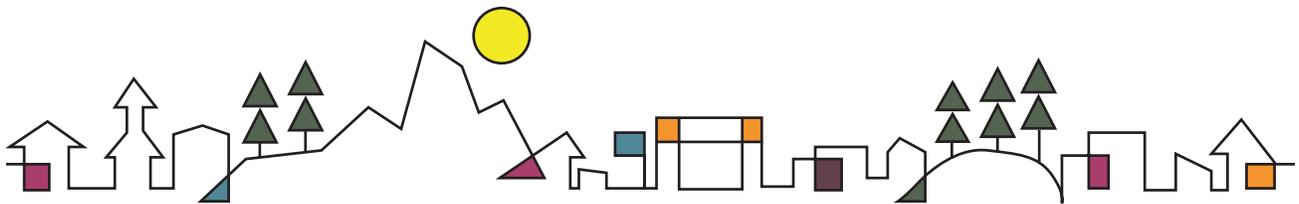


---

*Chapter 4. Vision for a Vibrant Future*





## A VISION FOR TETON COUNTY

Very few communities can say they truly control their destiny. We live in an interconnected valley, where each one of us helps determine our collective future.

The Vision ensures that County residents' values and goals are accurately reflected in the Plan's elements, policies and frameworks. It creates the structure and initial agreements necessary to tackle tough issues. The following Vision drives our community toward an economically sustainable future that preserves the quality of life we have come to know and love.

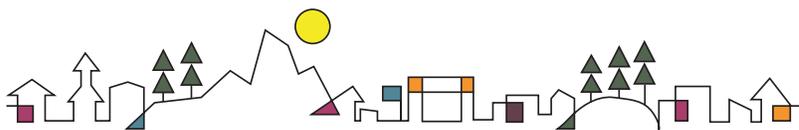
Vision statements, guiding principles, benefits and opportunities for each plan element arose through input by the Sub-Committees, Core Committee, stakeholders, County staff, elected officials and the public through the Teton Valley 2020 values questionnaire and direct Sub-Committee outreach efforts. The result is the following Vision for our community, comprised of these elements:

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

---

*B*uilt on lessons learned and founded on our community values, we envision a sustainable future for Teton County.

4-2



---

# *Our Community Envisions a Sustainable Future for Teton County*

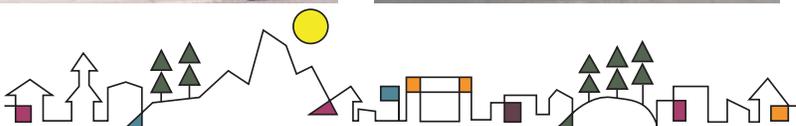
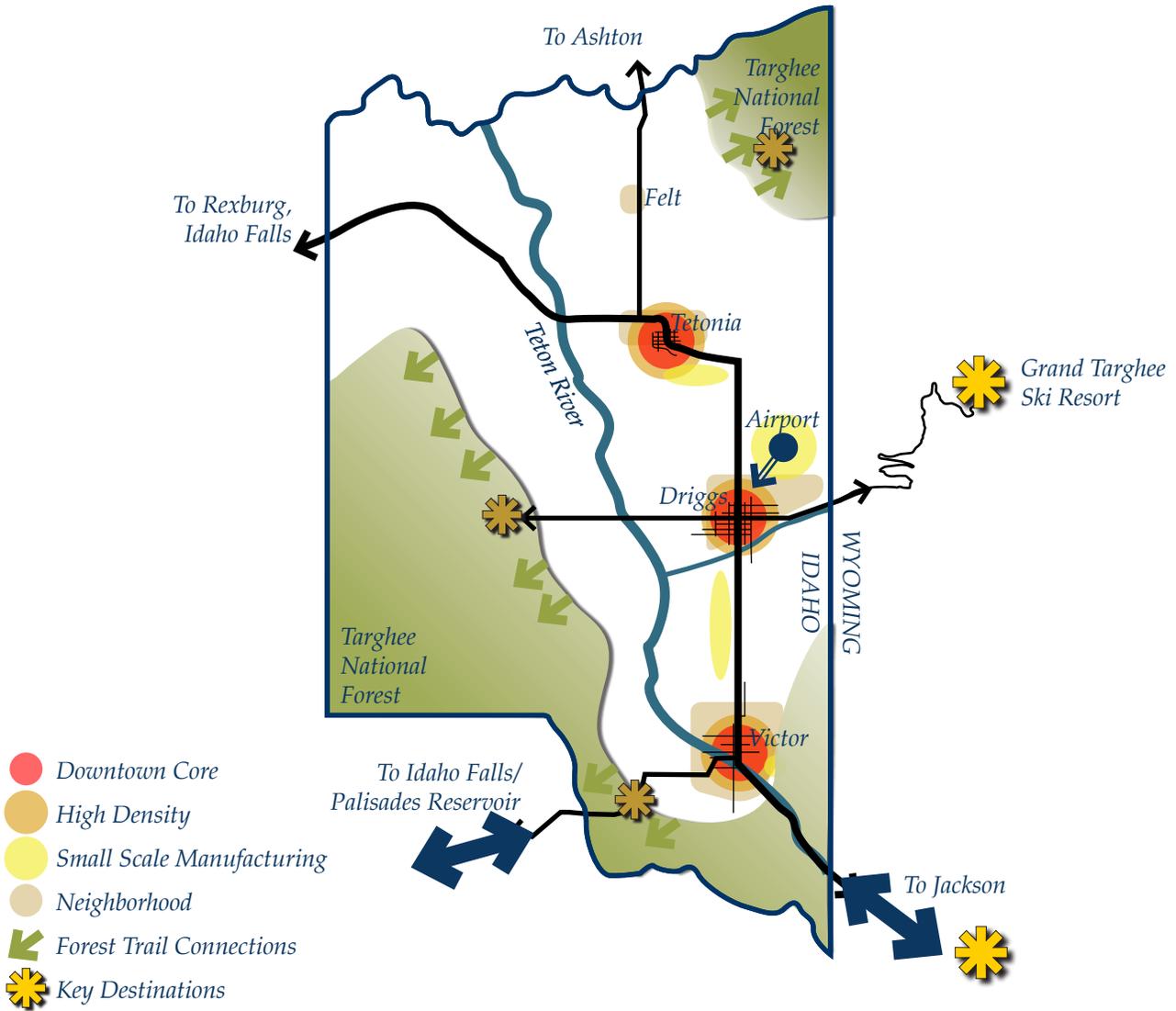
We will strive to:

- Establish a vibrant, diverse and stable 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 are 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 benefit the community.
- Preserve and enhance 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 economy.*

---

## Guiding Principles

- Encourage, promote and support locally-owned valley businesses
- Incentivize local commerce
- Create a hospitable and attractive environment for businesses and visitors
- Preserve our rural character and heritage and help local agricultural industries flourish
- Attract businesses that are economically and environmentally friendly
- Encourage stewardship and accountability
- Pursue economic diversity, innovation and creativity

## 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 businesses that support the guiding principles
- Improve infrastructure
- Improve existing educational facilities and develop educational opportunities to support economic development, including post-secondary education including via the internet, telecommuting and extension offices
- Embrace our cultural diversity and heritage
- Develop a coordinated and collaborative economic development strategy
- Support creative economic solutions such as live-work opportunities and appropriate home businesses

# transportation



# 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 and safety of existing transportation infrastructure
- Improve wayfinding and gateway signage into Teton Valley and its cities
- 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

*Multi-Modal Transportation includes pedestrian programs and vehicle types and programs for air, bike, bus, call-and-ride, materials transport and public transit opportunities appropriate for Teton Valley.*

# natural resources + outdoor recreation

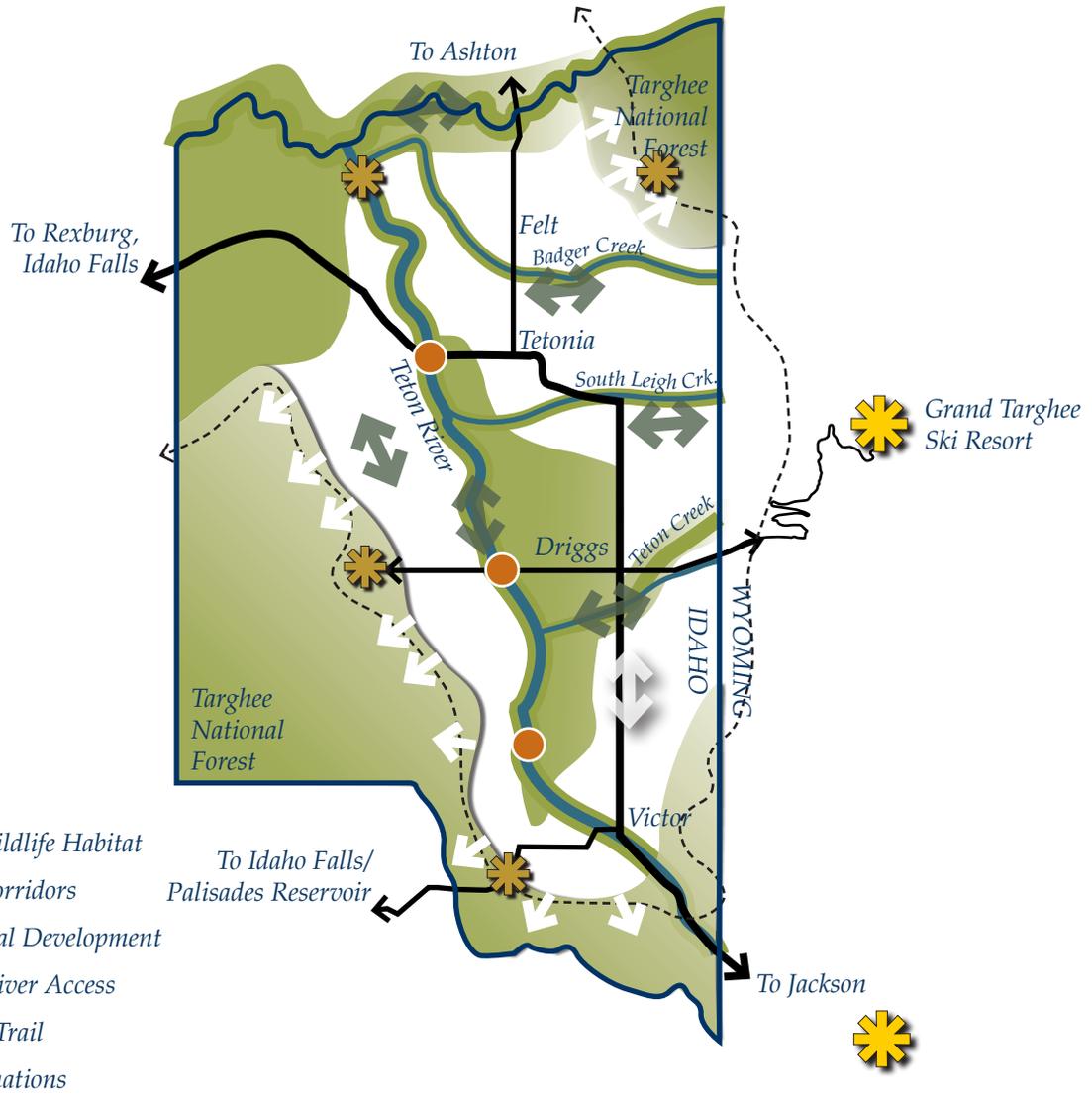
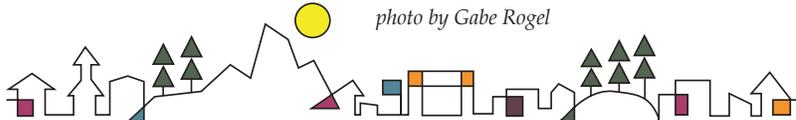


photo by Gabe Rogel

photo by Gabe Rogel



# natural resources + 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 and preserve our access to public lands and recognize the need to accommodate different user groups in a way that minimizes user conflict and area damage
- 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
- Recognize, respect and/or mitigate natural hazards, including but not limited to flooding, earthquakes, landslides, radon and fires
- Promote the acquisition of open space for natural resource protection by a variety of means including financial compensation
- Reduce infestation/introduction of invasive species
- Respect sensitive habitat and migration areas for wildlife
- Respect cultural heritage sites
- Recognize that tourism is a fundamental component of our economy and is dependent on healthy natural resources
- 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
- Minimizes detrimental effects of special hazards and their inherent risks

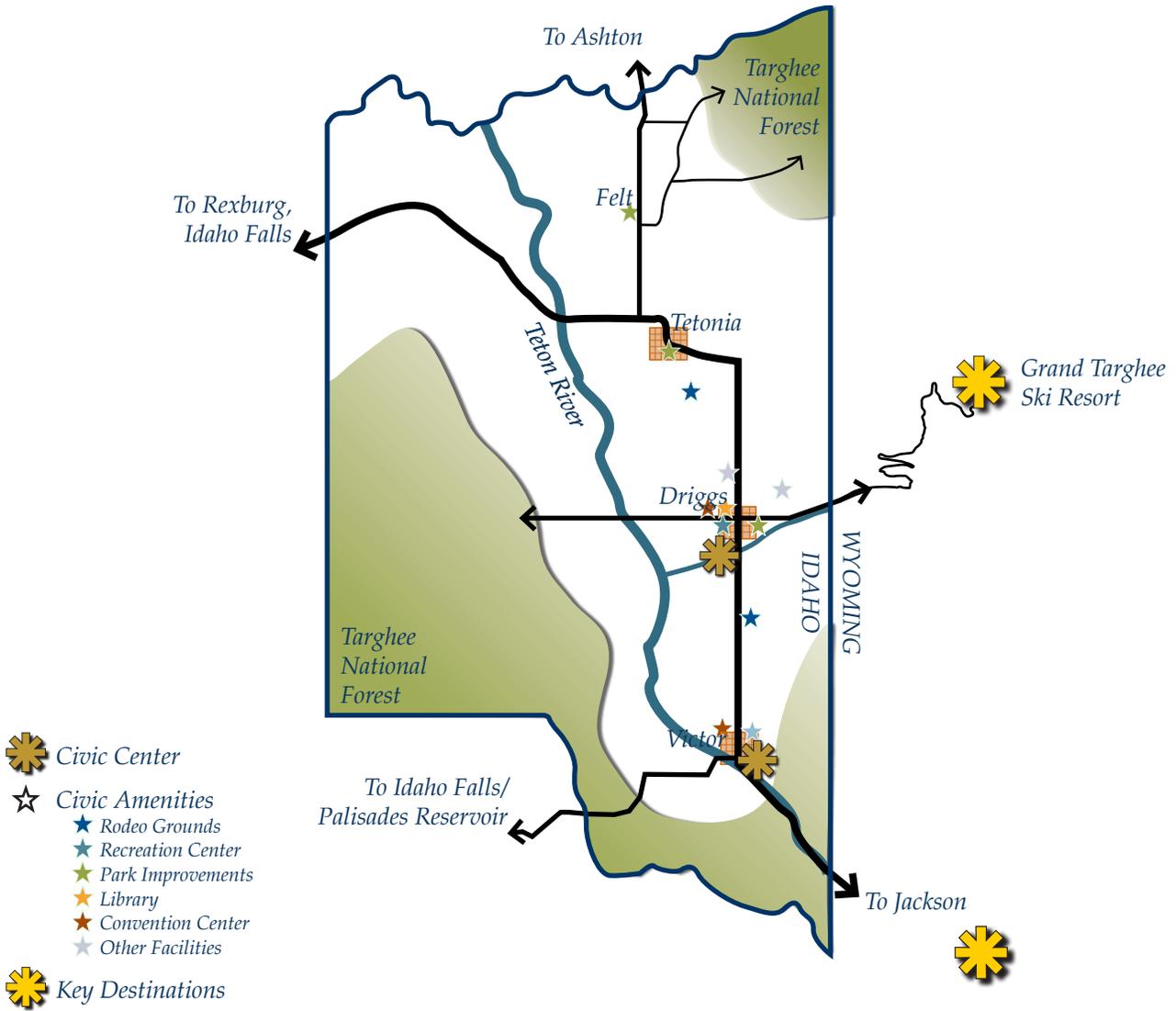
## Opportunities

- 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 and improve existing public land and river access and work to create new access (e.g. winter travel plan)
- Create new and sustainable funding options and incentives to protect our open space, rural lands and natural resources (e.g. special districts and bonds)
- Preserve and improve our recreational opportunities as well as our natural resources
- Create benchmarks for monitoring and preserving natural resources
- Create and sustain economic development through promotion of recreational opportunities and natural resources

## Benefits

- Conserves native wildlife habitat, wetlands, and water bodies
- Protects and provides an adequate supply of clean water
- Maintains and improves air quality
- Promotes public health, safety and welfare

# community events + facilities



# community events + facilities

---

*Contribute to our strong sense of community  
by providing quality facilities,  
services, and activities to benefit the community.*

---

## 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
- Encourage location of new facilities in existing population centers to maximize efficiency and convenience

## Benefits

- Bridges cultural differences to create a strong sense of community
- Increases community interaction and sense of place
- Supports economic development
- Creates an efficient infrastructure system, as a foundation for community sustainability

## Opportunities

- Find common ground by identifying shared values and priorities and acknowledging differences respectfully
- Develop Master Plans for Recreation, Community Facilities and Services that coordinate and include all providers and users
- Explore new funding options (e.g. Recreation District, grants, private donations) to develop and support affordable activities for all ages (e.g. Recreation Center, 4-H, etc.)
- Expand and develop pre-K through post secondary education system
- Encourage partnerships and working relationships with non-profit groups in order to expand services and facilities

# agricultural + rural heritage

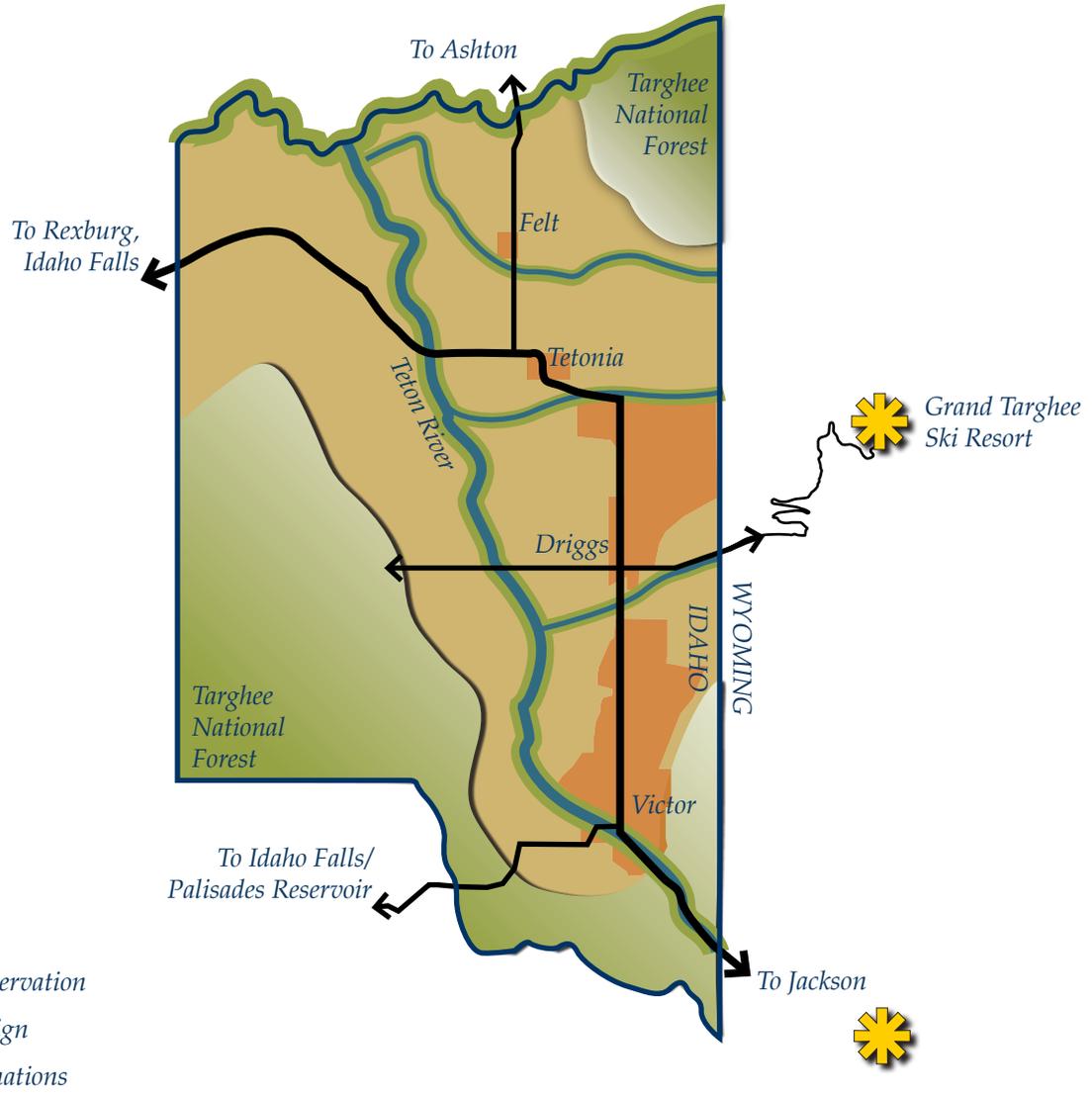
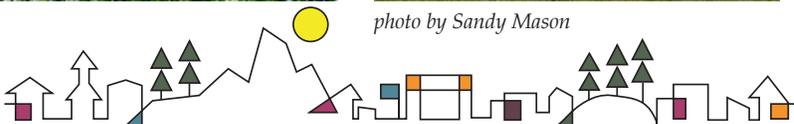


photo by Sandy Mason

photo by Reed Sullivan



# agricultural + rural heritage

---

*Preserve and enhance 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
- Develop a means to compensate private property owners for large parcels of open space that benefit the community
- Manage invasive weeds and open spaces

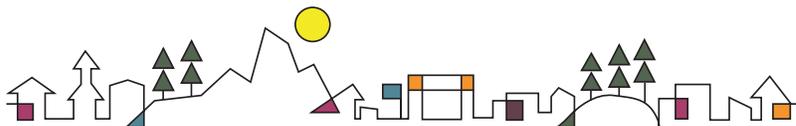
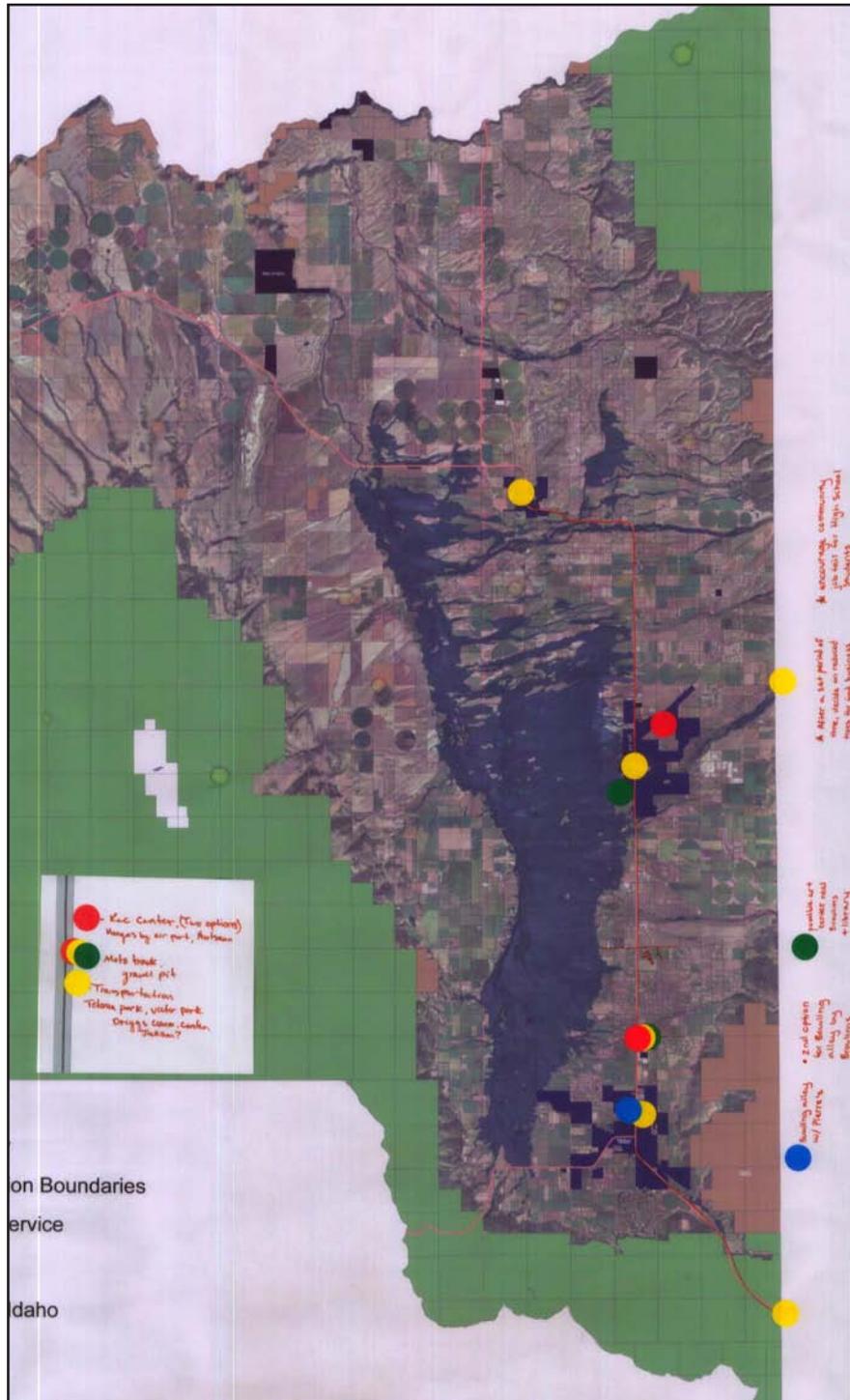
## Benefits

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

## Opportunities

- Return platted land back to agricultural production where appropriate and viable
- Support and enhance agriculture and ranching
- Facilitate the transfer of land (such as to family members)
- Explore funding options to protect our open lands (e.g. Land District, voluntary open space fees and Land Trust Conservation Easements)
- Support our local agriculture through improved infrastructure (e.g. improve and maintain roads for agricultural product transportation)

# youth sub-committee vision



# youth sub-committee vision

---

*We want a teen-friendly community and environment.*

---

## Guiding Principles:

- Encourage challenging, relevant, hands-on, diverse classes and experience
- Provide productive, engaging affordable, and positive entertainment
- Provide opportunities for youth involvement and leadership in community
- Encourage local business

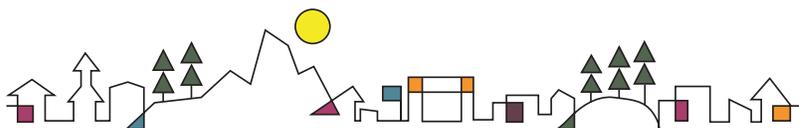
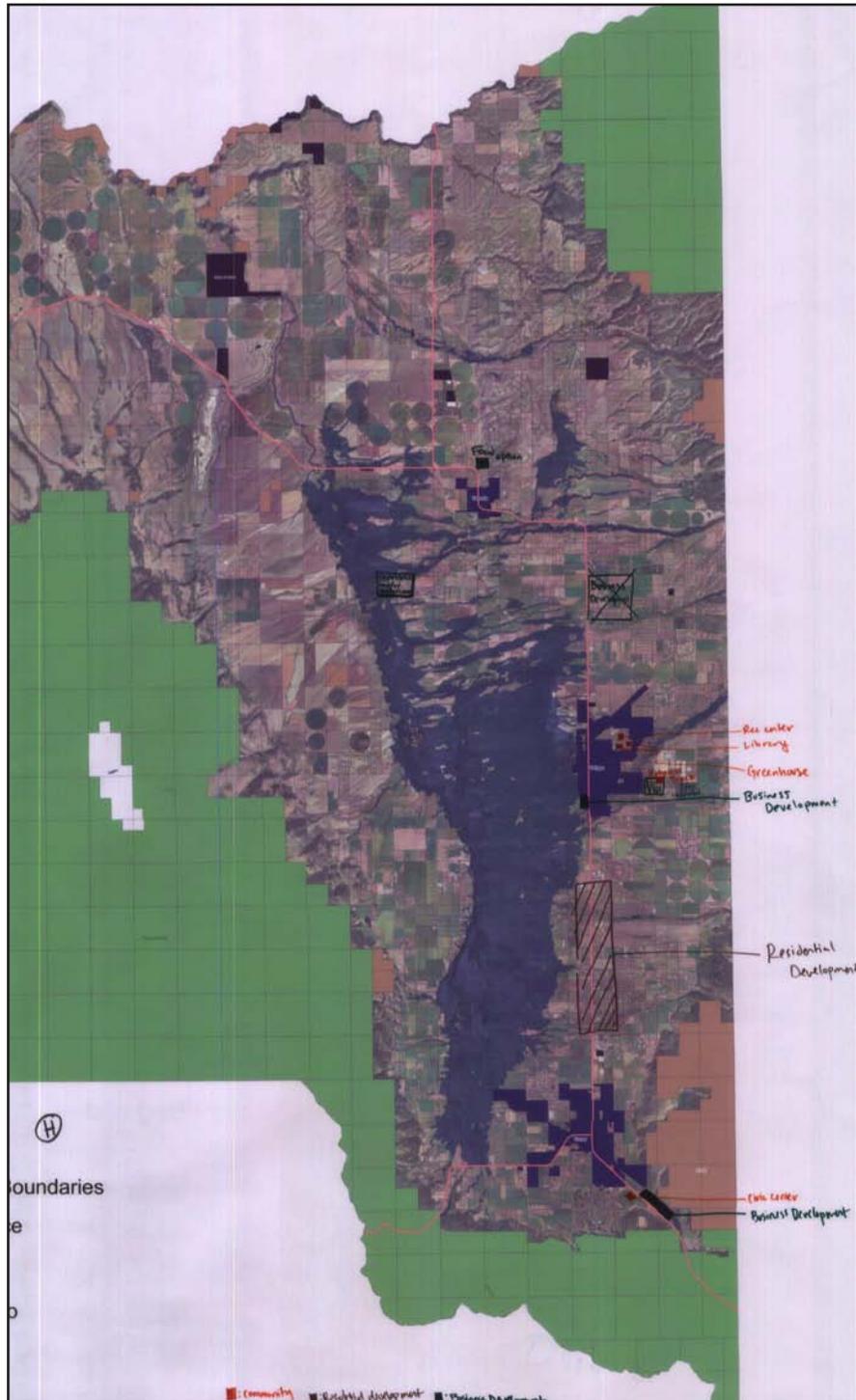
## Benefits:

- Increased social and economic capital of the valley
- More satisfaction in community
- Positive contribution from youth in community

## Opportunities:

- Recreation center (teen-friendly facilities and entertainment)
- Public transportation
- Increased funding for schools
- Diverse job opportunities
- We want a community that values its natural heritage, has a vibrant economy, diverse consumer options, and a teen-friendly environment.

# youth sub-committee vision



# youth sub-committee vision

---

*We want a community that values its natural heritage, has a vibrant economy, diverse consumer options and a teen-friendly environment.*

---

## Guiding Principles:

- Encourage the development of art, culture, and recreational facilities
- Facilitate a more vibrant economy
- Encourage the preservation of, and access to, our natural resources
- Provide more educational resources

## Benefits:

- The creation of more jobs
- Better education
- Stimulation of the local economy
- A healthy and happy community

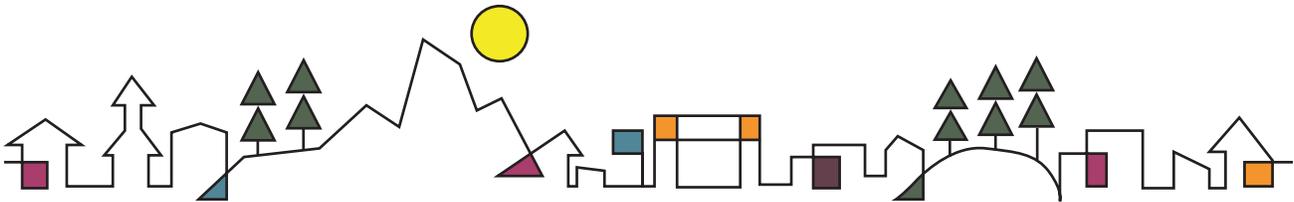
## Opportunities:

- Art, cultural, and recreation center that includes a swimming pool
- Increased funding for education
- Well-maintained and accessible trails



---

*Chapter 5. The Framework Plan*





The Framework Plan for Teton County sets the stage for future growth that is consistent with the vision of the community. This includes directing development towards existing population centers, preserving the rural character and scenic vistas of the valley that help drive the economy, and establishing the financial stability of the public and private sectors so that high quality services and facilities can be provided. The Framework Plan includes a map that outlines desired future land uses and amenities as well as a set of goals and policies that support and accompany the map.

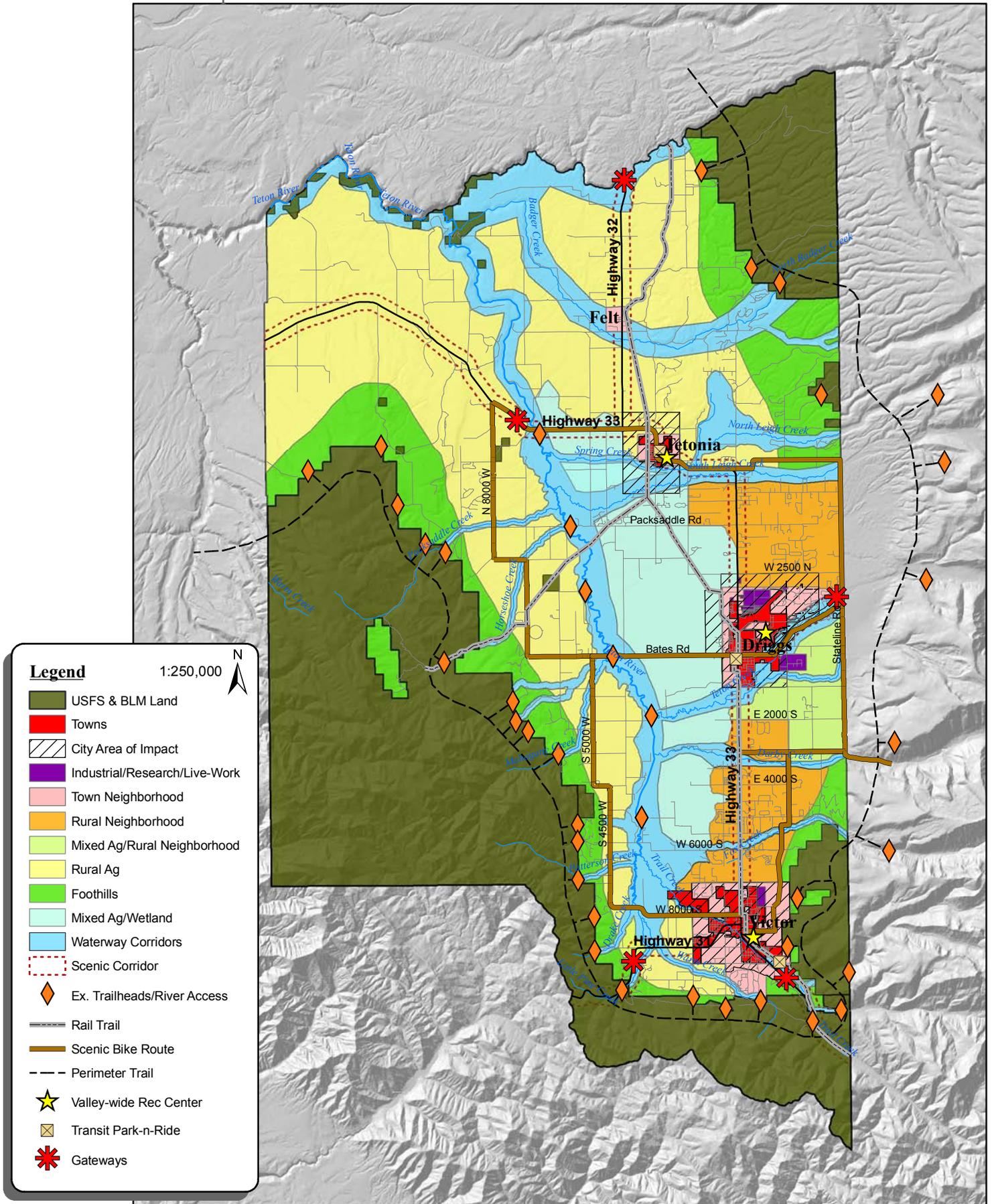
## THE FRAMEWORK MAP

The Framework Map is the physical embodiment of our Vision and moves away from a two-zone plan and a suburbanized Valley. It depicts a valley bisected by the Teton River flowing freely through the valley bottom and surrounded by majestic Teton and Big Hole mountain ranges. The community lives primarily on the eastern side of the river with access to services, jobs and cities. The eastern side of the valley includes a variety of neighborhoods providing a range of housing options for residents. This side of the valley also includes foothills, wildlife habitat and crucial water resources. The majority of future residents will live near the Valley's cultural hearts of Driggs, Victor and Teton. The western slope, valley floor, and northern plains are home to rural areas including lower density residential areas, agricultural areas, river valleys, wildlife habitat and foothills.

The Plan proposes efficient and logical growth patterns. A variety of land use areas protect the Valley's character and provide guidance and incentives for appropriate development types. The Plan projects a future where development is directed towards existing population centers in order to preserve the rural character and scenic valley vistas that drive our economy and quality of life.

The Valley will have a perimeter trail that rivals the best system in the nation if the proposed Plan and Vision for the County is achieved. Trail connections along old railroad beds and existing roads continue to the Teton River, completing the network. The road system is anchored by formalized gateways and flanked by scenic viewsheds. Our scenic vista protection is centered along Highways 33, 32 and Ski Hill Road - the primary transportation routes through the Valley. Although we sit in the heart of the mountains, we are served by a multimodal road and trail system that connects towns, Grand Targhee Resort, Idaho Falls and Jackson.

# The Framework Map



## Notes

1. This Framework Map is meant to be used in context with the Framework Goals and Policies.
2. This map depicts desired future land uses and does not affect existing conditions, land uses, or developments.

## LAND USES

Desired future land uses for Teton County have either a rural or neighborhood character generally dictated by physical features and proximity to existing services. The valley is bounded by the Teton Range on the east, the Big Hole Mountains on the west and is divided by the Teton River which runs from the south to the north. The Teton River starts as a shallow, slowly moving creek running through wetlands on the southern end and exits Teton County as a rapidly moving, rocky river running through a deep canyon on the northern end of the valley. These physical features divide the County into a western slope, eastern slope, valley floor, rolling hills and northern canyon rim. Land uses can be further characterized based on proximity to community services, availability of public water and sewer systems and established land uses.

### Neighborhoods

In general, the areas proximate to the cities of Victor, Driggs and Teton are designated as “neighborhood” areas. Due to the availability of services and established land use patterns, these areas are appropriate for varying degrees of residential, commercial, and light industrial development that define the edge between “town and country”.

***Town Neighborhood:*** Town Neighborhoods are located within the area of impact and immediately adjacent to the cities of Victor, Driggs and Teton. These areas have readily available electric, phone and other dry utilities as well as public water and sewer services. The unincorporated town of Felt is also considered a Town Neighborhood area although public water and sewer service is not available. In general, further development and densification of Felt is not supported by its residents; however, the desire for a small public park and decreased speed limits were voiced by many. Town Neighborhoods currently include a mix of developed and undeveloped property and have easy access via automobile, bicycle or pedestrian access to town services and amenities. Desired future character and land uses for Town Neighborhoods include:

- The highest level of residential density outside of the Cities
- Residential densities lower than the adjacent Cities and that meet the intent of City future land uses within their Areas of Impact
- A variety of housing types, including attached housing and possibility of live-work units in strategic locations
- Parks, greenways, and neighborhood amenities
- Safe and convenient street and pathway connections to towns
- Pedestrian amenities and complete streets
- Limited neighborhood commercial

***Industrial/Research/Live-Work:*** These areas are located within the Town Neighborhoods or adjacent to the Towns and have low visibility from the scenic corridor and tourist centers. Most of these areas are currently undeveloped and utility services are available. Desired future character and land uses for Industrial/Research/Live-Work areas include:

- Light industrial
- Cottage industries
- Business development centers
- Live-work units and workforce residential housing
- Safe and convenient street and pathway connections to towns
- Well maintained roadway connections to highways

**Rural Neighborhood:** Rural Neighborhoods are located north of Driggs and Victor along Highway 33. These areas currently include a mix of developed residential subdivisions, undeveloped residential lots, and some commercial and light industrial development. There is limited road connectivity within these areas and most vehicle traffic is directed to the highway. Very little pedestrian and bicycle infrastructure is in place. Desired future character and land uses for the Rural Neighborhoods include:

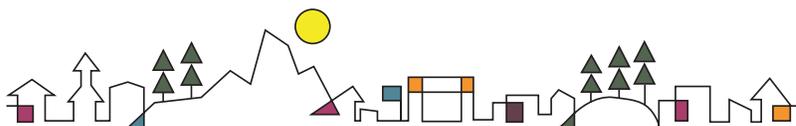
- A transitional character with residential densities in between that of Town Neighborhoods and Rural Areas
- Medium density single family neighborhoods with large open spaces
- Clustered, amenity-based neighborhoods
- Safe and convenient street and pathway connections within these areas and to Towns

### Rural Areas

The western slope, valley floor, and the northern plains are classified as “rural”. These areas are located further from the towns or in places of greater sensitivity. Much of this land is in agricultural production or includes undeveloped parcels of native vegetation that supports wildlife. Although some medium to high density residential subdivisions exist in the rural areas, they are for the most part currently undeveloped subdivisions. These areas may be appropriate for sensitively designed conservation developments, continued agricultural use, or conservation areas.

**Rural Agriculture:** Rural Agriculture areas are located on the north and western sides of the valley and include the most productive agricultural land due to soils present. Some lands are better agriculture ground than others due to microclimates. Much of this area, especially the land located on the western side, is important wildlife habitat. Because the Rural Agriculture areas are located far from existing towns, public water and sewer services are not available. Desired future character and land uses for the Rural Agriculture areas include:

- Agriculture
- Ranching
- Low-density residential, with provisions for clustering/conservation developments to protect natural resources or rural character
- Conservation and wildlife habitat enhancement



*Mixed Agriculture/ Wetland:* **Mixed Agriculture/ Wetland** areas are located immediately east of the Teton River on the valley floor and include lands that are classified as wetlands and floodplains as shown on the U.S. Fish and Wildlife Service Wetland Inventory and the Federal Emergency Management Agency Flood Insurance Rate Map. These areas have some wildlife resources, are predominately rangeland and agriculture land, and have high scenic qualities. Desired future character and land uses include:

- Agriculture
- Ranching
- Very low density residential development, with provisions for clustering/conservation development to protect natural resources
- Conservation and wildlife habitat enhancement
- Development limited by U.S. Army Corps of Engineers (USACE) wetland regulations and County floodplain development regulations
- Development limited by overlays and development guidelines to protect natural resource

*Mixed Agriculture/ Rural Neighborhood:* **Mixed Agriculture/Rural Neighborhood** areas are located south of Driggs and east of Highway 33. These areas are predominately rangeland and agriculture land and have high scenic qualities. The area along the highway south of Driggs provides a visual separation and distinct edge between the city and the more rural area to the south. Desired future character and land uses include:

- Agriculture
- Ranching
- Medium-low density residential, with provisions for clustering/conservation development to preserve views
- Conservation and wildlife habitat enhancement

*Foothills:* The Foothills are located on the eastern and western slopes of the Big Hole Mountains and Teton Range respectively. These areas have rolling or steep topography and harsh wind and weather. The boundary of the Foothills areas were generally defined by the toe of the mountain slopes and the edge of heavy forest or vegetation. Due to their proximity to the forested public lands, these areas have high wildfire hazard and wildlife value. Some access to adjacent public land exists and the area is highly visible from the valley floor. Due to their remote location, public water and sewer service is not available in the Foothills. Desired future character and land uses include:

- Very low residential densities with provision for clustering/conservation development
- Residential development clustered to respect topography
- Access points to public lands
- Conservation and wildlife habitat enhancement
- Development limited by overlays and development guidelines to protect natural resources

*Waterway Corridors:* Waterway Corridors include the land adjacent to the Teton River and its major tributaries. These areas include the riparian areas, wildlife habitat, wetlands and floodplains associated with the streams and are important fish and wildlife habitats. Public access to the Teton River is currently available in limited locations. The majority of the existing parcels in this area are large, although there are a few older, developed subdivisions along the Teton River. Public water and sewer service is not available. Desired future character and land uses include:

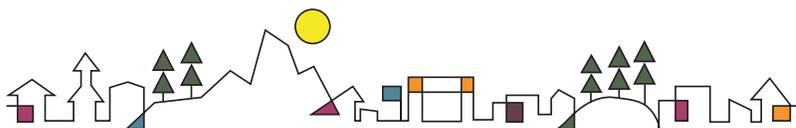
- Agriculture
- The lowest residential density in the County
- Conservation and wildlife habitat enhancement
- Development limited by USACE wetland regulations and County floodplain development regulations
- Scenic quality preservation
- Public access points for river recreation
- Overlays and development guidelines to protect natural resources
- Little to no (or very limited) commercial activity

## SCENIC CORRIDOR

The unsurpassed scenic quality of Teton Valley is a great asset and should be maintained to benefit the local business economy, the tourism industry and the quality of life for residents. The scenic corridor is shown along Highways 33 and 32 and Ski Hill Road, which are the primary transportation routes through the Valley. The area within the scenic corridor can be developed in accordance with the underlying zoning, but building and site design will need to meet high standards of visual quality in order to maintain the scenic character of the area and protect the viewshed from the scenic corridor. An attractive scenic corridor can improve visitor experience and increase economic development by attracting businesses and tourists. Structures protected by the Right to Farm Act are allowed in the scenic corridor.

## GATEWAYS

Well planned gateways provide visitors with a positive first impression of Teton Valley and help define the area as distinct and unique. Gateways are located along Highway 33, 32 and Ski Hill Road in locations where natural physical features emphasize the sense of arrival. Constructed features at the gateways could include signage, scenic overlooks, rest areas, visitor information and wayfinding information such as maps of tourist destinations and points of interest.



## AMENITIES

The Framework Map shows approximate locations for amenities that will maintain and enhance recreational opportunities and enhance the quality of life in Teton Valley. Amenities are very important for economic development because they entice entrepreneurs, business owners, skilled workers, retirees, and young families to relocate and remain here, bringing with them their businesses, skills and wealth. People do not choose to live and open a business here because it is easy. Instead they are attracted to the community because of its friendly people and recreational opportunities which make it a “lifestyle” community. They come to enjoy all that the valley has to offer from motorized and non-motorized trail systems; outstanding hunting and fishing; excellent alpine and nordic skiing; quiet and scenic rivers; and beautiful vistas of one of the most majestic mountain ranges in the world. Future economic growth relies heavily on these amenities.

Amenities shown on the Framework Map include:

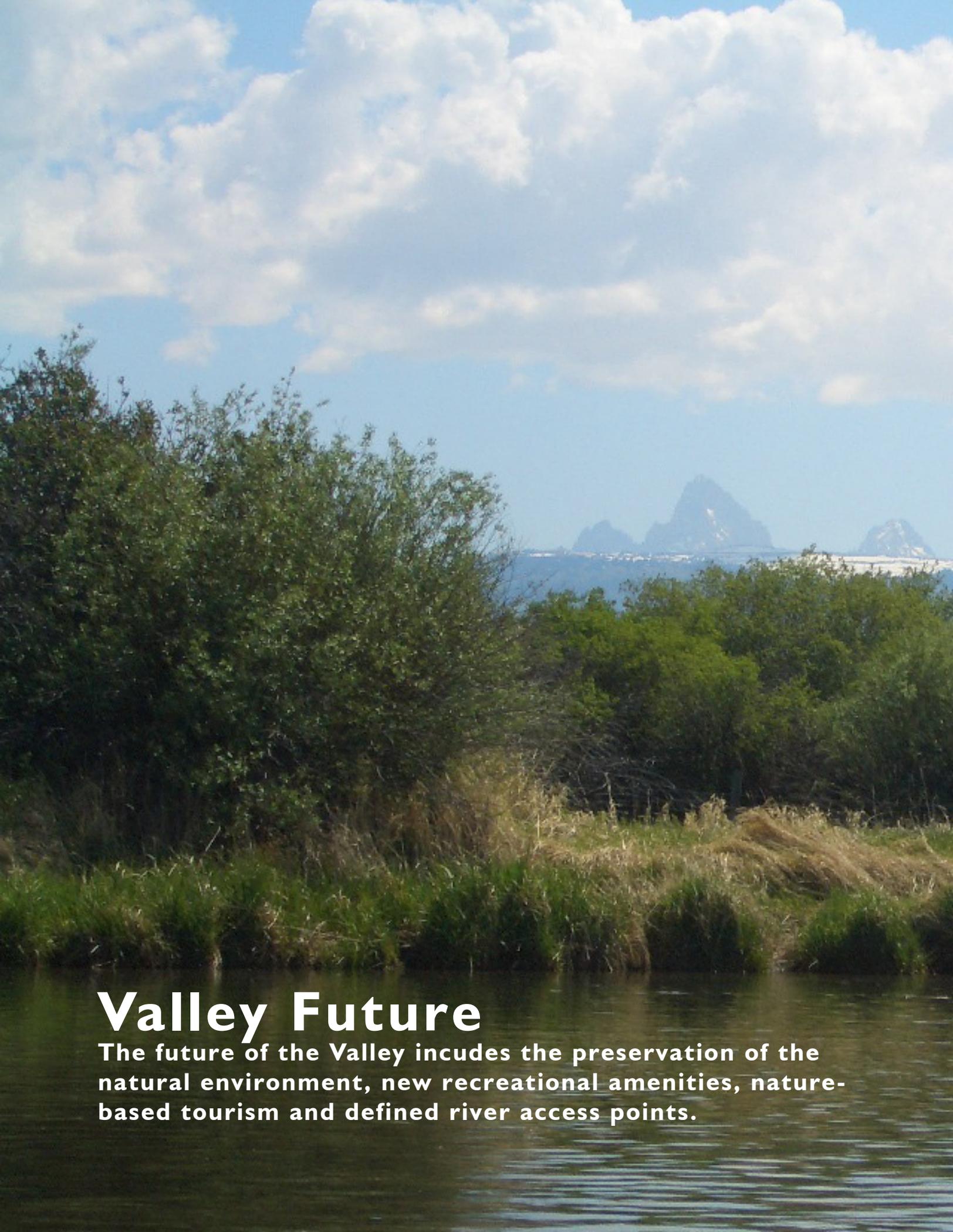
- Recreational Trails and Pathways (Rail Trail, Scenic Bike Route, Perimeter Trail)
- Valley-wide Recreation Center Program (located in Driggs, Victor and Teton)

  - Team sports
  - Youth programs
  - Swimming

- Park-n-ride locations for public transit

Additional amenities not located on the Framework Map but included in the Plan include:

- Teton River Recreation
  - Fishing
  - Boating
- Wildlife
  - Hunting
  - Wildlife viewing
- Resort and National Forest Areas (Grand Targhee, Teton National Forest)
  - Alpine skiing
  - Backcountry skiing and snowshoeing
  - Nordic skiing
  - Snowmobiling
- Education Centers
  - Post-secondary education
  - Vocational schools



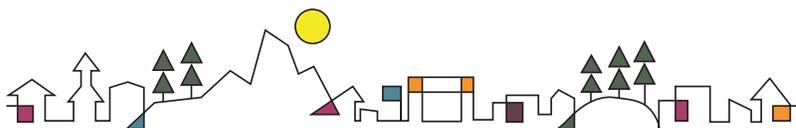
# Valley Future

The future of the Valley includes the preservation of the natural environment, new recreational amenities, nature-based tourism and defined river access points.



## GOALS AND POLICIES

These goals and policies are derived from the vision document that was developed by the sub-committees, core committee, stakeholders, and public input received through extensive outreach efforts. They are organized into the five categories that are represented by the five sub-committees.



# economic development

---

*Goal ED 1: Develop a coordinated and collaborative economic development strategy that encourages, promotes and supports locally-owned businesses and creates a hospitable and attractive environment for businesses and tourists.*

---

## Policies

- 1.1 Actively work with other economic development focused organizations such as the Chamber of Commerce, Teton Valley Business Development Center, and other municipalities to create a coordinated and collaborative economic development strategy for Teton County
  - 1.2 Brand and market Teton Valley.
  - 1.3 Encourage and support local commerce.
  - 1.4 Encourage infrastructure development such as transportation and telecommunication facilities that are important for agriculture operations, businesses and visitors.
  - 1.5 Improve existing educational facilities and develop diverse educational opportunities including post-secondary education via the internet, telecommuting and extension sites.
  - 1.6 Encourage and pursue economic diversity, innovation and creativity to keep our economy stable.
  - 1.7 Support the expansion of recreational, cultural, and entertainment options that would improve the visitor experience and boost economic development.
  - 1.8 Support the establishment of an economic development coordinator.
- 

*Goal ED 2: Preserve our rural character and heritage and promote local agricultural industries.*

---

## Policies

- 2.1 Encourage development and land use proposals that support prime economic values of rural character and heritage.
- 2.2 Promote local agricultural industries and businesses.
- 2.3 Promote smart growth strategies that help preserve rural character by strengthening and directing development towards existing communities.
- 2.4 Encourage and attract businesses that are economically and environmentally friendly, and promote stewardship and accountability in business.
- 2.5 Encourage development that adheres to environmental standards.
- 2.6 Encourage policies and resources which enable farms to adapt to changing paradigms.

# economic development

---

*Goal ED 3: Recognize that tourism is a fundamental component of our economy and is dependent on healthy natural resources.*

---

## Policies

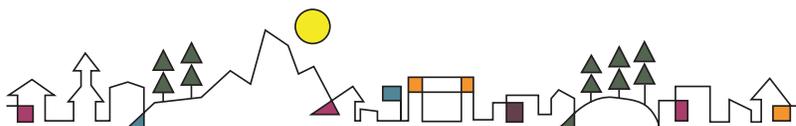
- 3.1. Encourage economic development through the promotion of recreational opportunities and natural resources.
  - 3.2. Conserve Teton County's natural resources in order to enhance economic development.
- 

*Goal ED 4: Accommodate additional population by supporting development that is economically responsible to the County and the community.*

---

## Policies

- 4.1 Assess the public service requirements of new developments and weigh their off-site impacts against projected changes in revenue before approving new developments.
- 4.2 Support local retail by placing adequate residential density in close proximity to businesses.
- 4.3 Consider the economic impact of supply and demand in residential development.
- 4.4 Utilize a variety of regulatory and incentive-based tools to reduce density in sensitive areas and encourage density in areas where services exist.
- 4.5 Reduce the proliferation of strip commercial development. Encourage targeted retail areas, surrounded by high-quality neighborhoods. Promote concentration of commercial retail business in Driggs, Victor and Teton.
- 4.6 Provide a variety of housing types that are accessible to our socially and economically diverse population.
- 4.7 Encourage creative economic solutions such as live-work opportunities and appropriate home businesses.
- 4.8 Encourage the development of high-quality neighborhoods adjacent to our existing communities.
- 4.9 Maintain rural areas that encourage farming and ranching and support low density residential development.



# economic development

---

*Goal ED 5: Support the development of a communications Master Plan.*

---

## Policies

- 5.1 Identify corridors and policy for future communication lines and cellular towers appropriate to the surroundings.
- 5.2 Support a plan that co-locates infrastructure that will serve multiple telecommunication providers.
- 5.3 Communication infrastructure should be coordinated through the County Engineer, the Idaho Transportation Department, and conform to a Communications Master Plan.
- 5.4 Conduct an Origin/Destination Study to research fiscal impact of traffic patterns.

# transportation

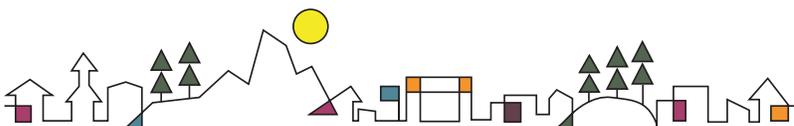
---

*Goal T 1: Provide well-maintained transportation infrastructure including roads, paved pathways and sidewalks.*

---

## Policies

- 1.1 Improve the conditions and safety of existing transportation infrastructure, especially roads important for agriculture transport, for motorized vehicles, bicycles and pedestrians.
- 1.2 Identify and implement financing mechanisms to pay for needed transportation maintenance and improvements.
- 1.3 New development will provide adequate transportation facilities to accommodate needed services.
- 1.4 Create design standards for all transportation infrastructure.
- 1.5 Provide/promote off-road transportation corridors to and from Public Lands suitable for both motorized and non-motorized vehicles.
- 1.6 Educate and inform the public regarding transportation goals, costs and benefits; road construction and maintenance; and plowing schedules and policies.
- 1.7 When key infrastructure (roads, bridges, pathways, etc) is damaged or destroyed by naturally occurring events, including deterioration due to age, it should be replaced within as short a timeframe as feasible to avoid disruption of service to the public.



# transportation

---

*Goal T 2: Create convenient, safe, timely, financially sustainable and efficient options for multi-modal\* transportation that satisfy a multitude of needs.*

---

## Policies

- 2.1 Improve overall mobility within Teton County through options for multi-modal\* transportation.
- 2.2 Capitalize on funding opportunities for multi-modal transportation options.
- 2.3 Explore opportunities and impacts for public transit for commuting, visiting and recreation.
- 2.4 Support START, TRPTA, ALLTRANS, Linx, Grand Targhee Local Shuttle and other public and privately funded transportation providers.
- 2.5 Support the improvement and development of park & ride facilities.
- 2.6 Support plans that account for higher fuel costs and limited availability of energy sources.

*\*Multi-modal transportation includes pedestrian programs and vehicle types and programs for air, bike, bus, call-and-ride, materials transport and public transit*

# transportation

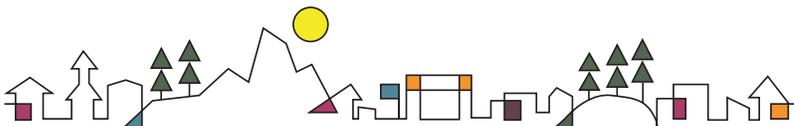
---

*Goal T 3: Provide a well-connected transportation network both within Teton Valley and regionally.*

---

## Policies

- 3.1 Improve gateway and wayfinding signage information into Teton Valley and its cities.
- 3.2 Develop trails and pathways where appropriate to connect all communities within the County to adjacent communities and recreation areas.
- 3.3 Support development that is transit, pedestrian and bicycle friendly.
- 3.4 Promote connectivity through design of well-connected local street systems and pathways.
- 3.5 Identify major transportation corridors (existing or new) and preserve, maintain and develop them for future needs.
- 3.6 Identify alternate routes for inter-county commuting
- 3.7 Seek out and seize opportunities to fund and build pathways.
- 3.8 Coordinate efforts with federal, state, and municipal governments as well as other local and regional organizations to develop a contiguous and interconnected transportation and pathways system.
- 3.9 Support local and regional public transportation options that would connect Teton County to tourist destinations such as Yellowstone National Park, Grand Teton National Park and Jackson, Wyoming.
- 3.10 Improve/increase intercity connections to and from Teton Valley.
- 3.11 In locations where a large number of structures are served by a single transportation route, the transportation infrastructure should be evaluated with consideration to the feasibility of providing residential and commercial properties with a secondary route for access and egress to facilitate timely and safe evacuations in the event of a natural disaster.
- 3.12 When key transportation routes and pathways cross into or link with routes in other political jurisdictions, a substantial “extra” effort shall be made to coordinate with the other jurisdictions in planning and maintaining the affected roadways and pathways so that residents do not suffer as a result of an uncoordinated failure to take timely action.



# transportation

---

*Goal T 4: Develop transportation appropriate for a rural community, respectful of the unique character of Teton Valley.*

---

## Policies

- 4.1 Establish review criteria and process for evaluating transportation improvements.
- 4.2 Encourage pedestrian connectivity in appropriate areas.
- 4.3 Coordinate and integrate land use and transportation planning and development to ensure that they mutually support overall community goals.
  - 4.3.1.1 The County will plan its future transportation system to compliment and encourage development patterns designated on the Framework Map.
- 4.4 Develop access management policies for future development (for both state highways and rural county roads).

---

*Goal T 5: Support continued improvements to the Driggs Memorial Airport to support Teton County's aviation needs.*

---

## Policies

- 5.1 Support implementation of the 2011 Driggs Memorial Airport Master Plan and updates, as adopted, to ensure that the airport can meet projected needs.



## **Valley Speaks**

**The Framework Questionnaire stressed the need to have a sustainable economy by promoting local commerce, protecting agriculture and its related businesses and attracting new industries to the Valley. New trails along the foothills, rail and roads were favored. Quality neighborhoods near cities and served by public transit were common themes.**



212  
Ⓜ

212 STELLACUUM



212

# natural resources + outdoor recreation

---

*Goal NROR 1: Conserve our public lands and natural resources (air, water, wildlife, fisheries, climate, trail systems, wetlands, dark skies, soundscape, soils, open space, native vegetation).*

---

## Policies

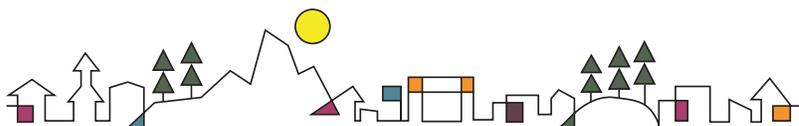
- 1.1 Create benchmarks for monitoring and conserving natural resources.
  - 1.2 Conserve and enhance biodiversity and native ecosystems.
  - 1.3 Regularly update all natural and scenic resource inventories, to assess the incremental impacts of development on the resource and as a basis for regulatory amendments, as necessary.
  - 1.4 Work with municipalities and public water systems to ensure safe and adequate drinking water.
  - 1.5 Ensure adequate wastewater treatment.
  - 1.6 Encourage the conservation of high water quality in rivers and streams.
- 

*Goal NROR 2: Enhance and preserve our access to public lands and recognize the need to accommodate different user groups in a way that minimizes user conflict and damage to natural resources.*

---

## Policies

- 2.1 Maintain and improve existing public land and river access.
- 2.2 Support the creation of new public land access when it's consistent with natural resource conservation goals.
- 2.3 Support the creation of a County winter travel plan which includes access points.
- 2.4 Consider and accommodate access for different user groups to minimize user conflict and resource damage.
- 2.5 Seek cooperation of private landowners to improve accessibility to adjacent public lands.
- 2.6 Work with state and federal agencies and private land owners to protect environmentally-sensitive areas from resource degradation.



# natural resources + outdoor recreation

---

*Goal NROR 3: Provide and promote exceptional recreational opportunities for all types of users (including but not limited to biking, skiing, fishing, off-highway vehicle use, hunting, trail users, equestrian users, boating, non-motorized flight) as a means for economic development and enhanced quality of life.*

---

## Policies

- 3.1 Enhance and improve all season access to public lands and waterways, except where necessary to protect areas from environmental degradation, negative impact to wildlife habitat, or to protect public safety.
- 3.2 Recognize the need to accommodate different user groups in a way that minimizes user conflicts and resource damage.
- 3.3 Support a diversity of recreation as a mechanism to bring together community and build acceptance of diverse lifestyles.
- 3.4 Collaborate with Federal, State, and non-governmental agencies to improve recreational opportunities.
- 3.5 Establish mechanisms for funding recreation improvements. Opportunities may include:
  - 3.5.1 Creation of a Recreation District which is self-supporting, revenue generating, job creating, and which is funded through such sources as user fees, program fees, lodging taxes, grants, donations, etc.;
  - 3.5.2 Grants; or
  - 3.5.3 Trusts or endowments.

# natural resources + outdoor recreation

---

*Goal NROR 4: Balance private property rights and protection of our natural resources.*

---

## Policies

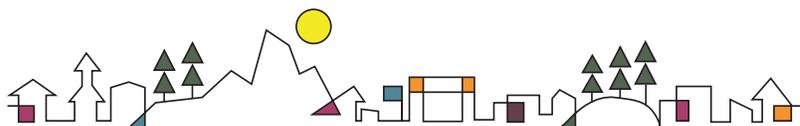
- 4.1 Ensure that development regulations balance natural resources and growth, are clear and predictable, and preserve the economic value of the land.
- 

*Goal NROR 5: Recognize, respect and/ or mitigate natural hazards, including but not limited to flooding, earthquakes, landslides, radon and fires.*

---

## Policies

- 5.1. Ensure that regulations minimize the detrimental effects of natural hazards and their inherent risks.
- 5.2. Hazardous areas that present danger to life and property from flood, forest fire, steep slopes, erosion, unstable soil, subsidence or other hazards will be delineated, and development in such areas will be carefully controlled or prohibited by a rigorous building code and permitting process.
- 5.3. Develop strategies to protect life and property from natural hazards.



# natural resources + outdoor recreation

---

*Goal NROR 6: Promote natural resource protection by a variety of means including financial compensation for willing buyer/willing seller agreements that promote open space acquisition and land and water easements.*

---

## Policies

- 6.1 Continue to support the efforts of accredited land trusts and other entities to acquire land and easements for resource protection and community character considerations such as agricultural open space.
- 6.2 Create new and sustainable funding options and incentives for the purpose of purchasing open space, rural lands and sensitive areas from willing sellers.
- 6.3 Support and work actively to facilitate the transfer of ecologically sensitive and rural lands development rights to:
  - 6.3.1 Conserve sensitive wildlife habitats (wildlife breeding, transitional and wintering habitats and movement corridors; riparian areas etc.);
  - 6.3.2 Provide permanent protection of significant natural resources;
  - 6.3.3 Increase the regional open space system and link other permanently protected public and private lands;
  - 6.3.4 Maintain low density development in the Rural Areas.
- 6.4 Support and facilitate voluntary water transactions, water conservation strategies, and groundwater recharge strategies to:
  - 6.4.1 Improve stream connectivity in key stream reaches during critical periods for native trout (e.g. spawning, rearing, and out-migration);
  - 6.4.2 Maintain or increase agricultural water availability;
  - 6.4.3 Maintain or increase aquifer recharge;
  - 6.4.4 Minimize impacts of residential development on groundwater resources; and
  - 6.4.5 Ensure sufficient water supply for current and future development needs.

# natural resources + outdoor recreation

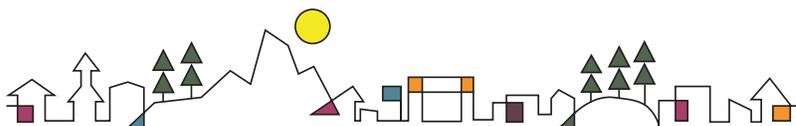
---

*Goal NROR 7: On public lands and accesses, balance recreation with protection of natural resources.*

---

## Policies

- 7.1. Allow only low-impact activities in sensitive resource areas and higher impact activities in resource areas of less sensitivity.
- 7.2. Consider seasonal use restrictions to protect natural resources while allowing access at appropriate times.
- 7.3. Encourage siting structural improvements in areas that will results in the least amount of natural resource impact.



# natural resources + outdoor recreation

---

*Goal NROR 8: Respect sensitive habitat and migration areas for wildlife.*

---

## Policies

- 8.1 Teton County recognizes that wildlife and wildlife habitats provide economic, recreational, and environmental benefits for the residents and visitors of Teton County. Land development decisions will strongly weigh the needs of wildlife to protect the inherent values that they provide.
- 8.2 Work with landowners, the Idaho Department of Fish and Game and other state and federal agencies, non-governmental organizations, and other natural resources professionals to utilize wildlife habitat and species information and other tools (such as Western Governors Association Crucial Habitat Assessment Tool and the Wildlife Overlay Map), including new information as it becomes available, to make land use and site planning decisions.
- 8.3 Minimize the cumulative impacts of development on wildlife and wildlife habitat.
- 8.4 Protect and/or improve the diversity of native vegetation.
- 8.5 Protect and improve riparian and aquatic habitats.
- 8.6 A Wildlife Impact Mitigation Plan shall be developed for any development project which impacts an Important Habitat or which presents concerns of detrimental human-wildlife interaction. Requirements and performance standards for the mitigation plan shall be clearly established in the Subdivision Ordinance and shall be the basis for approval of the plan.
- 8.7 Provide incentives for voluntary habitat buffers, seasonal use restrictions, and aquatic connectivity along key drainages.
- 8.8 Work collaboratively with other jurisdictions to preserve, enhance, restore and maintain undeveloped lands critical for providing ecosystem connections and buffers for joining significant ecosystems.
- 8.9 Designate and map lands within or buffering Teton River Canyon as an irreplaceable natural area, and work with private landowners and government agencies to protect and conserve the area's ecological resources, including wintering big game and cutthroat trout.



## Valley Speaks

The Land Use Tools Questionnaire had over 700 participants. Over 75% of respondents favored tools that allowed vacating non-viable subdivisions, the voluntary purchase of conservation easements and the use of clustering.



# community events + facilities

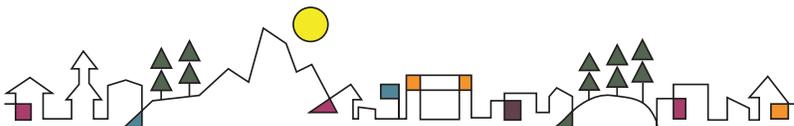
---

*Goal CEF 1: Provide high-quality public and private services and facilities in a coordinated manner for the health, safety, and enjoyment of the community.*

---

## Policies

- 1.1 Encourage locating new facilities in existing population centers to maximize efficiency and convenience and minimize costs.
- 1.2 Develop Master Plans for Recreation, Community Facilities, and other Public Services that coordinate and include all providers and users.
- 1.3 Encourage partnerships and working relationships with non-profit groups in order to expand services and facilities.
- 1.4 Reserve locations on the Framework Map for new facilities in accordance with the planned areas of growth and build these new facilities when the demand exists.
- 1.5 Maintain a 20-year capital facilities program with 5 year reviews that sets priorities for constructing necessary facilities which are consistent with and implement the Comprehensive Plan.
- 1.6 Identify acceptable Levels of Service (LOS), create LOS plans, and develop standards for measuring service delivery success for fire/EMS, law enforcement, utilities/infrastructure, transportation, weed management, medical care, schools, libraries, parks, and other recreational facilities.
- 1.7 Require the undergrounding of electrical and other facilities where feasible in order to preserve the County's scenic views.



# community events + facilities

---

*Goal CEF 2: Encourage the development and support of high-quality education facilities (primary, secondary and post-secondary) and diverse and affordable activities for all ages.*

---

## Policies

- 2.1. Encourage expansion and development of the pre-K through post secondary education system.
  - 2.2. Encourage the siting of new schools near existing neighborhood centers to promote walkability.
  - 2.3. Encourage the Idaho State Legislature to change the State educational allocation formula so as to provide adequate funding for public education.
  - 2.4. Provide incentives for new developments to create and/or enhance community amenities.
  - 2.5. Support the construction of a multi-use recreation facility or network of facilities (pool, gym, climbing wall, bowling alley, indoor riding arena, etc) when financially feasible and in accordance with the Recreation Master Plan.
  - 2.6. Encourage expansion and development of community libraries.
- 

*Goal CEF 3: Encourage an environment that fosters community involvement.*

---

## Policies

- 3.1. Find common ground by identifying shared values and priorities and acknowledging differences respectfully.
- 3.2. Support events and activities that bring diverse segments of the community together.
- 3.3. Encourage open communication among community organizations to minimize scheduling conflicts.

# community events + facilities

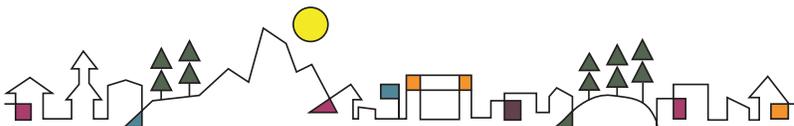
---

*Goal CEF 4: Adequately fund existing and future public services and facilities.*

---

## Policies

- 4.1. Seek funding options (e.g. Recreation District, grants, private donations) to develop and support affordable facilities and activities for all ages (e.g. Recreation Center, 4-H, etc.).
- 4.2. Seek funding options to acquire land for future public services and facilities.
- 4.3. Maintain up-to-date County impact fees which ensure that growth pays its fair share of the costs of necessary facilities and services.
- 4.4. Support programs and partnerships that reduce costs for the County (e.g. recycling, co-locating facilities, and sharing resources).
- 4.5. New development shall be approved only when adequate public facilities and services are available, or when necessary improvements will be made as part of the development project.



# agriculture + rural heritage

---

*Goal ARH 1: Preserve and enhance Teton Valley's small town feel, rural heritage and distinctive identity.*

---

## Policies

- 1.1. Ensure that planned growth maintains Teton Valley's rural character.
  - 1.2. Allow vacation of subdivision plats where appropriate and viable.
  - 1.3. Ensure that open spaces are managed responsibly.
  - 1.4. Maintain the County's rural heritage through the scenic corridors.
  - 1.5. Support the preservation of open space, farmland, natural beauty, and critical environmental areas.
  - 1.6. Encourage higher density development in and around existing Cities (Driggs, Victor, and Tetonia).
- 

*Goal ARH 2: Balance property rights and rural character.*

---

## Policies

- 2.1. Develop a means to compensate private property owners for large parcels of open space that benefit the community. Funding options include:
  - 2.1.1. Transfer of development rights program in cooperation with the cities of Victor, Driggs, and Tetonia;
  - 2.1.2. Acquire conservation easements through purchase, lease or voluntary donation;
  - 2.1.3. Establishment of a program to fund the acquisition of open space through voluntary open space fees.
- 2.2. Provide a means for transfer of agricultural land to family members.
- 2.3. Incentivize maintaining or creating large parcels.

# agriculture + rural heritage

---

## *Goal ARH 3: Support and enhance agriculture and ranching.*

---

### Policies

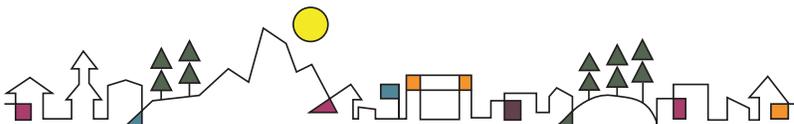
- 3.1. Recognize the Right to Farm Act.
  - 3.2. Improve and maintain roads important for agricultural production and transportation.
  - 3.3. Support local food production outlets such as Farmer's Markets and encourage local agriculture production.
- 

## *Goal ARH 4: Respect cultural heritage sites.*

---

### Policies

- 4.1 Sites and structures listed on State and National Registers of Historic Places or on the Idaho Historic Sites Inventory (IHSI) shall be included on the environmental checklist at the initial stages of a development project.
- 4.2 Work with private land owners to protect historic structures which are included in a historic registry kept by the County.



# agriculture + rural heritage

---

*Goal ARH 5: Reduce infestation/introduction of invasive species.*

---

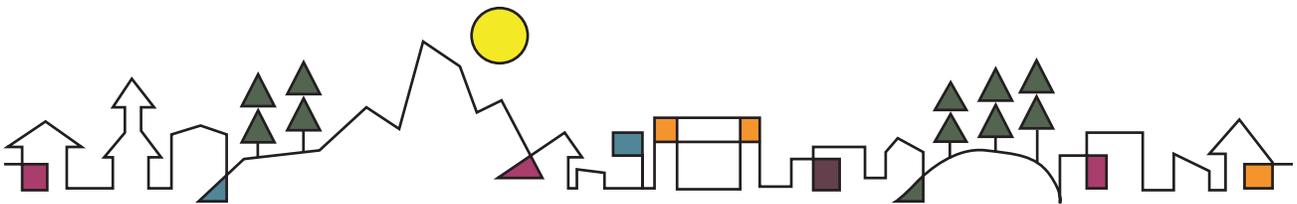
## Policies

- 5.1. Support on-going efforts to map current noxious weed infestations.
- 5.2. Continue support of public education and outreach that target noxious weed identification, landowner control responsibilities under Idaho State Law, noxious weed management options and noxious weed management funding alternatives.
- 5.3. Continue to offer cost share assistance to willing landowners through the Idaho State Department of Agriculture's (ISDA's) noxious weed cost share grant program.
- 5.4. Support current county weed control enforcement policies to better report, police and enforce noxious weed violations under State Law in a fair, timely and consistent manner.
- 5.5. High priority will be given to managing invasive species that have, or potentially could have, a substantial impact on county resources, or that can reasonably be expected to be successfully controlled.



---

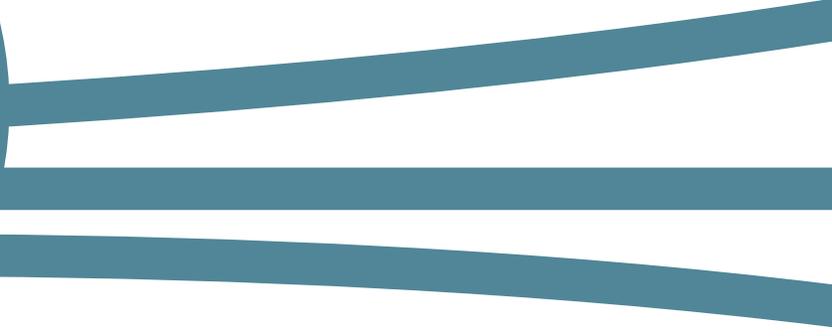
## *C*hapter 6. *Implementation*



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

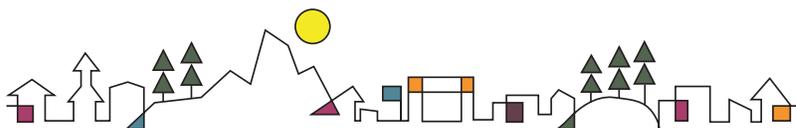
The Comprehensive Plan has several major concepts aimed at improving the overall quality of life, attractiveness, and economic competitiveness of the community. From an economic perspective, all of these proposed policies and investments would help Teton Valley continue to compete for economic and residential 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 the development of specific implementation actions.

One key economic response to Teton Valley's present challenges is to build on the area's attributes - high scenic quality, natural habitat and resources, recreational opportunities and rural character - by investing in quality-of-life amenities that will attract new industries. This is because 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 result in 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. Another example is CityPASS, which illustrates the ability to attract footloose, knowledge-based industries to Teton Valley. With headquarters in Victor, CityPASS has 27 employees that produce and sell travel booklets containing tickets to attractions in North America. CityPASS has successfully attracted employees to Teton Valley by virtue of its lifestyle and quality of life attributes.

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 community 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.

### **Industry Clusters**

Creation of Industry Clusters is one of a number of strategies that could lead to sustainable industrial development and is a very helpful tool towards implementation of Teton Valley's economic goals. The concept would entail attraction of green technologies, value added agriculture, recreational technologies, or visitor oriented businesses to congregate together in a mutually supportive manner to create an industry cluster. Depending on the industry, 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 or Idaho State University. Examples of green technologies might include research, development and production of photovoltaic technologies, wind turbines, battery technology, environmental mitigation technologies and other green-tech businesses. Value added agriculture industries might include organic produce or locally branded produce or products. A recreational technology example that is operating in the Valley is 22 Designs which manufactures telemark

ski bindings. A recreational technology cluster could also include outdoor sportswear, sunglasses, ski goggles, or other outdoor equipment manufacturers that commonly seek out lifestyle communities. A visitor oriented business cluster could include a nice hotel, restaurants and retail stores.

Quality of life would be a critical factor in attracting or developing these types of businesses and their employees. Being successful in this type of venture will require overcoming location disadvantages Teton County has, such as proximity to markets, distribution and shipping. 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 other cities via highways and nearby airports. Enhancements to the infrastructure and public transportation services will enhance quality of life, facilitate tourism and support the economy. Well maintained roads are especially important for the distribution of agricultural products out of the Valley.

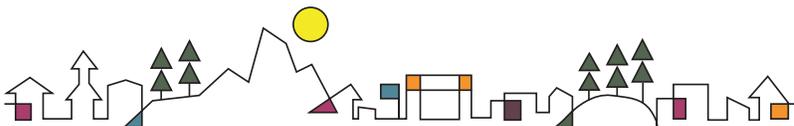
### Transportation as an Amenity

While transportation is a critical underpinning 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 such as 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. Limited bus service to Jackson is currently being provided by START, but wider public transit service will require public subsidy, especially given the dispersed and low density character of residential development in the county. A looping bus route connecting the transit hub that services Jackson would reduce motor vehicle trips and enhance citizens' 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 to be between 60 to 75%.

Additional 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, Jackson and Salt Lake City airports. Efficient public transit can enhance tourism to the area by providing reliable shuttles between popular areas and eliminating the need for car rentals by tourists.



### **Interconnected Pathway System**

Pathway 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. Communities that have invested in bicycle and pedestrian infrastructure have experienced positive economic impacts by attracting bicycle industry dollars. For example, Jackson, Wyoming has spent an estimated \$1.7 million over the past decade on area trail systems and, in return, has benefited from an estimated \$18 million annual boost to their economy as a direct result of trail related goods and services purchased in addition to supporting \$3.6 million in jobs and generating \$1.8 million in taxes every year (Kaliszewski, 2011). Trail systems facilitate running, biking and walking throughout the community and can attract tourists, 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 a strong draw for lifestyle migrants, second home owners 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 and entrepreneurs interested in opening knowledge based or footloose industries. Branding and marketing Teton County as a destination is apparently underdeveloped. Aside from Grand Targhee (Wyoming), there are few large commercial resorts or lodging facilities that brand and market the destination. It is also overshadowed by Jackson, Grand Teton National Park, and Yellowstone National Park, 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 (Jackson and Idaho Falls), recognizing that there is a delicate balance between preserving and promoting the natural resources.

### **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, 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, especially wildlife viewing, while on trips in the past two years. Relative to the average U.S. pleasure traveler, they are also more likely to go hiking, climbing, paddling, 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 to enhance 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 tourists. Open space is very important in this regard.

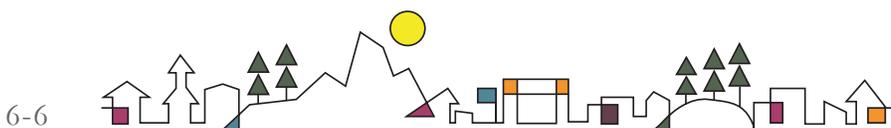
Teton Valley has an opportunity to repurpose rural, platted, undeveloped subdivisions that could be part of a larger system of open space created through land purchase or acquisition of conservation easements. Open space could include infill parks, trail connections, wildlife corridors, open fields, 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**

Greenways, parks, open space and multiuse paths (bicycle and pedestrian) 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, has a tangible value that is hard to measure. One of the primary benefits of open space and conservation land is increased quality of life. While the value of quality of life is not often quantified, it 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. For example, an analysis of MLS sales of homes located along greenway systems in Indianapolis, Indiana found that the average premium paid for a home within one-half mile of a greenway trail system was \$4,384 and the premium paid for a home within one-half mile of the Monon Trail, the flagship of the Indianapolis greenway system, commanded a premium of \$13,059 (Lindsey, 2003).



## **Recreation Access**

The Teton River and Targhee National Forest are important natural attractions to both residents and tourists. Existing access for fishing, boating, hiking and other activities is important to maintain and develop where appropriate. As two of the top recreational tourism and outdoor recreation resources of the valley, the river and forest should be readily accessible in multiple locations.

At the same time, it will be important to maintain, manage and preserve the natural feel and the wild and scenic character of the Teton River and other waterways or they will lose their value as authentic recreational tourism attractions. Thus, biking trails along the banks of waterways should be limited to town areas and more populated areas, while the majority of the riparian area 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, boating 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 community needs to embrace the river, keep 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 enhancing the quality of life for residents and 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. 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, off-site corporate retreats 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 protection, 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.

### **Education Facilities**

The presence of high quality educational opportunities from pre-kindergarten through post secondary levels is important in attracting entrepreneurs interested in opening footloose, knowledge based industries. Highly educated employees of high technology companies will be reluctant to move to Teton County unless there are excellent facilities for the education of their children. Public schools in Teton County should aspire to a standard of excellence that goes beyond what is required by the state of Idaho and strive to meet international standards. The establishment of a community college or an extension of an established university would greatly enhance economic development by creating jobs and attracting students.

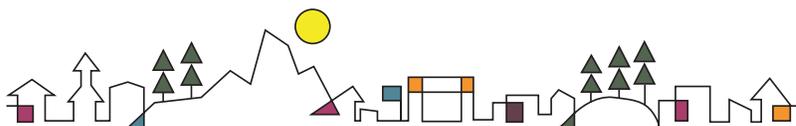
## **AGRICULTURAL + RURAL HERITAGE**

### **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 (USDA NRCS). In 1999, farm production accounted for only approximately one-fifth of local jobs (Sonoran Institute, 2002). These changes have deeply impacted the economic and social 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 could 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, Colorado, 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. Existing Community Supported Agriculture (CSA) operations combined with the local Farmers Market also have the potential to expand local food production.



## **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](http://www.nationaltrust.org/heritage_tourism/index.html)). There is no singular definition for a cultural heritage tourism 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 Travel Activities and Motivations Survey (TAMS) surveyed U.S. travelers for participation in 98 activities and events that could be considered culture or entertainment oriented. Of the top twenty activities most common for U.S. travelers, 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 U.S. 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 also indicates that over half of participants have postsecondary degrees. This is in comparison to roughly 39 percent of all traveling households.

Teton Valley has the ability to invigorate the local economy and become more economically sustainable over time by preserving and developing our substantial cultural heritage assets. These community assets are significant and include historic farm sites, the 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. Establishing the proposed National Geographic Tourism Center in Driggs could focus the cultural heritage tourism opportunities in the Valley and provide a central location for tourist information.

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 shop expenditures), research and educational uses (local schools), longer stay times, as well as sponsored special events.

# economic development

*Where Are We Now?*

*Where Do We Want to Go?*

*Tools*

Undiscovered “lifestyle” community with recreation based services (shops, guides, outfitters)

An appealing “lifestyle” community

- Marketing , Branding and Wayfinding Program

Reduced land values due to over-supply of medium density (1.0 - 2.5 acre) residential lots

A healthy real estate market

- Subdivision and Zoning Ordinance

Struggling local businesses

Thriving locally-owned businesses

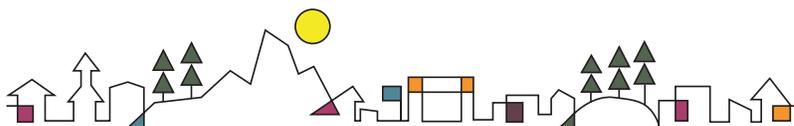
- Buy Local Program

- Technical assistance

Limited amount of economic diversity - primarily construction, agriculture and tourism based economy

Vibrant, stable and diverse local economy

- Economic Development Program



# economic development

## Key Actions

## Participants

## Timing

<ul style="list-style-type: none"> <li>Develop new marketing, branding and signage materials. Design and install gateway signage and landscape treatments; wayfinding master plan; wayfinding sign installation.</li> </ul>	<ul style="list-style-type: none"> <li>Chamber of Commerce; Teton Valley Business Development Center, Teton Valley Marketing Alliance</li> </ul>	3
<ul style="list-style-type: none"> <li>Preserve and enhance recreational opportunities</li> </ul>	<ul style="list-style-type: none"> <li>County Planning; Non-profit organizations</li> </ul>	O
<ul style="list-style-type: none"> <li>Mitigate the economic impact of non-viable subdivisions.</li> </ul>	<ul style="list-style-type: none"> <li>County; property owners</li> </ul>	3
<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>County Planning</li> </ul>	I
<ul style="list-style-type: none"> <li>Reduce future potential supply of residential lots by 75%.</li> </ul>	<ul style="list-style-type: none"> <li>County Planning</li> </ul>	I
<ul style="list-style-type: none"> <li>Prioritize existing commercial and manufacturing land to reach a goal of 60/40% commercial/residential tax base.</li> </ul>	<ul style="list-style-type: none"> <li>County Planning ; City of Driggs; City of Victor; City of Tetonia</li> </ul>	3
<ul style="list-style-type: none"> <li>Require development proposals to be accompanied by relevant market research and due diligence that justify viability of the project and consider off-site impacts.</li> </ul>	<ul style="list-style-type: none"> <li>County Planning</li> </ul>	I
<ul style="list-style-type: none"> <li>Incentivize utilization of existing business park locations.</li> </ul>	<ul style="list-style-type: none"> <li>County Planning</li> </ul>	3
<ul style="list-style-type: none"> <li>Promote official "Buy Local" campaign for the Teton Valley.</li> </ul>	<ul style="list-style-type: none"> <li>Chamber of Commerce; Teton Valley Business Development Center, Teton Valley Marketing Alliance</li> </ul>	2
<ul style="list-style-type: none"> <li>Provide technical assistance to local businesses.</li> </ul>	<ul style="list-style-type: none"> <li>Teton Valley Business Development Center</li> </ul>	I
<ul style="list-style-type: none"> <li>Unify the Marketing, Job Retention, and Recruitment Programs.</li> </ul>	<ul style="list-style-type: none"> <li>Chamber of Commerce; Teton Valley Business Development Center; Cities of Driggs, Victor and Tetonia</li> </ul>	2
<ul style="list-style-type: none"> <li>Strengthen zoning ordinances to allow live-work and home-based businesses.</li> </ul>	<ul style="list-style-type: none"> <li>County Planning</li> </ul>	2
<ul style="list-style-type: none"> <li>Create effective economic development entities.</li> </ul>	<ul style="list-style-type: none"> <li>Chamber of Commerce; Teton Valley Business Development Center</li> </ul>	3
<ul style="list-style-type: none"> <li>Hire an economic development coordinator.</li> </ul>	<ul style="list-style-type: none"> <li>Teton Valley Business Development Center; County; Chamber of Commerce; Fremont County; Madison County</li> </ul>	I

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

# economic development

*Where Are We Now?*

*Where Do We Want to Go?*

*Tools*

Industry clusters

- Economic Development Program

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

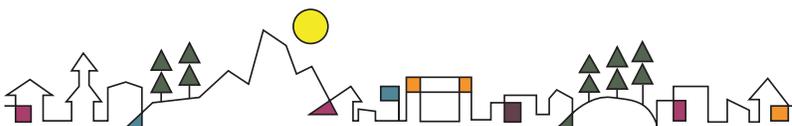
Protect key views in Teton Valley

- Scenic Corridor

Challenges to provide housing opportunities that match wages

Housing that can be attained by Teton Valley workers

- Affordable Housing Program



# economic development

## *Key Actions*

## *Participants*

## *Timing*

<ul style="list-style-type: none"> <li>• Work with the City of Driggs airport for business-related opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>• Teton Aviation Center; Chamber of Commerce; Teton Valley Business Development Center</li> </ul>	3
<ul style="list-style-type: none"> <li>• Promote the formation of industry clusters in appropriate areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Chamber of Commerce; Teton Valley Business Development Center; Teton Valley Marketing Alliance</li> </ul>	3
<ul style="list-style-type: none"> <li>• Create and adopt a Communications Corridor Master Plan and work with local internet providers and Cities to implement.</li> </ul>	<ul style="list-style-type: none"> <li>• Local Internet Providers; Communication Providers; Cities of Driggs, Victor and Tetonia</li> </ul>	3
<ul style="list-style-type: none"> <li>• Promote technology centers for small businesses.</li> </ul>	<ul style="list-style-type: none"> <li>• Chamber of Commerce; Teton Valley Business Development Center; Cities of Driggs, Victor and Tetonia</li> </ul>	3
<ul style="list-style-type: none"> <li>• Strengthen scenic corridor ordinance.</li> </ul>	<ul style="list-style-type: none"> <li>• County Planning</li> </ul>	3
<ul style="list-style-type: none"> <li>• Adopt a uniform definition of “affordable housing”.</li> </ul>	<ul style="list-style-type: none"> <li>• County Planning</li> </ul>	2

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

# transportation

## *Where Are We Now?*

## *Where Do We Want to Go?*

## *Tools*

**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

**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**

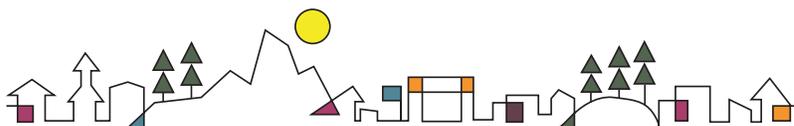
A well-connected multimodal transportation network.

- 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"> <li>Strengthen street connectivity standards in the Subdivision Ordinance and develop access management policies for future development.</li> </ul>	<ul style="list-style-type: none"> <li>County Planning, Engineering</li> </ul>	2
<ul style="list-style-type: none"> <li>Update Transportation Master Plan to identify and prioritize comprehensive planning transportation goals and strategies.</li> </ul>	<ul style="list-style-type: none"> <li>County Planning, Engineering</li> </ul>	5
<ul style="list-style-type: none"> <li>Develop and enforce design standards for all transportation infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>County Engineering and Road and Bridge</li> </ul>	2
<ul style="list-style-type: none"> <li>Update the County Capital Improvement Plan to incorporate Comprehensive Plan and Transportation Master Plan recommendations.</li> </ul>	<ul style="list-style-type: none"> <li>County Planning, Engineering and Road and Bridge</li> </ul>	O
<ul style="list-style-type: none"> <li>Identify and prioritize road maintenance needs and allocate funding for roads that are important for agriculture transport and business development.</li> </ul>	<ul style="list-style-type: none"> <li>County Road and Bridge</li> </ul>	O
<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>County Planning; Teton Valley Trails and Pathways</li> </ul>	O
<ul style="list-style-type: none"> <li>Initiate program with Idaho Transportation Department to reduce posted speed limits on Highways 33 and 32 through towns.</li> </ul>	<ul style="list-style-type: none"> <li>County Engineering; Idaho Transportation Department</li> </ul>	I
<ul style="list-style-type: none"> <li>Create and adopt a Pathways Master Plan to include desired pathway improvements, maintenance schedule and construction standards.</li> </ul>	<ul style="list-style-type: none"> <li>County Planning &amp; Zoning, Engineering and Road and Bridge</li> </ul>	5
<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>County Planning &amp; Zoning, Engineering and Road and Bridge</li> </ul>	5+

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

# 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 ♥

Scenic IDAHO

AV071

# 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

Conserved and enhanced functional habitats

- Subdivision and Zoning Ordinance

- Tax Incentives and Fees

- Overlay Standards

- Conservations Easements

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 and quantity concerns

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

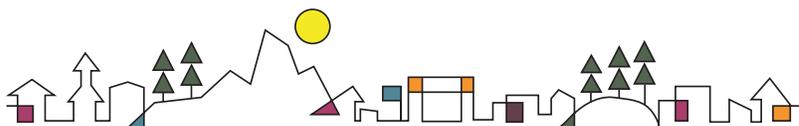
- Plan Development - Subdivision Ordinance

- Overlay Standards

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

- Recreation Master Plan



# natural resources + outdoor recreation

<i>Key Actions</i>	<i>Participants</i>	<i>Timing</i>
<ul style="list-style-type: none"> <li>• Revise ordinances to protect water quality and quantity, require screening where appropriate, protect key habitat areas, and reflect the land use framework along all natural waterways.</li> </ul>	<ul style="list-style-type: none"> <li>• County Planning</li> </ul>	2
<ul style="list-style-type: none"> <li>• Revise ordinances to specify low development density in sensitive wildlife habitat, riparian areas and wetlands.</li> </ul>	<ul style="list-style-type: none"> <li>• County Planning</li> </ul>	2
<ul style="list-style-type: none"> <li>• Amend subdivision and zoning ordinances to allow enhanced clustering incentives and conservation easement purchase or lease.</li> </ul>	<ul style="list-style-type: none"> <li>• County Planning</li> </ul>	2
<ul style="list-style-type: none"> <li>• Utilize tax incentives and fee structures to support land use framework.</li> </ul>	<ul style="list-style-type: none"> <li>• County</li> </ul>	2
<ul style="list-style-type: none"> <li>• Investigate funding options for purchase or lease of conservation easements through property tax, resort tax, hotel tax, real estate transfer tax, voluntary fees, or others.</li> </ul>	<ul style="list-style-type: none"> <li>• County</li> </ul>	5+
<ul style="list-style-type: none"> <li>• Strengthen the wildlife and natural hazard overlays, including further reducing density in riparian, wetland, floodplain and other sensitive or hazardous areas.</li> </ul>	<ul style="list-style-type: none"> <li>• County Planning</li> </ul>	2
<ul style="list-style-type: none"> <li>• Purchase or lease conservation easements in high priority areas for wildlife protection.</li> </ul>	<ul style="list-style-type: none"> <li>• Property Owners; Teton Regional Land Trust; Other accredited land trusts or entities</li> </ul>	2
<ul style="list-style-type: none"> <li>• Incentivize vacation of non-viable subdivisions in or near migration corridors or sensitive habitats.</li> </ul>	<ul style="list-style-type: none"> <li>• County Planning</li> </ul>	2
<ul style="list-style-type: none"> <li>• Develop a source water protection plan</li> </ul>	<ul style="list-style-type: none"> <li>• County Planning</li> </ul>	5+
<ul style="list-style-type: none"> <li>• Ensure developments have adequate supply of drinking water and ability for adequate wastewater treatment prior to approval.</li> </ul>	<ul style="list-style-type: none"> <li>• County Planning</li> </ul>	2
<ul style="list-style-type: none"> <li>• Explore the feasibility of a Recreation District</li> </ul>	<ul style="list-style-type: none"> <li>• County</li> </ul>	2
<ul style="list-style-type: none"> <li>• Develop a Trails Master Plan, work with federal and state land agencies to maintain and improve access to public lands.</li> </ul>	<ul style="list-style-type: none"> <li>• County Planning, Non-profit organizations, State, Local and Federal agencies</li> </ul>	5

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

# natural resources + outdoor recreation

---

*Where Are  
We Now?*

*Where Do We  
Want to Go?*

*Tools*

---

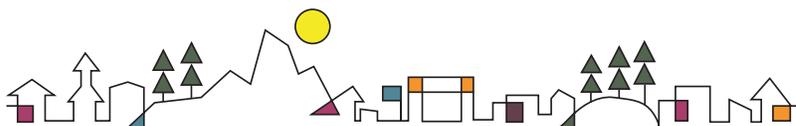
**Community that values a wide range of  
outdoor recreational opportunities**

Protected and expanded range of access  
to outdoor recreation areas

Tourism enhanced by natural resource  
protection

- Planning Documents

- Local, State and Federal  
Coordination



# natural resources + outdoor recreation

---

## *Key Actions*

## *Participants*

## *Timing*

---

<ul style="list-style-type: none"> <li>• Create a Winter Travel Plan that includes maintenance and improvement of public land and river access and identifies potential new access locations.</li> </ul>	<ul style="list-style-type: none"> <li>• County Planning , Engineering, and Road and Bridge</li> </ul>	5
<ul style="list-style-type: none"> <li>• Create and adopt a County-Wide Flood Preparedness and Prevention Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• County Emergency Management</li> </ul>	2
<ul style="list-style-type: none"> <li>• Work with state and federal agencies and private land owners to inventory and map sensitive areas.</li> </ul>	<ul style="list-style-type: none"> <li>• County GIS; Property Owners; USGS; NRCS; BLM; NGOs; USFS; IDFG</li> </ul>	2
<ul style="list-style-type: none"> <li>• Regularly update these inventories.</li> </ul>	<ul style="list-style-type: none"> <li>• County GIS; Property Owners; USGS; NRCS; BLM; NGOs; USFS; IDFG</li> </ul>	O
<ul style="list-style-type: none"> <li>• Create benchmarks for monitoring natural resources.</li> </ul>	<ul style="list-style-type: none"> <li>• County Planning</li> </ul>	5

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

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

Coordinated Emergency Services

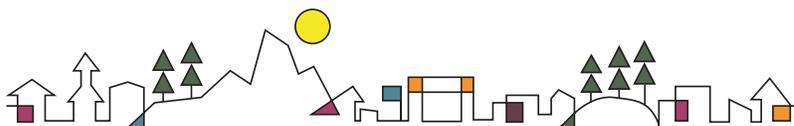
- County-Wide Plans
- Utility Standards
- County-wide Emergency Service Plan
- Fiscal Impact Tool
- Transfer of Development Rights (TDR) Program

Incomplete but growing recycling facilities

Efficient and convenient recycling opportunities, reduced waste stream

- Recycling Program

Coordinated public and private recycling services



# community events + facilities

<i>Key Actions</i>	<i>Participants</i>	<i>Timing</i>
<ul style="list-style-type: none"> <li>Expand promotion of Teton Valley events.</li> </ul>	<ul style="list-style-type: none"> <li>Chamber of Commerce; Teton Valley Business Development Center</li> </ul>	O
<ul style="list-style-type: none"> <li>Perform a needs assessment for valley-wide recreational facilities</li> </ul>	<ul style="list-style-type: none"> <li>County Planning</li> </ul>	3
<ul style="list-style-type: none"> <li>Develop a Parks and Recreation Master Plan for recreation facilities.</li> </ul>	<ul style="list-style-type: none"> <li>County Planning</li> </ul>	5
<ul style="list-style-type: none"> <li>Develop a feasibility study for new recreational facilities and funding mechanisms.</li> </ul>	<ul style="list-style-type: none"> <li>County Planning; BOCC</li> </ul>	5
<ul style="list-style-type: none"> <li>Create a Parks and Recreation Department, Recreation District, impact fees, implement users fees.</li> </ul>	<ul style="list-style-type: none"> <li>County Planning</li> </ul>	5+
<ul style="list-style-type: none"> <li>Work with colleges and universities to expand local campuses and online programs for secondary and post-secondary education.</li> </ul>	<ul style="list-style-type: none"> <li>School District #401; Brigham Young University Idaho; Eastern Idaho Technical College; Central Wyoming College; Idaho State University; College of Southern Idaho</li> </ul>	5+
<ul style="list-style-type: none"> <li>Work with legislators to provide better, more stable funding for education</li> </ul>	<ul style="list-style-type: none"> <li>School District #401, County</li> </ul>	O
<ul style="list-style-type: none"> <li>Perform a needs assessment for future library expansion.</li> </ul>	<ul style="list-style-type: none"> <li>County Planning; Valley of the Teton Library</li> </ul>	5+
<ul style="list-style-type: none"> <li>Amend Subdivision and Zoning Ordinances, to focus development requirements to utility provision.</li> </ul>	<ul style="list-style-type: none"> <li>County Planning</li> </ul>	2
<ul style="list-style-type: none"> <li>Create a county-wide emergency services plan</li> </ul>	<ul style="list-style-type: none"> <li>County</li> </ul>	3
<ul style="list-style-type: none"> <li>Develop a comprehensive county fiscal impact tool</li> </ul>	<ul style="list-style-type: none"> <li>County</li> </ul>	5
<ul style="list-style-type: none"> <li>Work with Cities to investigate the feasibility of TDR program.</li> </ul>	<ul style="list-style-type: none"> <li>County Planning; Cities of Driggs, Victor and Teton</li> </ul>	5+
<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>County Solid Waste and Recycling; Private entities</li> </ul>	O

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

Agriculture as a key industry

- Land Protection Trusts, USDA assistance

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

Preserved agricultural and rural lands and a distinct rural character

- Cluster Development Program
- Conservation Easement Purchase or Lease
- 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

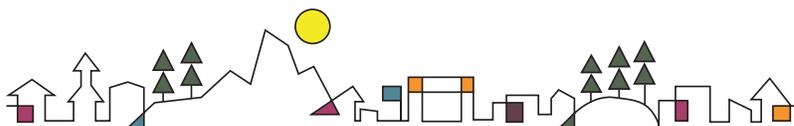
Continued multi-generational agricultural heritage

- Subdivision and Zoning Ordinance - Family Lot Splits or Short Plat

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

*Timing: O=Ongoing; I=Immediate; 2 = Within 2 Years; 3 = Within 3 Years; 5 = Within 5 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, revising zoning and subdivision regulations, 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

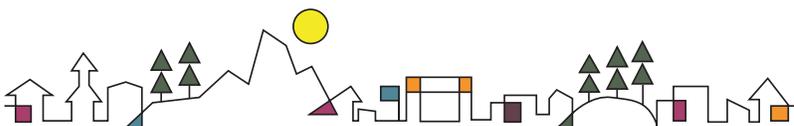
The Zoning Code regulates the use of land. More specifically, the provisions of the Zoning Code divide the County into residential, agricultural, commercial, industrial, public and other use zones based on the Comprehensive Plan. Each zone has standards and regulations that determine the allowed uses 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 and how potential development on that parcel will affect those around it. 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 land uses shown on the Comprehensive Plan's Framework Map. 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 by the number of dwelling units permitted per acre. For example, our current zoning includes A20 and A/RR 2.5 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, mixed use development 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 could 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 typically result in greater control over the visual quality of building architecture and public areas along streets and community gathering places.

**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.

**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.

### 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 design and location of public facilities. New or enhanced subdivision tools that might be added to the Ordinance include:

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

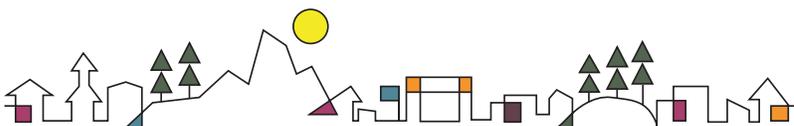
### Vacate/ Replat Non-Viable Subdivisions

Subdivisions that are no longer viable can be “vacated” through a process where the internal property lines are eliminated and the parcel reverts to its previous configuration. This is an existing tool to bring land back to a rural character. Vacating a subdivision does not mean that the property cannot 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 that reflects new lot sizes, streets and utilities that meet current public improvement standards or 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, increase the open space, or rearrange lots so that higher quality habitat is protected. Replatting can be used with both paper subdivisions and partially developed subdivisions, and can be effective to reduce lots, protect wildlife habitat, or reduce service costs.

New regulations should encourage and allow a streamlined review process for property owners wishing to voluntarily vacate a subdivision plat whenever possible.

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. In some cases, property owners may wish to enter into a conservation lease, whereby the land can be maintained in an open, undeveloped state for a set period of time and fee.

***Purchase or Donation of Development Rights:*** Development rights can be severed from agricultural lands in two primary ways. Development rights can be purchased by different entities (usually a non-profit land trust but sometimes a public agency), and they can be 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, if there was adequate public support, the County could use money raised from a Conservation or Open Space Levy or other funding source to purchase Development Rights or Open Space. A levy would need to be passed by a majority vote of those included in a levy district. Other funding options could include a voluntary fee or resort, real estate, or hotel taxes.

### **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 and is generally more appropriate for development. Transferring rights generally allows the owner of the receiving parcel 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). 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. Keys to TDR program success can be learned from other counties including Payette County, Idaho which has one of the most successful TDR programs in the Country.

### **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 to allow 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 necessarily include urban type densities.

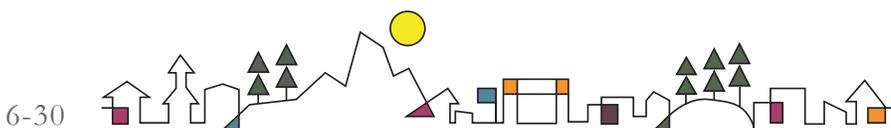
The preserved natural or agricultural area attracts buyers who want to enjoy the countryside without owning or maintaining a large parcel of land. Cluster development is currently included in the existing Planned Unit Development Ordinance. Cluster Development can help create lots that are small enough for a homeowner to maintain and also create dedicated open areas.

### **Large Lot Subdivision Incentives**

Incentives can be created for subdivisions with lots that are 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.

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, the period of time the benefactor must hold the lot, and the size of lot that can be created. Immediate family is most frequently defined as the property owner's children. 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.

### **Short Plat**

Creation of a smaller subdivision can often be accommodated through an abbreviated review process to create a Short Plat, also called a Short Subdivision. The purpose of the short plat is to allow the creation of a small number of parcels without being subject to the more lengthy procedural standards of the preliminary and final plat regulations and to provide a more simplified administrative process for review. Thresholds for creation of a short plat are typically based on the number of lots being created and the requirement for right-of-way dedication.

### **Capital Improvement Plan (CIP)**

Teton County has an existing CIP 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.

# 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**

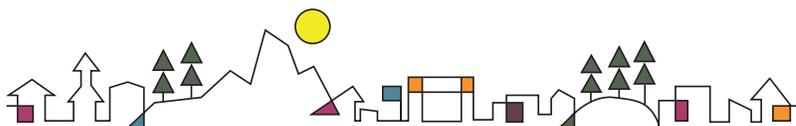
Creating a “buy-local” campaign will maximize positive financial impact on the local economy because profits are kept in the local area as opposed to being exported out of Teton Valley. By keeping money in the area, other sectors of the local economy are supported. Local businesses have a stronger affinity 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.

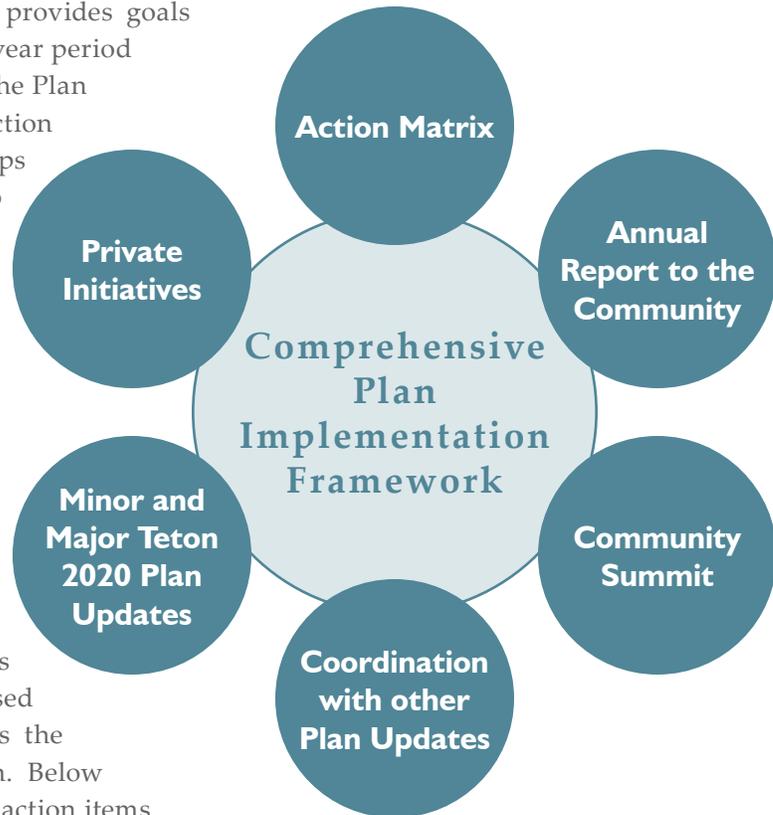
### **Support of Non-Profit Organizations**

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.

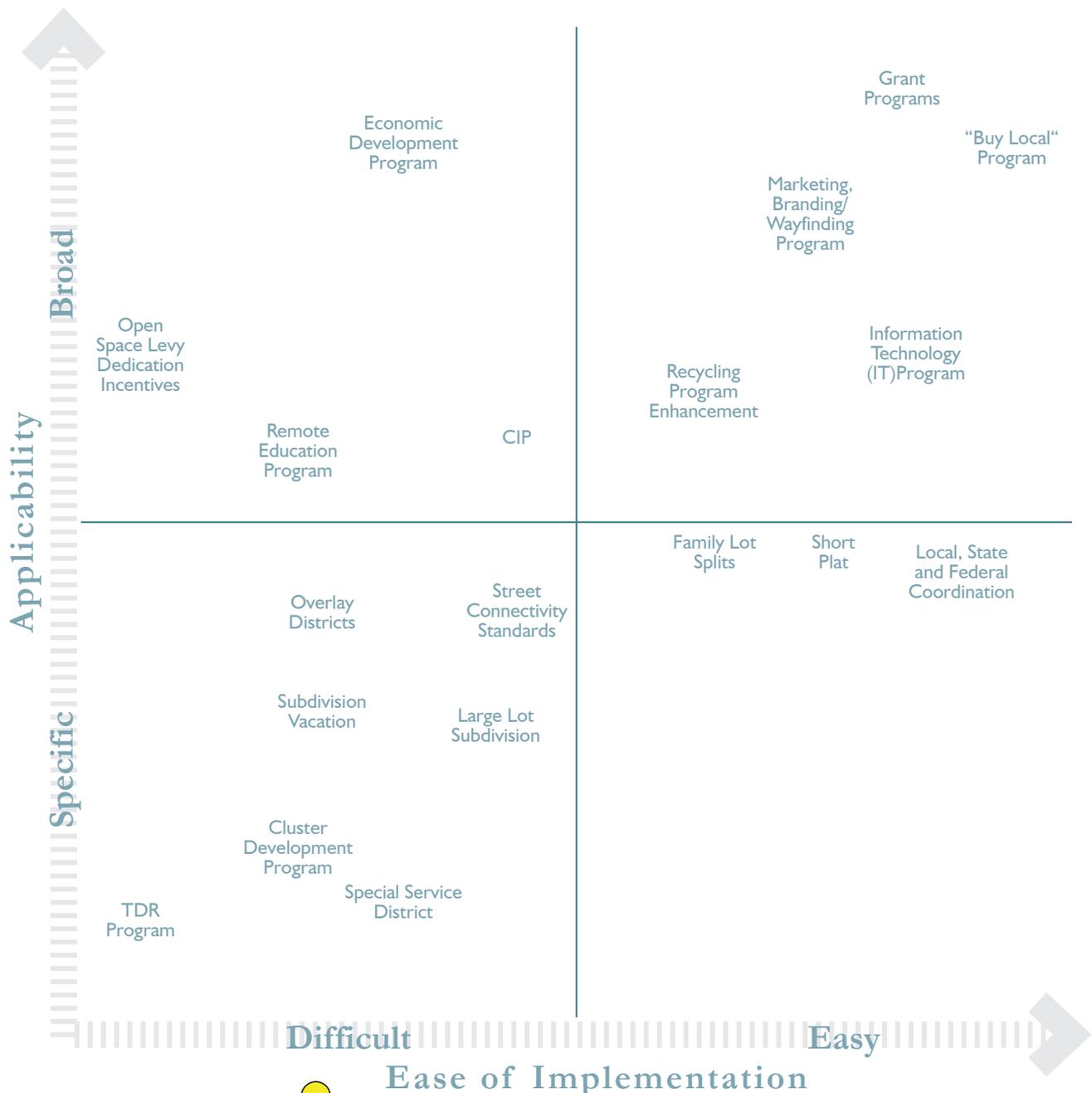


### ACTION MATRIX

The policies in the Comprehensive Plan are implemented through a series of tools and key 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:

- Redraw zoning districts and create appropriate ordinances to implement the vision in each district.
- 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.
- Vacate non-viable subdivisions; amend County Code to strengthen penalties for weed violations.
- Create a Recreation Master Plan and potentially a 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.

## BIENNIAL SUMMIT

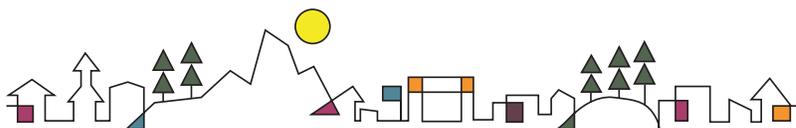
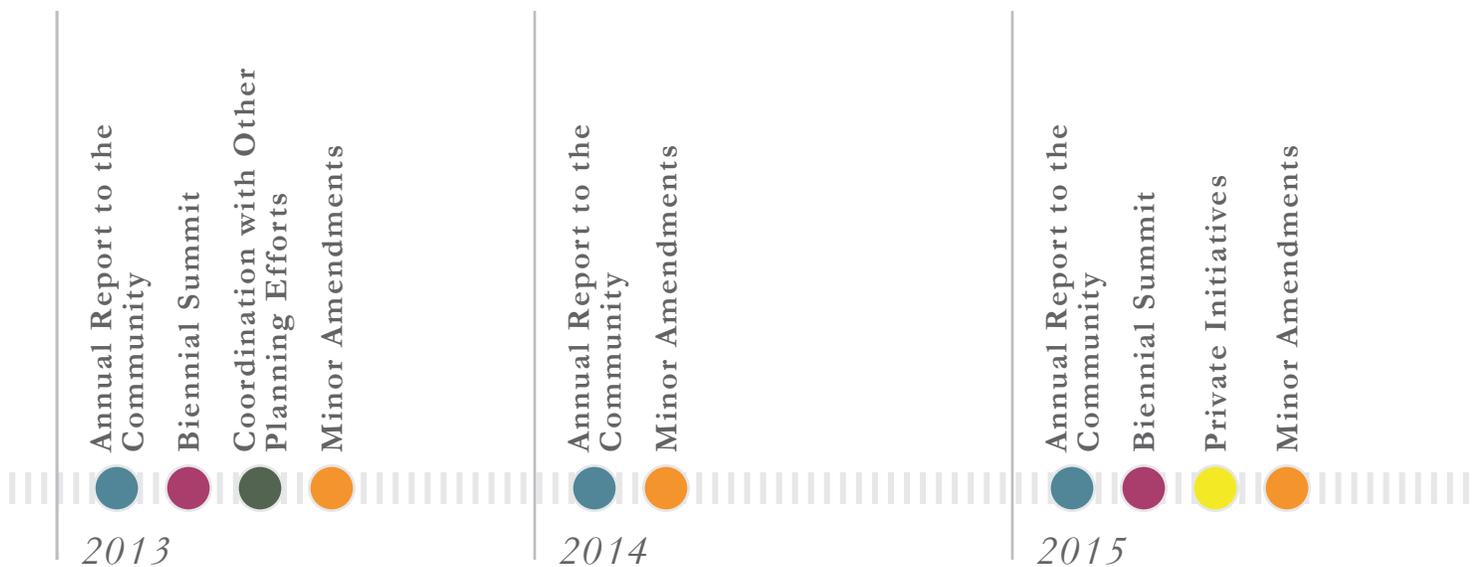
The Planning Commission and County Commissioners will hold a biennial Comprehensive Plan summit to discuss the future vision, successes to-date and review the annual work plans, budgets and CIPs against the Comprehensive Plan's tools and actions. These initiatives will be used to help establish budget 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, Wyoming; 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, cities and Federal agencies, will be invited to the Biennial 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 Updates 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 resolutions 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 Comprehensive Plan 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 Biennial 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.

