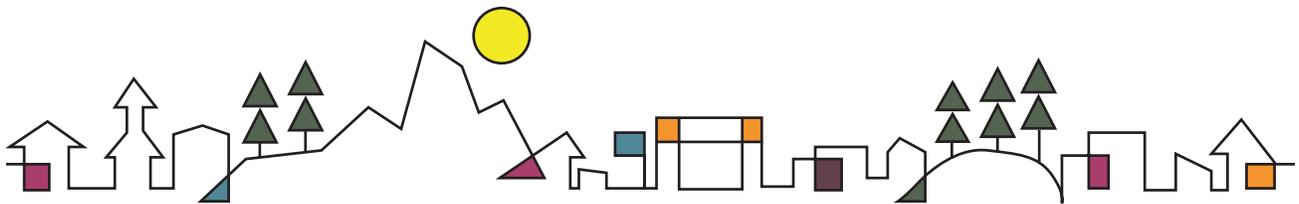

*C*hapter 6. *Implementation*

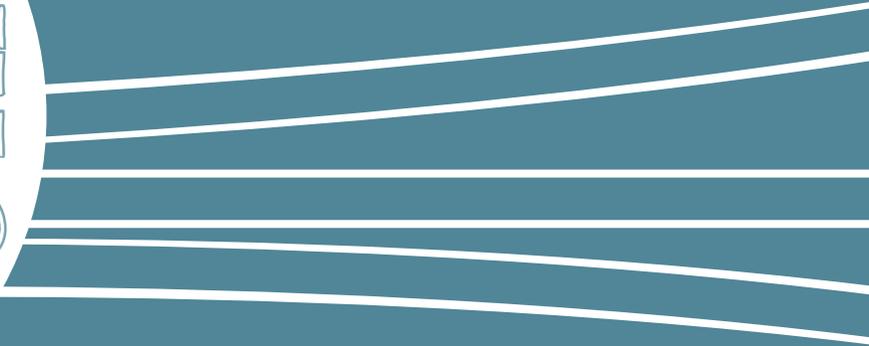


Where Are We Now?

VISION

POLICIES

FRAMEWORK





*T*eton Valley's *Vision, Framework and Policies* inspire us to take action. The test of the Plan is not whether it turns out to portray the future accurately, but whether it allows the County to learn, adapt and implement new actions and tools depending on alternative future conditions. This Implementation Plan examines where we are now, where we want to go, what tools are available, and key actions to attain our desired goals, even with an uncertain future. This chapter stresses flexibility and adaptability, while encouraging bold moves that will have the greatest beneficial impact on our Valley.

KEY ECONOMIC IMPLICATIONS TO PLANNING POLICIES

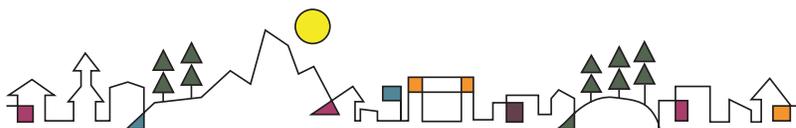
The Comprehensive Plan has several major concepts aimed at improving the overall quality of life, attractiveness of the community, and economic competitiveness. From an economic perspective, all of these proposed policies and investments would help the Teton Valley continue to compete for economic and residential growth. A summary of the economic implications of key policies and investments is provided in the following five sections and is based on each of the Plan Components: Economic Development, Transportation, Natural Resources + Outdoor Recreation, Community Events + Facilities, and Agricultural + Rural Heritage. The economic recommendations have informed development of specific Implementation actions.

One key economic response to the Teton Valley's present challenges is to build on the area's attributes: high scenic quality, natural habitat, recreational opportunities and semi-rural character, by investing in quality-of-life amenities that will attract new industries. This is because the Teton Valley's success in economic development, especially in future research and development and other related industries, is tied to its ability to attract and retain highly educated professional employees and entrepreneurs. As other sectors of the economy become more dependent on technology and knowledge, attracting and retaining these skilled employees will become increasingly important.

Quality of life has a broad meaning in community planning and economic development. It refers to the livability of an area as defined by numerous community characteristics and indicators such as public safety, quality of educational opportunities, entertainment and cultural amenities, as well as environmental quality and access to open space, parks, and recreation opportunities. While the value of quality of life is not typically quantified, high quality of life correlates with positive economic growth.

A growing body of academic and economic development research links quality of life and community amenities to economic success and sustainability. Many rural areas in the U.S. are transitioning from natural resource-based economies, as is the case in Teton County, towards more knowledge-based industries and 'footloose industries' whose profits are not tied to their locations. These industries rely less on access to raw materials, heavy infrastructure, and energy supplies and more on skilled labor. As a result, attracting a skilled and talented labor pool is the key to economic development for knowledge-based industries.

Quality of life investments have also been shown to have a positive impact on residential and commercial real estate values. Research shows that proximity to open space, parks, and vibrant commercial areas increases property values. Having these amenities close to workplaces can also increase worker productivity and satisfaction. While these investments have a fiscal cost to the community and its residents, the cost of not maintaining quality of life may be an even greater cost in reduced economic competitiveness



ECONOMIC DEVELOPMENT

Footloose, Knowledge-Based Industries

Certain service and financial industry sectors do not need to be located close to markets or need distribution modes. These sectors or large firms rely primarily on telecommunications and Internet facilities to conduct business. There are many examples of major service sectors that locate where they prefer to live for lifestyle purposes.

In Idaho, Power Engineers is a major consulting engineering firm that is located in Hailey purely for the lifestyle of the Big Wood Valley / Sun Valley. Their business takes their consultants and engineers around the world. Missoula, Montana is another example of an area that has been successful in attracting professional firms and businesses by virtue of its lifestyle and quality of life attributes. However, the University of Montana is also an important factor in Missoula.

Sectors that could be considered footloose and knowledge-based could include insurance, financial services and web-based businesses that do not require physical shipping.

Locally-Owned and Operated Businesses

Locally-owned and operated businesses are important for a number of reasons. They maximize economic impact on the local economy because profits are kept in the local area as opposed to being siphoned off to the parent company. This helps to support other sectors of the local economy. Local businesses also have a stronger affinity for the local culture and tend to be more supportive of civic causes, local charities, local events and other aspect of local participation. Local business owners tend to support each other and they engender support by the local population.

Local businesses tend to have fewer economic resources than chains or large companies. Therefore, they require a regulatory environment that is not overly burdensome. For example, a local business owner will not be as able to sustain burdensome environmental assessments, mitigation requirements, heavy parking requirements or other mitigation costs.

Eco-Business Park

Creation of an Eco-Business Park is one of a number of strategies that could lead to sustainable industrial development and as a very helpful tool towards implementation of the Teton Valley's economic goals. The concept would entail attraction of green technologies to congregate together in a mutually supportive manner to create an industry cluster. This concept depends on transportation infrastructure including the Idaho Falls and Jackson Hole airports, access to Interstate highways for product distribution and linkages to educational institutions such as Boise State. Examples might include R&D and production of photovoltaic technologies, wind turbines, battery technology, environmental mitigation technologies and other green-tech businesses.

Quality of life would be a critical factor in attracting these types of businesses and employees. Being successful in this type of venture will require overcoming location disadvantages Teton County has such as proximity to markets, distribution and shipping, and distance from educational institutions. Establishing and promoting this concept would require a concerted effort on the part of government and economic development entities.

TRANSPORTATION

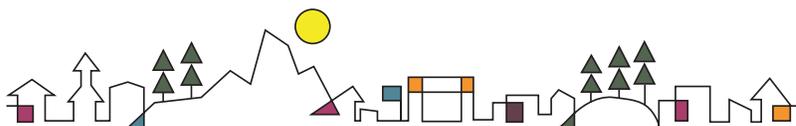
Transportation is important to every economy regardless of size. Teton County is linked to the outside via highways and nearby airports. Enhancements to the infrastructure and public transportation services will enhance quality of life, facilitate tourism and support the economy.

Transportation as an Amenity

While transportation is critical as an unpinning of the economy, it can also enhance quality of life and facilitate tourism. Transportation systems can act as an amenity when they are perceived as an experience or a 'ride'. Western examples of this might include the Napa Wine Train, the Durango to Silverton railway, open roof buses, and the San Francisco cable cars. While large systems are capital intensive and almost always require government subsidy to operate, there are smaller scale options that might be appropriate for Teton County could include pedicabs in the high season and local sightseeing buses. These types of services could be owned and operated by local businesses and would be expected to be economically viable without government support.

Transit

The issue of public transit is important to Teton Valley, as a sizeable portion of the population commutes to Jackson. Public transit will require public subsidy, especially given the dispersed and low density character of residential development in the county. A looping bus route connecting to the transit hub that services Jackson would reduce motor vehicle trips and enhance citizen's quality of life by reducing vehicle fuel and operating costs, reduce emissions and provide a safer alternative during inclement weather. The amount of transit expenditure that stays within the area is estimated between 60 to 75%.



Private bus and shuttle services could be encouraged to connect hotels with the ski resort or to connect Driggs and Victor to the Idaho Falls airport. Private shuttles provide this service from Boise to Sun Valley, a 2.5 hour journey. This can enhance tourism to the area by eliminating the need for car rentals by tourists.

Interconnected Trail System

Trail systems are consistently cited as the most desired amenity in master planned residential communities. Interconnected trail systems on a larger scale can greatly enhance quality of life and can reduce motor vehicle trips by encouraging bicycle trips. This can have a positive environmental impact and can improve public health. The trail systems facilitate running, biking and walking throughout the community and can attract tourism, especially those interested in longer stays.

Certain tourism destinations and residential communities are well known for their strong trail systems. The Ketchum / Sun Valley system stretches from north of Sun Valley all the way down the Big Wood valley to Bellevue and beyond. It is often cited as one of the best things about living in the valley. Areas that offer this type of amenity become known for their trails, and these amenities can be strong draw for lifestyle migrants and long stay tourists seeking the outdoor lifestyle.

NATURAL RESOURCES + OUTDOOR RECREATION

Natural resources and outdoor recreation is the primary tourism product of Teton County and one of the most important aspects attracting quality of life migrants. Branding and marketing of the destination is apparently underdeveloped. Aside from Grand Targhee (Wyoming), there are no large commercial resorts or lodging facilities that brand and market the destination. It is also overshadowed by Jackson, Grand Teton, and Yellowstone, which are nearby but separate. Therefore, a concerted effort needs to be made to define the differentiating characteristics of Teton County and promote the brand as an outdoor recreation destination with good air access (Idaho Falls).

Recreational Tourism

Recreational tourism is a niche segment of the outdoor recreation product that Teton County is offering tourists. It is essentially comprised of packaging special itineraries, activities and experiences that focus on the natural environment of the region. The region is very well suited to pursue this segment, as the destination features outdoor recreation, world class scenery and high quality experiences in nature. Therefore, these types of recreational tourism experiences should be promoted and marketed.

To develop the recreational tourism aspects of the destination, the various resources that are available such as the mountains and the rivers and unspoiled natural zones should be evaluated and packaged by tourism industry participants such as lodging properties and outfitters. These activities and itineraries can then be promoted on-line and in tourism information centers. The goal will be to expand the offering of the destination, attract tourists that are seeking these types of experiences and extend the length of stay of visitors already aware of the destination.

Recreational tourism can also go hand-in-hand with cultural heritage tourism. According to the 2006 Travel Activities and Motivations Survey (TAMS) by Lang Research, those who visited historical sites, museums and art galleries were more likely than the average U.S. pleasure traveler to have participated in a wide range of outdoor activities while on trips in the past two years and especially wildlife viewing. Relative to the average U.S. pleasure traveler, they are also more likely to go hiking, climbing and paddling, exercising and jogging, cycling, cross-country skiing and to participate in extreme sports (e.g. extreme air sports, extreme skiing).

Open Space

Open space is important to preserve within communities as a quality of life amenity and for enhancing the aesthetic appeal of a place. This is especially true for Teton County, which possesses priceless scenic beauty and relies on tourism as a key component to the economic development strategy. Tourist-oriented towns and communities work hard to be pleasing to the eye. They need to attract visitors and create an appealing feel to both locals and visitors. Open space is important in this regard.

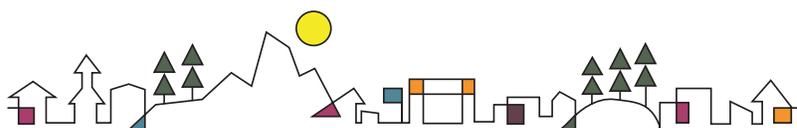
Teton Valley has an opportunity to preserve open space due to the large number of obsolete subdivision lots that presently have diminished value. Many platted residential lots could be part of a larger system of open space created through land purchase or acquisition of conservation easements. Open space could include infill parks, trail connections, wildlife corridors, open fields, green belts and riparian restoration zones. Some of these types of open space can become popular amenities to residents and tourists alike.

Parks and Recreation

The Plan calls for extensive new areas of greenways, parks, and multi-use paths (bicycle and pedestrian). These types of natural and open space amenities have been shown to have positive impacts on real property values and public health.

Land that is protected from development, either for recreational use, habitat conservation, or natural resource protection such as water, has a tangible value that is hard to measure. One of the primary benefits of open space and conservation lands is increased quality of life. While the value of quality of life is not often quantified, quality of life has a direct link to economic development and community vitality that can be measured in other ways.

It has been well established that proximity to open lands and conservation areas enhances property values (McConnell, 2005). The “proximate principal” describes the correlation between higher property values and proximity to open lands, natural areas, and parks.



Recreation Access to the River

The Teton River is an important natural attraction to both residents and tourists. Access to fishing, rafting, hiking and just visitation is important to develop. As one of the top recreational tourism and outdoor recreation resources of the valley, it should be readily accessible in multiple locations.

At the same time, it will be important to maintain its natural feel and wild and scenic character or it will lose its value as an authentic recreational tourism attraction. Thus, biking trails along the banks should be limited to urban areas and more populated zones, while the majority of the riparian zone should be as pristine as possible while still accessible.

River-based tourism is a major sector of tourism that can be promoted in the valley. The river will support fly fishing, rafting and hiking visitors. It is also a major branding and place identifier of the valley much like Aspen, Steamboat, Vail, Ketchum, Park City and Missoula. The destination needs to embrace the river, make it accessible and facilitate access and visitation through outfitters to maximize economic benefits.

COMMUNITY EVENTS + FACILITIES

Community events and facilities can be important means of attracting visitors during off-peak periods. This can include slow midweek periods or low visitation months. Many of the events and facilities require public subsidy. This is especially true for conference and convention centers that do not normally cover capital costs or even operating costs. However, once destinations reach a certain level, they can subsidize conference / convention center development financing and operating costs through hotel taxes (TOT). The benefits to the destination are significant, as group business during slow periods can make the difference between feasible and non-feasible lodging, retail, dining and entertainment. Other destinations in Idaho have pursued this successfully including Pocatello, Nampa, and Coeur d'Alene. Sometimes, destinations, such as Sun Valley and McCall, rely on private lodging / resorts to provide the facilities. Once provided, they are heavily used and often outgrown.

Events are also a very effective means of promoting visitation during off-peak periods. Events can include festivals, races, competitions, fairs, concerts, symposiums, and other activities. The economic impact of these events can be very significant. However, they also require significant organizing and promoting capability and often require significant dedication of resources such as life-safety, sanitary, clean-up, and marketing / promotion.

Certain facilities such as recreation centers, multipurpose rooms, community pools and like facilities are geared more towards the local population. These facilities are used for community meetings, teen activities, family gatherings, wedding receptions, funerals and other community activities. Sometimes they are private or are operated by non-profits. These facilities can be important to creating a sense of community, thereby enhancing quality of life.

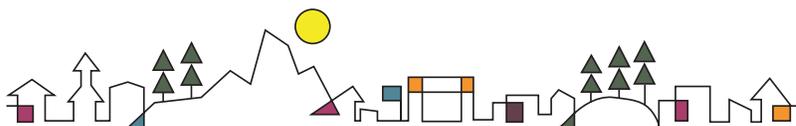
AGRICULTURAL + RURAL HERITAGE

Sustainable Agriculture Production

Teton County has traditionally relied on agriculture for its economic base, although this was never an easy way to make a living. At an elevation of over 6,000 feet, the area has a very short growing season and crops are limited to barley, seed potatoes, and several forms of grains. The county also has a limited number of dairy and beef farms. Teton County has approximately 60,000 acres in cropland and another 30,000 acres in pasture and grazing land. (Gallagher, 2000).

As in the nation as a whole, agriculture in this area has gone through some significant transformations over the past few decades. The area has seen a dramatic decline in agricultural production and its impact on the local economy. In 1970, agricultural production and services accounted for 45 percent of county jobs (Figure 4). In 1999, farm production accounted for only approximately one-fifth of local jobs (Sonoran Institute, 2002). These changes have deeply impacted the economic structure of the county. Many local officials and residents note that many Teton County farmers have had to consolidate operations and farm larger parcels to remain economically viable.

Teton Valley farmers should examine ways to support expanded local food production using grain crops and livestock operations. Craft beer brewing is one such industry that can take advantage of locally produced grains. Fort Collins, CO, for example, now has the most brewers and microbreweries per capita of any city in the nation. Through partnerships with local agriculture, Fort Collins has become the “Napa Valley of Beer” in a very short period of time. Similarly, grass-fed beef and other high-quality meat products are commanding higher prices from more health-conscious consumers.



Cultural Heritage Tourism

Nationally, there has been an increase in “cultural heritage tourism”. The National Trust defines cultural heritage tourism as traveling to experience the places and activities that authentically represent the people, history and culture of a particular region (http://www.nationaltrust.org/heritage_tourism/index.html). There is no singular definition for cultural or heritage tourism or development strategy as each program builds upon the resources that are available in a particular area. However, at its core is that, in many instances, preserving and sharing local culture and heritage with visitors can bring economic benefits to a community. Examples of cultural heritage tourism can range from small museum tours highlighting the area’s historical development, to performance arts and historic trails.

The TAMS surveyed US travelers for participation in 98 activities and events that could be considered culture or entertainment oriented. Below are highlighted the top twenty that were most common for US travelers. Of these twenty activities, over half could realistically be part of a tourism development program with a cultural or heritage focus. Visiting historic sites, museums and galleries (41.2 percent) and visiting fairs and festivals (31.7 percent) were the most common activities with a cultural or heritage focus for US travelers (Lang Research, 2006).

In general, research has demonstrated that travelers who participate in cultural and heritage-related activities are well-educated and have above-average levels of income. Research indicates that over half of participants have postsecondary degrees. This is in comparison to roughly 39 percent of all traveling households.

The Teton Valley has the ability to invigorate the local economy and become more economically sustainable over time by preserving and developing their substantial cultural heritage assets. These community assets are significant, and range from historic farm sites, Teton Valley Museum, and designated architectural landmarks and sites. Going hand-in-hand with development of these assets are support services like lodging, hunting, fishing and equestrian guide services, and restaurants.

Tourism visitation to areas offering interpretive themes relating to Teton County’s history and, more specifically, attractions emphasizing the area’s natural history, can be significant, even in relatively remote locations, should they be designed, programmed and marketed appropriately. Cultural and historic facilities in similar contexts suggests that visitation to cultural facilities and sites could generate revenues through public use (entry fees plus vending/gift shops expenditures), associated with research and educational uses (local schools), longer stay times, as well as sponsored special events. Opportunities for Net Operating Income (NOI) related to such revenues would need to be evaluated on a case-by-case basis and are dependent on the particular concept and experience being considered.

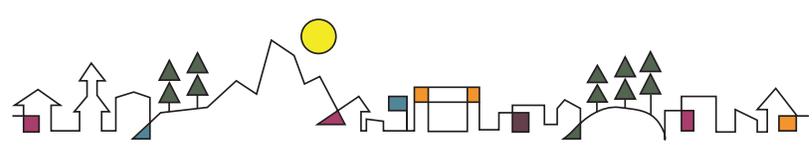
economic development

Where Are We Now?

Where Do We Want to Go?

Tools

<p>Undiscovered "lifestyle" community with recreation based services (shops, guides, outfitters)</p>	<p>An appealing "lifestyle" community</p>	<ul style="list-style-type: none"> • Marketing , Branding and Wayfinding Program
<p>Reduced land values due to over-supply of medium density (1.0 - 2.5 acre) residential lots</p>	<p>A healthy real estate market</p>	<ul style="list-style-type: none"> • Subdivision and Zoning Ordinance
<p>Struggling local businesses</p>	<p>Thriving locally-owned businesses</p>	<ul style="list-style-type: none"> • Buy Local Program
<p>Limited amount of economic diversity - primarily construction, agriculture and tourism based economy</p>	<p>Vibrant, stable and diverse local economy</p>	<ul style="list-style-type: none"> • Economic Development Program
<p>Eco-Business Park</p>		<ul style="list-style-type: none"> • Economic Development Program



economic development

Key Actions

Participants

Timing

<ul style="list-style-type: none"> • Develop new marketing, branding and signage materials. Design and install gateway signage and landscape treatments; wayfinding master plan; wayfinding sign installation. 	<ul style="list-style-type: none"> • Chamber of Commerce; Teton Valley Business Development Center 	3
<ul style="list-style-type: none"> • Mitigate the economic impact of non-viable subdivisions. 	<ul style="list-style-type: none"> • County; property owners 	3
<ul style="list-style-type: none"> • Zone changes to reflect the Framework Map and encourage development of quality growth neighborhoods adjacent to existing communities and reduce density in sensitive rural areas. 	<ul style="list-style-type: none"> • County Planning 	I
<ul style="list-style-type: none"> • Strengthen zoning ordinances to allow live-work and home based businesses. 	<ul style="list-style-type: none"> • County Planning 	2
<ul style="list-style-type: none"> • Require development proposals to be accompanied by relevant market research and due diligence that justify viability of the project and consider off-site impacts. 	<ul style="list-style-type: none"> • County Planning 	I
<ul style="list-style-type: none"> • Incentivize utilization of existing business park locations. 	<ul style="list-style-type: none"> • County Planning 	3
<ul style="list-style-type: none"> • Promote official “Buy Local” campaign for the Teton Valley. 	<ul style="list-style-type: none"> • Chamber of Commerce; Teton Valley Business Development Center 	2
<ul style="list-style-type: none"> • Unify the Marketing, Job Retention, and Recruitment Programs. 	<ul style="list-style-type: none"> • Chamber of Commerce; Teton Valley Business Development Center; Cities of Driggs, Victor and Teton 	2
<ul style="list-style-type: none"> • Create effective economic development entities. 	<ul style="list-style-type: none"> • Chamber of Commerce; Teton Valley Business Development Center 	3
<ul style="list-style-type: none"> • Work with the City of Driggs airport for business-related opportunities. 	<ul style="list-style-type: none"> • Teton Aviation Center; Chamber of Commerce; Teton Valley Business Development Center 	3
<ul style="list-style-type: none"> • Coordinate with the City of Driggs airport for business-related opportunities, local landowners and businesses. 	<ul style="list-style-type: none"> • Chamber of Commerce; Teton Valley Business Development Center 	3

Timing: O=Ongoing; I=Immediate; 2 = Within 2 Years; 3 = Within 3 Years; 5 = 5 or More Years

economic development

Where Are We Now?

Where Do We Want to Go?

Tools

High speed internet and communication service available to towns and most developed outlying areas within the county

A fast and efficient valley-wide communications network

- Information Technology (IT) Program

Scenic quality beginning to be visually impacted by development

Protect key views in the Teton Valley

- Scenic Corridor

Challenges to provide housing opportunities that matches wages

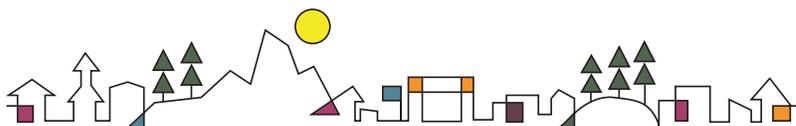
Housing that can be attained by Teton Valley workers

- Affordable Housing Program

Disconnected neighborhoods; limited options for routes from neighborhoods to town centers

A well-connected transportation network both within Teton Valley and regionally that is appropriate for a rural community

- Subdivision and Zoning Ordinance - Street Connectivity
- Plan Development - Transportation Plan



economic development

Key Actions

Participants

Timing

<ul style="list-style-type: none"> • Create and adopt a Communications Corridor Master Plan and work with local internet providers and Cities to implement. • Promote technology centers for small businesses. 	<ul style="list-style-type: none"> • Local Internet Providers; Cities of Driggs, Victor and Teton • Chamber of Commerce; Teton Valley Business Development Center; Cities of Driggs, Victor and Teton 	3
<ul style="list-style-type: none"> • Strengthen scenic corridor ordinance. 	<ul style="list-style-type: none"> • County Planning 	3
<ul style="list-style-type: none"> • Adopt a uniform definition of “affordable housing”. 	<ul style="list-style-type: none"> • County Planning 	2
<ul style="list-style-type: none"> • Strengthen street connectivity standards in the Subdivision Ordinance and develop access management policies for future development. 	<ul style="list-style-type: none"> • County Planning, Engineering 	2
<ul style="list-style-type: none"> • Update Transportation Master Plan to identify and prioritize comprehensive planning transportation goals and strategies. 	<ul style="list-style-type: none"> • County Planning, Engineering 	5
<ul style="list-style-type: none"> • Develop and enforce design standards for all transportation infrastructure. 	<ul style="list-style-type: none"> • County Engineering and Road and Bridge 	2
<ul style="list-style-type: none"> • Identify and prioritize road maintenance needs and allocate funding for roads that are important for agriculture transport and business development. 	<ul style="list-style-type: none"> • County Road and Bridge 	5

Timing: O=Ongoing; I=Immediate; 2 = Within 2 Years; 3 = Within 3 Years; 5 = 5 or More Years

transportation

Where Are We Now?

Where Do We Want to Go?

Tools

Poorly maintained rural roads for agricultural industry, poor pathway maintenance

A well-maintained roadway system.

- Capital Improvements Plan (CIP)

Incomplete multi-modal facilities throughout the region, limited options for public transit, lack of pedestrian facilities

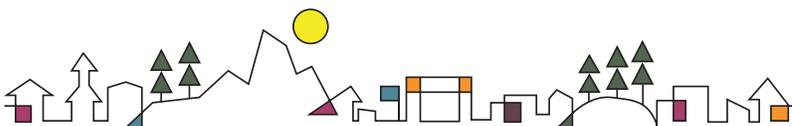
- Grant Programs

Poor road safety in some areas

Convenient, safe, timely, financially sustainable and efficient options for multi-modal transportation that satisfy a multitude of needs.

- Local, State and Federal Coordination
- Pathways Master Plan

- Transportation Citizen Advisory Panel



transportation

Key Actions

Participants

Timing

<ul style="list-style-type: none"> Update the County Capital Improvement Plan to incorporate Comprehensive Plan and Transportation Master Plan recommendations. 	<ul style="list-style-type: none"> County Planning, Engineering and Road and Bridge 	O
<ul style="list-style-type: none"> Pursue grant opportunities, e.g.-Rails to Trails or SAFETEA-LU, to construct trails and other alternate transportation improvements. Work with local organizations that have common goals to help seek out these grant and funding programs. 	<ul style="list-style-type: none"> County Planning; Teton Valley Trails and Pathways 	O
<ul style="list-style-type: none"> Initiate program with Idaho Transportation Department to reduce posted speed limits on Highways 33 and 32 through towns. 	<ul style="list-style-type: none"> County Engineering; Idaho Transportation Department 	I
<ul style="list-style-type: none"> Create and adopt a Pathways Master Plan to include desired pathway improvements, maintenance schedule and construction standards. 	<ul style="list-style-type: none"> County Planning & Zoning, Engineering and Road and Bridge 	5
<ul style="list-style-type: none"> Form a Transportation Citizen Advisory Panel that will participate and continually advise the development of a Transportation Master Plan and the follow through of the goals set forth in the Transportation Master Plan. 	<ul style="list-style-type: none"> County Planning & Zoning, Engineering and Road and Bridge 	5

Timing: O=Ongoing; I=Immediate; 2 = Within 2 Years; 3 = Within 3 Years; 5 = 5 or More Years

The Valley Speaks

A key policy of the plan includes CEF Policy 3.1. Find common ground by identifying shared values and priorities and acknowledging differences respectfully.



♥ OUR ♥
Heritage
♥ we Love ♥



natural resources + outdoor recreation

Where Are We Now?

Where Do We Want to Go?

Tools

Relatively pristine and intact wildlife habitats anchored by large tracts of public land and key private lands protected with conservation easements

Preserved and enhanced functional habitats

- Subdivision and Zoning Ordinance

- Tax Incentives and Fees

- Overlay Standards

Poorly planned and scattered development that disconnects and threatens wildlife migration corridors and sensitive habitat

Protected wildlife movement corridors and sensitive habitats

- Subdivision and Zoning Ordinance - Subdivision Vacation

Water quality concerns

Good water quality and quantity for recreation, fisheries habitat and human consumption

- Plan Development - Subdivision Ordinance

- Overlay Standards

- Conservation Easements

Numerous and diverse opportunities for recreation on public land, although some access is limited

Numerous, high-quality recreational opportunities and facilities for all ages and user groups

Community that values a wide range of outdoor recreational opportunities

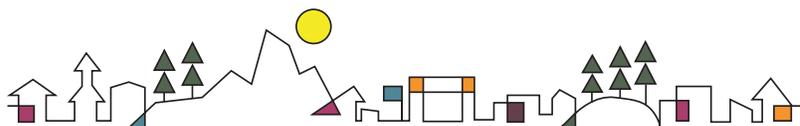
Protect existing and expand range of access to outdoor recreation areas

- Tax Incentives and Fees

Tourism enhanced by natural resource protection

- Planning Documents

- Local, State and Federal Coordination



natural resources + outdoor recreation

<i>Key Actions</i>	<i>Participants</i>	<i>Timing</i>
<ul style="list-style-type: none"> • Revise ordinances to include larger setback off the Teton River Canyon and Bitch Creek corridors, protect water quality and quantity, require screening where appropriate, protect key habitat areas, and reflect the land use framework. 	<ul style="list-style-type: none"> • County Planning 	2
<ul style="list-style-type: none"> • Decrease allowable development density in sensitive wildlife habitat, riparian areas and wetlands. 	<ul style="list-style-type: none"> • County Planning 	2
<ul style="list-style-type: none"> • Amend subdivision and zoning ordinances to allow enhanced clustering incentives and conservation easements. 	<ul style="list-style-type: none"> • County Planning 	2
<ul style="list-style-type: none"> • Utilize tax incentives and fee structures to support land use framework. 	<ul style="list-style-type: none"> • County 	2
<ul style="list-style-type: none"> • Strengthen the wildlife and natural hazard overlays, including further reducing density in riparian, wetland, floodplain and other sensitive or hazardous areas. 	<ul style="list-style-type: none"> • County Planning 	2
<ul style="list-style-type: none"> • Incentivize vacation of non-viable subdivisions in or near migration corridors or sensitive habitats. 	<ul style="list-style-type: none"> • County Planning 	2
<ul style="list-style-type: none"> • Develop a source water protection plan 	<ul style="list-style-type: none"> • County Planning 	5
<ul style="list-style-type: none"> • Purchase or lease conservation easements in high priority areas for wildlife protection. 	<ul style="list-style-type: none"> • Property Owners; Teton Regional Land Trust; Other accredited land trusts or entities 	2
<ul style="list-style-type: none"> • Develop a Trails Master Plan, work with federal and state land agencies to maintain and improve access to public lands. 	<ul style="list-style-type: none"> • County Planning 	5
<ul style="list-style-type: none"> • Investigate funding options for purchase or lease of conservation easements through property tax, resort tax, hotel tax, real estate transfer tax, voluntary tax, or others. 	<ul style="list-style-type: none"> • County 	5
<ul style="list-style-type: none"> • Create a Winter Travel Plan that includes maintenance and improvement of public land and river access and identifies potential new access locations. 	<ul style="list-style-type: none"> • County Planning , Engineering, and Road and Bridge 	5
<ul style="list-style-type: none"> • Create and adopt a County-Wide Flood Preparedness and Prevention Plan. 	<ul style="list-style-type: none"> • County Emergency Management 	2
<ul style="list-style-type: none"> • Work with state and federal agencies and private land owners to inventory and map sensitive areas. 	<ul style="list-style-type: none"> • County GIS; Property Owners; USGS; NRCS; BLM; NGOs 	2
<ul style="list-style-type: none"> • Regularly update these inventories. 	<ul style="list-style-type: none"> • County GIS; Property Owners; USGS; NRCS; BLM; NGOs 	0
<ul style="list-style-type: none"> • Create benchmarks for monitoring natural resources. 	<ul style="list-style-type: none"> • County Planning 	5

Timing: O=Ongoing; I=Immediate; 2 = Within 2 Years; 3 = Within 3 Years; 5 = 5 or More Years

community events + facilities

Where Are We Now?

Where Do We Want to Go?

Tools

Some established signature events (Music on Main, Tin Cup Challenge, John Colter run, music festivals, pioneer day parade, 4th of July celebrations, Winter-Fest, Art Walk, etc)

A variety of multi-cultural events that bring the community together

- Marketing , Branding and Wayfinding Program

Limited facilities for indoor recreation during long winters

High quality recreational facilities for all ages and user groups to meet the needs of the community

- Needs Assessment
- County-wide Parks and Recreation Master Plan
- Special District

Little opportunity for post-secondary education and an underfunded public school system with limited opportunities

High quality educational facilities for pre-K-12 and post-secondary education

- Remote education program
- County-Wide Plans

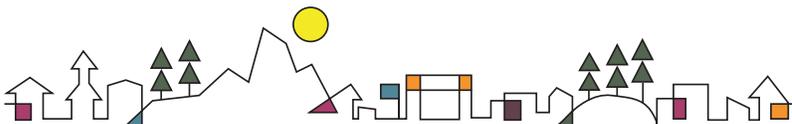
Existing water and sewer service within existing towns only. High cost to provide roads, road maintenance and other services to rural areas

Sufficient infrastructure to efficiently serve the needs of the community

- Utility Standards
- Transfer of Development Rights (TDR) Program
- Recycling Program

Incomplete but growing recycling facilities

Efficient and convenient recycling opportunities, reduced waste stream



community events + facilities

Key Actions

Participants

Timing

<ul style="list-style-type: none"> Expand promotion of Teton Valley events. 	<ul style="list-style-type: none"> Chamber of Commerce; Teton Valley Business Development Center 	3
<ul style="list-style-type: none"> Develop a Parks and Recreation Master Plan for recreation facilities. 	<ul style="list-style-type: none"> County Planning 	3
<ul style="list-style-type: none"> Develop a feasibility study for new recreational facilities and funding mechanisms. 	<ul style="list-style-type: none"> County Planning; BOCC 	3
<ul style="list-style-type: none"> Create a Parks and Recreation Department, Recreation District, <u>impact fees</u>, <u>implement users fees</u>. 	<ul style="list-style-type: none"> County Planning 	3
<ul style="list-style-type: none"> Work with colleges and universities to expand local campuses and online programs for secondary and post-secondary education. 	<ul style="list-style-type: none"> School District #401; Brigham Young University Idaho; Eastern Idaho Technical College; Central Wyoming College 	5
<ul style="list-style-type: none"> Perform a needs assessment for future library expansion. 	<ul style="list-style-type: none"> County Planning; Valley of the Tetons Library 	3
<ul style="list-style-type: none"> Amend Subdivision and Zoning Ordinances, to focus development requirements to utility provision. 	<ul style="list-style-type: none"> County Planning 	2
<ul style="list-style-type: none"> Work with Cities to investigate the feasibility of TDR program. 	<ul style="list-style-type: none"> County Planning; Cities of Driggs, Victor and Tetonia 	5
<ul style="list-style-type: none"> Work with Teton Valley Community Recycling (TVCR) and other partners to promote waste reduction education campaigns and pursue grant opportunities to expand the County Recycling and other Green Programs. 	<ul style="list-style-type: none"> County Solid Waste and Recycling 	O

Timing: O=Ongoing; I=Immediate; 2 = Within 2 Years; 3 = Within 3 Years; 5 = 5 or More Years

agricultural + rural heritage

Where Are We Now?

Where Do We Want to Go?

Tools

Established agricultural industry - (seed potatoes, barley, alfalfa, hay, etc) but transportation costs, short growing seasons and harsh climate create financial hardship.

Agricultural and rural lands are a key element in rural character and wildlife habitat. Overdevelopment of rural areas threatens this

Agriculture as a key industry

Preserved agricultural and rural lands and a distinct rural character

- Land Protection Trusts, USDA assistance

- Cluster Development Program

- Transfer of Development Rights (TDR) Program

- Subdivision and Zoning Ordinance - Large Lot Streamlining

- Open Space Levy or Dedication Incentives

Aging farmer demographic / losing agricultural heritage

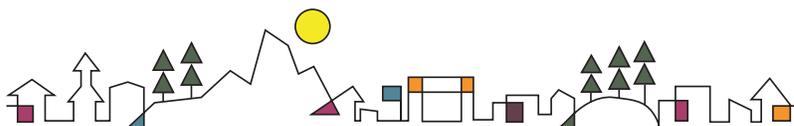
Continued multi-generational agricultural heritage

- Subdivision and Zoning Ordinance - Family Lot Splits

Weed infestation from vacant subdivisions and other unmanaged properties

Healthy, open landscape

- Subdivision and Zoning Ordinance - Subdivision Vacation



agricultural + rural heritage

Key Actions

Participants

Timing

<ul style="list-style-type: none"> • Explore funding options and incentives for maintaining the financial viability of farm operations. 	<ul style="list-style-type: none"> • USDA, ISDA, Private Land Trusts, Property Owners 	O
<ul style="list-style-type: none"> • Amend subdivision and zoning ordinances to allow enhanced clustering incentives and conservation easements. 	<ul style="list-style-type: none"> • County Planning 	2
<ul style="list-style-type: none"> • Work with Cities to investigate the feasibility of TDR program. 	<ul style="list-style-type: none"> • County Planning ; Cities of Driggs, Victor and Tetonia 	5
<ul style="list-style-type: none"> • Create/amend ordinances and programs to promote very Large Lot Subdivisions. 	<ul style="list-style-type: none"> • County Planning 	O
<ul style="list-style-type: none"> • Explore open space funding options and voluntary incentives that would be oriented to the protection of open space and large farms. 	<ul style="list-style-type: none"> • County 	5
<ul style="list-style-type: none"> • Amend the Subdivision Ordinance to allow Family Lot Splits or a Short Plat process. 	<ul style="list-style-type: none"> • County Planning 	2
<ul style="list-style-type: none"> • Vacate non-viable subdivisions; amend County Code to strengthen penalties for weed violations. 	<ul style="list-style-type: none"> • County Planning; Extension Office 	2

Timing: O=Ongoing; I=Immediate; 2 = Within 2 Years; 3 = Within 3 Years; 5 = 5 or More Years

IMPLEMENTATION TOOLS

A series of tools are available to implement the Plan, some of which are employed most effectively either through the County, public and private partnerships or by private efforts. The tools rely on choices made by individual landowners or on actions taken by public or private agencies. The Board of County Commissioners can play a role in plan implementation by updating the Capital Improvement Plan, adopting zoning and subdivision regulations, approving grant requests, or making budget allocations to achieve plan goals and objectives.

Teton County uses two primary regulatory tools to implement the goals and policies set forth in the Comprehensive Plan: the Zoning and the Subdivision Codes (both are codified chapters in the County Code). Additional tools for implementing the Comprehensive Plan include other portions of the County Code, the Capital Improvement Plan, and a host of non-regulatory means.

PRIMARY REGULATORY TOOLS

Zoning Code Amendments

The Zoning Code regulates the use of land. More specifically, the provisions of the Zoning Code divide the County into residential, commercial, industrial, public and other use zones based on the Comprehensive Plan. Each zone has standards and regulations that determine the allowed uses on that land within the zone and the standards to which improvements must conform such as building height, setbacks, and lot size. The Zoning Code is approved by Ordinance and consists of text found in Title 8 of the County Code and an official Zoning Map.

The Zoning Code fulfills two major roles:

- First, the provisions of the Zoning Code promote the general public health, safety, and welfare of County residents.
- Secondly, the Zoning Code helps to implement the Comprehensive Plan.

In a broad sense, zoning encourages the orderly development of the County and implements the Comprehensive Plan. The Comprehensive Plan provides a general and long-range policy for the County, while the zoning code serves as a legal ordinance with binding provisions on how land can be developed. Zoning sets the pattern for growth and defines appropriate land uses for each zone. The various zones have specific boundaries and, when drafting the Zoning Code, the County considers how each land parcel will be affected. However, zoning is only one of several tools available to bring the plan recommendations to reality.

The Zoning Code should be revised to reflect the Comprehensive Plan's Land Use Framework. The Zoning Code can be amended in a variety of ways, one of which results in the change in allowable development density. In Teton County, this density is represented in the number of dwelling units permitted per acre. For example, our current zoning includes A20 and A2.5 zone districts, which allows a density of 1 house per 20 acres and 1 house per 2.5 acres, respectively. Changes could result in either increases or reductions



in the allowable density. Other amendments to the Zoning Code could include:

- Changes in minimum lot sizes/ density decreases in key rural areas;
- Elimination of residential density bonuses;
- Changes in the procedures necessary for permitting of uses;
- Concentration of commercial and housing near existing towns to ensure economic viability;
- Standards or overlay zones that set a level of protection for scenic corridors, prime farmland, flood prone or environmentally sensitive areas, e.g. riparian areas; and
- The addition of form or performance-based code strategies.

There are four primary types of zoning code that the County may consider as part of the Plan implementation strategy: Conventional (also known as Euclidean), Form-Based, Performance, and Incentive-Based, as well as a Hybrid Code that may combine elements of some or all of the four primary types.

Conventional Code (Euclidean): Teton County’s Zoning is based primarily on a conventional code that regulates development through land use classifications and dimensional standards. Present County zoning land use classifications are agriculture, residential, retail commercial, wholesale commercial and manufacturing. Each land use must comply with dimensional standards that regulate the height and size of structures. These dimensional standards typically take the form of minimum lot sizes, building setbacks from property lines, and height limits.

Form-based Code: A Form-based code places more emphasis on regulating the form and scale of buildings and their placement rather than the distinctions between land use types. Form-based codes are the newest form of zoning code and have not typically been utilized in a rural setting. Form-based codes can be difficult to interpret and administer and have been criticized for a lack of control over impacts associated with land use.

Performance Zoning Code: Performance zoning regulates the impact of land uses through set standards of performance. These specific standards usually concern residential density, intensity of commercial development, vehicular traffic, noise, and access to light and air. Under performance zoning, developers can locate any use within an area, subject to meeting the performance standards for that district. Performance zoning allows for the greatest flexibility of all code types; however, it is difficult to administer and has been shown in some cases to lengthen the review process.

Incentive Zoning Code: Incentive zoning provides a reward (typically in the form of greater residential density or building size) to a developer who does something beyond “standard practice” that is in the community’s interest (such as protecting open space or prime wildlife habitat). Teton County already provides the opportunity for density bonuses which would be considered an “incentive”. Incentive zoning allows for a high degree of flexibility, but it can be complex to administer.

Subdivision Ordinance Amendments

The Subdivision Ordinance provides the County with standards and regulations for the approval of new subdivisions and lot splits. The Subdivision Ordinance, found in Title 9 of the County Code, includes design standards for streets, blocks, and other public improvements. The Subdivision Ordinance provides the application procedures for approval of all types of land divisions within the County. The Subdivision Ordinance relates to the Comprehensive Plan by assuring proper design of residential areas and in the design and location of needed public facilities. New or enhanced subdivision tools that might be added to the Ordinance and include:

- Transfer of Development Rights (TDR);
- Conservation Easement Dedication;
- Large Lot Subdivision Incentives; and
- Family Lot Splits.

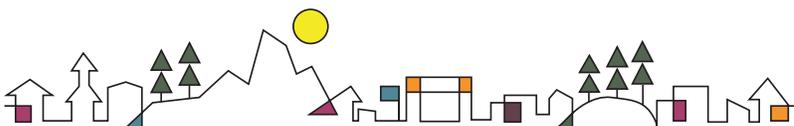
Vacate/ Replat Non-Viable Subdivisions

Subdivisions that are no longer viable can be “vacated” through a process where the internal property lines are eliminated and the parcel reverts back to its previous configuration. This is an existing ‘tool’ to bring land back to a rural character. Vacating a subdivision does not mean that it can’t be developed again in the future.

Since there are times when it is not appropriate or desirable to vacate the plat for an entire subdivision or phase of a subdivision, generally because several lots have been improved and homes developed, consideration may be given toward replatting the subdivision. A replat involves preparing a new plat document that may reflect new lot lines conforming to lot size requirements, new streets and utilities meeting current public improvement standards, and lot and street patterns that avoid environmentally sensitive areas. Where the original subdivision plat contained undersized lots, lots on environmentally sensitive land, or inadequate roads and utilities, the replat may show fewer developable lots. Replatting can be used with both paper subdivisions and partially developed subdivisions, and can be effective to reduce lots, or reduce service costs.

New regulations should encourage the early vacating or replat of subdivisions when not consistent with the Plan, when they are not fiscally viable or when the development has not met obligations of their Development Agreement with the County

Subdivision impact fees and the provision and timing of infrastructure should be reexamined with these subdivision vacation and replat regulations in mind. New provisions should be added to the Code. Other Code criteria may center on whether the County can economically provide services to subdivisions that have not begun development. Subdivisions that meet certain criteria could be replatted to meet the Goals of the Comprehensive Plan, including reduced lot sizes and open space conservation, according to a “replat” Code provision.



Conservation Easements, Purchase of Development Rights (PDR) or Open Space Purchase

Land can be retained for future generations as agricultural or open, natural landscapes through three primary mechanisms: conservation easements, purchase of development rights, or public purchase. All of these options offer a voluntary means to open land preservation.

Conservation Easements: Dedication or sale of conservation easements by private property owners to private, non-profit lands trusts or conservation organizations allow many of the property rights to be retained (e.g.-continue farming or ranching), and continued ownership and place of residence. If donated, the owner receives a tax benefit; if sold, the owner retains revenues from the sale of the conservation easement. A conservation easement also can be used to reduce the value of an estate that is subject to taxation.

Purchase or Donation of Development Rights: Development rights can be severed from agricultural lands in two primary ways. Development rights have been purchased by different entities (usually a non-profit land trust but sometimes a public agency), and they have been donated by landowners to nonprofit land trusts, conservation organizations or public agencies. The severance of development rights runs with the land, and future landowners must ensure that the land is not developed. As with conservation easements, agricultural and ranching activities can continue and the property owner retains the right to sell the property.

Open Space Purchase or Donation: Currently, Teton County does not purchase open land or development rights. However, community polling suggests that there is an overwhelming sentiment that there should be compensation for land used for public benefit. One idea is to use money raised from a Conservation or Open Space Levy to purchase Development Rights or Open Space . Such a Bond could exclude agricultural land from the tax since primarily agricultural land would be purchased. This still requires willing sellers. Additionally, such a levy would need to be passed by a majority vote of those included in such a levy district.

Create Transfer of Development Rights (TDR) Program

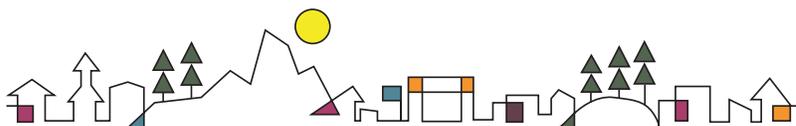
TDR programs allow landowners to transfer the right to develop one parcel of land to a different parcel. The parcel of land where the rights originate is called the “sending” parcel. When the rights are moved from a sending parcel, the land is restricted with a permanent conservation easement or deed restricted from future development. The property owner of the sending parcel relinquishes the right to develop the land, but can continue indefinitely with farming or ranching activities. The parcel of land to which the rights are transferred is called the “receiving” parcel as is generally more appropriate for development. Transferring rights generally allows the owner to build at a higher density than ordinarily permitted by the base zoning. This targeted TDR program will allow development to be transferred between select parcels. The transfer will be facilitated when the sending and receiving parcels match designated preservation zones (the sending areas) and growth areas (the receiving areas) on the Comprehensive Plan Land Use Map. These strategically placed sending and receiving areas maximize community benefit by providing an incentive for greater development and population densities in or near to the County’s cities and towns and protecting parcels with the highest scenic, cultural and wildlife habitat value.

The first step toward creating a Transfer of Development Rights Program will be a joint study with Teton County communities to determine feasibility. Making the program a practical option in an area as large as Teton County will likely entail breaking the program into smaller geographic areas.

Cluster Development (also known as Conservation Subdivisions)

Cluster Development is a housing pattern that clusters new housing on a portion of the property with the remaining area protected as open space that allows for continued agriculture production or protection of natural habitat. A rural cluster development could include relatively large lot clusters (1 to 3 acres) and does not need to include urban type densities.

The sale of the lots can generate revenue for the farm while the easements on other parts of the property can reduce the taxes that come with the sale of the developed portion. The preserved natural or agricultural area attracts buyers who want to enjoy the countryside without owning or maintaining a large parcel of land. Cluster development is currently included in the existing Planned Unit Development Ordinance and current incentives include density bonuses. Cluster Development can help create lots that are small enough for a homeowner to maintain and also create dedicated open areas. This will be one of the County’s primary tools to maintain levels of entitlement while achieving conservation and farmland protection tools.



Large Lot Subdivision Incentives

Incentives can be created for lots to be larger than the minimum size allowed under the zoning district. This could help make it easier to break off a piece of land to sell when needed. The lots would need to be large enough to help reach the goal of preserving rural character and larger than what the underlying zoning would allow.

Family Lot Splits (also known as Family Subdivisions or Transfers)

Family Lot Splits help to forward continuance of viable farming operations. This type of small subdivision originated from the farming tradition that allowed a farmer to split off lots for his children, to fulfill their need for housing, to pass along a portion of the family's land holdings and to allow the family members to live in close proximity to the farm where they worked together. The new parcel could be of benefit to the parents or the children.

Rules for Family Lot Splits are designed to both protect the rights for a farm family to sell or gift land to an immediate family member and discourage circumvention of the standards that would promote speculative land development. Standards typically define "immediate family", limit the number of subdivided lots that occur, and the size of lot that can be created. Immediate family is most frequently defined as the property owner's children, spouse, sibling, parent, grandparent, grandchild, niece, nephew or stepchild. Lot sizes are usually required to be no smaller than the required minimum lot size within the zoning district. Subdivision review processes are often streamlined to make it quicker and easier to create a Family Lot Split.

Capital Improvement Plan (CIP)

Teton County is required under Idaho law to adopt a long range plan as an element of the larger Comprehensive Plan that identifies future capital needs for roads and other public services, prioritizes these capital projects and specifies funding sources. The CIP could also include plans for other economic development initiatives that fall outside of the typical infrastructure and facilities developed by the County. Required CIP contents are as follows:

- A general description of existing facilities
- A commitment by the County to cure existing deficiencies
- An analysis of capacity and current level of use
- A description of land use assumptions
- An inventory of existing facilities
- A table establishing specific levels of use or consumption by service unit
- A description of all improvements and costs
- The total number of service units attributed to new development
- The projected demand for improvements
- Identification of funding sources
- A time schedule for the commencement and completion of improvements

Valley Practices

The Plan is already in motion as the community works to reposition its platted subdivisions by reducing density near sensitive areas, clustering development and renegotiating infrastructure financing. The goal is to create an economically sustainable future.





NON-REGULATORY TOOLS

Plan implementation is more than regulation. There are non-regulatory measures such as creating structure for inter-local agreements, public-private partnerships, and efforts of the business community and individuals.

Guidelines

The County can put recommended guidelines in place that will suggest specific non-regulatory techniques to preserve community character in the Valley. Guidelines could include historic preservation, architectural and landscape design, and high performing building design. The County currently has some guidelines in place and these could be expanded to provide guidance to land developers and property owners.

Buy-Local Program

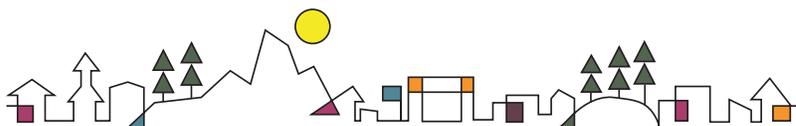
Creating a “buy-local” campaign will maximize positive financial impact on the local economy because profits are kept in the local area as opposed to being exported out of Teton Valley. By keeping money in the area, other sectors of the local economy are supported. Local businesses have a stronger affinity for the local culture and tend to be more supportive of civic causes, local charities, local events and other aspects of local participation. Local business owners tend to support each other and they engender support by the local population.

Teton Valley Marketing and Branding

A targeted marketing and branding effort will help to expand exposure of Teton Valley to other markets and to prospective employers and the tourism industry. Teton Valley needs to market its high quality of life, area history and amenities, and create an attractive identity through a unique brand.

Support of Non-Profit Organizations

The Teton Valley is home to over 50 private, non-profit organizations (public charities, private foundations & others) that work to address critical community needs. Area projects and programs include animal safety, arts and culture, child and family services, civic groups, conservation and environment, education, health and human services, and sports and recreation. Partnerships between the public sector, business and the non-profit organizations are necessary for the Plan to be successful.



IMPLEMENTATION FRAMEWORK

The Teton County Comprehensive Plan provides goals for development of the County over a 20-year period beginning in 2012. To meet these goals, the plan establishes a series of tools and specific action items. The plan also defines specific steps and follow-up activities to be taken to track implementation of the plan. An implementation framework ensures specific strategic actions take place, plan updates occur and the plan adapts where needed in order to meet the community's desired future. The implementation framework consists of the elements shown at right.

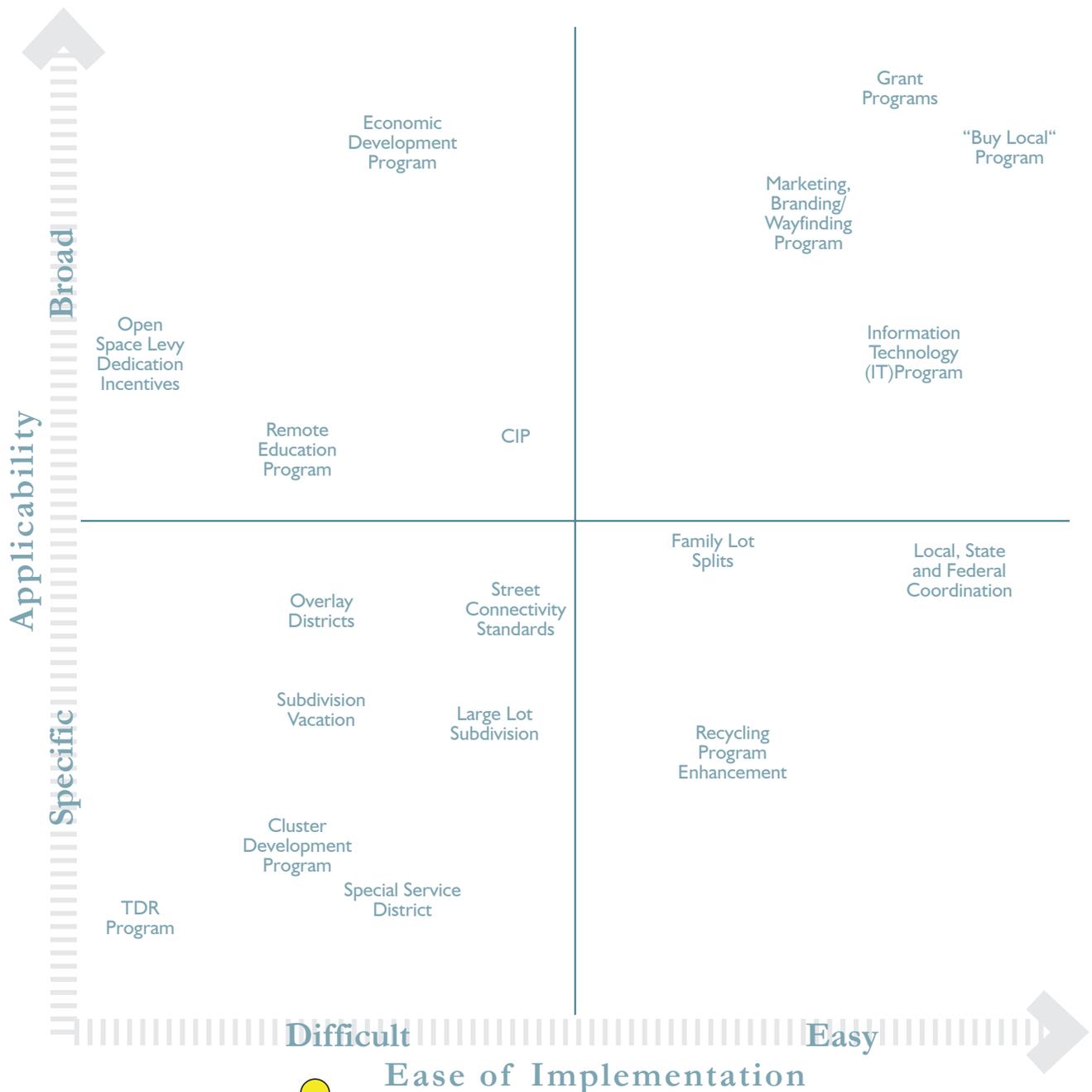


ACTION MATRIX

The policies in the Comprehensive Plan are implemented through a series of tools and 25 actions to realize the expressed vision. These actions are spread across the main elements of the Comprehensive Plan. Below are highlights of a few of the anticipated action items intended to advance the goals of the Comprehensive Plan:

- Create/amend ordinances and programs for TDR's, Large Lot Subdivisions, Conservation Easement Purchase or Lease Programs, Zoning Changes, Land Use Matrix and prepare Open Space Levy.
- Redraw zoning districts and create appropriate ordinances to implement the vision in each district.
- Vacate obsolete subdivisions; amend County Code to strengthen penalties for weed violations.
- Establish a County Parks and Recreation Department to manage facilities and programs.
- Create a Unified Marketing, Job Retention, and Recruitment Program.
- Develop an official "Buy Local" Campaign and Marketing program for Teton Valley.

Each of these actions has been measured against ease of implementation versus the effectiveness in achieving the largest number of goals in the Plan. All these actions are priorities; however the matrix provides an additional consideration for policy makers by identifying those projects that are easiest to achieve, and have the most broad application. .



ANNUAL REPORT TO THE COMMUNITY

In order to understand how successfully we are carrying out the Plan's broader vision, an annual monitoring report will be produced by the Planning Department to highlight the year's successes toward implementing each of the tools and actions associated with each plan element's Vision:

- Economic Development - Establish a vibrant, diverse and stable economy.
- 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.
- 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.
- Community Events and Facilities - Contribute to our strong sense of community by providing quality facilities, services, and activities to benefit the community.
- Agricultural and Rural Heritage - Preserve and enhance the rural character and heritage of Teton Valley

The report to the community also allows key stakeholders and community groups to continue their involvement with the Teton County Comprehensive Plan. When preparing the report to the community, the review committee will contact members of the existing Comprehensive Plan Core Committee and individual stakeholders to provide insight on the implementation status and efficacy of the various action items. The document should also highlight priorities for the upcoming year and will be available to our leaders and the community.

ANNUAL SUMMIT

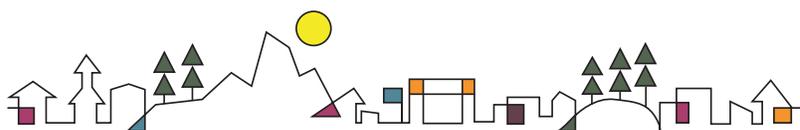
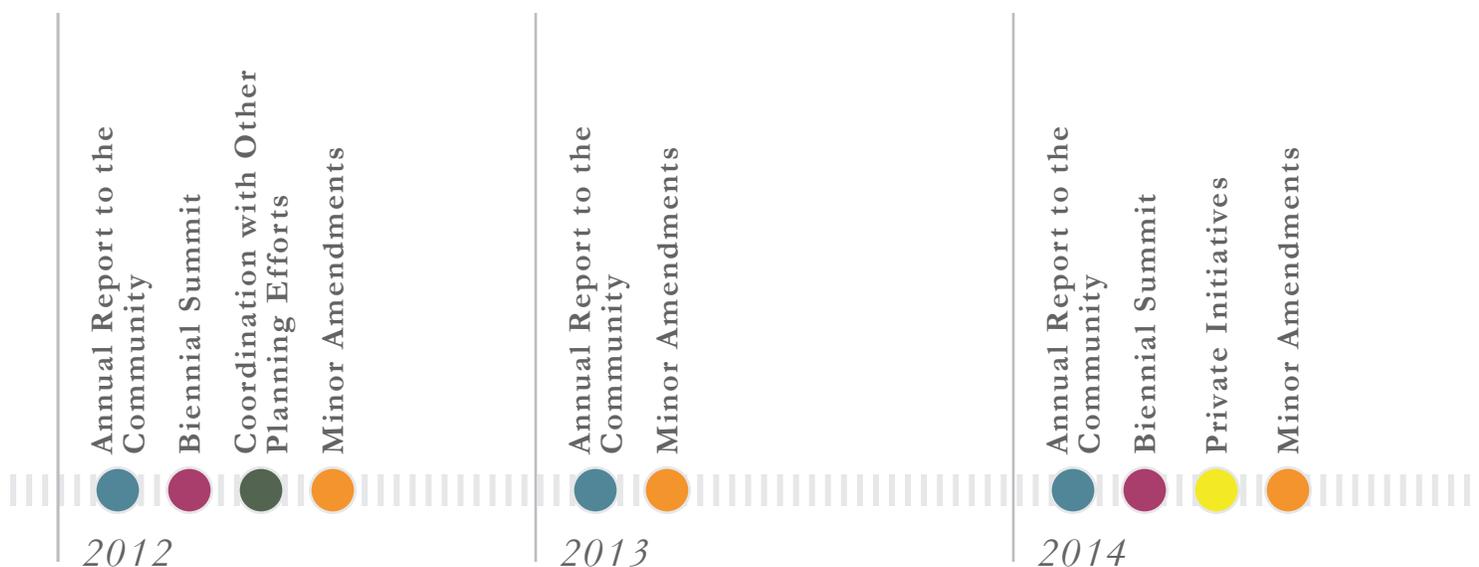
The Planning Commission and County Commissioners will hold a biennial Comprehensive Plan summit every two years to discuss the future vision, successes to-date and review the annual work plans, budgets and CIPs against the Comprehensive Plan's tools and actions. These initiatives will be used to help establish budget priorities, make land use decisions, identify new programs or modify current programs and priorities.

The Implementation section of the Plan stipulates that an inter-departmental review committee comprised of Teton County staff with key roles in the plan's implementation will perform an annual review of action items and include its findings in the Annual Report to the Community. This report reviews each of the strategies, assesses the various resources that have been committed to-date, and assesses the progress and success that has been achieved.

INTER-JURISDICTIONAL COORDINATION

It will be difficult to achieve the overarching themes of the Comprehensive Plan without immediate and effective inter-jurisdictional coordination. It is necessary to identify potential conflicts, address them as an integral part of Comprehensive Plan preparation, and include provisions in the Plan for continuing coordination and cooperation between the County and Teton County, WY; surrounding Idaho counties; the cities of Driggs, Victor and Tetonia; and other public agencies. As jurisdictions collaborate on issues of mutual interest in their respective comprehensive plans, they generally become more aware of one another's needs and priorities. This also contributes to their ability to better anticipate and resolve potential problems.

Representatives from the City of Driggs, Victor and Tetonia, along with adjacent counties and cities and Federal agencies, will be invited to the Annual Summit to coordinate planning efforts. It is also recommended that the Cities and the County jointly adopt their Comprehensive Plans to ensure consistency in implementation.



MINOR AND MAJOR PLAN UPDATES

In order for the Comprehensive Plan to change with future conditions, it must be reviewed, revised, and updated periodically. Revisions to the plan shall be conducted according to two distinct procedures: Comprehensive Updates and Minor Amendments. Comprehensive Updates to the Plan will take place every five years. The update should focus on the review of the vision, framework, policies, tools and actions to ensure the plan is headed in the correct direction. A separate process shall be used to make Minor Amendments to the Plan as a result of the adoption of new plans, land use codes, tools, actions or resolution of specific issues found in the Plan. Minor Amendments, preferably conducted annually, should include any necessary changes to the framework map, text or map errors.

PRIVATE INITIATIVES

A key fundamental basis for the success of the Teton Valley 2020 process includes how the private sector can contribute to the success of the community. Non-profits, private businesses, individual homeowners and each citizen should help implement the Plan in their own way by trying to achieve its policies. The County will also begin an award program, that will occur every two to three years and can be held in conjunction with the Annual Report to the Community and the Annual Summit. The program will acknowledge the best planning, design or built project.

An award program promotes awareness of the importance of good community design, and its role in maintaining and enhancing the quality of life in the Teton Valley. It celebrates success and sets an example for design possibilities.

