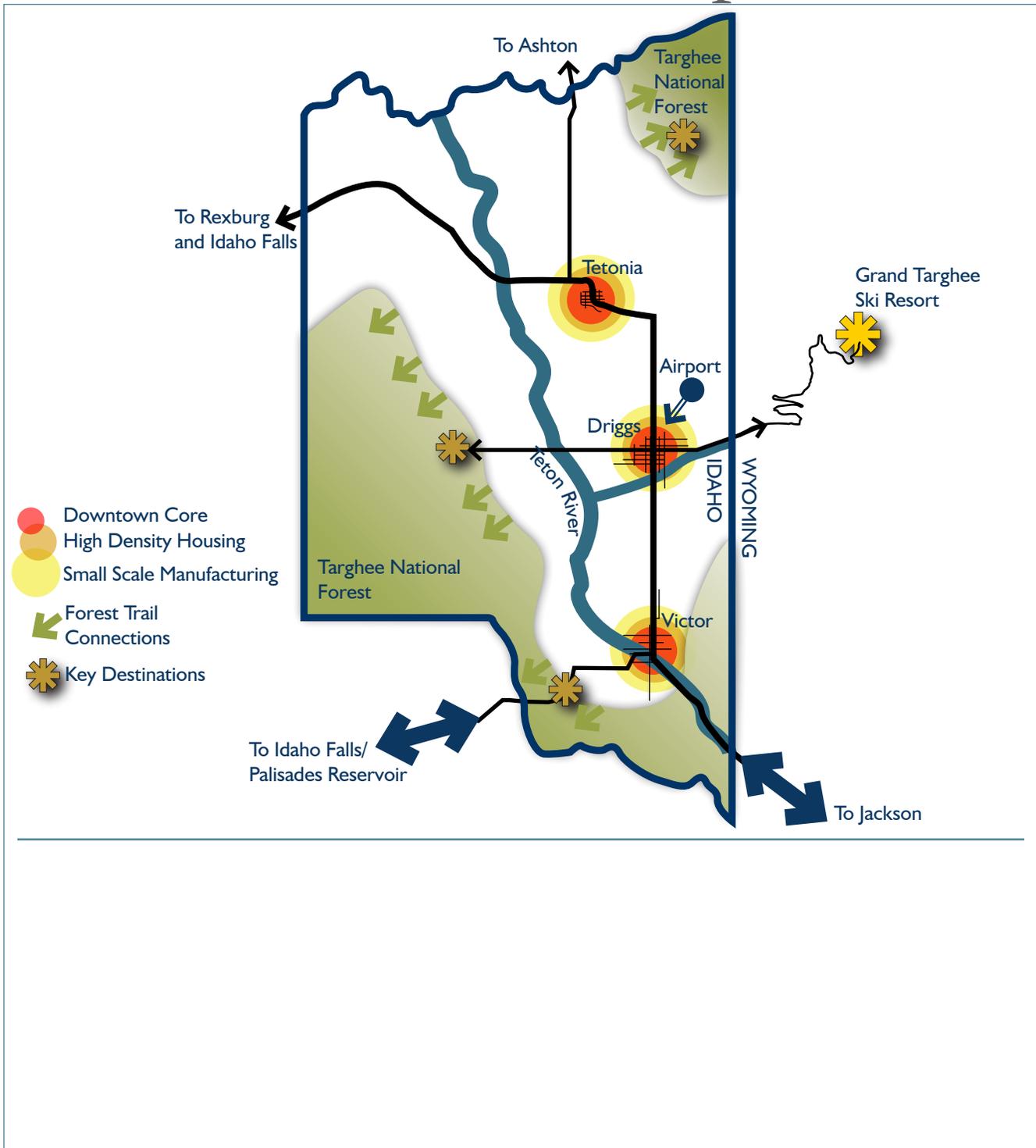
Our Community Envisions a Sustainable Future for Teton County.

We will:

- “Establish a vibrant, diverse, and stable Teton Valley economy”
- “Create and maintain a well connected, multi-modal network of transportation infrastructure to provide convenient and safe mobility for all residents, visitors, and businesses”
- “Preserve natural resources and a healthy environment, which is essential for creating viable future economic and recreational opportunities for all users”
- “Contribute to our strong sense of community by providing quality facilities, services and activities to meet community needs”
- “Preserve the rural character and heritage of Teton Valley”

*IT IS THIS VISION THAT INFORMS THE
FOLLOWING VISION STATEMENTS AND
GUIDING PRINCIPLES. THESE WILL SERVE AS
THE BUILDING BLOCKS FOR OUR COMMUNITY’S
FUTURE.*

economic development



economic development

“ ESTABLISH A VIBRANT, DIVERSE AND STABLE
TETON VALLEY ECONOMY ”

GUIDING PRINCIPLES

- Encourage, promote, and support valley businesses
- Incentivize local commerce
- Create a hospitable and attractive environment for businesses and visitors
- Preserve and enhance our natural resources
- Promote businesses that are economically and environmentally friendly
- Ensure stewardship and accountability
- Achieve economic diversity

BENEFITS

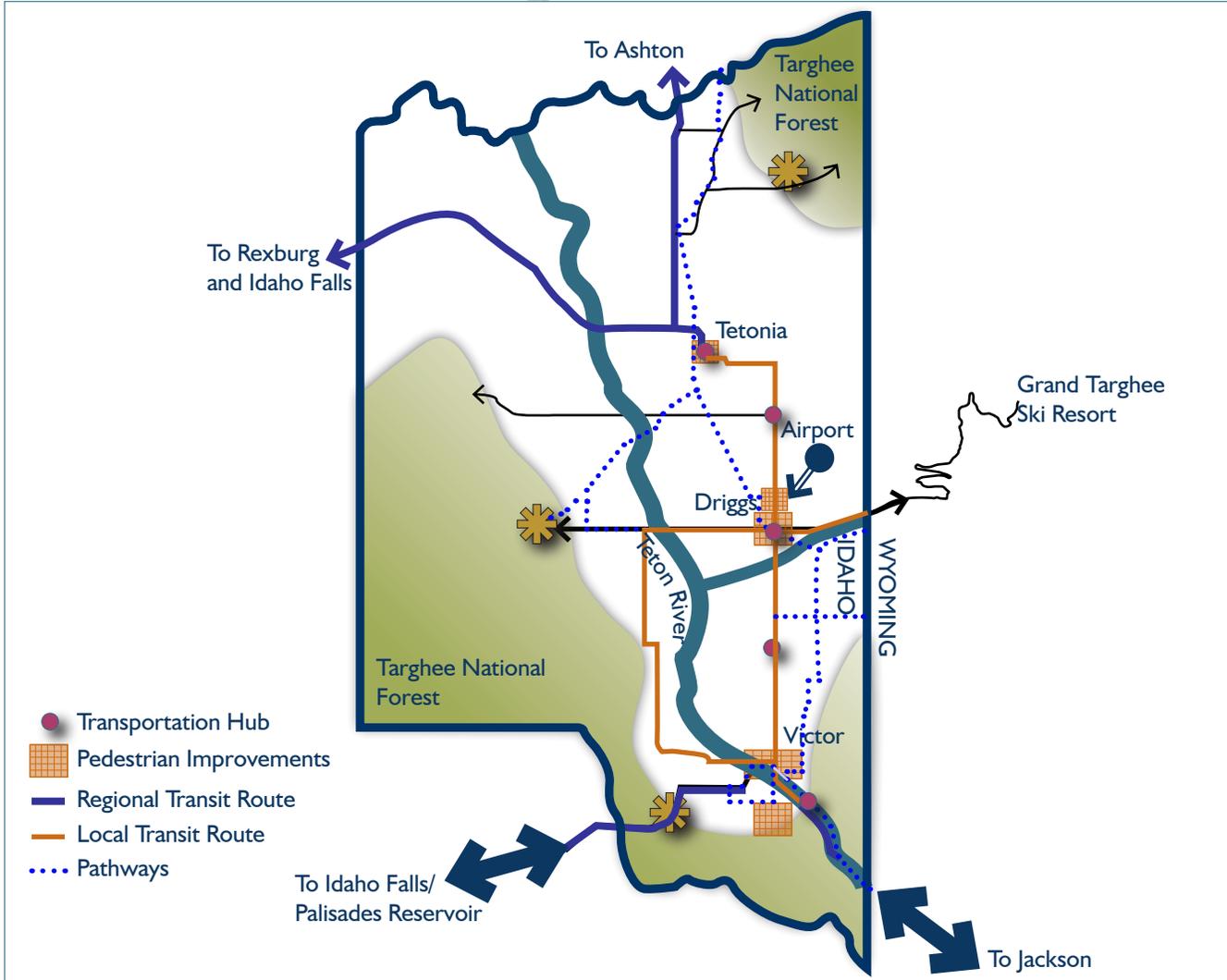
- Provides long-term economic stability (minimizes boom/bust cycles)
- Provides gainful employment
- Provides independence
- Develops community identity
- Keeps money in the valley
- Preserves valley aesthetics

OPPORTUNITIES

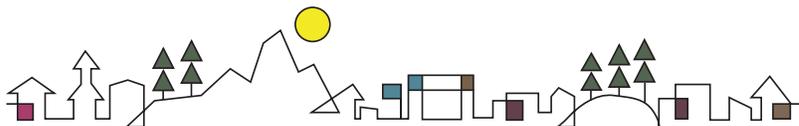
- Brand and market Teton Valley
- Promote smart growth strategies
- Attract appropriate businesses
- Improve infrastructure
- Improve education opportunities to support economic development, including post-secondary education
- Embrace our cultural diversity and heritage



transportation



MULTI-MODAL TRANSPORTATION INCLUDES VEHICLE TYPES AND PROGRAMS FOR AIR, BIKE, BUS, CALL-A-RIDE, MATERIALS TRANSPORT, AND PUBLIC TRANSIT OPPORTUNITIES APPROPRIATE FOR TETON VALLEY.



transportation

“ *CREATE AND MAINTAIN A WELL CONNECTED, MULTI-MODAL NETWORK OF TRANSPORTATION INFRASTRUCTURE TO PROVIDE CONVENIENT AND SAFE MOBILITY FOR ALL RESIDENTS, VISITORS, AND BUSINESSES* ”

GUIDING PRINCIPLES

- Create convenient, safe, timely, sustainable and efficient options for multi-modal transportation that satisfy a multitude of needs
- Provide a well connected transportation network in Teton Valley
- Provide well maintained transportation infrastructure including roads, paved pathways and sidewalks
- Develop regional connections
- Encourage pedestrian connectivity in appropriate areas
- Develop transportation appropriate for a rural community, respectful of the unique character of Teton Valley

BENEFITS

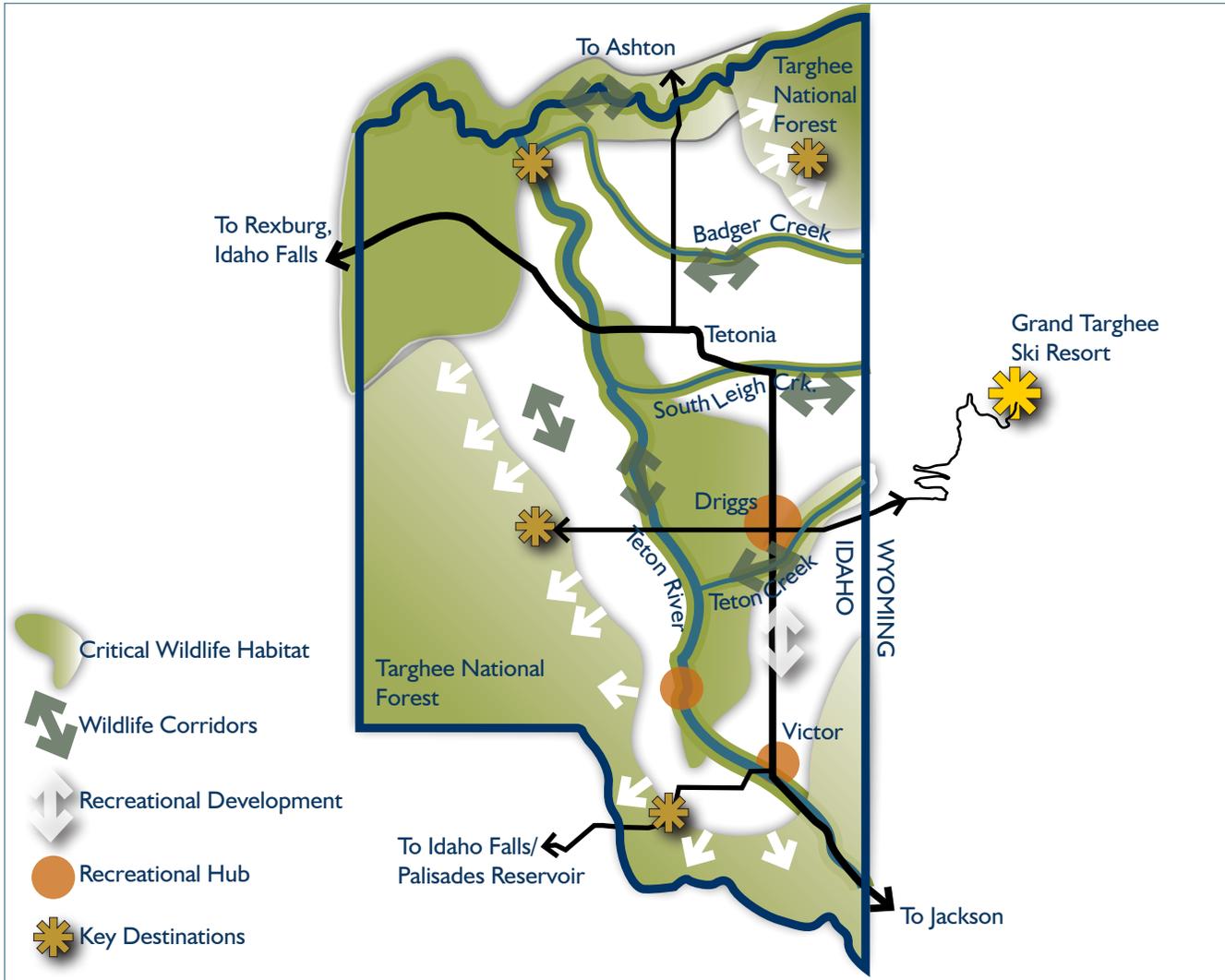
- Provides multiple choices for transportation
- Provides interconnection to, from and within Teton County for residents, visitors and businesses
- Increases the economic desirability of Teton County
- Improves traffic flow
- Creates a healthy community
- Reduces future transportation impacts such as pollution and harm to wildlife
- Provides cost-effective and timely transportation solutions

OPPORTUNITIES

- Improve the condition of existing transportation infrastructure
- Improve overall mobility within Teton County through options for multi-modal transportation
- Develop paved paths to connect all communities within the county to adjacent communities and recreation areas
- Capitalize on funding opportunities for multi-modal transportation options
- Explore opportunities for public transit for commuting, visiting and recreation
- Promote development that is transit, pedestrian, and bicycle friendly
- Establish principles/processes by which future decisions can be made



natural resources and outdoor recreation



natural resources and outdoor recreation

“ PRESERVE NATURAL RESOURCES AND A HEALTHY ENVIRONMENT, WHICH IS ESSENTIAL FOR CREATING VIABLE FUTURE ECONOMIC AND RECREATION OPPORTUNITIES FOR ALL USERS ”

GUIDING PRINCIPLES

- Enhance our access to public lands and natural resources
- Conserve our public lands and natural resources (air, water, wildlife, fisheries, climate, trail systems, wetlands, dark skies, soundscape, soils, open space, native vegetation)
- Provide recreation for all user groups (biking, skiing, fishing, OHV, hunting, trail users, equestrian users, boating, non-motorized flight, and others)
- Balance private property rights and protection of our natural resources
- Respect hazard zones (ie. flood, radon, earthquake)
- Reduce infestation/introduction of invasive species
- Respect sensitive habitat and migration areas for wildlife
- Respect cultural heritage sites

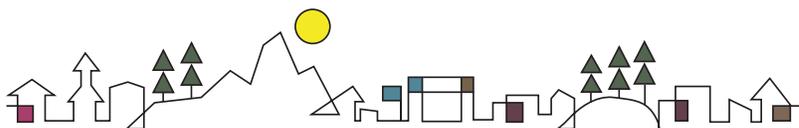
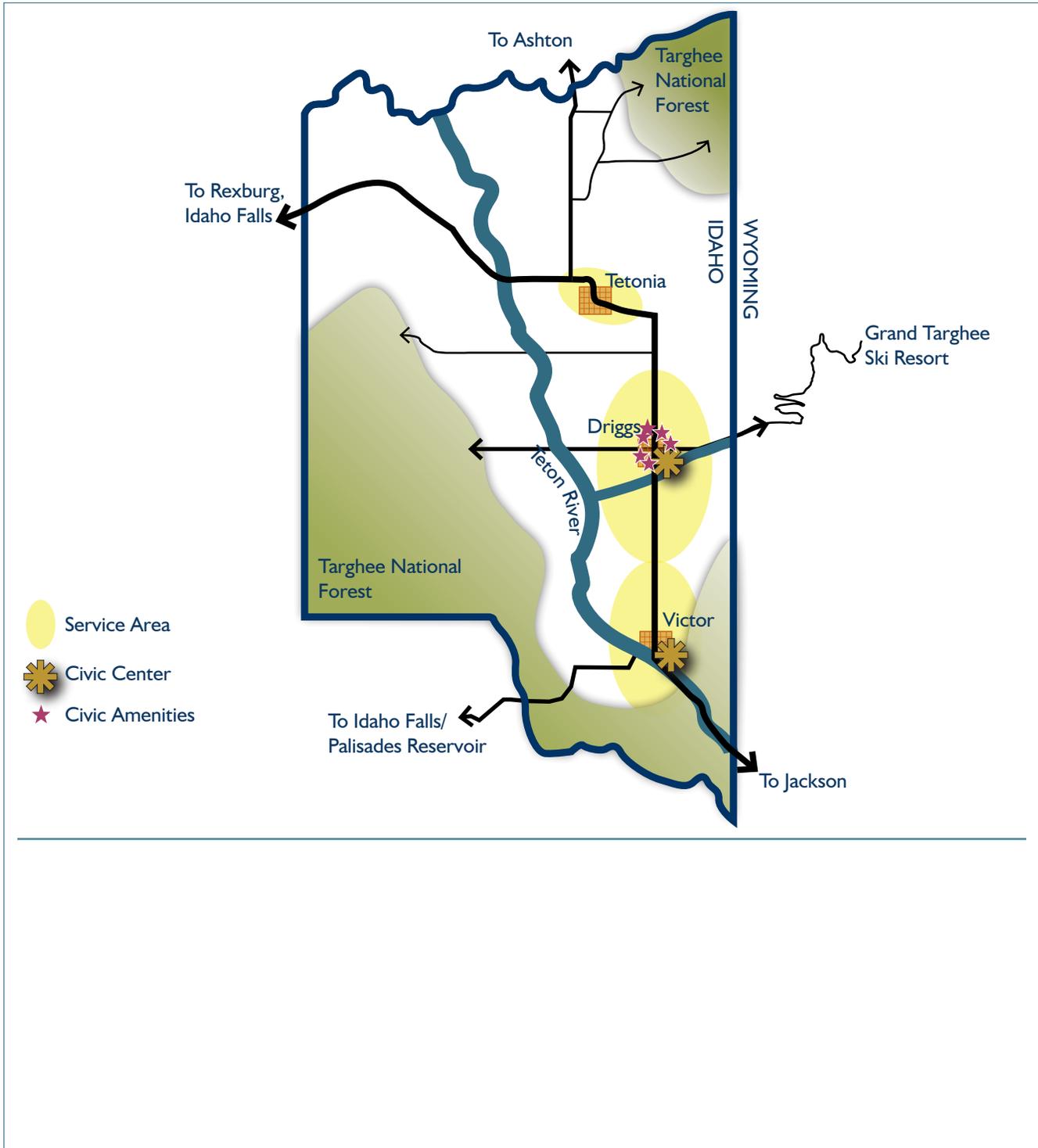
BENEFITS

- Conserves native wildlife habitat, wetlands, and water bodies
- Protects and provides an adequate supply of clean water
- Reduces flood damage
- Maintains and improves air quality
- Promotes public health, safety and welfare
- Provides physical links between neighborhoods, cities, and recreation areas (trails, pathways, etc.)
- Promotes economic development through tourism and quality of life
- Provides sustainable opportunities for generations of families to remain and make a living here through all stages of life
- Brings together community and builds acceptance of diverse lifestyles

OPPORTUNITIES

- Create developmental regulations that are consistent with diverse community values, balance natural resources and growth, are predictable, and preserve the economic value of the land
- Make this a place where people want to live while remaining affordable, preserving heritage and protecting resources for all users
- Maintain existing public land access and work to create new access
- Create new funding options and incentives to protect our open space, rural lands and natural resources
- Preserve and improve our recreational opportunities as well as our natural resources
- Create benchmarks for monitoring and preserving natural resources

community events and facilities



community events and facilities

“ *CONTRIBUTE TO OUR STRONG SENSE OF COMMUNITY* ”
*BY PROVIDING QUALITY FACILITIES,
SERVICES, AND ACTIVITIES TO MEET COMMUNITY
NEEDS*

GUIDING PRINCIPLES

- Encourage diverse and affordable activities for all ages
- Encourage the development of quality education facilities - primary, secondary and post-secondary
- Provide quality services and facilities in a coordinated manner for the health and safety of the community
- Encourage an environment that fosters community involvement

BENEFITS

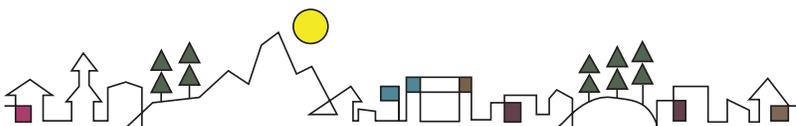
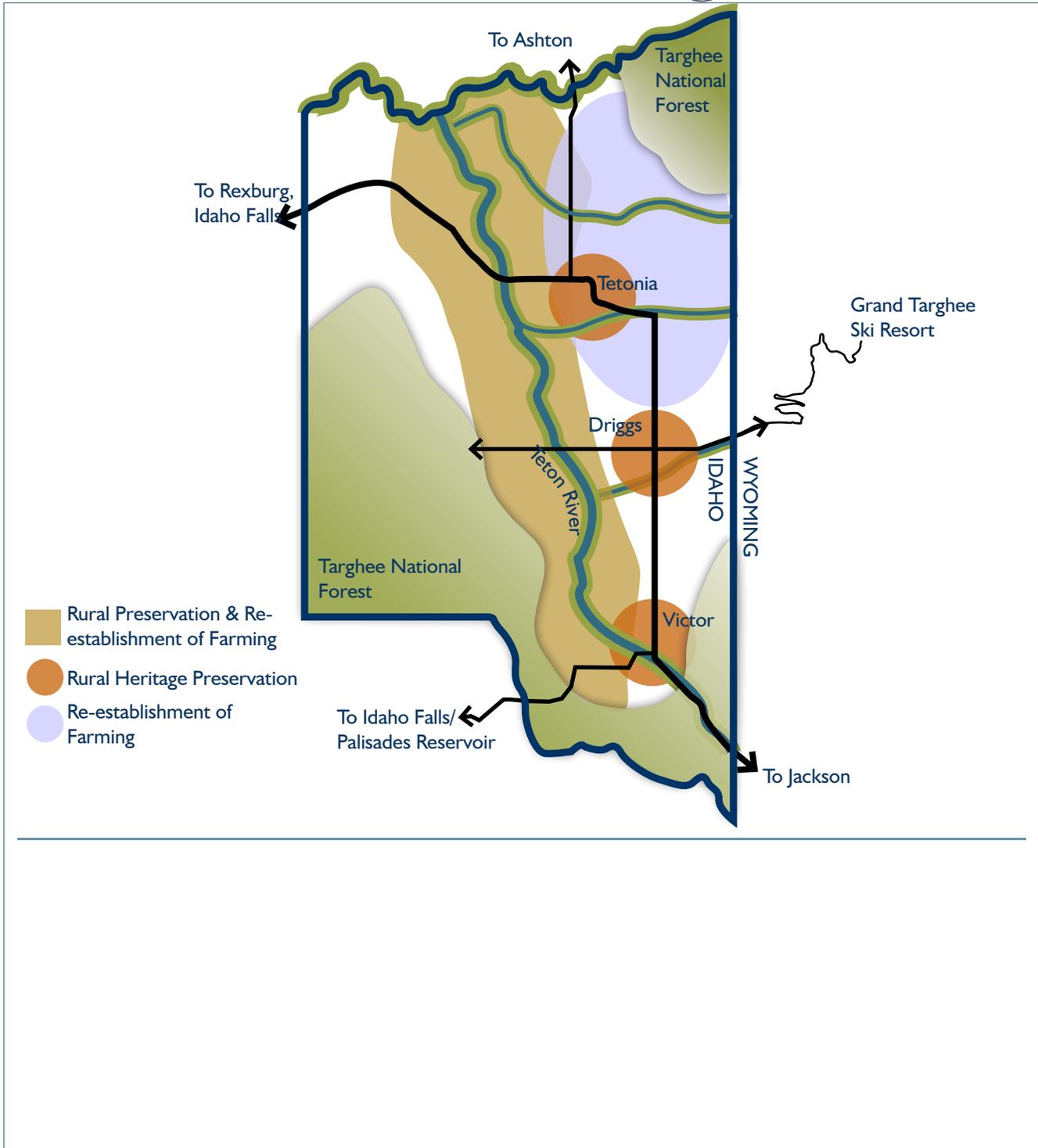
- Bridges cultural differences to create a strong sense of community
- Increases community interaction and sense of place
- Links education with our economic development strategy
- Creates an efficient infrastructure system, which is the foundation for sustainability
- Meets the needs of the community

OPPORTUNITIES

- Find common ground by identifying shared values and priorities and acknowledging differences respectfully
- Develop a Recreation Master Plan that coordinates and includes all providers and users
- Explore new funding options to develop and support affordable activities for all ages
- Expand our education program (e.g. develop post-secondary and continuing education facilities)



agriculture and rural heritage



agriculture and rural heritage

“

*PRESERVE THE RURAL CHARACTER AND
HERITAGE OF TETON VALLEY*

”

GUIDING PRINCIPLES

- Maintain our small town feel and rural heritage
- Ensure that planned growth maintains our rural character
- Balance property rights and rural character

BENEFITS

- Preservation of open space and rural character
- Preservation of our small town, agricultural heritage
- Promotes Teton County's distinctive identity

OPPORTUNITIES

- Create incentives for farmers to farm
- Return platted land back to agricultural production
- Support agriculture and ranching
- Facilitate the transfer of land (such as to family members)
- Explore options to protect our open lands (e.g. Land District)
- Support our local agriculture through improved infrastructure (e.g. Improve and maintain roads for agricultural product transportation)

