

meeting #2



Finalize Vision/Issues/Opportunities

Core Committee Meeting 2

Agenda

June 28th 5:30 to 7:30 pm

Teton County Courthouse

1. *Introductions*
2. *Sub-Committee Reports and Discussion*
 - a. *Top 5 Values, Issues, Opportunities*
 - b. *Opportunities - Details*
 - c. *Constraints*
3. *Initial Vision Statement Guidance*
4. *Next Steps*

Background

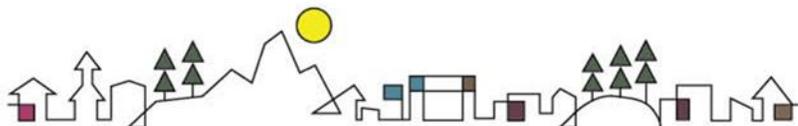
During the last Sub-Committee meeting, each committee was asked to review the results pertinent to their committee topic from Activity #1, feedback from Activity #1 collected by all of the other Sub-Committee members, information from stakeholder interviews conducted to date, and the results from the Teton Valley 2020 questionnaire. Each Sub-Committee was given the top 10 results from the above surveys, and they were asked to rank the top 5 Issues, Values and Opportunities for their committee.



Activity #1 – Issues, Value, Opportunities

We received 96 responses outside of the Sub-Committee member responses to Activity #1 and 740 responses to the Teton Valley 2020 online questionnaire. Although we recognize that these questionnaires may not be statistically significant, they do represent the views of a large portion of the Teton County population and include diverse political and social segments within the community.

The following pages include the top 10 results for each Sub-Committee from Activity #1, a summary of the site specific opportunities listed in Activity #1, stakeholder interviews conducted to date, and summarized data from the Teton Valley 2020 Questionnaire.





appendix 1 – Activity #1

values

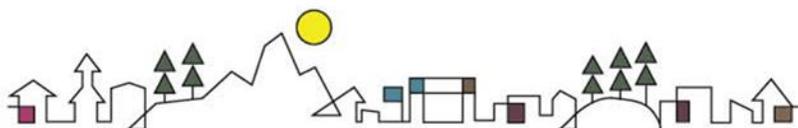
Economic Development

<i>Teton Valley 2020</i>	<i>Activity #1</i>
<i>Affordable cost of living</i>	<i>Growth</i>
<i>Economic development</i>	<i>Economic Development</i>
<i>Proximity to Jackson Hole</i>	<i>Governance</i>
<i>Shopping</i>	<i>Jobs</i>
<i>Proximity to airports</i>	<i>Buy Local</i>
<i>Diversity of housing options</i>	<i>Misc</i>
	<i>Economic Diversity</i>
	<i>Housing</i>
	<i>Tourism</i>
	<i>Infrastructure</i>

values

Rural Character + Agriculture Heritage

<i>Teton Valley 2020</i>	<i>Activity #1</i>
<i>Rural character</i>	<i>Views</i>
<i>Property rights</i>	<i>Open Space</i>
<i>Scenic views</i>	<i>Rural</i>
<i>Agricultural heritage</i>	<i>Small Town</i>
<i>Privacy</i>	<i>Quiet</i>
<i>Neighborhoods</i>	<i>Local Ag Production</i>
	<i>Night Skies</i>
	<i>Heritage</i>
	<i>Managed Growth</i>
	<i>Property Rights</i>



values



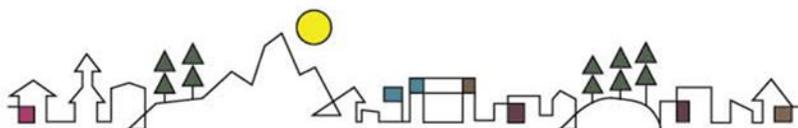
Community Events + Facilities

<i>Teton Valley 2020</i>	<i>Activity #1</i>
<i>Schools</i>	<i>Sense of Community</i>
<i>Community</i>	<i>Activities</i>
<i>Activities for kids</i>	<i>Schools</i>
<i>Law enforcement</i>	<i>People</i>
<i>Community Events</i>	<i>Health Care</i>
<i>Public services and utilities</i>	<i>Lifestyle</i>
<i>Entertainment</i>	<i>Rec Center</i>
<i>Activities for seniors</i>	<i>Family Activities</i>
	<i>Law Enforcement</i>
	<i>Safety</i>

values

Natural Resources + Outdoor Recreation

<i>Teton Valley 2020</i>	<i>Activity #1</i>
<i>Outdoor Recreation</i>	<i>Access to Recreation</i>
<i>Wildlife</i>	<i>Wildlife</i>
<i>Access to public lands</i>	<i>Natural Resource Conservation</i>
<i>Night skies</i>	<i>Clean Water</i>
<i>Non-motorized recreation</i>	<i>Recreation – general</i>
<i>Motorized recreation</i>	<i>Clean Air</i>
	<i>Recreation - Biking</i>
	<i>Recreation - Skiing</i>
	<i>Trails</i>
	<i>Natural Resources</i>



values



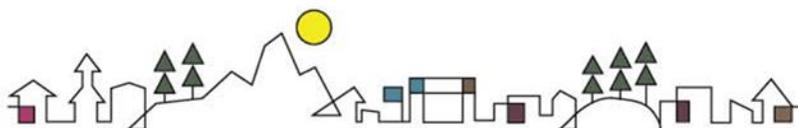
Transportation

<i>Teton Valley 2020</i>	<i>Activity #1</i>
<i>Road maintenance</i>	<i>Multi-modal transportation</i>
<i>Bike paths</i>	<i>Well Maintained Roads</i>
<i>Alternative transportation</i>	<i>Good Infrastructure</i>
<i>Safe routes to school</i>	<i>Bike Transport</i>
	<i>Trails</i>
	<i>Mass Transit</i>
	<i>Safety</i>
	<i>Convenient Transportation</i>
	<i>Sidewalks</i>
	<i>Air Travel</i>

issues

Economic Development

<i>Teton Valley 2020</i>	<i>Activity #1</i>
<i>Jobs</i>	<i>Growth</i>
<i>Affordable cost of Living</i>	<i>Governance</i>
<i>Incentives for businesses to move here</i>	<i>Economic Development</i>
<i>Property Rights</i>	<i>Jobs</i>
<i>Economic Development</i>	<i>Economic Diversity</i>
<i>Lower taxes</i>	<i>Branding</i>
<i>Focus on sustainability</i>	<i>Tourism</i>
<i>Local Businesses</i>	<i>Property Rights</i>
<i>Diversity of Housing Options</i>	<i>Buy Local</i>
<i>Restaurants</i>	<i>Housing</i>



issues



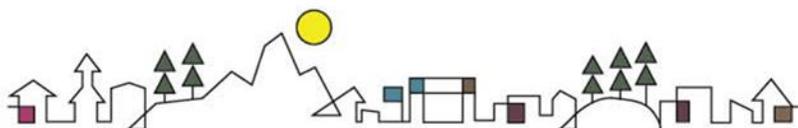
Rural Character + Agriculture Heritage

<i>Activity #1</i>
<i>Growth</i>
<i>Attractiveness</i>
<i>Tough Ag Climate</i>
<i>Poor Economics of Agriculture</i>
<i>Diminished Views</i>
<i>Loss of Rural Character</i>
<i>Poor Open space</i>
<i>Agriculture</i>
<i>Weeds</i>
<i>High Cost of Produce</i>

issues

Community Events + Facilities

<i>Activity #1</i>
<i>Divisiveness in the Community</i>
<i>Schools – underfunded, poor</i>
<i>Lack of Recreation center</i>
<i>Animal Shelter - underfunded</i>
<i>Economic stability, quality Health Care</i>
<i>Loose Dogs</i>
<i>Lack of, promotion of Recycling</i>
<i>Activities</i>
<i>Lack of Activities for Teens</i>
<i>Facilities</i>



issues



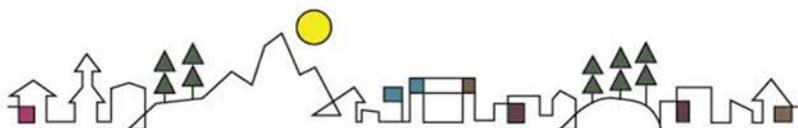
Natural Resources + Outdoor Recreation

<i>Activity #1</i>
<i>Threats to Wildlife</i>
<i>Lack of Conservation</i>
<i>Limited Access</i>
<i>Weeds</i>
<i>Water Scarcity</i>
<i>Need better protection Laws</i>
<i>Water Contamination</i>
<i>User Conflicts</i>
<i>Communication</i>
<i>Land Use Compatibility</i>

issues

Transportation

<i>Activity #1</i>
<i>Poor Road Maintenance (conditions & snow plowing)</i>
<i>Lack of Mass Transit</i>
<i>Poor Road Safety</i>
<i>Multi-Modal Trans Safety</i>
<i>Lack of Funding</i>
<i>Lack of Multi-modal transportation</i>
<i>Lack of Bike Trails/Pathways</i>
<i>Poor Pathway Maintenance</i>
<i>Lack of Pedestrian Facilities</i>
<i>Poor Sidewalk Maintenance</i>



opportunities



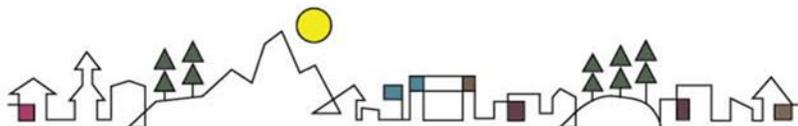
Economic Development

<i>Teton Valley 2020</i>	<i>Activity #1</i>
<i>Improve job opportunities</i>	<i>Economic Development</i>
<i>Incentives for businesses to move here</i>	<i>Growth</i>
<i>Lower taxes</i>	<i>Tourism</i>
<i>Greater impact fees to offset capital improvement</i>	<i>Time to Plan</i>
<i>Nearby, affordable shopping options</i>	<i>Branding</i>
<i>Manufacturing</i>	<i>Buy Local</i>
<i>Attract visitors</i>	<i>Subdivision Replatting</i>
<i>Large, nationally recognized retail stores</i>	<i>Lifestyle Community</i>
<i>Improve housing options</i>	<i>Economic Diversity</i>
	<i>Sustainable Businesses</i>

opportunities

Rural Character + Agricultural Heritage

<i>Teton Valley 2020</i>	<i>Activity #1</i>
<i>Local food production</i>	<i>Local Food Production</i>
	<i>Agriculture</i>
	<i>Growth</i>
	<i>Incentives for Farmers to Farm</i>
	<i>Protect Open Space</i>
	<i>Platted land back to Ag</i>
	<i>Keep Small Town Feel</i>
	<i>Family Land Splits</i>
	<i>Views</i>
	<i>Property Rights</i>



opportunities



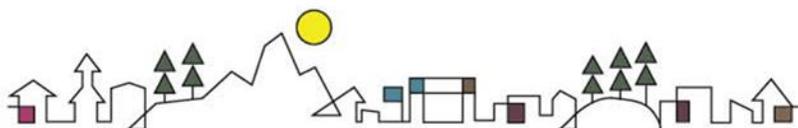
Community Events + Facilities

<i>Teton Valley 2020</i>	<i>Activity #1</i>
<i>New recreation center</i>	<i>Good Community</i>
<i>Provide better healthcare and emergency medical care</i>	<i>Recreation Center</i>
<i>A new pool</i>	<i>Stabilize & Improve Health Care</i>
<i>Improve K-12 education options</i>	<i>Unite the Community</i>
<i>A community college or other higher education</i>	<i>Activities - Music</i>
<i>Recycling program</i>	<i>Improve Facilities</i>
<i>Improve public infrastructure</i>	<i>Good Organizations</i>
<i>Increase entertainment options</i>	<i>Fund Animal Shelter</i>
<i>Improve law enforcement</i>	<i>Start Community College</i>
<i>Cultural diversity</i>	<i>Improve Recycling</i>

opportunities

Natural Resources + Outdoor Recreation

<i>Teton Valley 2020</i>	<i>Activity #1</i>
<i>Protect wildlife habitat</i>	<i>Variety of Recreational Opportunities</i>
<i>Focus on sustainability</i>	<i>Conservation/Preservation</i>
<i>Improve access to public lands</i>	<i>Create More Trails</i>
<i>Additional open spaces</i>	<i>Wildlife Protection</i>
<i>Increase motorized recreation options</i>	<i>Water</i>
<i>Increase non-motorized recreation options</i>	<i>Abundant Natural Resources</i>
<i>Increase mixed-use recreation opportunities</i>	<i>Maintain Access / New Access to Recreation</i>
<i>Provide outdoor summer camps</i>	<i>Work with Government Agencies</i>
	<i>Balance NR with Growth</i>
	<i>Create Recreation District</i>



opportunities



Transportation

<i>Teton Valley 2020</i>	<i>Activity #1</i>
<i>Improve roads</i>	<i>Develop Multi-modal transportation</i>
<i>Improve pathways</i>	<i>Develop more Bike Paths</i>
<i>Improve public transportation</i>	<i>Improve Roads</i>
	<i>Develop Mass Transit</i>
	<i>Increase Funding</i>
	<i>Commute to Jackson not bad</i>
	<i>Keep Parking</i>
	<i>Reduce Speeds</i>

appendix 2

Site Specific Opportunities from Activity #1

Rural Character + Ag Heritage

- *Integrate Agriculture with housing*
- *Structure splits to accommodate dividing acreages among children*
- *Work out diff areas for diff uses*
- *The County might want to consider "supplemental regulations" that tailor standards to the different geographies of the Valley; e.g. scenic corridor design standards*
- *protect more open space and access to public lands and waterways*
- *Protected open spaces such as a Greenway on Teton Creek that is owned by the County and/or Cities and keeping subdivisions clustered near the Cities*
- *Resolution to clean up or require clean up of started but unfinished development such as the big boulder field left on Ski Hill Rd to the North just before Alta, WY.*

Economic Development

- *Alternative energy project: Distribution center with expertise to plan/install for our community and state; and again more incentives from utility companies to go in that direction*
- *Develop communication infrastructure to bring in tech/comm/it businesses*
- *We still do have lots and lots of vacant land in our towns which is ripe for all kinds of industries and development.*
- *Develop commercial friendly zoning for entrepreneurial businesses*
- *Be proactive to find opportunity sites, e.g.-site near airport, former Bergmeyer furniture site*
- *Create "community internet" system in cities and interested subdivisions*
- *Invest in Rte. 33 Main Street*





- *Shelter depressed areas from taxes and financial commitments*
- *Adopt strict quotas on new residential and commercial site development, and encourage fill-in of existing developments and de-certification of non-viable "zombie subdivisions."*
- *Stop retail spread outside town cores- Highway 33*
- *Tunnel through Teton Pass would open up all sorts of opportunities -> jobs, visitation, airport expansion*
- *Limit development in the country*
- *Growth and prosperity of the airport*
- *Promote increased density in downtown areas of Teton Valley towns, to improved viability of quality entertainment, cultural offerings, and economically viable, diverse dining establishments*

Community Events + Facilities

- *Rumors that there are folks in the valley looking into starting a college campus here, or medical research center*
- *Indoor arena at the fair grounds*
- *Continue to add events like Music on Main, 4th of July, etc. that bring the community together*
- *Move Music on Main back to Driggs- but not in front of City Hall*
- *Public Indoor tennis courts, basketball and swimming pool.*
- *Recreation fitness center and pool connected to the hockey rink*

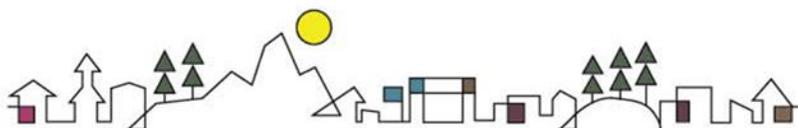
Natural Resources + Outdoor Recreation

- *There are public grant opportunities which, if we were applying for them, we could receive. For example, USTA is eager to contribute to the development of new tennis courts and LWCF monies can be used for bike trails.*
- *Develop natural resources aggressively while holding accountability to land.*
- *Developing floodplain and stream protection ordinances.*
- *Keep future development out of flood plain and sensitive areas.*
- *Developing wildlife habitat and migration protection corridors.*

- *Improve the local fishery.*
- *Securing movement corridors & key habitat.*
- *Building more trails and pathways to draw more summer tourists to the valley.*
- *Create a bike loop system - pave section of Cedron between 6000 S and 7000S.*
- *Protect more open space and access to public lands and waterways.*
- *Trails from Cities to National Forests (10). We could utilize canal easements to build trails from cities to the mountains.*

Transportation

- *Develop in a way that provides amenities close to homes. Develop natural resources aggressively while holding accountability to land.*
- *Development of a coordinated system of multi-mode transportation*
- *More bike paths (especially from Driggs to Tetonia)*
- *Develop car pooling and public transportation.*
- *Shuttles to trails*
- *Protect parking on Main Street in Victor, Driggs, Tetonia. Largest percent of residents will always need to drive and park*
- *Lower the speed limit in Victor to further add to its "cute town" vibe (and keep it safe for our kids!)*



appendix 3



Summary Report from Stakeholder Interviews

Dates: May 17-20, 2011

Stakeholders: Jennifer Dustin, Monte Woolstenhulme, Ryan Colyer, Virgil Boss, Matt Eagens, Bill Knight, Doug Self, Bob Benedict, Dan Powers, Kathy Rinaldi, Kelly Park, Shawn Hill

Economic Development

- No need to “sell” the concept of Quality-of-Life; it sells itself
- Promote “Amenity-based Economic Development”; agricultural & rural heritage, natural resources & outdoor recreation, community facilities, transportation are ALL part of the economic development strategy.
- Agriculture: Stable; Services and public sector: Stable; Construction/Development and Tourism: unstable.
- Promote high-speed internet access: provides an opportunity to attract more businesses, improve schools, and promote more home-based business.
- Shelter depressed areas from taxes and financial commitments
- Be proactive to find opportunity sites, e.g.-site near airport, former Bergemeyer furniture site
- Take advantage of local resources; e.g.- Grand Teton beer production, benefits from barley, wheat and hops from the County, artesian spring water, and labor available locally. Grand Teton is presently doubling its workforce.
- Ingredients to Economic Sustainability: Good Hospital Care (health), Good Schools (Education) and Great Comprehensive Plan (Quality-of-Life)
- The County’s towns are its primary economic drivers so greater effort needs to be made to improve town infrastructure, promote development within the built-up parts of the towns, create harder community edges, transition the intensity of development between town and country,
- Focus on how Teton County can compete with its primary rivals—not places like Jackson which are not comparable.
- Improve “curb appeal” of the community.
- Need to focus less on construction as part of the economic development strategy

Natural Resources & Outdoor Recreation

- Conflicts between OHV (Off-Highway Vehicles, i.e.-off-road motorcycles, atv’s, snowmobiles) mountain bikers and other non-motorized users needs to be addressed.

Community Facilities

- Need a Recreation Center, improved Trail System, Communities with gathering spaces

Transportation

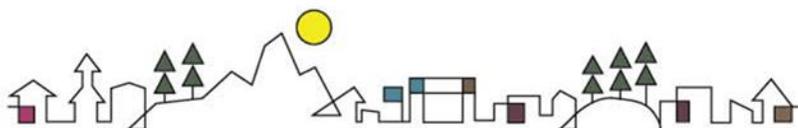
- Examine the cost to provide new roads and the maintenance of existing roads.
- Commuting over the pass is not worse than commutes in other markets in terms of distance or time. Lower speeds make it even safer.

Agricultural & Rural Heritage

- Agricultural industry is presently stable; some crops like potatoes are less viable due to market prices.

Community Outreach

- General preference is given to going “out” to the community with outreach, as opposed to events which require participants to travel great distances to attend.
- Strive for as many one-on-one conversations as possible. Look to community leaders to help get the word out.
- Announce a Community picnic/public event-
Sept or last week in August would be optimal. Consider a raffle (quilt?; location: Driggs City Park
- Provide food: it’s a great attractant for community members and tends to neutralize opposition
- Setup in the parking lot of Broulims in order to bring attention to the Plan. It will difficult to obtain much information at this venue since customers are in a hurry, but the location provides great exposure to a large cross-section of the community.
- Tin Cup Run (July 16), 4th of July Parade in Victor, Tetonia Rodeo, Huntsman Springs,
- Make announcements on the Star Valley and Driggs bus systems: these are difficult groups to engage in the public process—they are a captive audience on the bus and have time to read handouts.
- Enlist schools to participate. The project team needs to draft a request to the school district summarizing the project purpose and ways for students to be involved. District administrators and teachers would then have an opportunity to assign classwork –visual art and/or writing assignments, attendances at Plan events)
- Key groups to get involved: Valley Voices (started in 2010), Rotary Club, Chamber of Commerce, Economic Development Council, LDS Church, other Congregations,
- Agricultural Community Involvement. Enlist the help of major agricultural landowners (Arnolds, Trupp, Zohner, Hastings, Buxton, Kunz, Ripplingers, and River Rim (leases out land to farmers) to host events to bring agricultural interests together to discuss the issues.





Regulatory Environment

- The County's zoning and land use regulations, and development review process, lack predictability
- The County over-regulates.
- Some progress has been made to make land use regulations better-defined and more prescriptive.
- "Loosely-worded" regulations gets the County in trouble.
- The County might want to consider "supplemental regulations" that tailor standards to the different geographies of the Valley; e.g.-scenic corridor design standards.
- Keep regulations simple.
- Teton County regulations aren't fully evolved. With respect to environmental review, the County Planning Department staff has insufficient environmental-based education so they often defer to federal agencies.
- Jackson, WY regulations for environmental protection are based on good intentions, but the City of Jackson & Teton Co, WY "overreach" with their regulations and use "false precision".
- Need to understand land use compatibility issues and put appropriate use standards in place.
- With the Driggs Urban Growth Area (UGA), all streets need to be built to City standards (no other City standards apply to unincorporated areas of the UGA)

Community Composition

- An "us" and "them" sentiment between long-standing residents and newcomers.
- Victor: young (20-early 30's), mobile (60% work in Teton Co, WY); Driggs: stable, immigrant population; and Tetonia: long-standing residents (many multi-generational), agricultural base and more politically conservative.
- Median age = 31
- "non-long term resident"- tend to be anti-sprawl, pro-environment, more "town-oriented" and more conservative multi-generational residents.
- Building vacancy rates are exceptionally high.
- Household Composition: often, one full-time breadwinner, with full benefits and a spouse who works multiple jobs; e.g.-ski instructor, guide manual laborer.
- Not a good retirement market due to: impacts at high altitude, long snow season and lack of sufficient hospital support (no ICU).
- Area History

Resource Materials

2006 EPA Smart Growth Study , Jim Charlier and Deanna Belzer (Matt Dalbey EPA-202-566-2860)

Your Town Workshop – 2004 , Jeff Speck and Polyzoides

2003 Comprehensive Plan Subcommittee Report

Dan Burden Walkability Audit

Downtown Driggs Community Associate Charrette-Sonoran Institute & University of Montana

Look to other Idaho Counties and Cities, and other regional communities; e.g.-Salt Lake City to find potential solutions to the issues facing Teton County.

Property Rights

- In the discussion of property rights, the Plan needs to:
 - Define the meaning of the term;
 - Measure how property rights impacts economic development opportunities.

Obsolete Subdivisions

- 20 year backlog of trophy homes
- Can counseling be provided by a real estate economist to developers that would help provide direction as to the next steps.

Options:

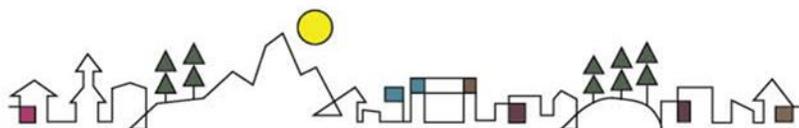
- “In-town” areas-reconfigure to more affordable/mixed use units.
- In some cases, vacate plat and go back to agricultural use
- Consider a time factor to vacate lots (in cases where taxes haven’t been paid, etc)

Critical Elements to the Plan

- Future Land Use Map
- Address the cost to provide Transportation

General

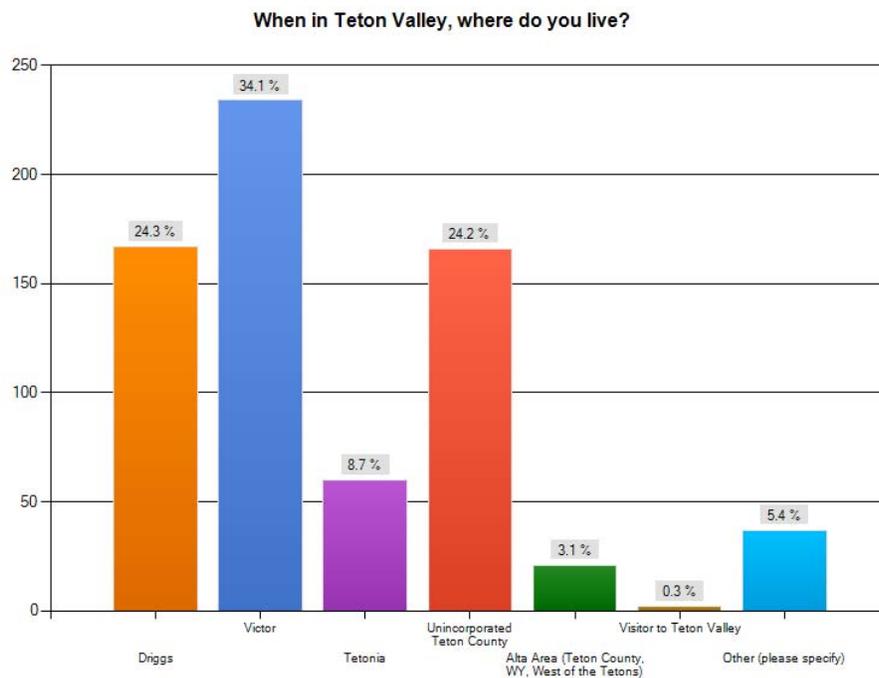
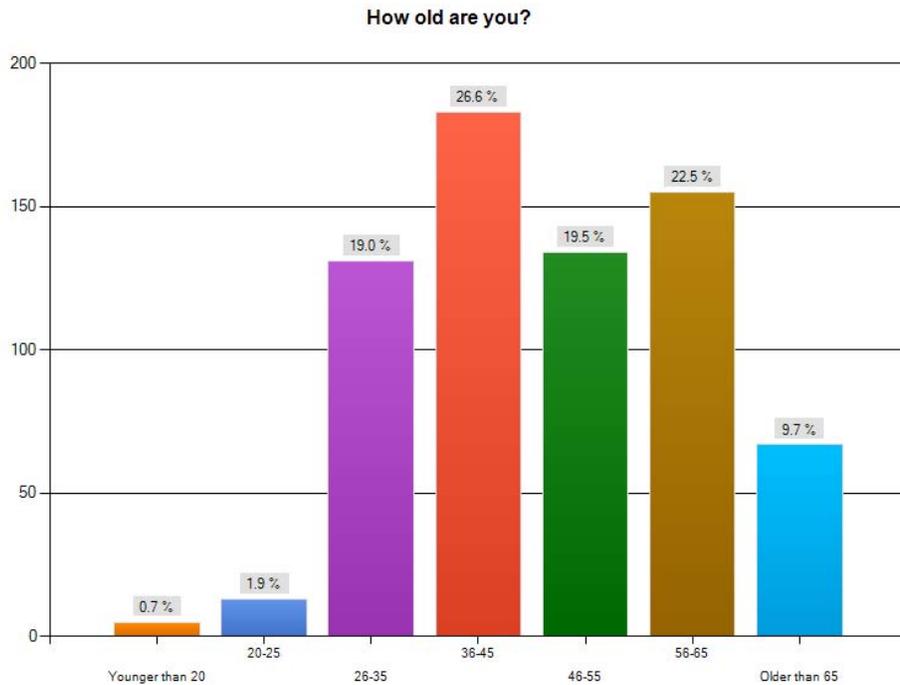
- NOT looking for big government solutions to community issues in Teton County.



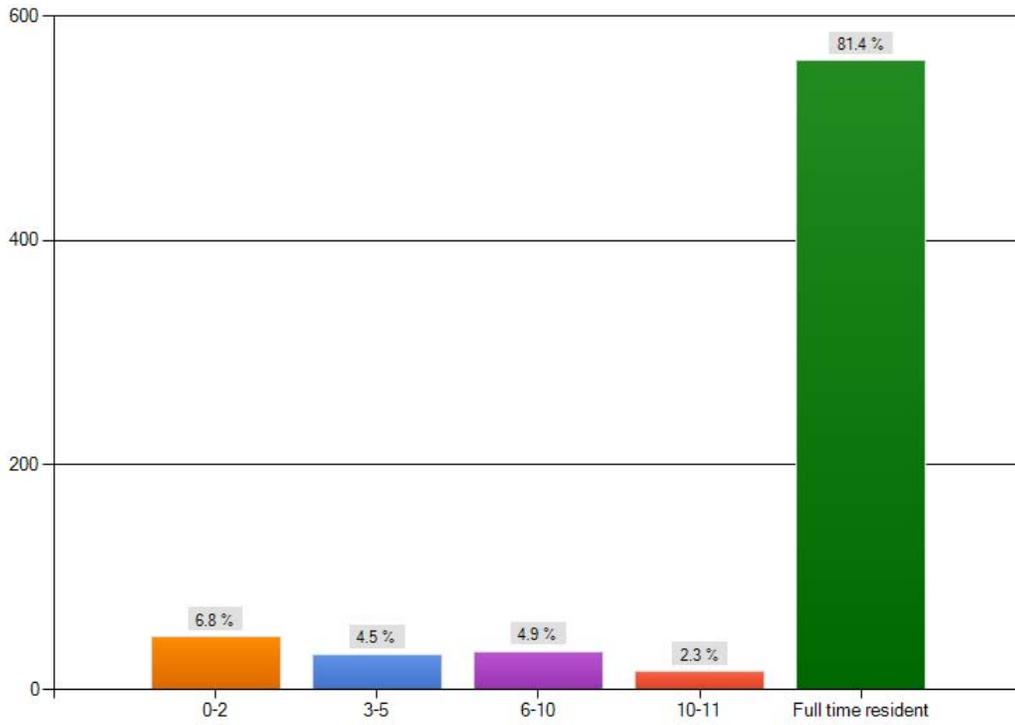
appendix 4



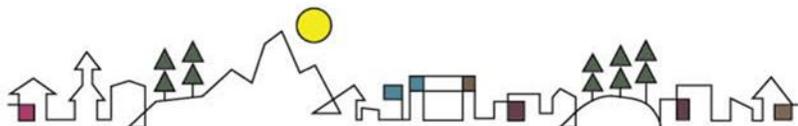
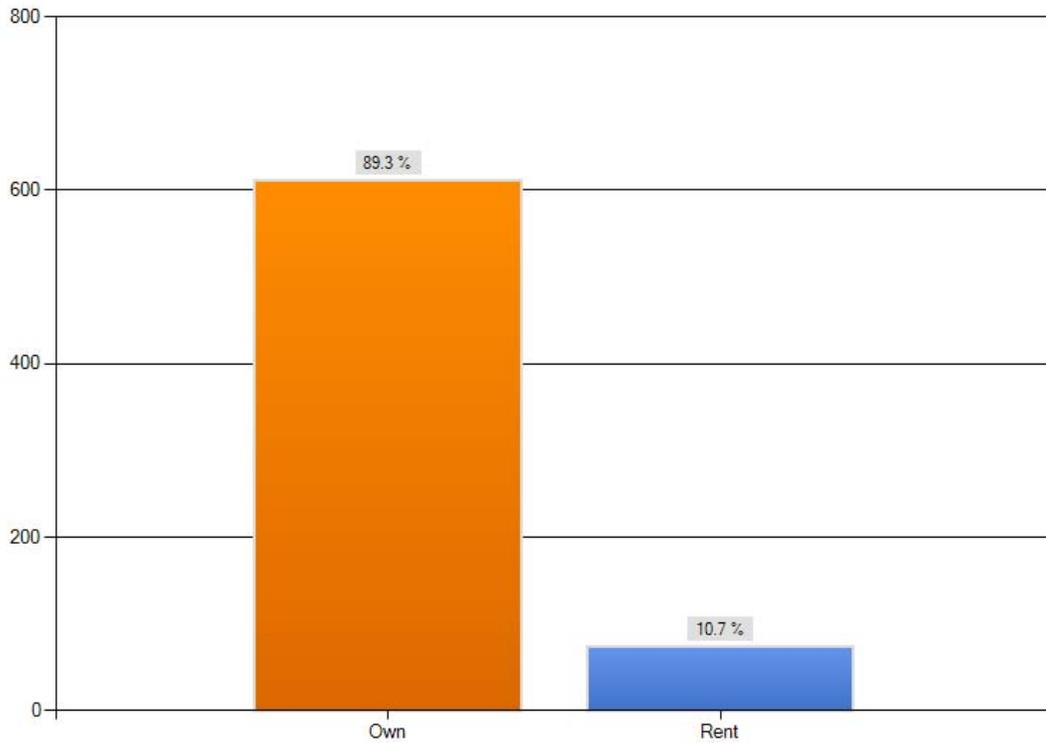
Teton Valley 2020 Questionnaire Results



How many months per year to you reside in Teton Valley?

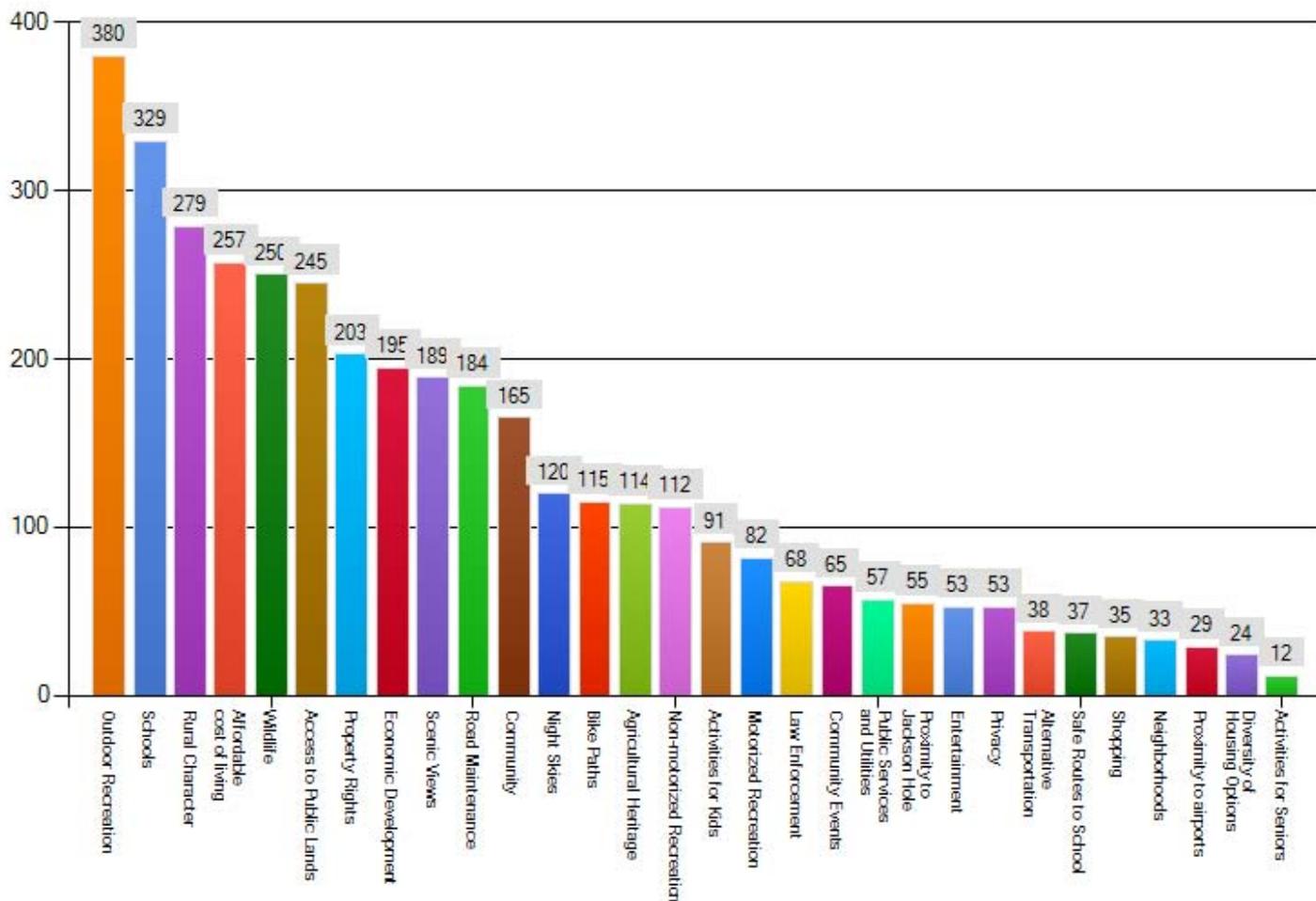


Do you own your home or rent?

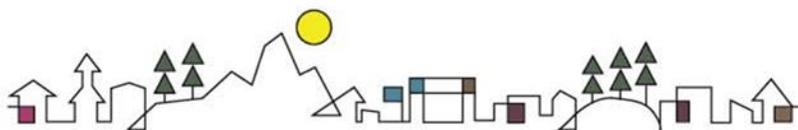
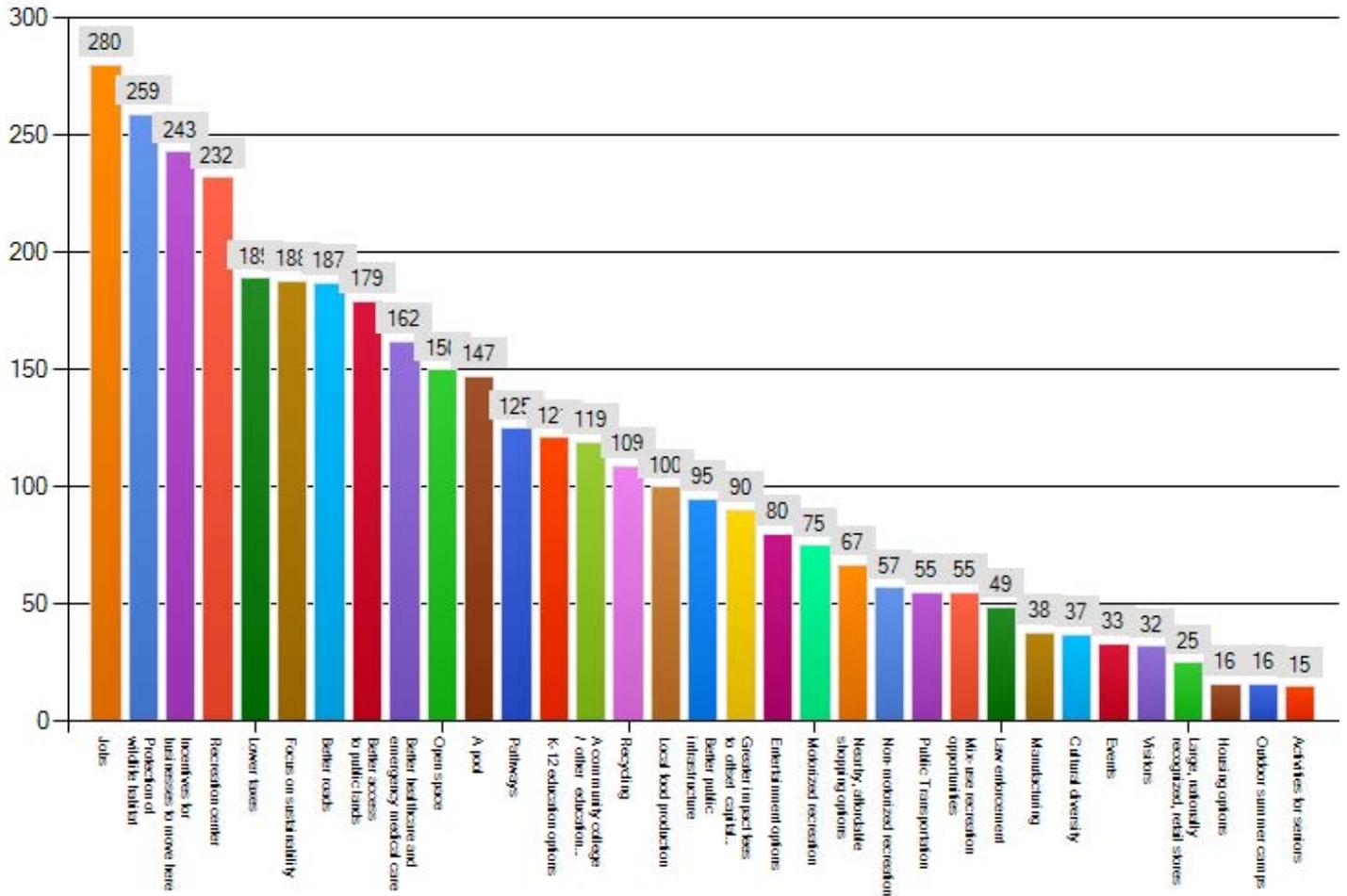




Identify which of the following amenities, services and qualities in Teton Valley are your top-five most important?



If you had to pick just five, which of the following would you pick to make Teton Valley even better?





What changes have occurred over the past 10 years that you like least & most about Teton Valley?

Top items that people like the most:

- *Trails & Pathways*
- *Community Events*
- *Diversity*
- *Local businesses*
- *Downtown Development*
- *Planning*
- *Community*
- *New Businesses*

Top items that people like the least:

- *Overdevelopment*
- *Division*
- *Unplanned Development*
- *Sprawl*
- *Restricted access to public land*
- *Property Rights*
- *Cost of Living*
- *High taxes*
- *Lack of economic development*
- *Population Growth*
- *Traffic*

