

Dear Planning & Zoning Commission: One of the many things that draws people to this valley is a chance to own their own piece of land, to have space between them and their neighbor. My family personally has that space and would not want to rob anyone of that opportunity. My husband grew up in this valley. The piece of property our house sits on was a gift from his father and mother - a subdivided piece of their land. I don't believe the county should have that right to jurisdiction over someone's desire to subdivide. Land ownership is just that OWNERSHIP.

X *Jleacher jacob*

Signature is required - print your name & address also to be sure that the county will recognize your comments.

PS. A Study on meadowlarks who nest in fields underground would be a good indicator of ag chemicals

Dear Planning & Zoning Commission:

I think the most important thing is to protect our water/wildlife corridors along the major creeks - Teton, Leigh, Darby, Moose Creek, Trail Creek - etc. What's up with Redtail? This should have been protected (was actually). Also - what exactly are the chemicals used in agriculture. (Simplot). Many of us have

X *Kim Carlson*

Signature is required - print your name & address also to be sure that the county will recognize your comments.

KIM CARLSON

CTARSEE RANCH (SUBDIVISION II)

meadowlark

How many carcinogens? How many? What does he use? How many carcinogens? How many?

Dear Planning & Zoning Commission: 2 years of professional, collaborative  
Thoughtful work will be brought to you soon for your review  
and direction. Please put aside any biases and look to  
the future by supporting the new Teton County Comprehensive Plan  
that creates a vision + a foundation for community values  
as expressed in: cultural + scenic values, a healthy landscape, a  
vibrant downtown, fair predictable + cost-effective development  
decisions. Our future quality of life depends on this.

Andy Steele

*Andy Steele*

X Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission:

Let's keep our open space!

Please no more subdivisions and no full build-out  
of already existing subdivisions.

Jennifer Hays

*Jennifer Hays*

X Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission:

I support clear guidelines, open space, and environmental protection while still allowing growth. I prefer density downtown and in areas which already have density. I'd love for the town, county or a non-profit to reclaim a zombie subdivision or take advantage of current pricing to purchase land for future recreation center. Developers not taxpayers should pay for costs of new development.

X Allison Monroe

(Attn resident)

Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission: My husband & I have worked hard to save and buy property here in Jeton Valley. We don't feel that it is P+Z's business to tell us how we can use our land. I've Love Jeton Valley too! But we don't think you have any right to dictate how we sell or divide our land.  
Jim + Beth Ann Beard

X Jim and Beth Ann Beard

Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission: I support future growth in our valley and would like to see a strong guiding document that balances our history (maintaining a rural character) and offers incentives for concentrated city center growth through a fair and transparent process. Access to wilderness and recreation opportunities drew me to the area originally and I want to see them continually valued into the future.

X *J. Jones*

Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission: PLEASE CONSIDER THE FOLLOWING:  
NO MORE SUBDIVISIONS, OFFER INCENTIVES TO REPLANT EXISTING FAILING SUBDIVISIONS, MAINTAIN RURAL ENVIRONMENT & SUPPORT MIGRATORY PATHWAYS BY INCREASING THE DU TO ONE PER 5 ACRES & GREATER — USE EXISTING VACANT BUILDINGS & OFFICES FOR COUNTY EXPANSION INSTEAD OF BUILDING NEW! IE MAINTAIN THE SCENIC & RURAL CHARACTER OF OUR VALLEY.  
PATRICIA ESNARD BOYD

X

*Patricia Esnard Boyd*

Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission:

I would like to reiterate the following points in the county comprehensive plan:

- clear + consistent guidelines for meaningful open spaces
- keep the scenic corridor - scenic, provide wildlife corridors, encourage vibrant downtowns, keep the impact fees for new construction
- encourage more public transportation options, repave existing bike paths + finish path south of Diggs, work on path bet. Diggs + teloniz
- support incentives to convert defunct subdivisions back to ag. land + have developers pay for infrastructure in new subdivisions with non-refundable bonds unless completed

*Beverly Palm*  
Signature (s) required. Print your name & address. Be sure that the county will recognize your comments.

Teton Properties LLC  
Box 727  
Wilson, WY 83014

TETON COUNTY  
PLANNING & ZONING  
JUN 12 2012  
RECEIVED

Planning and Zoning Commission  
Teton County, Idaho  
150 Courthouse Drive, Room 107  
Driggs, Idaho 83422

Attention: Angie Rutherford, Planner

Re: Teton County Framework Map

Ladies and Gentlemen:

I am writing to propose a change in the location of the Industrial/Research/Live-Work district currently situated on Baseline Road. As I and my family own property on Baseline, 7000 South, and Highway 33, I am not a disinterested party, but I believe my suggestions make sense from a community-wide perspective.

I concur there is a need for additional land in the county designated for light industrial, research, and live-work purposes. As you appreciate, this land should be part of an urban area, close to utilities, easily accessible, shielded from Highway 33, avoid the necessity of routing traffic through residential areas, and minimize the effect on existing properties. I would like to propose six different locations for this district, all of which are in the county and of approximately the same or greater size than that proposed, which I believe are better than the one proposed in terms of these criteria. These six alternates are shown on the attached drawing as A, B, C, D, E, and F:

Alternate "A" comprises (1) the three existing gravel pits on Highway 33 between 6000 and 7000 South owned by J T Trees (my brother), D. & S. Walter, and the State of Idaho plus (2) a tract of land south of the gravel pits and facing 7000 South owned by Teton Properties (of which I, my brother, and a family partnership are owners).

Alternate "B" comprises two parcels facing 7000 South, one undeveloped parcel owned by Teton Properties and a single family residence owned by Gary Paulson.

Alternate "C" comprises two parcels facing 7000 South, one owned by the Clarissa Kay Living Trust and the other owned by the Peter H. Wright-Clark Family Partnership. These two owners, incidentally, also own the land designated in the existing Framework Map.

Alternate "D" is a single parcel located southwest of the intersection of Highway 33 and 7000 South owned by Paul and Theone Evans.

Alternate "E" could be located anywhere within the large parcel northwest of the intersection of South 1000 West and Cedron Road owned by Kent and Pauline Bagley.

Alternate "F", located northwest of the intersection of Highway 33 and 7000 South, comprises a small residential parcel owned by Kevin Kirchner and two larger, undeveloped parcels owned by Blackfoot Farms, LLC.

Alternate "A", lying on both Highway 33 and 7000 South, offers excellent access to transportation and utilities. It is contiguous with a golf course development, three parcels of which on the north and east property lines of the proposed area already are planned as commercial developments; and a hotel is planned further north on Highway 33. This alternate causes no intrusion or influence on existing or planned residential neighborhoods. Although one of the gravel pits exists within the scenic corridor, any development almost certainly will be more attractive than the existing unsightly pit, and the area could be buffered by a berm and required vegetation.

Alternative "B", close to Highway 33 and on the collector road, 7000 South, also offers good access to traffic and utilities. It will be screened from the highway by existing trees and the residential development provided for in the framework map. As in Alternate "A", no specific residential development has been planned adjacent to the proposed area, making it possible for developers to take the neighboring industrial area into account in their planning.

Alternative "C" is farther from utilities and traffic access than the previous suggestions but is closer than the existing proposal. It is not contiguous with any developed or specifically planned residential development. And it would be screened from the highway by intervening residential developments.

Alternate "D" also is within the scenic corridor but is a deep lot running east-west and could be screened by a berm and required vegetation. It has excellent access to utilities and traffic, does not impinge on existing or specifically planned residential developments, and does not force traffic to pass through such neighborhoods.

Alternate "E" would provide space for the desired industrial area in several parts of the large site. It has good access to utilities and is well shielded from the Highway, but has the least desirable access to transportation. It does not conflict with any existing or planned developments, but, like the site proposed in the framework map, would force traffic to transit residential areas.

Alternate "F" has the same advantages and disadvantages of Alternate "D".

The current proposal would be well shielded from the scenic corridor but would have less desirable access to utilities and to the highway. It forces traffic to pass through a lot of residential area. And it would be especially detrimental to the property on the east side of Baseline Road which is already under residential development.

Please feel free to request additional data or amplification of these comments.

Sincerely,



Teton Properties, LLC  
Edwin K. Thulin, President

June 12, 2012





## Valley Advocates for Responsible Development

Teton County Planning & Zoning Commission  
150 Courthouse Drive, Room 107  
Driggs, Idaho 83422

June 25, 2012

RE: Comments regarding Waterways Corridor

Dear Commissioners:

At the June 19<sup>th</sup> P&Z work meeting, there was significant discussion about how to best interpret and implement the Waterways Corridor as shown on the Draft Framework Map. There were three key issues in that discussion:

1. Should the Waterways Corridor be viewed as an overlay or as a potential zone?
2. Should the area contained within the Waterways Corridor be identified as “lowest-density,” or “low-density?”
3. If the Waterways Corridor is defined as an overlay rather than a zone, should it be density-neutral with respect to the underlying zoning?

### **Landscape features and contours necessitate the Waterways Corridor being implemented as an overlay – not a zone.**

The location of the Waterways Corridor<sup>1</sup> indicates that the intent of the Sub-Committees and the Core Committee was to create a distinct Waterways Corridor with different qualities than any of the adjacent land uses described in the Draft Plan. From an administrative perspective, implementing the Committees’ vision of the Waterways Corridor as a distinct area with its own future character and land uses would be best achieved with an overlay. Zoning needs to follow parcel lines while overlays are well-suited to meandering natural boundaries. Implementing the Waterways Corridor as an overlay would be more appropriate and more fair to private landowners because an overlay can be tailored to follow the contours of the habitat and land areas that *actually need to be protected*, rather than burdening high and dry land areas just because they share a parcel ID# with the adjacent floodplain.

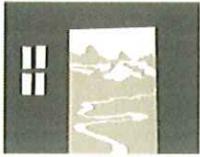
### **The Waterways Corridor Overlay should have the lowest residential density in the County.**

The Waterways Corridor encompasses the most sensitive and important wildlife habitat in Teton Valley. The long-term health of diverse wildlife populations in Teton Valley is directly related to the long-term health of our economy. Idaho Fish & Game’s (IDFG) June 14, 2012 report highlights just how sensitive and special Teton Valley truly is:

<sup>1</sup> Page 29 of 70 in the rural land use descriptions of the Draft Comprehensive Plan.

<sup>2</sup> *A Summary of Key Fish and Wildlife Resources of Low Elevation Lands in Teton County, Idaho*. Prepared by the Idaho Department of Fish & Game (June 14, 2012), page 3.

285 E Little Ave, PO Box 1164, Driggs, Idaho 83422



## Valley Advocates for Responsible Development

In a comprehensive assessment of ecological values throughout the Greater Yellowstone Ecosystem (GYE), the Teton River Basin was ranked as the number one private lands conservation priority “megasite” among 43 such sites within the entire GYE for its combination of ecological irreplaceability and vulnerability.<sup>2</sup>

IDFG’s comments also indicate that the lands delineated in the Waterways Corridor have the greatest conservation priority in Teton Valley. If our valley’s greatest conservation priority doesn’t deserve the lowest relative density of residential development in the county - *Then what does?*

In the course of the committees’ discussions of densities, the decision was made to remove any recommendations for specific densities, and instead use relative terms (highest, lowest, etc.). In order to define and implement that vision, logically there has to be an area that is the lowest density just as must be an area slated for the highest density. When it comes time to implement the vision of the Comp Plan, the transparency and predictability of a clear instruction – “lowest residential density in the County” gives a unambiguous directive. Somewhere in the county needs to be the “lowest” density, and the Waterways Corridor should be that place.

### **The Waterways Corridor Overlay should not be “density-neutral”.**

In order to achieve the vision of the Committees who developed the Draft Comp Plan, the Waterways Corridor Overlay should not be density neutral. By directing that the Waterways Corridor Overlay should have the lowest residential density in the County, the committees were essentially asking for a low-density zone. As discussed above however, a zone is impractical from an administrative standpoint and unfair to landowners whose land is only partially located along a protected waterway. Therefore, in order for the Overlay to accomplish the goals of a zone while remaining fair and flexible to the affected landowners, the implementation of the Overlay should call for the development of a density adjustment for the land within the Overlay.

Thank you once again for your hard work in the service of our community.

Sincerely,

Stacey Frisk  
Executive Director, Valley Advocates for Responsible Development

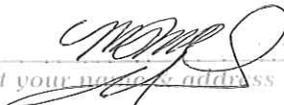
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<sup>2</sup> *A Summary of Key Fish and Wildlife Resources of Low Elevation Lands in Teton County, Idaho.* Prepared by the Idaho Department of Fish & Game (June 14, 2012), page 3. (Emphasis added)

Dear Planning & Zoning Commission: We are in support of the responsible Teton County Comprehensive Plan. What we have seen happen in this valley over the last 20 yrs. cannot continue... Stop the sprawl & the "Fish Bowl Development."

Mary & John Walker

Victor, ID  
83455

X  Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission: I support a responsible Teton County Comprehensive plan. A responsible plan would protect clean water, unobstructed views, and what is left of our wildlife populations. please construct zoning laws which give guidance to growth in existing communities. We need laws to encourage fair, predictable and cost-effective development decisions. Thank you.

X Barbara J. Agnew, Tetonia

Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission: I want to see the County to stop changing there minds of on land use. We have to stick to our guns. We can't make changes for every one that comes along. If it's aqument farm land it should stay that way. We need to put some on the land use they all ready have and bussness & churches should stay in the areas that are already there for them.

X Amber T. Crabb Amber T. Crabb

Victor, Id. 83455

Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission: I own & A pay all taxes!  
As long as I do not harm my neighbors in any way  
you should not have any say in what I do!

Private Property Rights!

Rodney L. Taylor

X Rodney L. Taylor

Victor, Idaho 83455

Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission: I support the efforts of VARD and the objectives sighted in the Comprehensive Plan. It will take years to recover from the irresponsible and reckless growth practices of the 80's + 90's. I think the Comp Plan will get us headed in the right direction.  
Todd Quayle

Tetonia, ID 83452

X  Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission: I dont want to pay for fire service to these zombie subdivisions and would prefer to see lower density living in these areas; however, what are/were the rules in place when these plots were purchased? If a private landowner wishes to develop his/her property or gift it to children, he/she should be able to do what they wish on their own land without interference from the govt. My property taxes continue to rise while the value of my house continues to decrease and I want the county to stop spending money on pie in the sky like new schools we dont need, consultants, justice center, fire dept extravagances, etc. I want my taxes to decrease. NO MORE LEVYS

X  Julie Boissacq, Victor 83457  
Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission: Please don't make us another Jackson or Teton Village!

I believe we can keep Teton Valley beautiful & increase our revenue from tourism if we grow responsibly!

Gloria J. Baird

X Gloria Baird

Signature is required - print your name & address also to be sure that the county will recognize your comments.

Dear Planning & Zoning Commission: the Permenants of ranchers

Welcomed "you" with open arms - Now THAT "you" ARE HERE AND HAVE YOUR LITTLE CHUNK OF LAND YOU'RE GOING TO CHOSE THE DOOR AND KEEP EVERY ONE ELSE OUT -

"You" CHANGED THIS VALLEY - BUT NO ONE ELSE BETTER ~~NOT~~ TRY TO CHANGE WHAT YOU HAVE?

X "NO MORE CHANGE - WE LIKE WHAT WE CREATED!"

Signature is required - print your name & address also to be sure that the county will recognize your comments.

DON'T CHANGE US!

BLAH - BLAH - BLAH

P&Z,

Please support the comp plan, so we can have smart growth and keep the Valley beautiful.

Tom & Suzanne Arden

Tetonia

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Dear Planning & Zoning Commission,

The Comprehensive Plan for Teton County should protect our "freedom" and "pursuit of happiness" by doing the following:

1. Protect our historic access across private lands to the public lands that surround us.
2. Protect private property owner rights by zoning all private property into quarter (.25) acre lots on a grid road system and allowing property owners the freedom to develop their property or maintain open space if they choose. Allow developers to develop larger lots with winding roads within that quarter (.25) acre lot grid system if they choose. Allow open space advocates to purchase property and maintain it as open space, pay the property tax and control the noxious weeds if they choose.
3. Do not allow non-property owners to dictate to tax paying property owners what they can and cannot do with their private property.

Please, protect our rights and freedoms!

Dr. Darin D. Kerr  
Driggs, ID 83422

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These are factors that I fell must be considered in your planning process, especially when ordinances are written as guided by the comprehensive plan.

1. Agriculture is the very best provider and mantainer of asthetically pleasing open spaces.
2. Agriculture is a business, and in order to continue to operate, must be able to turn a profit to its operator.
3. Legislation and ordinances can't assure the continued existance and operation of agricultural units.
4. Because of many factors beyone local control, the potential profits in any agricultural operation are very limited, at best.
5. Our climate conditions are a factor in limiting the successful operation of agriculture in Teton Valley.
6. Many of our existing agricultural operations are only in operation today because the owners have sacrificed a portion of their properties in order to stay in business.
7. The only real tangible asset in agriculture that can be sacrificed to raise needed capital is land.
8. This potential need to be able to raise capital to survive difficult times is just as real in a scenic

corridor or in a wetlands area as it is in other areas of Teton Valley.

9. Settlement of family estates, unwise or untimely economic decisions, lawsuits, national and international economic factors, and other situations sometimes create a need to generate capital in order to stay in business as an agricultural operation.

In summary, for the common good, please make sure that agriculture has every advantage possible so it may continue in Teton Valley.

Respectfully,  
Doyle T. Allen

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**From:** Laura Piquet  
**Sent:** Friday, June 22, 2012 10:52 PM  
**To:** Angie Rutherford  
**Subject:** NYTimes.article on P & Z

Angie,

I thought you might be interested in seeing this article. I remember when we first met with you to discuss what we'd like to see in the comprehensive plan. You asked me then if I'd heard about Agenda 21. I had not at that point. Since then, I have seen some articles on it and I am beginning to wonder if there is something to it. If you will take the time to read this article, you will see the similarities of what these communities are dealing with and what people are resisting. It is almost identical to what the property owners of Teton Valley, Idaho have been resisting and opposing and what the proponents for the new comprehensive plan are lining out for the citizens of our valley. I have stated time and time again that it is stripping us of our freedoms and our property rights. I have said from the beginning, far before I read any of the Agenda 21 information, that it is a socialist, communistic movement.

Is this really what you want to see happen in the USA? in Teton Valley?

Laura Piquet

## **The New York Times**

Activists Fight Green Projects, Seeing U.N. Plot

At a Roanoke County, Va., meeting, dozens opposed the county's paying \$1,200 to a nonprofit.

By LESLIE KAUFMAN and KATE ZERNIKE

Across the country, activists with ties to the Tea Party are railing against all sorts of local and state efforts to control sprawl and conserve energy. They brand government action for things like They are showing up at planning meetings to denounce bike lanes on public streets and smart meters on home appliances — efforts they equate to a big-government blueprint against individual rights.

“Down the road, this data will be used against you,” warned one speaker at a recent Roanoke County, Va., Board of Supervisors meeting who turned out with dozens of people opposed to the county’s paying \$1,200 in dues to a nonprofit that consults on sustainability issues.

Local officials say they would dismiss such notions except that the growing and often heated protests are having an effect.

In Maine, the Tea Party-backed Republican governor canceled a project to ease congestion along the Route 1 corridor after protesters complained it was part of the United Nations plot. Similar opposition helped doom a high-speed train line in Florida. And more than a dozen cities, towns and counties, under new pressure, have cut off financing for a program that offers expertise on how to measure and cut carbon emissions.

“It sounds a little on the weird side, but we’ve found we ignore it at our own peril,” said George Homewood, a vice president of the American Planning Association’s chapter in Virginia.

The protests date to 1992 when the United Nations passed a sweeping, but nonbinding, 100-plus-page resolution called Agenda 21 that was designed to encourage nations to use fewer resources and conserve open land by steering development to already dense areas. They have gained momentum in the past two years because of the emergence of the Tea Party movement, harnessing its suspicion about government power and belief that man-made global warming is a hoax.

In January, the Republican Party adopted its own resolution against what it called “the destructive and insidious nature” of Agenda 21. And Newt Gingrich took aim at it during a Republican debate in November.

Tom DeWeese, the founder of the American Policy Center, a Warrenton, Va.-based foundation that advocates limited government, says he has been a leader in the opposition to Agenda 21 since 1992. Until a few years ago, he had few followers beyond a handful of farmers and ranchers in rural areas. Now, he is a regular speaker at Tea Party events.

Membership is rising, Mr. DeWeese said, because what he sees as tangible Agenda 21-inspired controls on water and energy use are intruding into everyday life. “People may be acting out at some of these meetings, and I do not condone that. But their elected representatives are not listening and they are frustrated.”

Fox News has also helped spread the message. In June, after President Obama signed an executive order creating a White House Rural Council to “enhance federal engagement with rural communities,” Fox programs linked the order to Agenda 21. A Fox commentator, Eric Bolling, said the council sounded “eerily similar to a U.N. plan called Agenda 21, where a centralized planning agency would be responsible for oversight into all areas of our lives. A one world order.”

The movement has been particularly effective in Tea Party strongholds like Virginia, Florida and Texas, but the police have been called in to contain protests in states including Maryland and California, where

opponents are fighting laws passed in recent years to encourage development around public transportation hubs and dense areas in an effort to save money and preserve rural communities.

One group has become a particular target. Iclei — Local Governments for Sustainability USA, an Oakland, Calif.-based nonprofit, sells software and offers advice to communities looking to reduce their carbon footprints. A City Council meeting in Missoula, Mont., in December got out of hand and required police intervention over \$1,200 in dues to Iclei.

At a Board of Supervisors meeting in Roanoke in late January, Cher McCoy, a Tea Party member from nearby Lexington, Va., generated sustained applause when she warned: “They get you hooked, and then Agenda 21 takes over. Your rights are stripped one by one.”

Echoing other protesters, Ms. McCoy identified smart meters, devices being installed by utility companies to collect information on energy use, as part of the conspiracy. “The real job of smart meters is to spy on you and control you — when you can and cannot use electrical appliances,” she said.

Ilana Preuss, vice president of Smart Growth America, a national coalition of nonprofits that supports economic development while conserving open spaces and farmland, said, “The real danger is not that they will get rid of some piece of software from Iclei” but that “people will be too scared to have a conversation about local development. And that is an important conversation to be having.”

In some cases, the protests have not been large, but they are powerful because officials are concerned about the Tea Party.

On the campaign trail, Mr. Gingrich has called Agenda 21 an important issue and has said, “I would explicitly repudiate what Obama has done on Agenda 21.”

The Republican National Committee resolution, passed without fanfare on Jan. 13, declared, “The United Nations Agenda 21 plan of radical so-called ‘sustainable development’ views the American way of life of private property ownership, single family homes, private car ownership and individual travel choices, and privately owned farms; all as destructive to the environment.”

Other conservatives have welcomed the scrutiny of land-use issues, but they do not agree with the emphasis on Agenda 21.

Jeremy Rabkin, a professor of law at George Mason University specializing in sovereignty issues, said there were “entirely legitimate concerns about international standards that come into American law without formal ratification by the Senate.”

But some local officials argue that the programs that protesters see as part of the conspiracy are entirely created by local governments with the express intent of saving money — the central goal of the Tea Party movement.

Planning groups, several of which said they had never heard of Agenda 21 until protesters burst in, are counterorganizing.

Last year, the Board of Supervisors in Albemarle County, Va., ceased payment of dues to Iclei and withdrew its support from a national agreement on climate change in which counties can participate. Summer Frederick, the project manager for the Thomas Jefferson Planning District Commission in Charlottesville, Va., now conducts seminars on how to deal with Agenda 21 critics. (Among her tips: remove the podium and microphones, which can make it “very easy for a critic to hijack a meeting.”)

Roanoke’s Board of Supervisors voted 3 to 2 to renew its Iclei financing after many residents voiced their support.

“The Tea Party people say they want nonpolluted air and clean water and everything we promote and support, but they also say it’s a communist movement,” said Charlotte Moore, a supervisor who voted yes. “I really don’t understand what they want.”

*John A. Montgomery contributed reporting from Roanoke, Va.*

*This article has been revised to reflect the following correction:*

***Correction: February 8, 2012***

An article on Saturday about conservative activists who battle efforts to control sprawl and conserve energy misidentified an entity that ceased paying dues to Iclei, a nonprofit organization that offers advice on environmental sustainability, and withdrew from a national program related to dealing with climate change. It was Albemarle County in Virginia — not the Thomas Jefferson Planning District Commission in Charlottesville, Va. The article also described the planning commission incorrectly. It involves climate change efforts by counties, not by mayors.

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P & Z comments 6/25/12

Why did you move to Teton Valley?

I was 27, in grad school back east, doing geology work/ park service work summers out west, based out of Jackson Hole ( since 1965), and while working, mostly homeless-I lived in a tent for months at a time.

I needed a base for work out west. Even in 1973, a young person could not afford Jackson. I had been involved in their comp plan process in 1971 and 1972 and it rapidly became clear that Jackson was going to be an uppity-class place with no room for young folks starting out unless you had gobs of money, which I did not. In Teton Valley, I was able to buy land on a contract, low down, no building permits, codes, or much at all in the way of institutional barriers, and build a simple home right away. Unlike upstate NY, where our farm was, Teton Valley was NOT going bankrupt due to unwise development decisions, too much municipal debt, and so fourth. TV was undiscovered, and that was a good thing! It was hard to make a living here, but it was cheap to live here. Low taxes, low costs.

Alas, all this has been lost!

The comp plan here:

This really needs to be addressed as two parts.

The vision: the pre-plan process was good, and attempted to draw in the various community groups and get them to buy into some sort of consensus. The result, a lot of the “meat” in the plan presented is interesting and worthwhile, but reads like a Yuppie Wish list—it has little to do with actual on the ground zoning.

It sounds uplifting with high goals, but is extremely vague about what will happen where. This bothers people!

The Yuppie wish list seems to come with a time scale for “improvements” to create “amenities”, which also seems to indicate the creation of new taxing districts, etc. when we can’t afford to do the basics here right now. Amenities are the icing on the cake, the “extras” you hope for. The tax process should be reserved for the essentials.

Teton Valley continues to have some very basic structural problems which need to be dealt with first!

-No jobs!

-Improve Schools

-Improve roads-

\_Reduce municipal utility costs

-Make the dump work well and conveniently for the citizens

-greatly improve the recycling program so it is easier and more user-friendly

-Get the Fire district under control—no empire builders!

The plan mentions “marketing” and “branding” Teton Valley—marketers are salesman, and next of kin to liars and thieves. Marketing is a private-sector activity which will probably mostly fall to the Realtors. No public money should be spent here.

The plan is a little like the kid who buys an old pick up and does the body work and paint first before making sure the truck runs reliably—you get a result which is all show, no go. That’s marketing! It is also Teton Valley—nice view, no jobs!

We need substance in our planning! We need to attend to our structural problems first.

Get the basics working well first; plan to run the place like a real community, where real working people can afford to live, not as a wanna-be tourist trap.

The plan mentions “affordable housing”- well, it is currently about as affordable as possible, since many places are on the market for less than replacement cost. Marketing will make affordability much harder to obtain moving forward.

What we need is a balance between good jobs ( which will allow local people to afford a house in the local market) and a stable real estate market which will make the area attractive to employers who might generate jobs here. A boom and bust cycle is bad for the residents.

Any promotional programs should not fail to mention the idea: “Bring a job with you!”

The result of the planning process: zoning and ordinances: this is where the current proposals are very vague. No one knows what will happen to their ground.

Zoning is a process by which some people who don’t own the land try to control other people’s ability to use and control their own land. No wonder it is so contentious! 35 years ago, land use was an open

playing field. Now all that has been lost, which is a significant loss of freedom, but not yet necessarily a loss of actual money. The large landowners are rightly concerned!

Remember for a moment the words of the old Woody Guthrie song, "Pretty Boy Floyd": Yes, as  
through this world I've wandered  
I've seen lots of funny men;  
Some will rob you with a six-gun,  
And some with a fountain pen.

**Zoning determines who gets the goods, and who gets robbed!**

**EICPDA and the city governments determine who gets the benefits of improved utility systems- future developers—and who gets the bills- the local residents who have seen their bills skyrocket!**

**Yuppies want everyone else to pay for the "amenities" they desire—and can perhaps afford—while most residents just want to make a living and live here without going broke. The AG community wants to be able to sell the land they own and someday retire, and after decades of high net worth and no spending money, and enjoy a little of the life they have left after decades of toil with minimal income.**

**Figuring out how to craft zoning regulations which are FAIR and consistent and predictable and promote the public good while damaging as few people as possible is quite a challenge, and very little "meat" of this process was revealed in the comp plan so far.**

**I think the framework maps concentrating new, dense development near the cities is OK. There are still many existing lots available in the country for those who prefer to have elbow room.**

**Implementation—how you achieve the goals- is the challenge, we need a LOT more details before going forward!**

**That is what everyone is waiting for! .**

**You have your work cut out for you!**

**Charles Woodward  
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