



Board of County Commissioners

October 26, 2012

You've been identified as an important stakeholder in the community. As such I would like to invite you to help answer questions about our current development regulations for an important new project.

Teton County is engaged in the preparation of a new zoning and subdivision code funded by a Sustainable Communities Regional Planning Grant from the US Department of Housing and Urban Development (see www.sustainableyellowstone.org for more information). The project includes the assistance with the development of regulations/code for Teton County, Idaho, and the cities of Victor and Driggs.

On November 13 and 14, Code Studio (a planning and code consulting firm out of Austin, Texas—see www.code-studio.com) will be conducting informal interviews with a broad spectrum of individuals or groups who have an interest in the outcome of the code drafting process. The stakeholder interviews will be part of a diagnostic report by the consultant that outlines how updated regulations could better implement our local plans, provide more predictable and easier to use regulations, and bring national best practices to the area.

The stakeholder interviews will provide a critical initial interaction between the consultant and members of the community. The input received during the interviews will serve as an initial scan of public perceptions and opinions, which in turn will be useful in critiquing the existing development regulations. The interviews will also help the consultants learn about how the public interacts with the regulations and the ease of that process. The interviews are scheduled for a 60-minute time slot (see attached schedule), and will include the following general categories of stakeholders:

- Elected and appointed officials
- Large landowners
- Environmental interests
- Downtown businesses
- Planners, engineers, architects, landscape architects
- Real estate interests
- Jackson development/investors
- Economic development
- City and County planning staff

You have been identified as a stakeholder that might be willing to share your experiences with the existing development regulations with the consultant, and I hope you will. The consultant will be interested in discussing the following questions with you:

- What recent development in Teton County do you like and why do you like it?
- What recent development do you dislike? What's wrong with it?

- Are there types of development in other places that you would like to see in Teton County? If so, what are they and where are they located?
- What is the single greatest concern you have with the current development regulations?
- What do you see as the most significant disconnect between the County's plans/vision and the existing development regulations?
- What do you think are the most successful aspects of the current development regulations? What are the greatest problems?
- How do the current land use regulations impact our economy? What could be changed to improve the economic impact of our regulations?
- What suggestions do you have to make the code more user-friendly?
- Does the current review system strike a good balance between the need to process applications in a timely fashion and the need to allow for public participation?
- What new or emerging issues are not addressed (or not adequately addressed) in the current regulations that should be included in the new development regulations?
- What is your main hope for this project (and the new regulations) ?

I appreciate your willingness to help the County on this important project, and thank you in advance for your time. Please check the date and time of your session on the attached and contact Wendy Danielson at 354-2593 ext. 201 to confirm your attendance.

Thank you,



Kathy Rinaldi
Chair, Board of County Commissioners