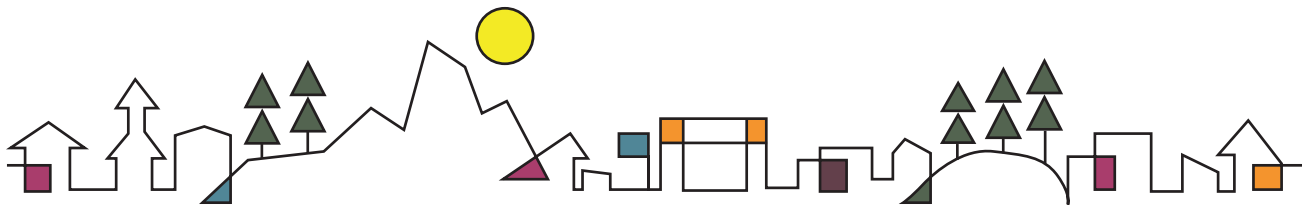

A p p e n d i c e s



A1. GLOSSARY OF TERMS

Affordable (housing). Housing is affordable if the ratio of a household's income to its cost of housing does not cost burden the household.

Amenity. Tangible or intangible features that increase attractiveness or value or contribute to comfort or convenience of a place. Examples of tangible amenities are recreation centers, pathways or services. Examples of intangible amenities are scenic views, good schools, or sense of community.

Attached Housing. Residential dwelling units that share a common wall, floor or ceiling. Examples include duplexes, town homes, apartments or condominiums.

Capital Improvement Plan (CIP). A short-term plan that identifies capital projects and equipment purchases, provides a planning schedule, and identifies financing options.

Clustering. Grouping development on a portion of the development site for purposes of providing open space to protect wildlife habitat, wildlife movement, scenic resources, and/or agriculture.

Commercial Use. A subset of nonresidential uses, such as office, retail and services.

Community Supported Agriculture (CSA). A locally-based socioeconomic model of agriculture food distribution which includes a network or association of individuals who have pledged to support one or more local farms, with growers and consumers sharing the risks and benefits of food production.

Complete Street. Streets that are designed and operated to enable safe access for all users including pedestrians, bicyclists, motorists and transit riders of all ages and abilities.

Conservation Easement. An encumbrance that creates a legally enforceable land preservation agreement between a landowner and a government agency (municipality, county, state, federal) or a qualified land protection organization (often called a land trust), for the purposes of conservation. It restricts real estate development, commercial and industrial uses, and certain other activities on a property to a mutually agreed upon level. The property remains the private property of the landowner.

Conservation Development (Conservation Subdivision or Cluster Development). A subdivision development that uses clustering in order to protect wildlife habitat, scenic viewsheds, agriculture or other features within areas dedicated as open space.

Cultural Heritage Tourism. Tourism that focuses on traveling to experience the places and activities that authentically represent the people, history and culture of a particular region.

Context Sensitive Design. Roadway standards and development practices that are flexible and sensitive to community values, allowing transportation system design to better balance and support our values.

Cumulative Impacts. The combined, incremental effects of development activity. Although the impact of any individual development activity may be insignificant, their combined impacts over time can be measurable and significant.

Deed-Restriction. A legal restriction in the form of a deed, lease, covenant or other means which is recorded against the property that restricts ownership rights such as occupancy, use, rental rates, transfer, etc.

Development Density. The number of homes or buildings within a given area.

Development Potential. The amount and type of future development allowed to occur in the future. Development Potential is generally determined by subtracting existing development from the maximum possible development on each parcel.

Footloose Industry. An industry that is not tied to any particular location because it is not affected by factors such as resources or transport.

Framework Plan. A structure of ideas, goals, policies and land uses that can be used to guide future development.

Gateway. A point of entry or exit to a place.

Goal. The end toward which effort is directed.

Greenway. A corridor of undeveloped land preserved for recreational use or environmental protection.

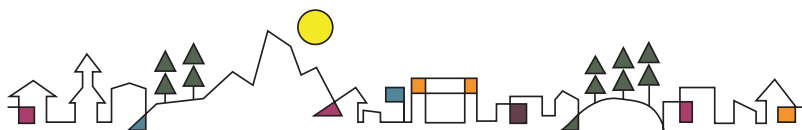
Implementation Plan. A set of action items intended to ensure fulfillment of the County's Vision.

Incentive. Something that encourages or motivates a particular course of action. Development incentive examples could include reduced fees, shorter or streamlined review processes, or reduced development requirements. **Indirect Impacts.** Impacts of a development activity that occur at a different time or place from the development activity itself. Indirect impacts are often considered a subset of cumulative impacts.

Infill. The process of developing or redeveloping vacant or underused parcels within existing developed areas or complete neighborhoods.

Industry Cluster. A geographic grouping of interconnected or similar businesses or industries. Clusters are considered to increase the productivity, drive innovation in the field, and stimulate new businesses in the field.

Infrastructure. The technical structures that support society such as roads, water supply, wastewater treatment, electrical services, telecommunications, etc.



Knowledge-based Industry. An industry or business in which the creation and use of knowledge is the dominant activity and where intellectual property is the primary asset held. **Level of Service (LOS).** The quality and quantity of service provided to the community. In transportation, a qualitative measure that describes traffic conditions in terms of speed, travel time, freedom to maneuver, comfort, convenience, traffic interruptions and safety.

Live/Work. A building or spaces within a building used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Mitigation. The offsetting or reduction of the impacts of a development on a stated community goal.

Mixed Use. Residential, commercial and other nonresidential uses located in a single building or development.

Multimodal Transportation. Transportation that includes pedestrian programs and vehicles types and programs for air, bike, bus, call-and-ride, materials transport and public transit opportunities appropriate for Teton Valley.

Neighborhood Commercial. Small-scale commercial businesses that serve daily needs of the surrounding residential neighborhood and have limited impact on nearby development.

Nonresidential Use. Nonresidential use is a use other than residential, which includes agricultural; institutional; visitor and local retail; private, non-profit, and government offices; lodging; recreation/resort; industrial; and aeronautical uses as well as home and temporary uses.

Non-viable subdivision. A subdivision that has not met the requirements of its Development Agreement with the County and/or has deteriorating or no infrastructure and a history of little to no sales of lots.

Open Space. Undeveloped wildlife habitat and migration corridors; scenic vistas and natural skylines; natural waterbodies, floodplains and wetlands; agricultural land; and areas of active recreation that relieve recreation pressure in areas of greater ecological value.

Ordinance. A law set forth by the County.

Policy. A high level overall plan embracing the general goals and acceptable procedures for the County.

Property Rights. Legal, social, or ethical principles of entitlement associated with real property (the combination of land and any improvements to or on the land) owned by a person or jointly by a group of people.

Quality of Life. Refers to the general well-being of individuals and communities and takes into consideration wealth, employment, built environment, physical and mental health, education, recreation and leisure time, and social belonging.

Riparian Area. Ecosystems that occur along waterbodies, including stream or riverbanks, floodplains, lakeshores and wetlands.

Rural Character. Having a rural, unurbanized quality that includes farmland, undeveloped open space, clean air and clean water.

Service Level. The quality and quantity of service provided to the community.

Skyline. The visual line at which the earth or vegetation and the sky appear to meet. The skyline is typically viewed as the top of a ridge, hillside or butte.

Smart Growth. Planning strategies that focus on concentrating development in compact, walkable population centers. Strategies also address interconnections between environmental protection, social equity, public health, and economic sustainability.

Stewardship. The careful and responsible management of something entrusted to one's care.

Subdivision. A tract of land surveyed and divided into lots for purposes of sale.

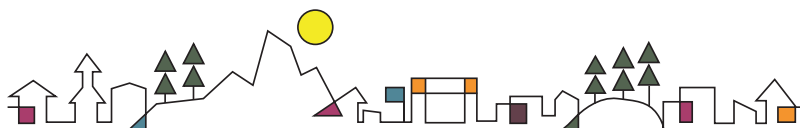
Sustainability. A system of practices that are healthy for the environment, community and economy and can be maintained for current and future generations.

Transfer of Development Rights. Refers to moving the right to develop on one parcel of land to a different parcel of land.

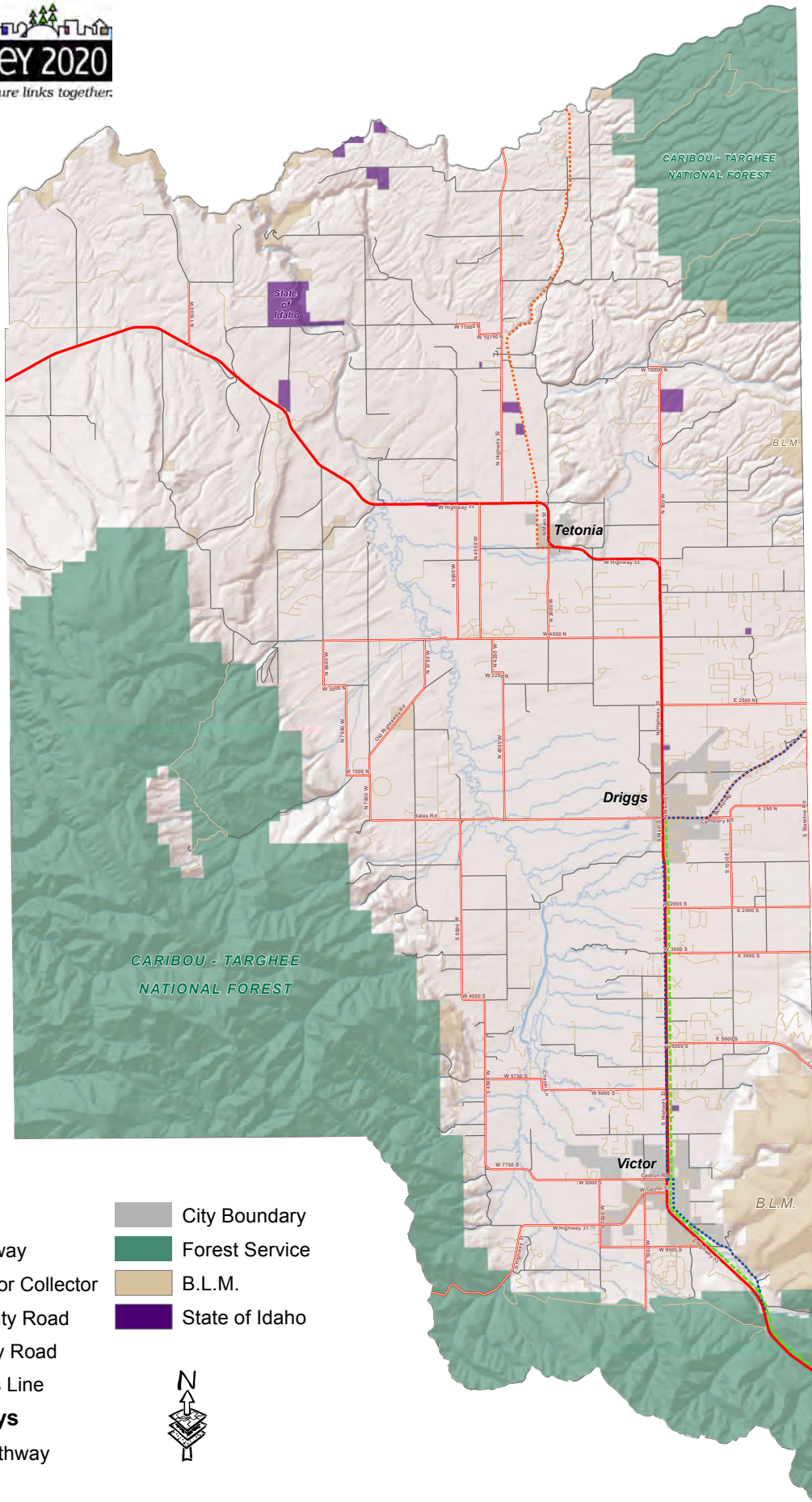
Value. Something as a principle or quality that is intrinsically desirable.

Viewshed. The area from which a fixed point, often of particular scenic value, is visible. Protected viewsheds are often roadways or other public areas.

(our, community) Vision. The basis for the Comprehensive Plan that informs the polices that describe our values.











A2. EXISTING CONDITION MAPS





Legend

Roads

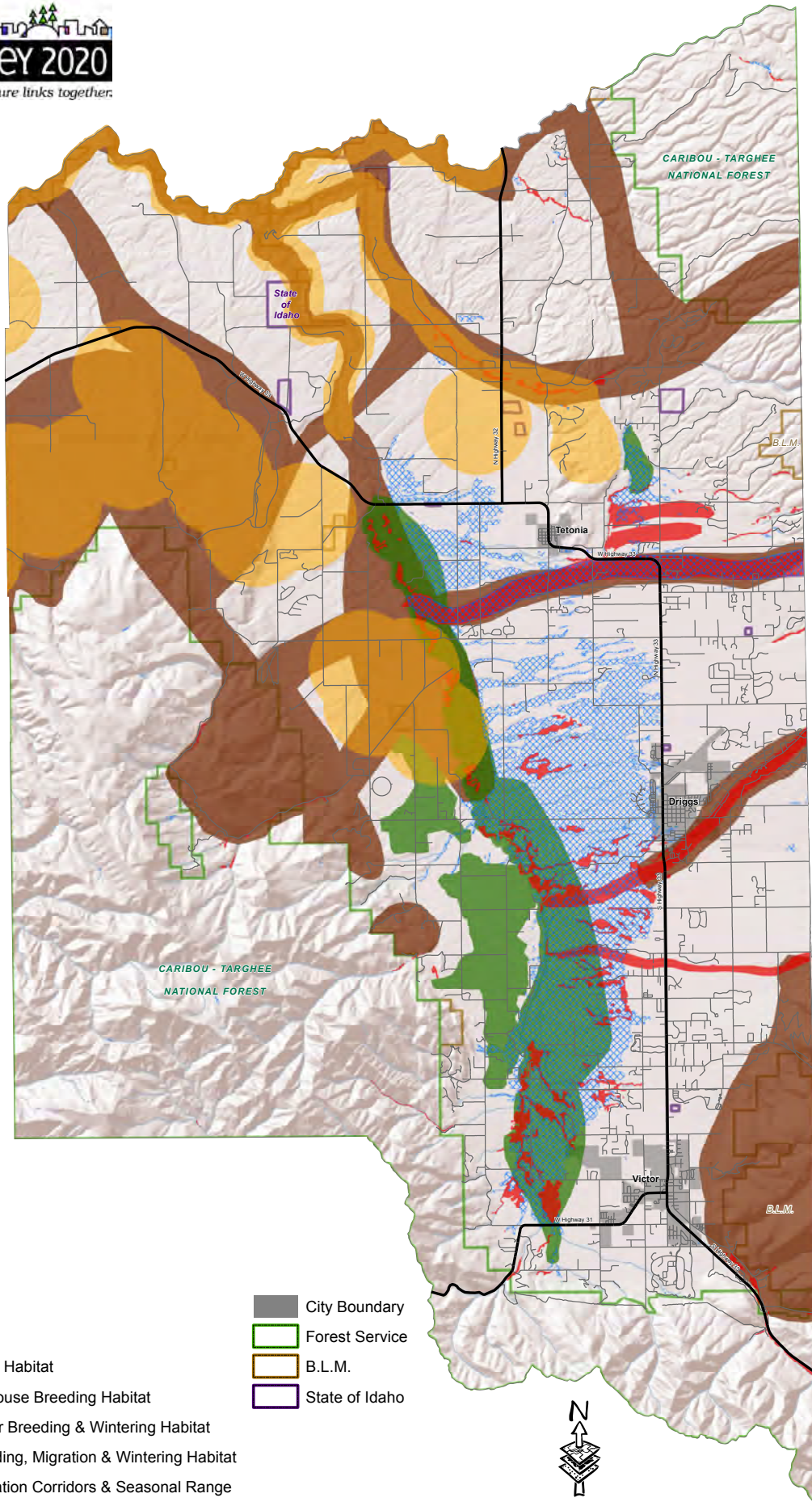
-  State Highway
-  Major / Minor Collector
-  Other County Road
-  Non-County Road

-  City Boundary
-  Forest Service
-  B.L.M.
-  State of Idaho

Trails & Pathways

-  Existing Pathway
-  Rail to Trail

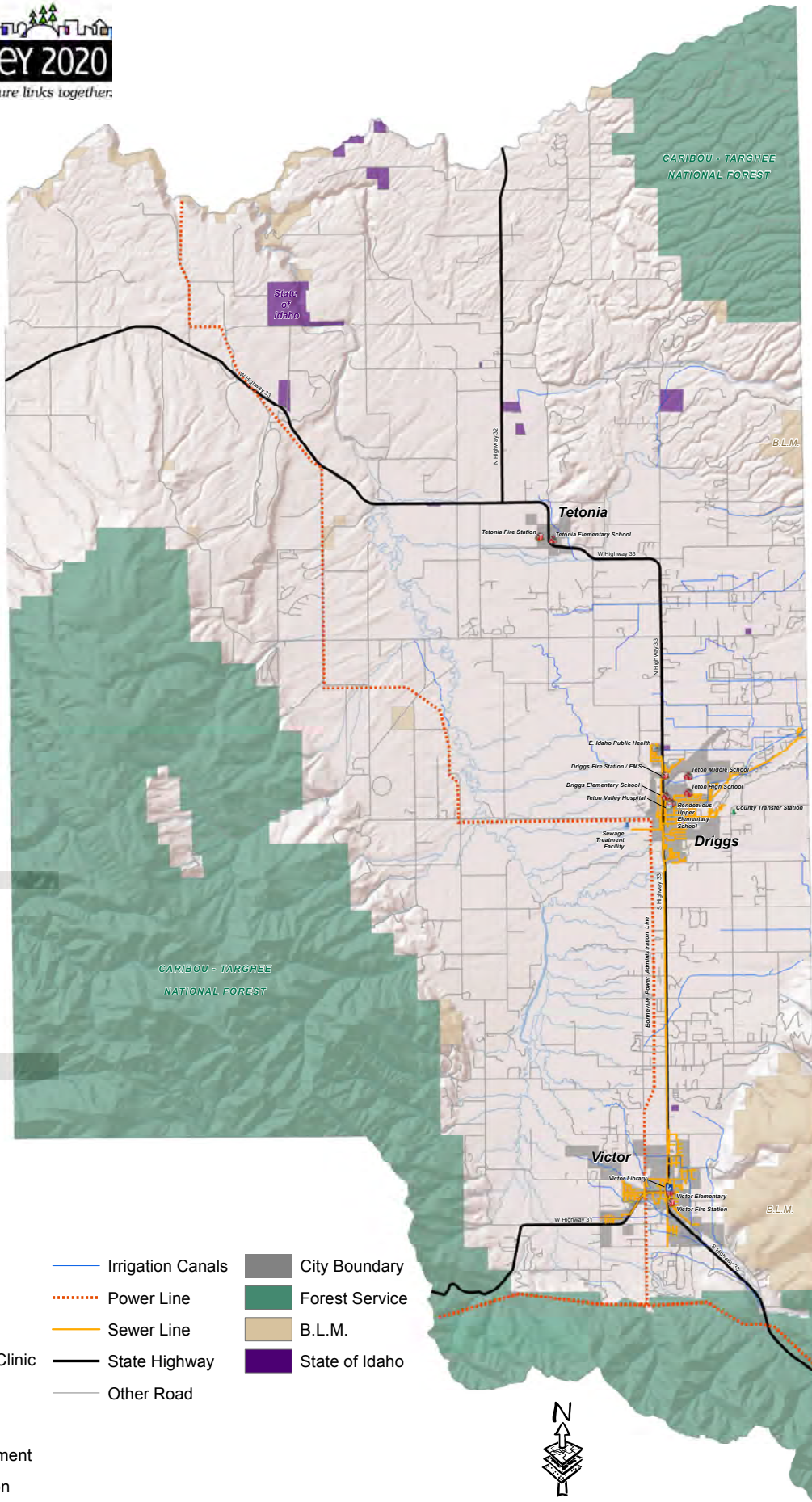




Legend








-  State Highway
-  Other Road
-  Priority Wetland Habitat
-  Sharp-tailed Grouse Breeding Habitat
-  Songbird/Raptor Breeding & Wintering Habitat
-  Waterbird Breeding, Migration & Wintering Habitat
-  Big Game Migration Corridors & Seasonal Range
-  City Boundary
-  Forest Service
-  B.L.M.
-  State of Idaho





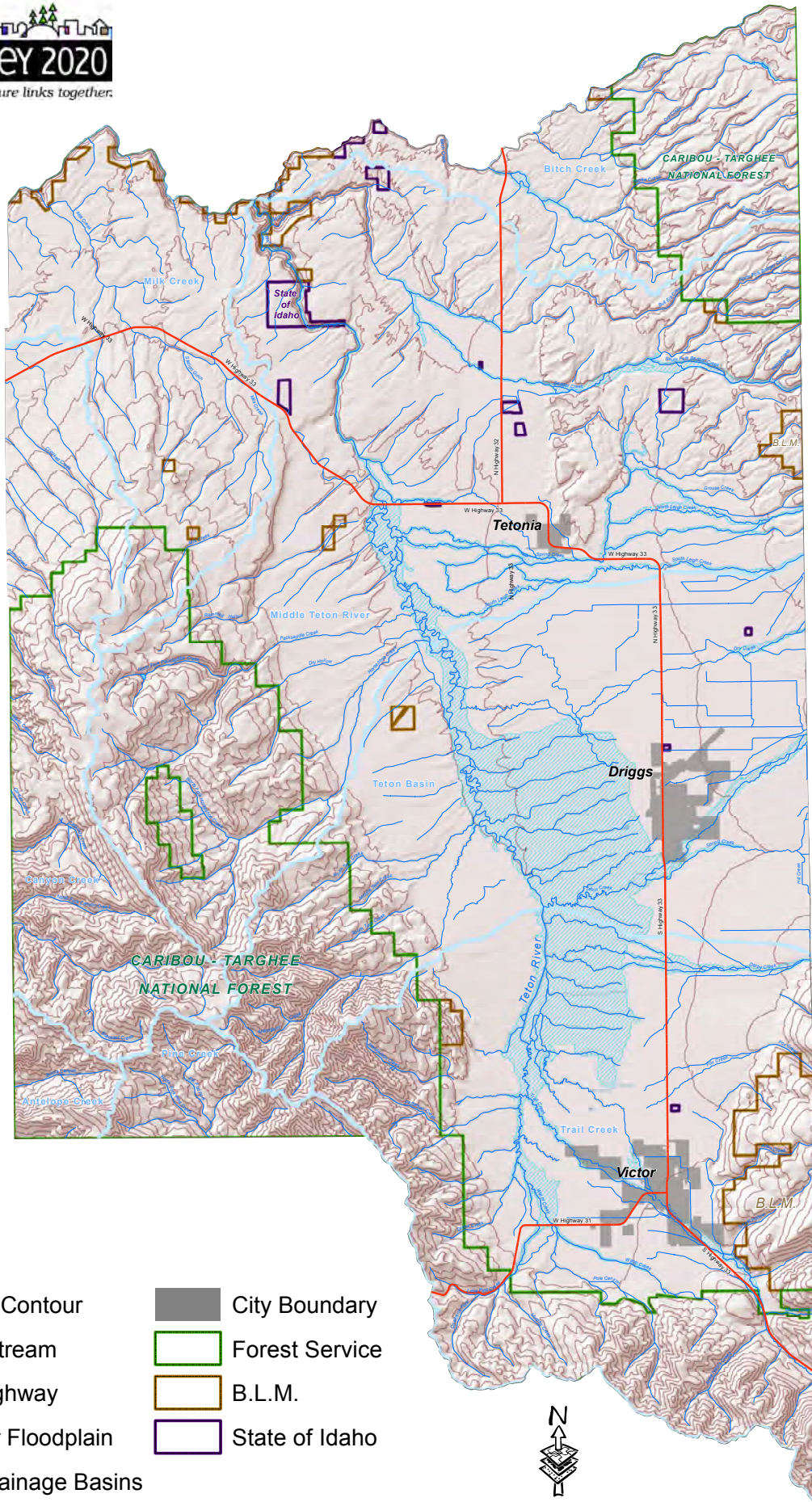
Legend

Public Facilities










-  Fire Station
-  Hospital
-  Public Health Clinic
-  School
-  Library
-  Sewage Treatment
-  Transfer Station

-  Irrigation Canals
-  Power Line
-  Sewer Line
-  State Highway
-  Other Road
-  City Boundary
-  Forest Service
-  B.L.M.
-  State of Idaho

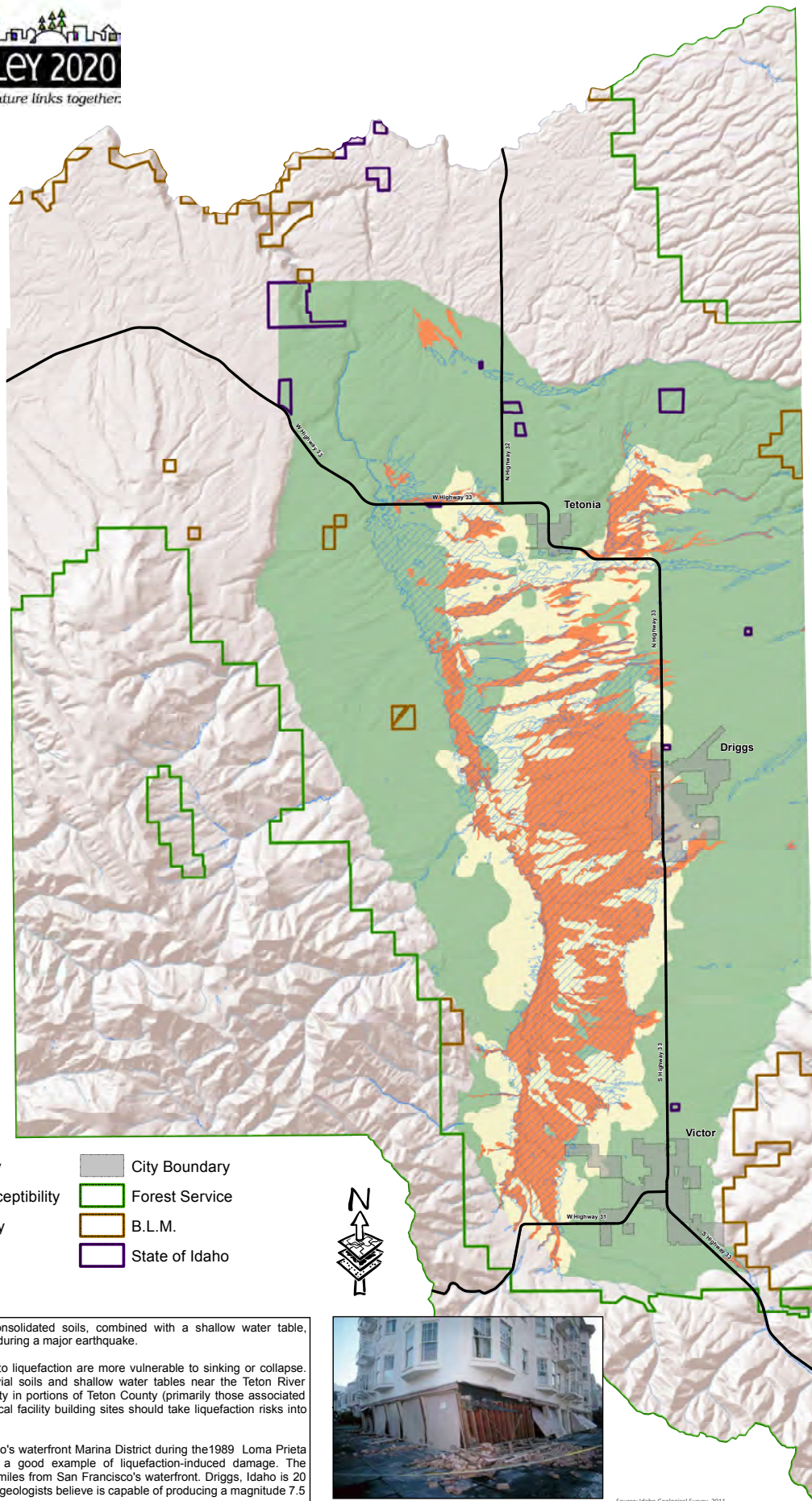













Legend

-  200-foot Contour
-  River / Stream
-  State Highway
-  100-year Floodplain
-  Major Drainage Basins
-  City Boundary
-  Forest Service
-  B.L.M.
-  State of Idaho





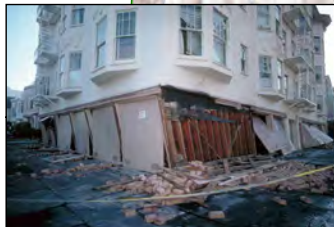
- | | |
|---|--|
|  Low Susceptibility |  City Boundary |
|  Intermediate Susceptibility |  Forest Service |
|  High Susceptibility |  B.L.M. |
|  Wetland Areas |  State of Idaho |
|  State Highway | |



Liquefaction occurs when unconsolidated soils, combined with a shallow water table, become saturated and unstable during a major earthquake.

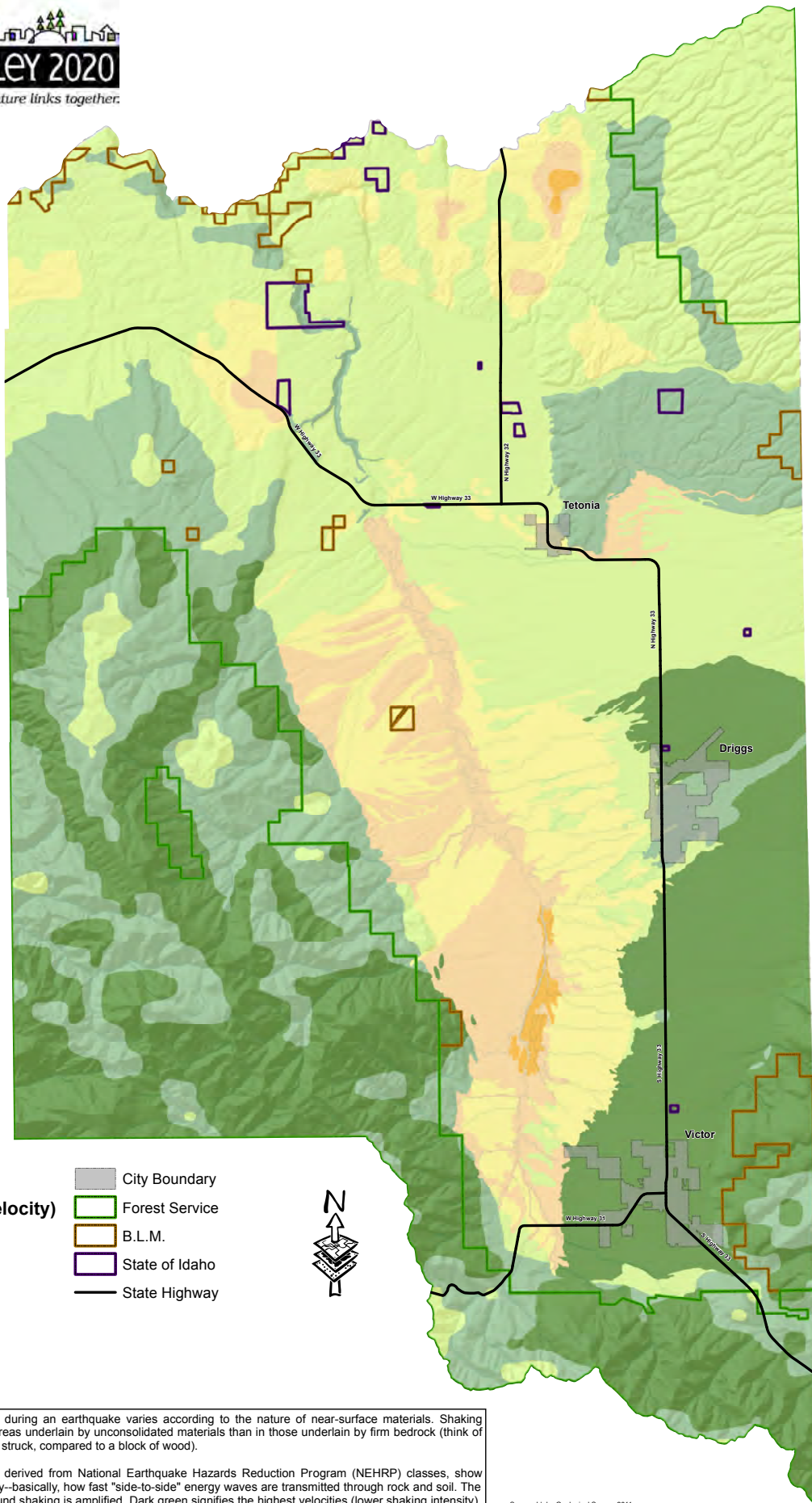
Structures in areas susceptible to liquefaction are more vulnerable to sinking or collapse. The combination of sandy alluvial soils and shallow water tables near the Teton River increase liquefaction susceptibility in portions of Teton County (primarily those associated with wetlands). Selection of critical facility building sites should take liquefaction risks into account.

The devastation of San Francisco's waterfront Marina District during the 1989 Loma Prieta earthquake (magnitude 6.9) is a good example of liquefaction-induced damage. The epicenter of that quake was 60 miles from San Francisco's waterfront. Driggs, Idaho is 20 miles from the Teton fault, which geologists believe is capable of producing a magnitude 7.5 earthquake.



Building damage in San Francisco's Marina District from the Loma Prieta Earthquake (magnitude 6.9, 1989)

Source: Idaho Geological Survey, 2011
 Printed: 3/1/11
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NEHRP Site Class

Vs30 (shear-wave velocity)

- C3 (760-620)
- C2 (620-490)
- C1 (490-360)
- D3 (360-300)
- D2 (300-240)
- D1 (240-180)

- City Boundary
- Forest Service
- B.L.M.
- State of Idaho
- State Highway



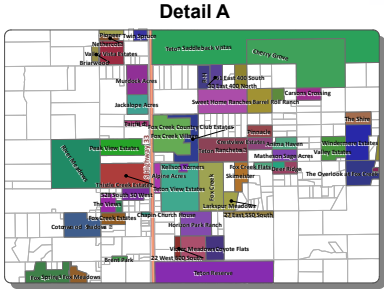
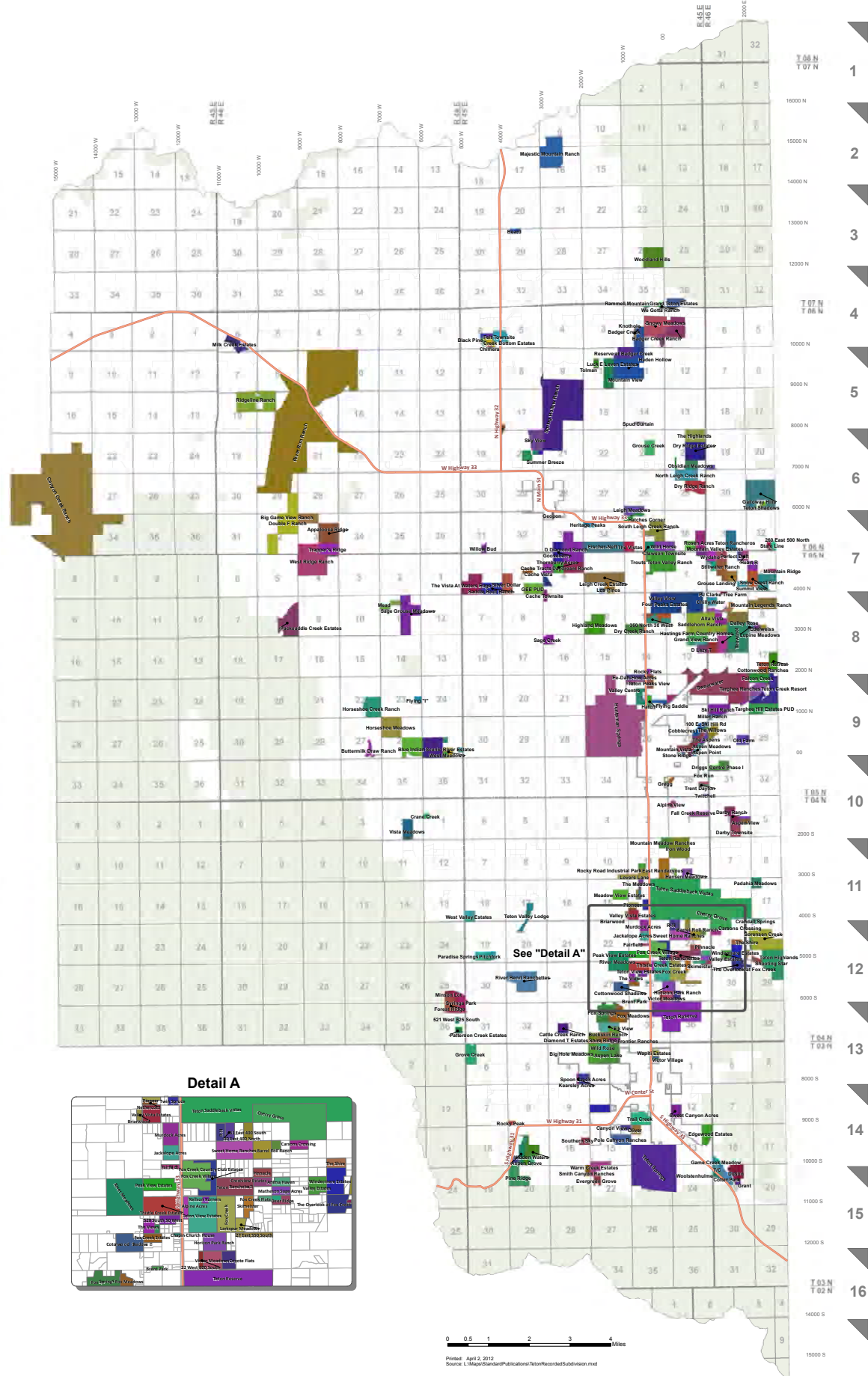
The intensity of ground shaking during an earthquake varies according to the nature of near-surface materials. Shaking intensity is generally greater in areas underlain by unconsolidated materials than in those underlain by firm bedrock (think of how a bowl of Jello shakes when struck, compared to a block of wood).

The classifications on this map, derived from National Earthquake Hazards Reduction Program (NEHRP) classes, show differences in shear-wave velocity--basically, how fast "side-to-side" energy waves are transmitted through rock and soil. The slower the velocity, the more ground shaking is amplified. Dark green signifies the highest velocities (lower shaking intensity), orange depicts the slowest velocities (highest shaking intensity).

Source: Idaho Geological Survey, 2011
 Printed: 3/01/2012
 L:\Maps\Comp Plan Maps\2012CompPlanMaps\Earthquake_NEHRP_SiteClass.mxd

SUBDIVISION INDEX

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- 30 East 400 North, H-12
- 341 North 50 West, H-8
- 350 North 10 West, H-8
- 350 North 20 West, H-8
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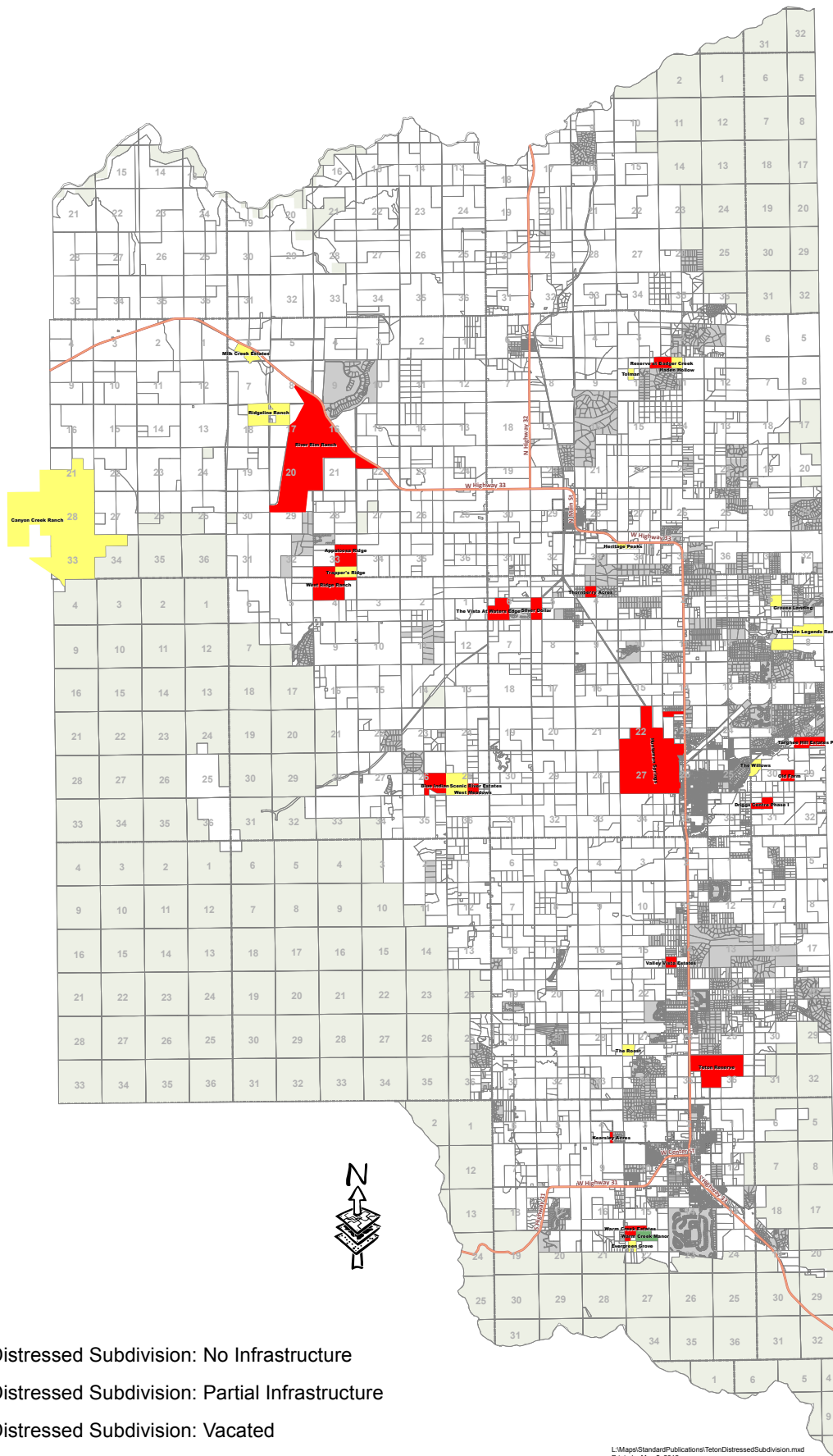


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TETON COUNTY SUBDIVISION MAP





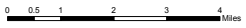
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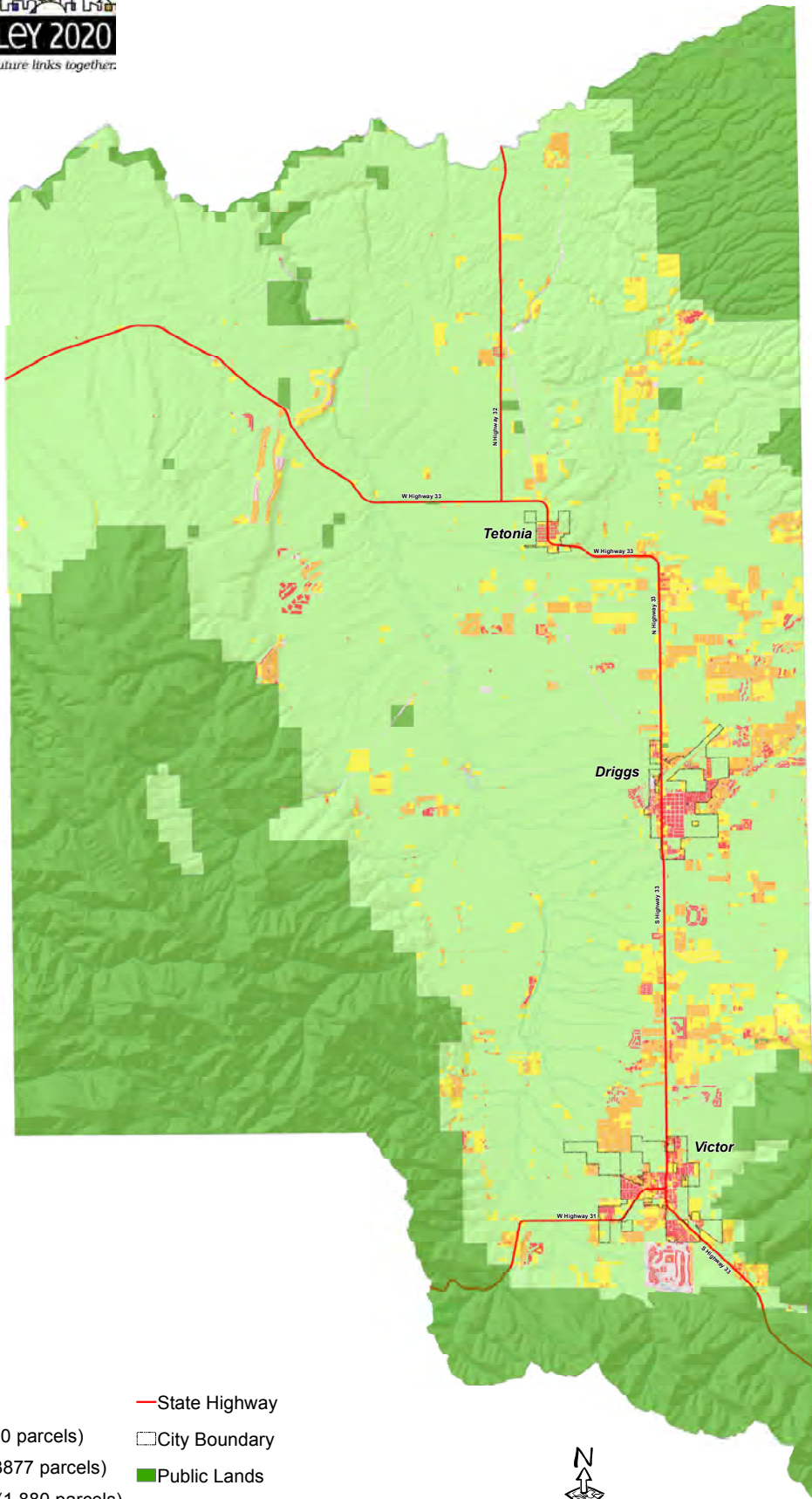
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- Distressed Subdivision: Partial Infrastructure
- Distressed Subdivision: Vacated

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TETON COUNTY DISTRESSED SUBDIVISIONS





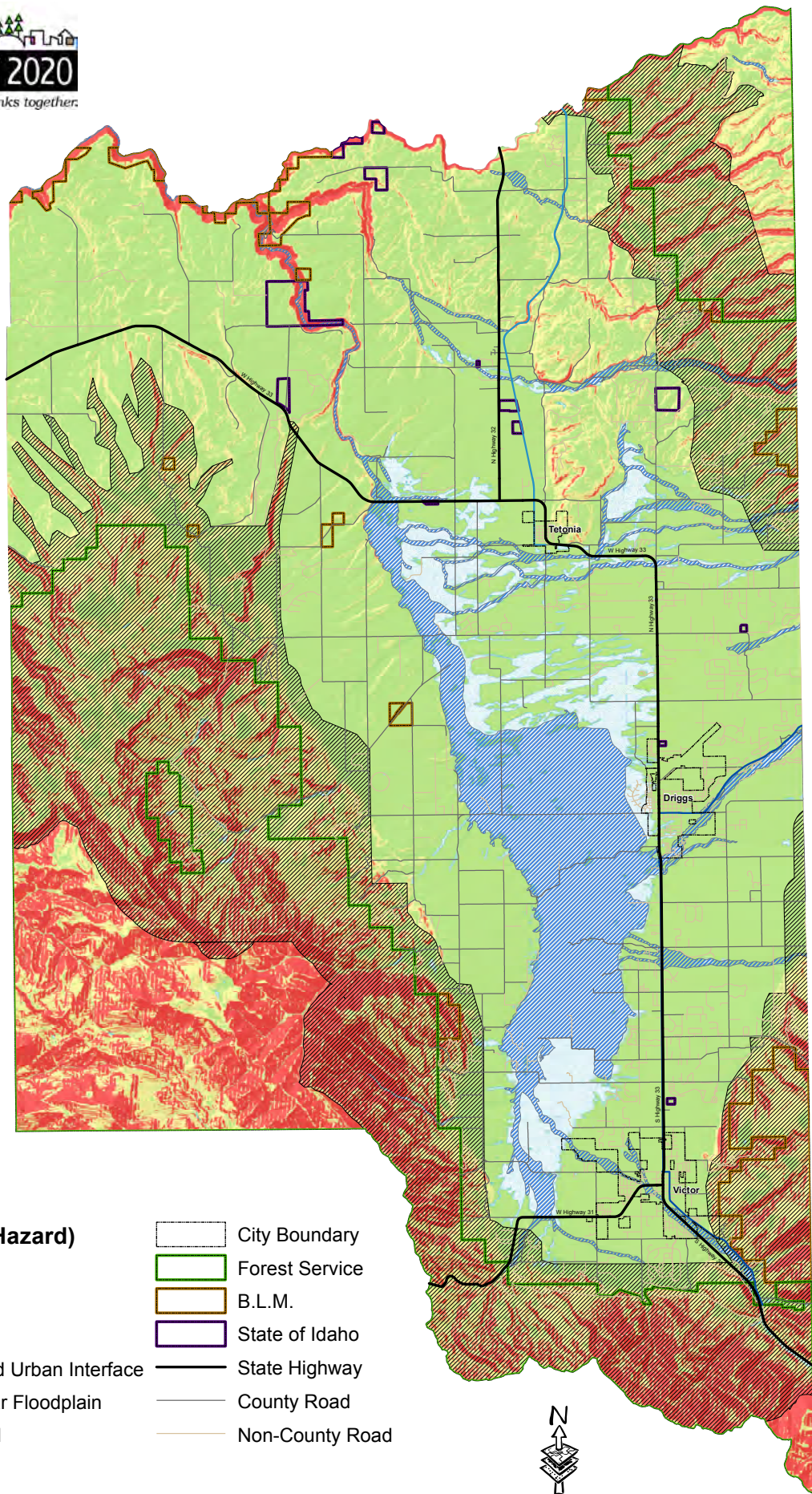
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Private Parcels

- 1 acre or less (6,670 parcels)
- 1.01 - 3.50 acres (3,877 parcels)
- 3.51 - 10.00 acres (1,880 parcels)
- 10 acres or more (2,393 parcels)







- State Highway
- City Boundary
- Public Lands












Legend

Slope (Slide Hazard)

-  0 - 10°
-  10-20°
-  >30°
-  Wildland Urban Interface
-  100-year Floodplain
-  Wetland

-  City Boundary
-  Forest Service
-  B.L.M.
-  State of Idaho
-  State Highway
-  County Road
-  Non-County Road



A3. EXISTING CONDITION DATA

The following sections contain information and data on existing conditions for each component required by LLUPA.

A3.1. POPULATION

According to the US Census Bureau, the population of Teton County in 2010 was 10,170 with males making up 52% of the population and females 48%. The majority of the population (83%) is non-Hispanic or Latino and 17% have Hispanic or Latino ethnicity. The median age was 33.2 years in 2010, median income was \$53,364, and mean income was \$61,276. Table 1 summarizes the race characteristics of Teton County and Figure 1 illustrates the 2010 age distribution.

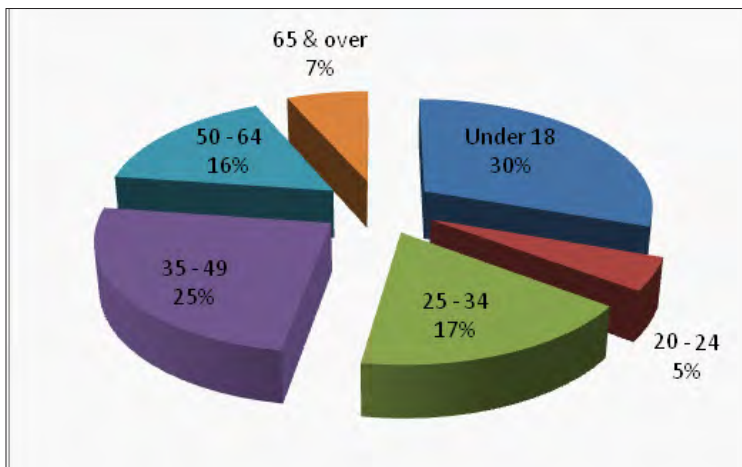
Table 1: Race Characteristics

Teton County, Idaho 2010 Race Characteristics

White	85.6%
African American	0.2%
Asian	0.5%
American Indian and Alaska Native	0.3%
Native Hawaiian and Pacific Islander	0.1%
Other	11.7%
Identified by two or more	1.5%

Source: US Census Bureau

Figure 1: Age Distribution



Source: US Census Bureau



Population changes are caused by two factors, natural growth and mechanical growth. Natural growth reflects the natural rate of deaths and births whereas mechanical growth reflects the rate of in-migration and out-migration to an area and depends on social factors. Currently the natural world population growth rate is 1.092% annually¹. The following table and chart summarize population changes from 2000 to 2010 for units of government in Teton County, the State of Idaho and the US, according to Bureau of Labor Statistics. As of 2010, Idaho has an estimated population of 1,567,582 residents, which is reflective of a 1.88% annual growth rate. The state ranked as the fourth fastest growing state for population growth in the country. Beginning in 2010, the pace of growth slowed as the recession reduced in-migration to the state.

Table 2: Population

Geography	2000	2002	2004	2006	2008	2010
National	282,171,957	287,803,914	293,045,739	298,593,212	304,374,846	308,745,538
Idaho	1,299,551	1,342,149	1,391,718	1,464,413	1,527,506	1,567,582
Teton County, Idaho	5,999	6,733	7,204	7,846	9,032	10,170
Driggs, Idaho	1,179	1,205	1,205	1,289	1,408	1,660
Victor, Idaho	1,024	1,193	1,368	1,602	1,867	1,928
Jackson, Wyoming	8,681	8,806	9,085	9,378	9,861	9,577

Source: Bureau of Labor Statistics

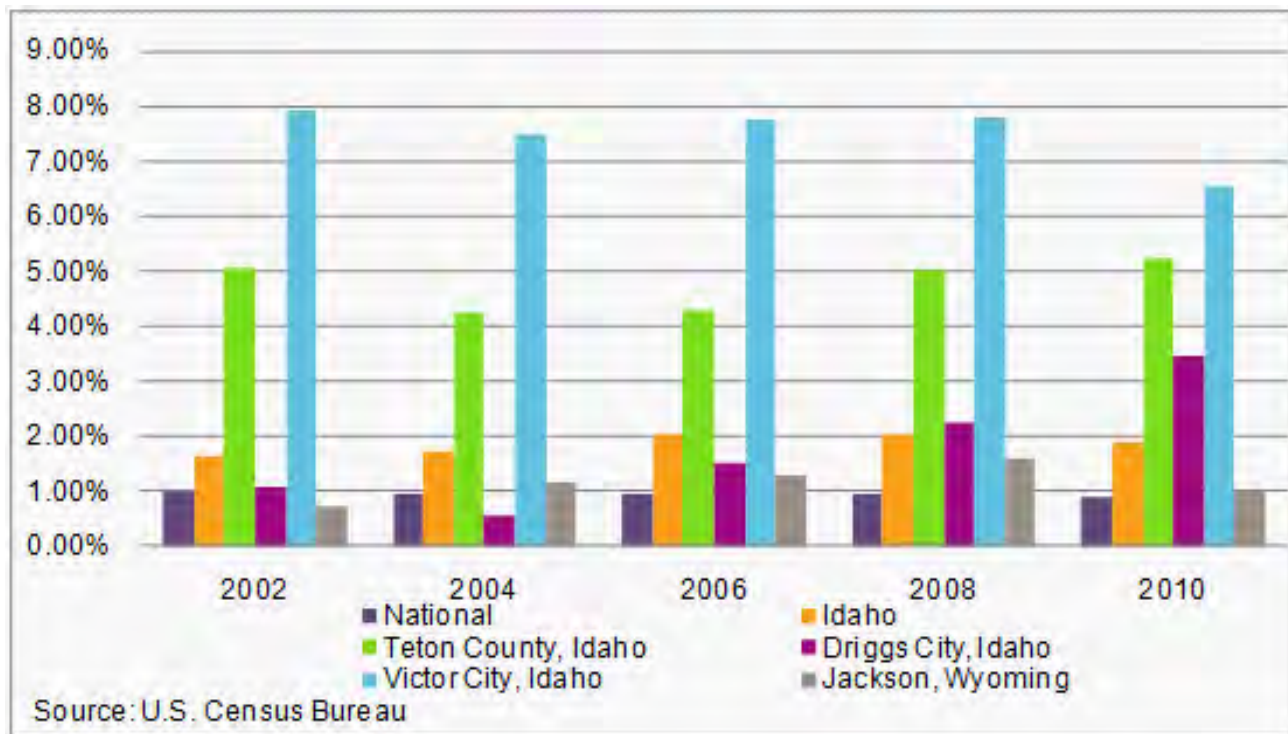
Table 3: Teton County Population and Growth

Year	Population	Annual Growth Rate
1980	2,897	
1990	3,439	1.72%
2000	5,999	5.56%
2010	10,170	5.28%

Between 2000 and 2010, the population of Teton County has grown faster than any other county in Idaho, increasing at an average annual growth rate of 5.28% over the last ten years. According to Idaho Department of Labor, Teton County has attracted many second homeowners near the Wyoming tourist locations of Jackson Hole and Grand Targhee Ski Resort. Additionally, many workers of Wyoming businesses commute from Teton County, Idaho which likely accounts for the high population growth in the City of Victor. Population growth rates for the State of Idaho and the Cities of Driggs, Idaho and Jackson, Wyoming are below the growth rates for Teton County and the City of Victor over the past ten years as shown in Figure 2.

¹ The World Factbook 2009. Washington, DC: Central Intelligence Agency, 2009. Online information updated daily at <https://www.cia.gov/library/publications/the-world-factbook/index.html>. Referenced on May 5, 2012

Figure 2: Historic Population Annual Growth Rates 2000-2010



Population projections for 2020, 2030 and 2040 were calculated using a range of annual growth rates between the historic rates from 2000 to 2010 for Teton County (5.28%) and the State of Idaho (1.88%). Although Teton County has experienced very high growth rates over the last 20 years, predominately led by high in-migration rates to the City of Victor, it is not expected that this rate will be sustained into the future and already the County has seen a decrease in population for 2011. Population projections for 2020, 2030 and 2040 are shown in Table 4 and Figure 3.

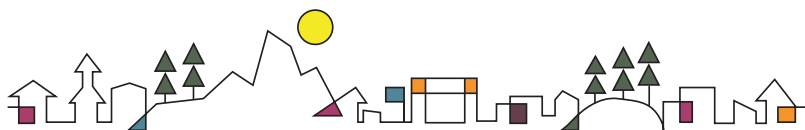
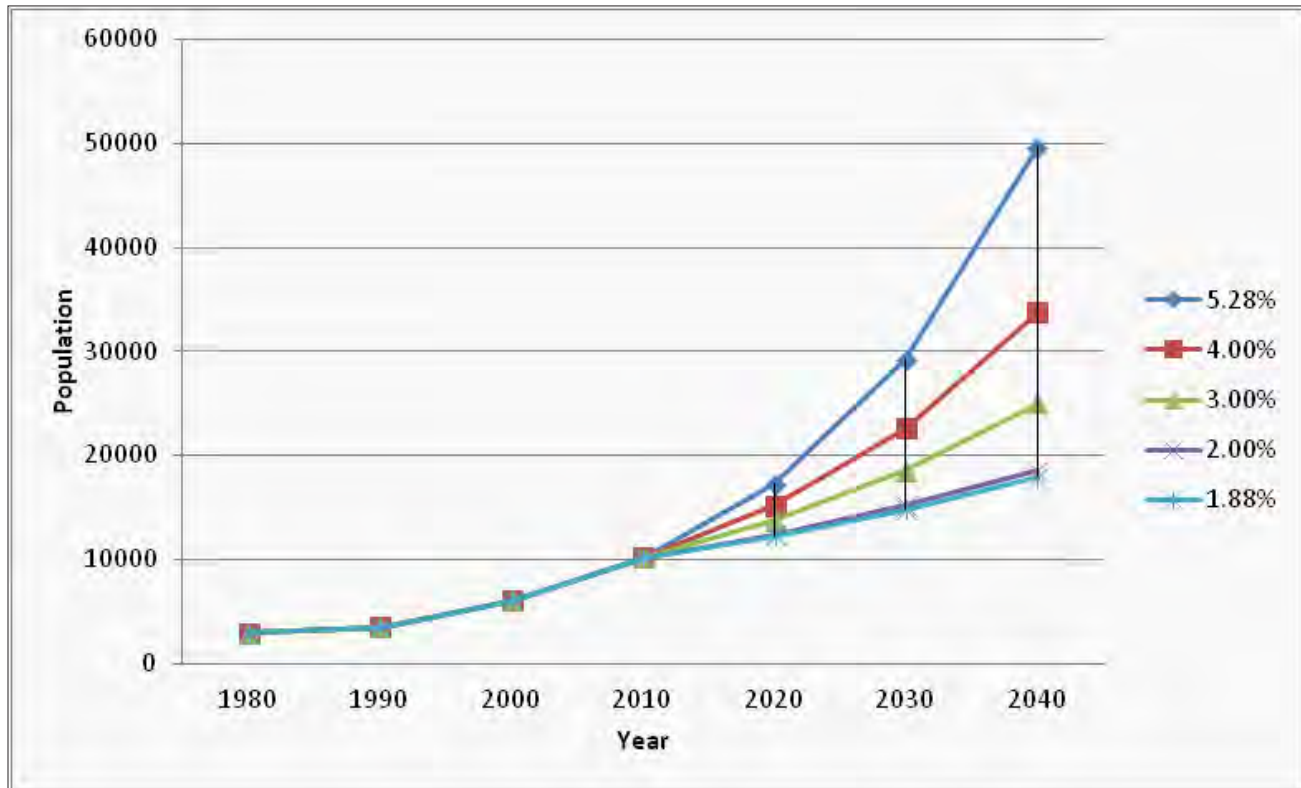


Table 4 – Projected Population

Year	5.28% Annual Growth	4.00% Annual Growth	3.00% Annual Growth	2.00% Annual Growth	1.88% Annual Growth
1980	2897	2897	2897	2897	2897
1990	3439	3439	3439	3439	3439
2000	5999	5999	5999	5999	5999
2010	10170	10170	10170	10170	10170
2020	17244	15172	13728	12422	12273
2030	29237	22634	18531	15172	14812
2040	49573	33766	25014	18531	17876

Figure 3: Graph of Projected Population



Migration

The high population growth rates for Teton County are reflective of the high rate of in-migration into the County. The Figure 4 illustrates the migration trends for Teton County from 2000 to 2007, according to IRS Migration Data. Numbers of both households migrating into Teton County and out of Teton County remain stable prior to 2005, but numbers of households migrating into Teton County started to increase from 2005 to 2007. In-migration from other US States into Teton County is much bigger than out-migration, and the difference has increased since 2005.

Figure 4: Total migration into/out of Teton County

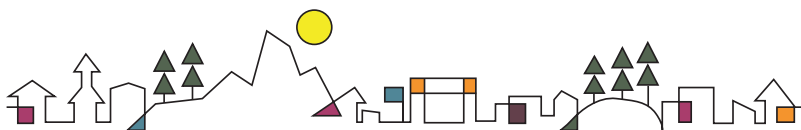
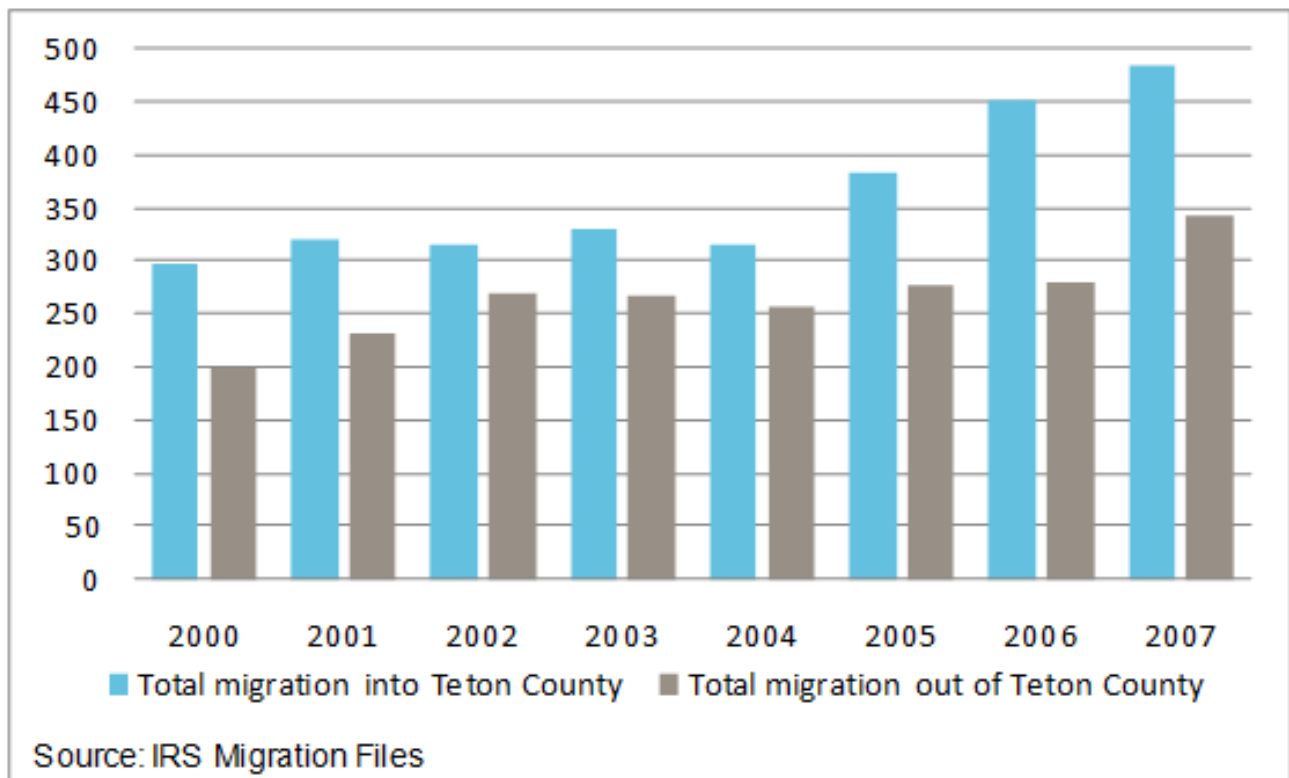
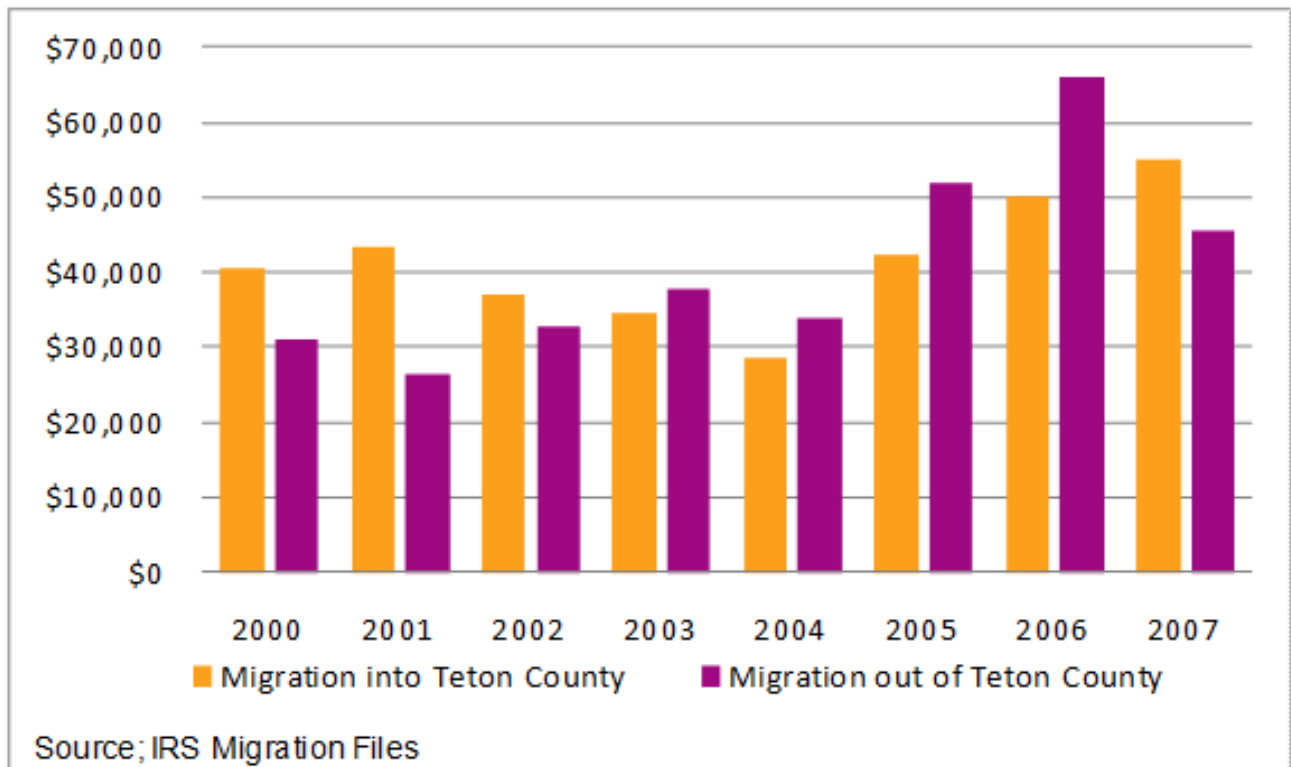


Figure 5 below summarizes average adjusted income growth for in-migrants and out-migrants of Teton County from 2000 to 2007. People who migrate into Teton County during 2000 and 2002 had higher incomes than those who left. However, this situation reversed in 2003 and the difference became greater through 2006.

Figure 5: Average Adjusted Income Growth, IRS Tax Files



A3.2. ECONOMIC DEVELOPMENT

Regional Market Perspective

The following table summarizes broader metrics for 50 and 100 mile rings beyond Teton County. The analysis speaks to a broad market within 100 miles covering about 375,000 residents, as reported by Esri Business Systems. Data is based on actual US Census data for 2000, combined with estimates for 2010 and 2015. Although the US Census has released county level information for 2010, underlying tract and block group data is still being generated.

Table 5: Market Area Demographic Estimates

Population Summary	50 Miles	100 Miles
2000 Total Population	162,808	311,853
2010 Total Population	209,502	374,264
2015 Total Population	232,295	406,193
2000 Households	54,815	107,078
2010 Households	71,599	130,470
2015 Households	79,801	142,341
2000 Housing Units	63,674	123,395
Owner Occupied Housing Units	61.6%	62.8%
Renter Occupied Housing Units	24.5%	23.9%
Vacant Housing Units	13.9%	13.3%
2010 Housing Units	83,897	152,507
Owner Occupied Housing Units	60.7%	61.5%
Renter Occupied Housing Units	24.7%	24.1%
Vacant Housing Units	14.7%	14.4%
Median Household Income		
2000	\$41,048	\$38,916
2010	\$53,523	\$50,542
Per Capita Income		
2000	\$18,551	\$17,487
2010	\$23,398	\$22,166

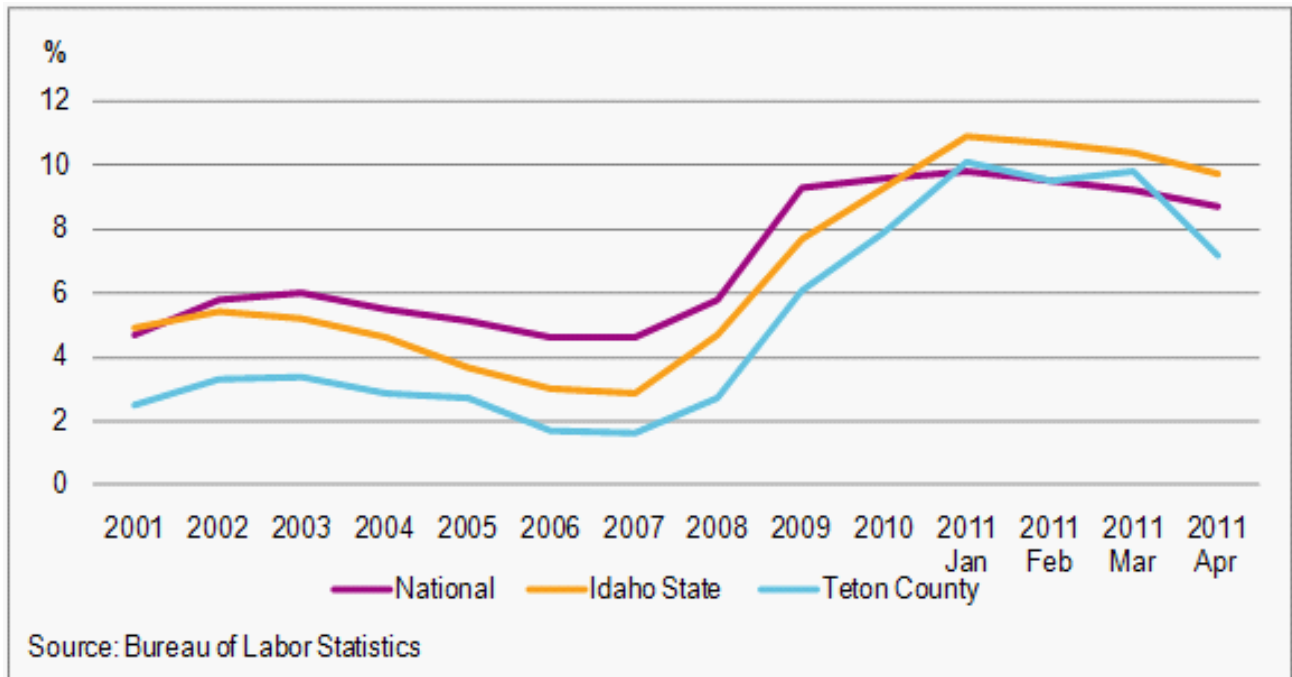


Unemployment Trends

Through 2007, Teton County had sustained an enviable unemployment level, well below state and national levels. During the recession, however, unemployment rates peaked along with the rest of the country. Since 2011, unemployment has begun to improve, at a pace faster than the US.

The following chart summarizes unemployment rate changes between 2000 and 2011 according to the US Bureau of Labor Statistics for Teton County, the State of Idaho, and the United States. The figure below shows that there has been a decline in employment across the nation during 2007-2010. However, both the State of Idaho and Teton County have lower unemployment rates compared to the U.S. before 2010 but topped the national rate for the first time in 2010, reached their highest unemployment rates on record. However, data in this chart point out a continued gradual decrease in the unemployment rate since the beginning of 2011.

Figure 6: Unemployment Rates



Teton County has had one of the lowest unemployment rates in the state, dipping to 1.5% in 2007. The rate has been significantly below both the state and national rates. According to the Idaho Department of Labor, a portion of the county’s employment is seasonal and dependent on tourism. From 2008 to the end of 2010, unemployment rate increased significantly and reached historical highs.

On the state level, the labor force in Idaho increased 14.3% in the last ten years, despite a decline in 2008 and 2009. From 2006 to 2010, the rate of unemployment in Idaho has tripled, continued to increase through 2009, and reached its peak in December 2010 at 9.7%. The national unemployment rate from 2000 to 2010 stayed relatively steady until it changed sharply when the economic recession began in late 2007. Since late 2010, the national employment situation started to improve but at a sluggish rate.

Employment by Sector Trends

The tables below summarize employment by sector changes between 2001 and 2009 according to BLS for Teton County, the State of Idaho, and the United States. Although the absolute changes in job levels are not comparable, the compound annual growth rates (CAGR) are. For Teton County, the table below speaks to a region which managed to avoid the worst aspects of the recession through 2009, with employment growth of 6.2% per year. Comparative metrics for the State of Idaho are 0.9% growth, and for the US a decline of -0.3%, annualized.

Table 6: Employment by Sector Trend, Teton County, 2001 to 2009

Industry Sector	2001	2009	CAGR
Natural Resources and Mining	135	132	-0.3%
Construction	230	413	7.6%
Manufacturing	76	100	3.5%
Trade, Transportation, and Utilities	362	461	3.1%
Information	33	61	8.0%
Financial Activities	55	142	12.6%
Professional and Business Services	131	371	13.9%
Education and Health Services	72	126	7.2%
Leisure and Hospitality	220	330	5.2%
Other Services	49	68	4.2%
Base Industry: Total, all industries	1,363	2,203	6.2%

Source: Bureau of Labor Statistics

In Teton County, covered employment trends since 2001 reflect the region’s evolving economic base. The job market has been recovering, but varies noticeably across industries. Employment has grown in professional and business services, financial activities, education and health services. While construction employment is shown as growing through 2008, data for the intervening years would suggest that employment in this sector peaked in 2008 and has decreased to the noted level in 2009. Construction also continues to drive employment through 2009.

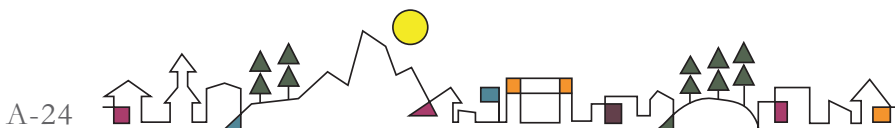


Table 7: Employment by Sector Trend, State of Idaho, 2001 to 2009

Industry Sector	2001	2009	CAGR
Natural Resources and Mining	21,810	24,466	1.4%
Construction	37,851	34,437	-1.2%
Manufacturing	68,380	54,765	-2.7%
Trade, Transportation, and Utilities	115,723	121,293	0.6%
Information	9,598	10,056	0.6%
Financial Activities	23,128	27,691	2.3%
Professional and Business Services	67,653	75,654	1.4%
Education and Health Services	54,499	77,555	4.5%
Leisure and Hospitality	53,049	58,631	1.3%
Other Services	14,745	15,624	0.7%
Base Industry: Total, all industries	466,581	500,194	0.9%

Source: Bureau of Labor Statistics

Within the State of Idaho, employment growth rates remain slow. On one hand, growth took place in Financial Activities and Education & Health Services and added 2.3% and 4.5% gain on employment from 2001 to 2009. On the other hand, construction and manufacturing sectors experienced diminished employment with a CAGR of -1.2% and 2.7% respectively.

Table 8: Employment by Sector Trend, United States, 2001 to 2009

Industry Sector	2001	2009	CAGR
Natural Resources and Mining	1,705,759	1,783,558	0.6%
Construction	6,773,512	5,948,837	-1.6%
Manufacturing	16,386,001	11,810,371	-4.0%
Trade, Transportation, and Utilities	25,648,091	24,651,647	-0.5%
Information	3,591,995	2,807,721	-3.0%
Financial Activities	7,678,974	7,589,821	-0.1%
Professional and Business Services	16,324,890	16,488,835	0.1%
Education and Health Services	14,849,666	18,321,635	2.7%
Leisure and Hospitality	11,884,966	13,001,028	1.1%
Other Services	4,206,345	4,369,780	0.5%
Base Industry: Total, all industries	109,304,802	106,947,104	-0.3%

Source: Bureau of Labor Statistics

On the national level, the job market has been recovering, but growth rates remain sluggish. Education and Health services industries added 2.7% nationally. In the education sector, the increase may come from post secondary education institutions like colleges and universities, which partly reflects the greater demand for high level education. The health care section also added employment across the nation, reflecting the ongoing trend of the aging of baby boomers and the shortage of health care professionals. Employments in manufacturing and information show negative growth rates with CAGR of -4.0% and -3.0% respectively.

Building Permit and Lot Platting Information

Trends for platted lots across Teton County have been a key concern for this study. The analysis shows that lot platting unfolded at a historic pace between 2003 and 2008. Prior to 2000, the county platted approximately 113 new lots per year. From 2001 to 2011, the average increased to over 550 lots per year platted. Acreage consumed through platting also exploded, growing from an average of 300 acres per year prior to 2000, to a total of 2,244 acres per year, on average after 2001. The number of unsold lots also increased, growing from an average of 95 per year before 2001, to 162 per year on average, after 2001. These trends are reflected below.

Figure 7: Platted Lot Trends for Teton County, 1968 to 2011

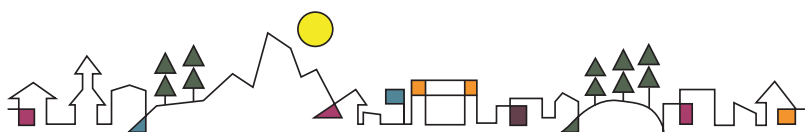
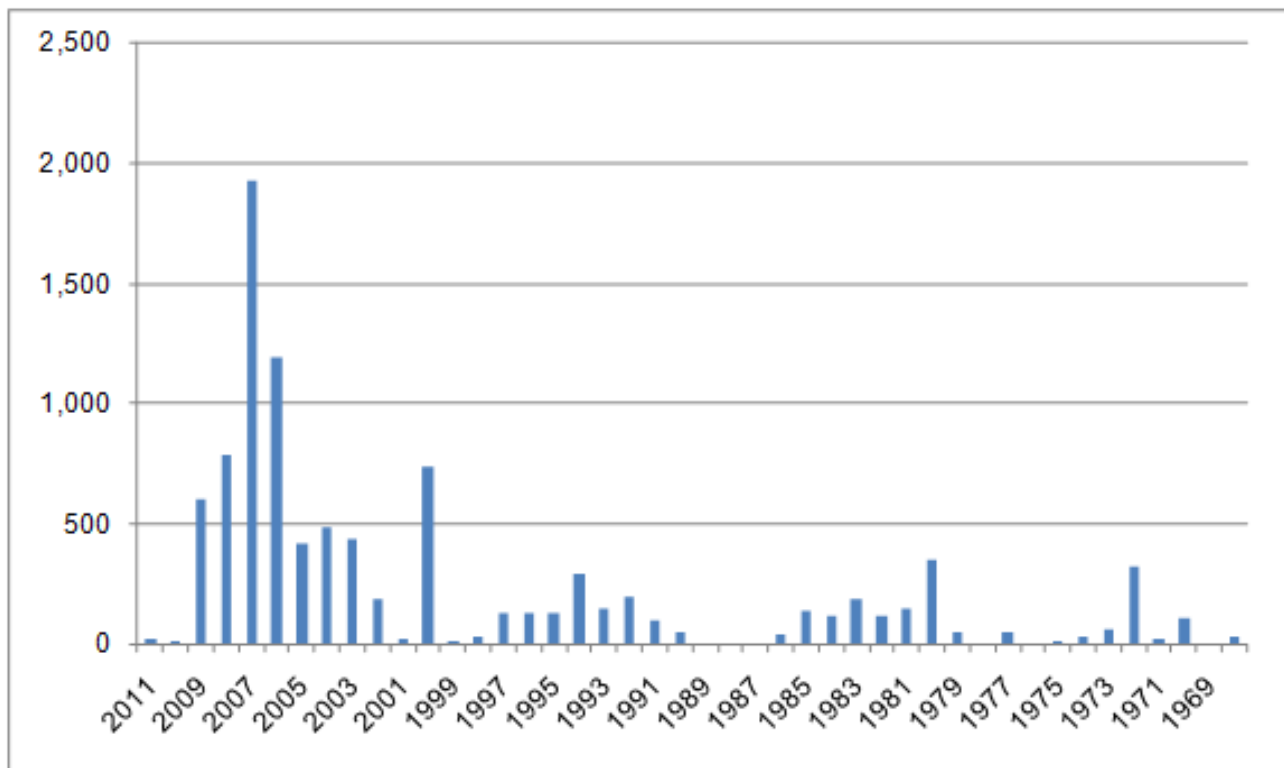
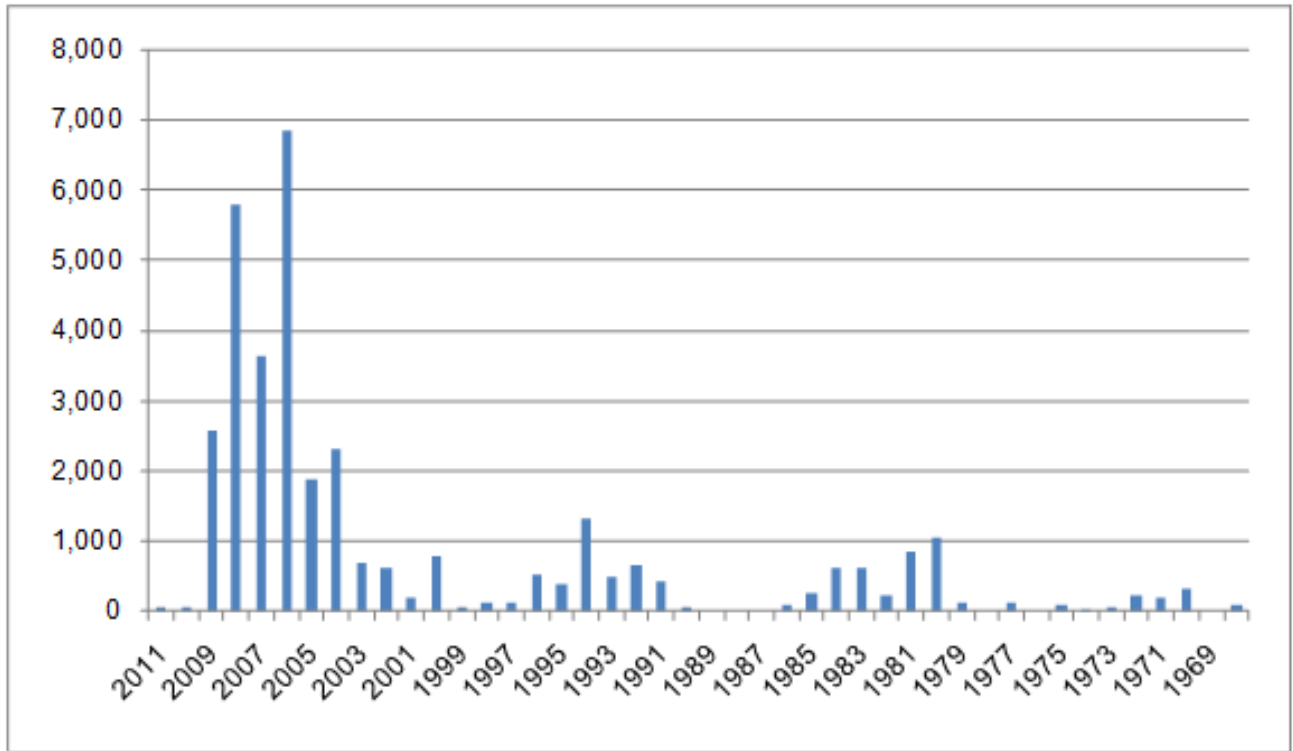
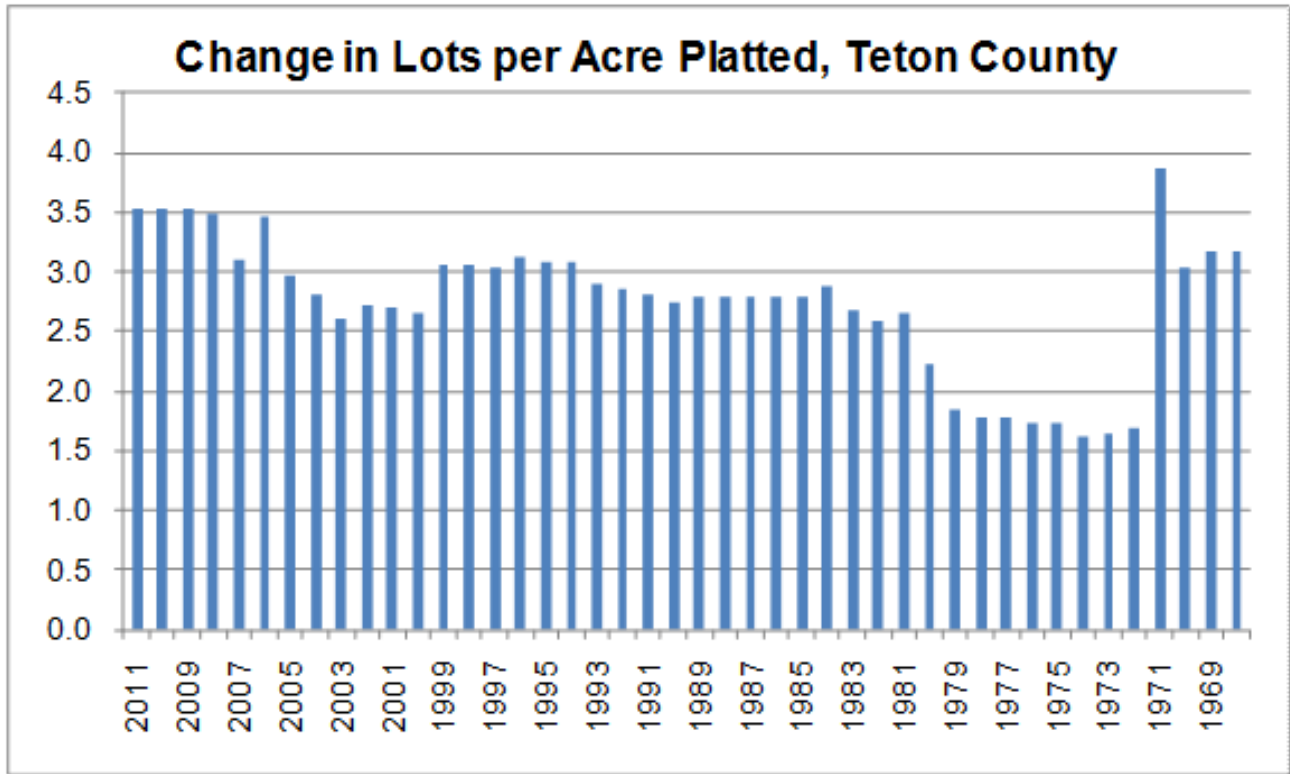


Figure 8: Acres in Platted Lots, 1968 to 2011



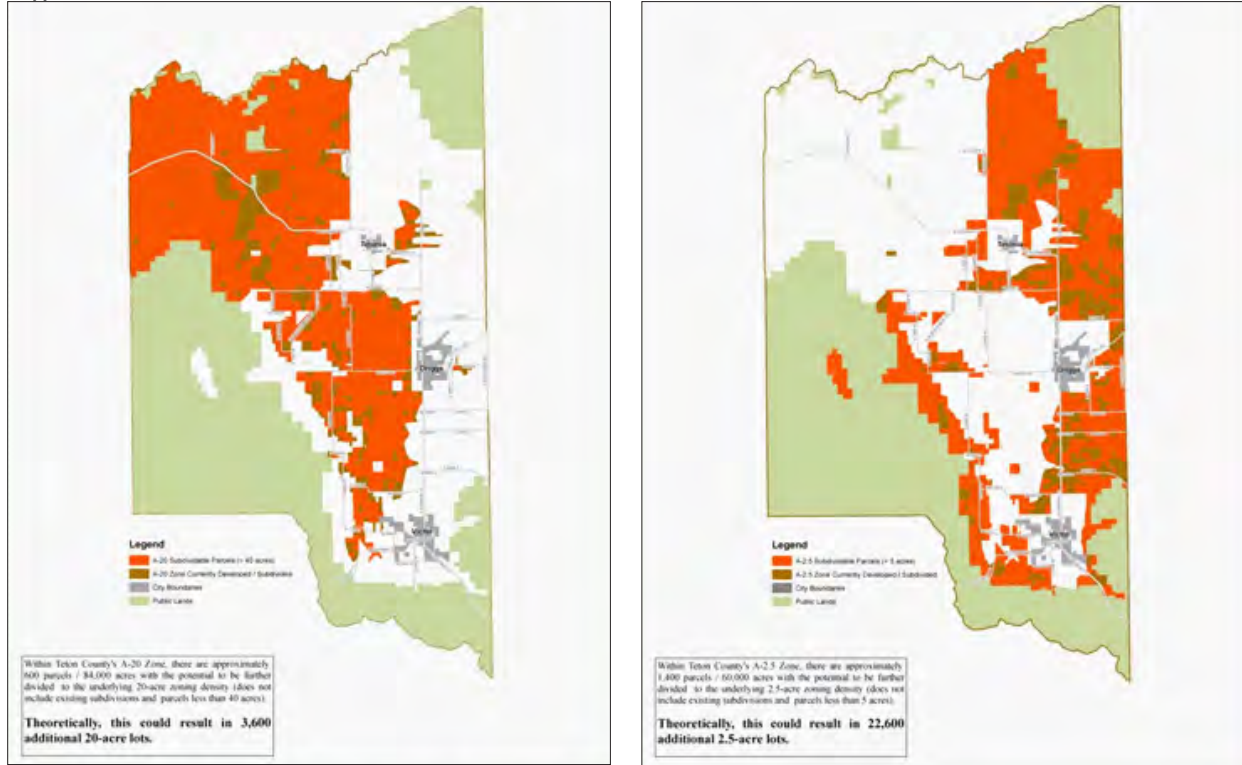
The figure below highlights trends regarding the number of platted lots per acre since 1969. The chart shows that overall densities have generally increased over the past 20 years, increasing to the current level of 3.5 units per acre. As of April 2012 there are 7,030 platted, undeveloped lots in unincorporated Teton County (Teton County GIS).

Figure 9: Acres in Platted Lots, 1968 to 2011



The current zoning for most of Teton County includes either A20 or A/RR2.5 zones. Within Teton County's A-20 Zone, there are approximately 600 parcels (84,000 acres) with the potential to be further divided to the underlying 20-acre zoning density. Within Teton County's A/RR 2.5 Zone, there are approximately 1,400 parcels (60,000 acres) with the potential to be further subdivided to the underlying 2.5-acre zoning density. Theoretically this could result in 3,600 additional 20-acre lots and 22,600 additional 2.5-acre lots (See Figure 10).

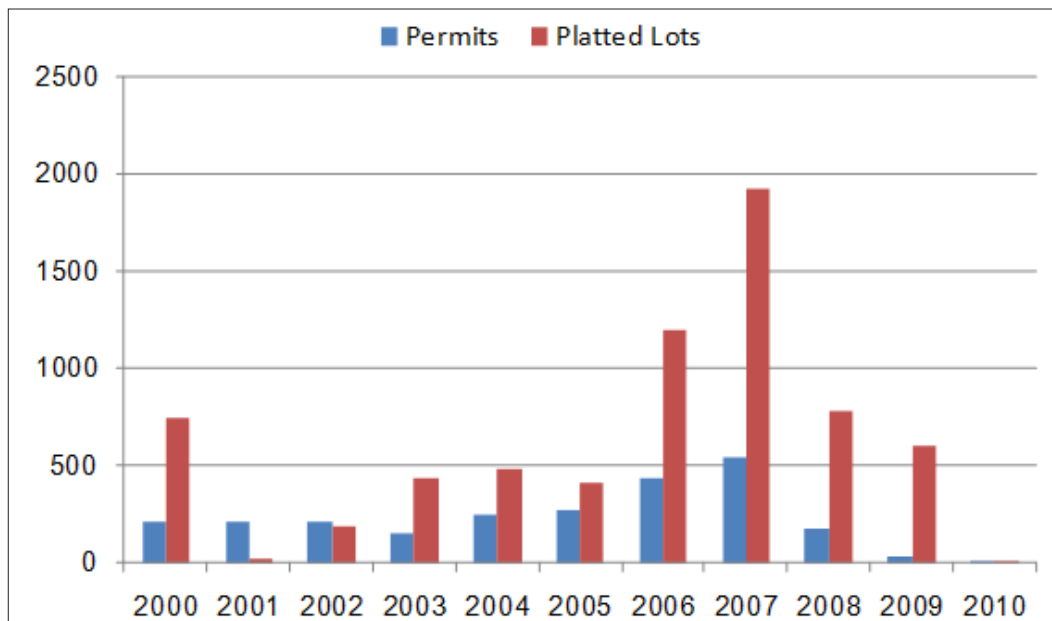
Figure 10: Potential Additional A-20 and A025 Lots



Source: Teton County GIS Department, April 2012

The figure below summarizes residential unit permit trends for Teton County going back to 2000, compared to the trend for lots platted. The figure speaks to the dramatic oversupply in platted lots that began in 2006. Between 2006 and 2009, there were a total of 4,514 lots platted.

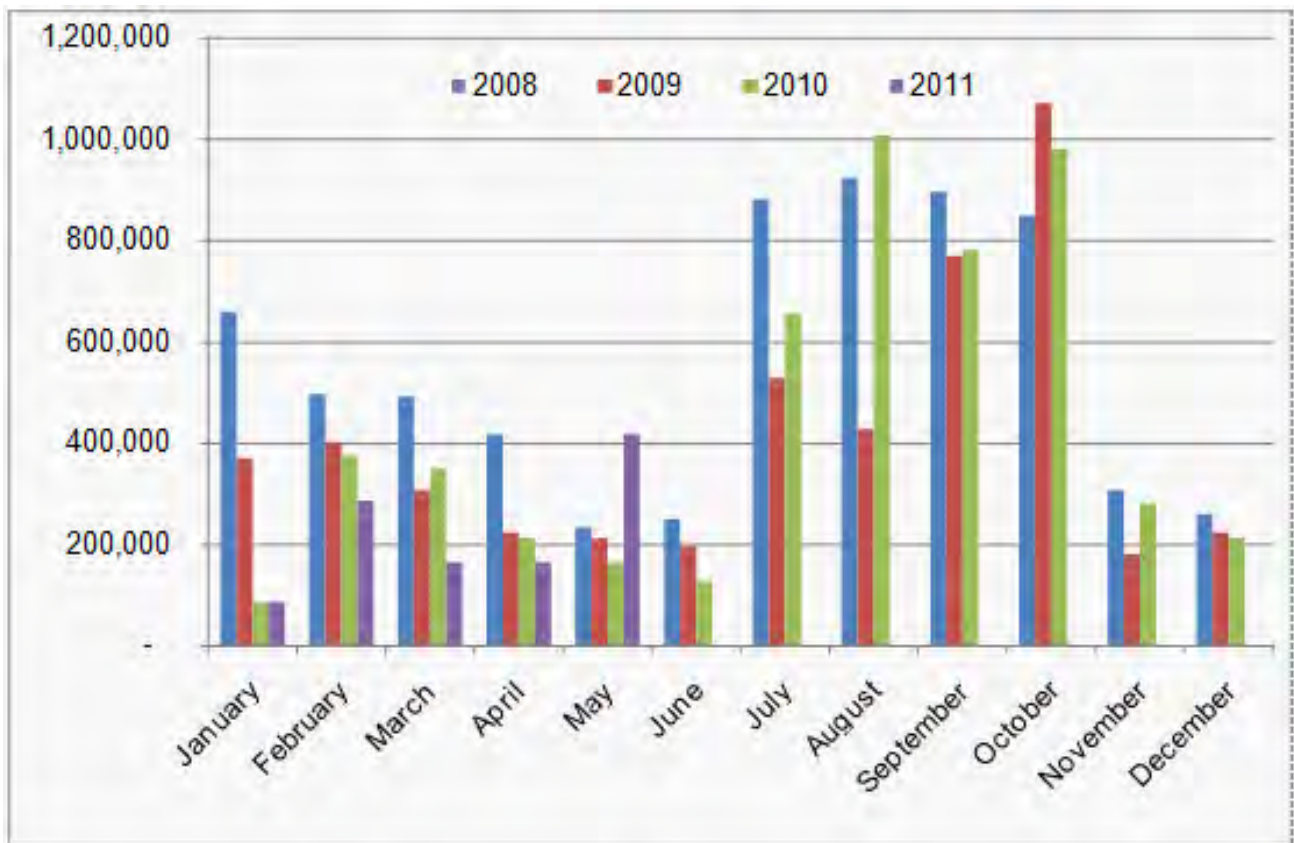
Figure 11: Comparison of Building Permits and Platted Lots, Teton County



Visitation Market Trends

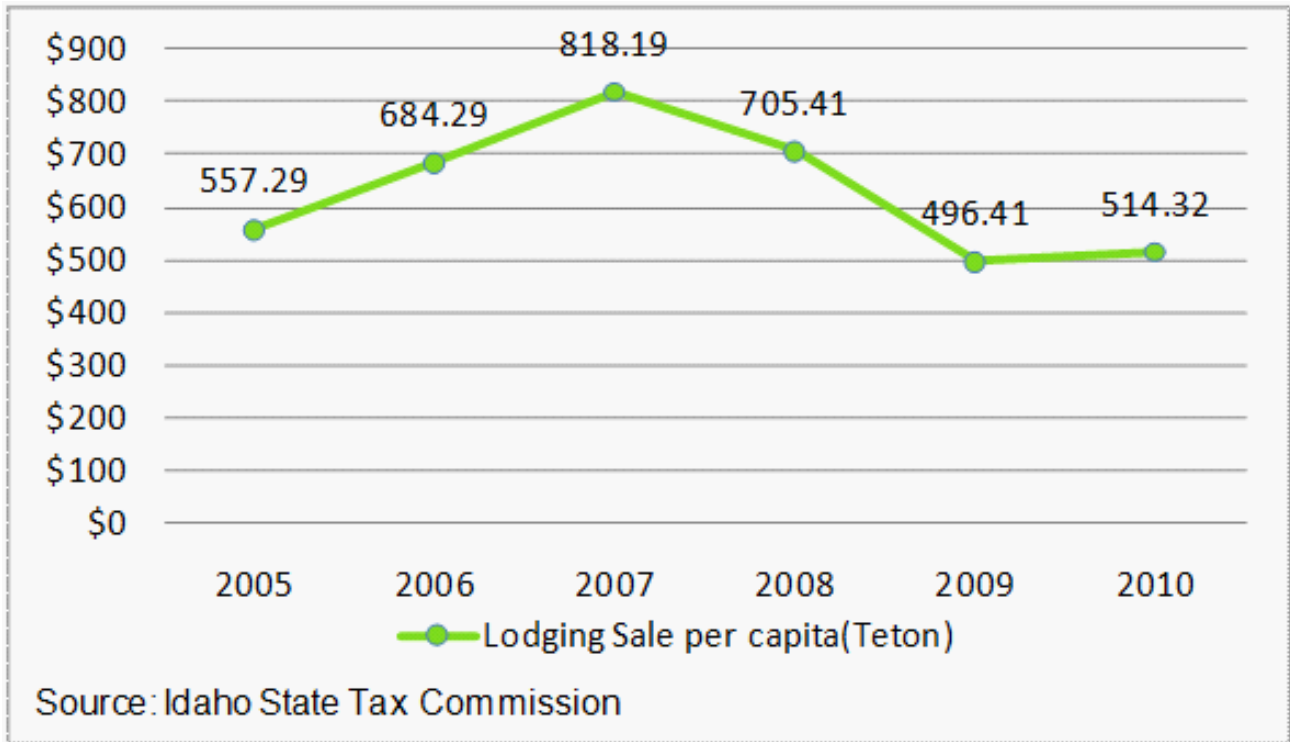
The following figure below summaries changes in lodging sales taxes by month for Teton County. The figure shows that, on a monthly basis, visitation to Teton County accommodations appears down solidly for the January to March period for 2008 to 2011, with an initial sign of improvement emerging in April and May of 2011 over past years. Looking back to 2010 data, visitation did improve through the core summer season over 2009 levels, with October being the one month that appears immune to broader recessionary impacts. Attendance for May of 2011 is the highest over the past four years.

Figure 12: Lodging Sales Taxes by Month for Teton County



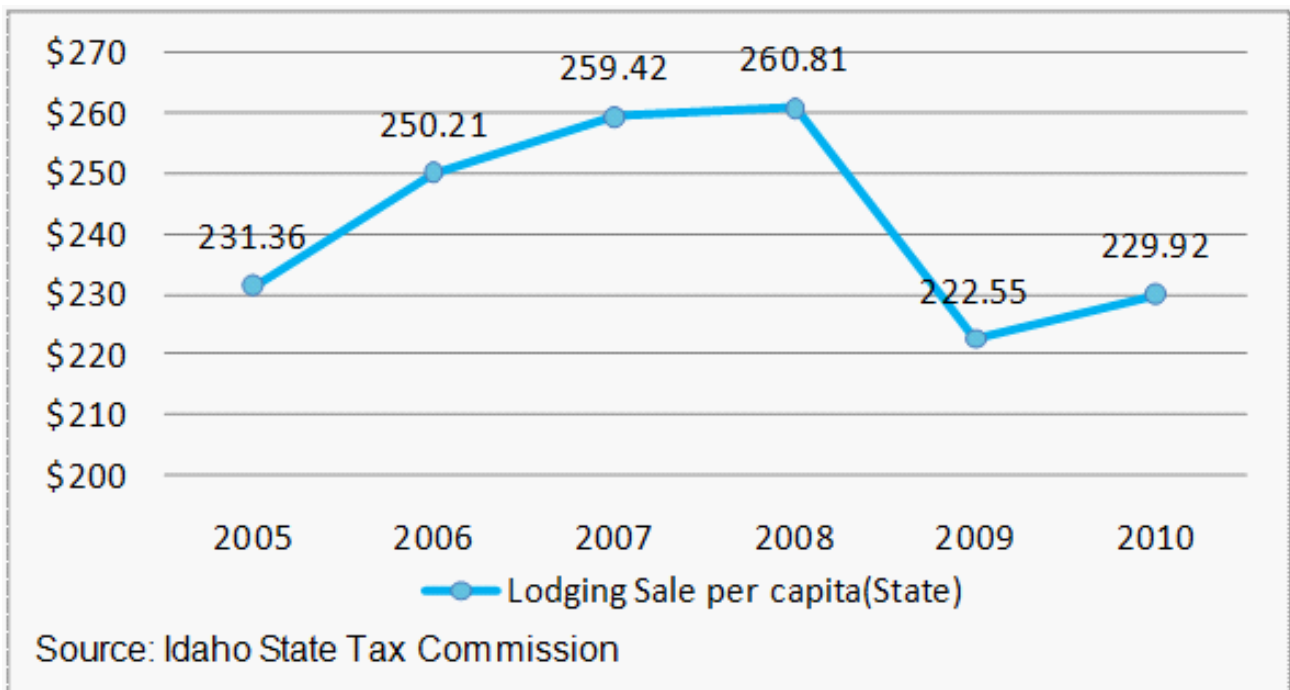
The following charts show the year by year trends for lodging sales taxes per capita for Teton County and the State of Idaho, dividing tax proceeds into the county and state populations. Sales taxes for Teton County on a per capita basis are far above the state average. Tax collections have increased from \$557.29 in 2005 to a peak at \$818.19 in 2007, following by decline to \$496.41 in 2009. Even though the number went back to \$514.32 in 2010, the recovery is sluggish and below the level in 2005. Overall, lodging sales taxes per capita for the State of Idaho are recovering faster than that of Teton County, which is notable.

Figure 13: Lodging Sales Taxes per Capita, for Teton County



The state experienced strong growth before 2008 and reached its highest point at \$260.81 at that time. By 2009, however, lodging sales taxes dropped noticeably to the lowest point at \$222.55, before starting to recover in 2010, almost recovering to 2005 levels.

Figure 14: Lodging Sales Taxes per Capita, State of Idaho



The following table shows the lodging sales taxes rank in 2009 according to the US Census Bureau and Idaho State tax commission. Teton County ranked fourth, which speaks to the relative importance of the visitor industry to this county.

Table 9: Lodging Sales Taxes per Capita Rank (2009)

Rank	Counties	Population	Lodging Sales Taxes	Lodging Sales Taxes per Capita
1	Valley County	8,726	\$11,718,140	\$1342.89
2	Blaine County	22,328	\$28,915,844	\$1295.04
3	Custer County	4,240	\$4,499,420	\$1,061
4	Teton County	9,337	\$4,917,232	\$526.63
5	Fremont County	12,691	\$6,077,428	\$478.87
6	Shoshone County	12,660	\$5,093,468	\$402.32
7	Bonner County	41,403	\$15,636,615	\$377.66
8	Kootenai County	139,390	\$50,072,010	\$359.22
9	Lemhi County	7,908	\$2,701,019	\$341.56
10	Boundary County	10,951	\$3,677,363	\$335.80
11	Bear Lake County	5,774	\$1,866,999	\$323.34
12	Idaho County	15,461	\$4,787,263	\$309.63
13	Clearwater County	8,043	\$2,480,083	\$308.35
14	Bonneville County	101,329	\$29,052,527	\$286.71
15	Bannock County	82,539	\$21,355,172	\$258.72

Source: U.S. Census Bureau and Idaho State Tax Commission

Visitor Attendance

The following figure and table summarize the total number of recreational visitors in Yellowstone National Park and Grand Teton National Park every year from 2000 to 2010 as reported by the National Park Service. In this time period, total visitation for the parks increased from 5.4 million to 6.3 million, reflective of 1.5% growth on an annualized basis. While growth at Grand Teton has been largely flat over this period, visitation to Yellowstone has increased from around 3 million in 2008 to more than 3.6 million in 2010.

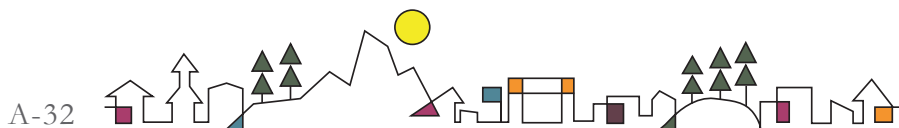
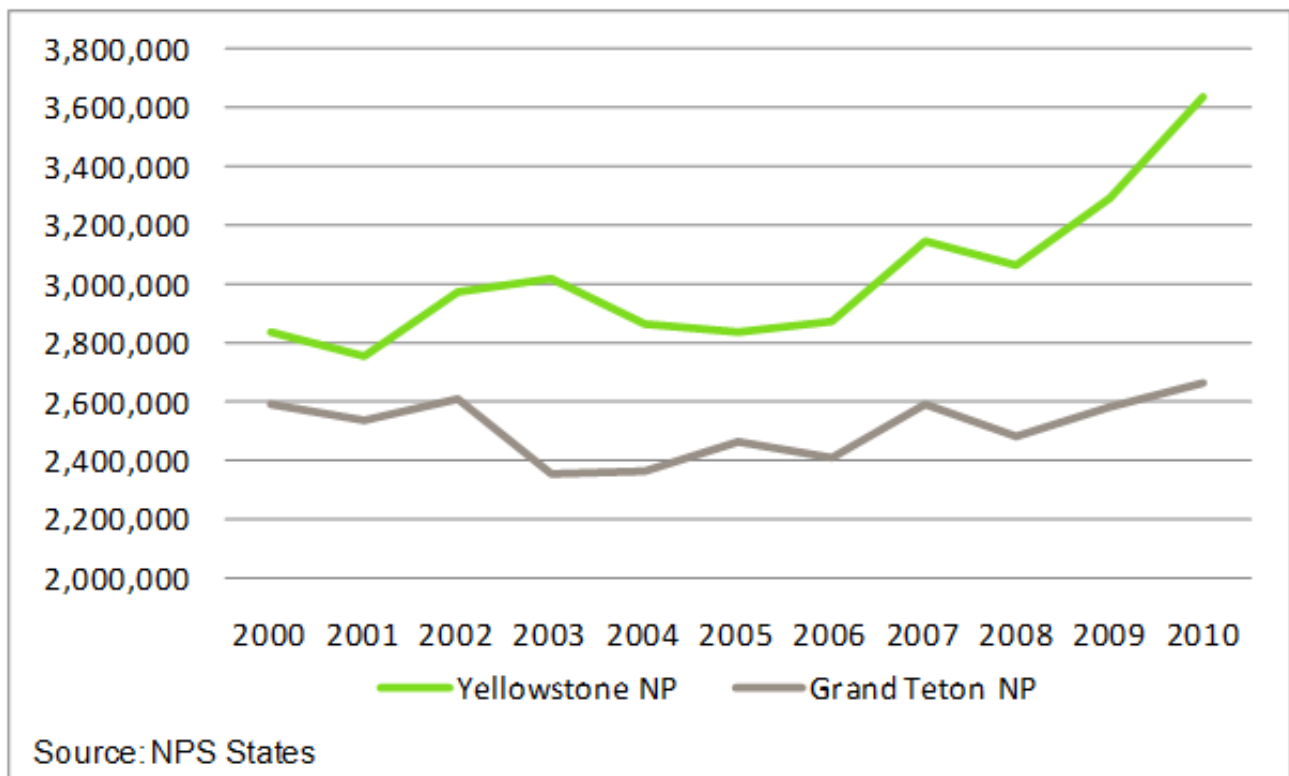


Table 10: Annual Park Recreational Visitation

Year	Yellowstone NP	Grand Teton NP	Total
2000	2,838,233	2,590,624	5,428,857
2001	2,758,526	2,535,108	5,293,634
2002	2,973,677	2,612,629	5,586,306
2003	3,019,375	2,355,693	5,375,068
2004	2,868,317	2,360,373	5,228,690
2005	2,835,651	2,463,442	5,299,093
2006	2,870,295	2,406,476	5,276,771
2007	3,151,343	2,588,574	5,739,917
2008	3,066,580	2,485,987	5,552,567
2009	3,295,187	2,580,081	5,875,268
2010	3,640,185	2,669,374	6,309,559

Source: NPS

Figure 15: Annual Park Visitation



When the national park visitor data is overlaid with the lodging tax data for Teton County, it would suggest that while the overall number of visitors to the two national parks has increased through 2010, Teton County’s share of this growth has been limited. Reasons for the apparent disconnect would need to be further evaluated.

Economic Development Opportunities

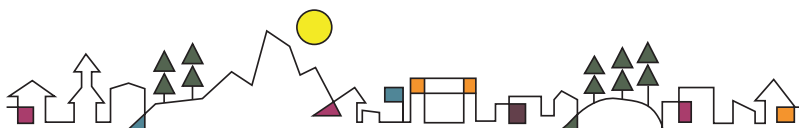
A location quotient is the calculated ratio between local employment and the employment level of some reference unit, typically a state or the entire US. The location quotient ratio is calculated for each industrial sector to determine whether or not the local economy has a greater percentage share of that industry sector than expected. If an industry has a greater share than expected of a given industrial sector (i.e. ratio >1.0), then that industry employment is assumed to be a core or “destination” sector because those jobs are above what a local economy should have to serve local needs. For sectors with a location quotient below 1.0, they are assumed to be underdeveloped, relative to the larger benchmark.

The following tables highlight the resulting location quotient analysis for Teton County and the State of Idaho, both benchmarked against the US employment totals for 2001 and 2009. The analysis is useful in framing how each sector changed over the noted period. The table for Teton County reinforces the importance of natural resources and mining to the county, although the location quotient has dropped significantly since 2001, falling from 6.35 to 3.59. Other sectors for which the location quotient improved since 2001 include construction (at least through 2009), as well as professional and business services, financial services, and information services. These specific sectors are notable, in that they can locate just about anywhere, but typically chose environments like Teton County due to the presence of outdoor amenities. Manufacturing is notable in that the location quotient did increase through 2009, speaking to growth in this sector which will need to be better understood.

Table 11: Teton County Location Quotient Trend, 2001 to 2009

Industry Sector	2001	2009	CAGR
Natural Resources and Mining	6.35	3.59	-6.9%
Construction	2.72	3.37	2.7%
Manufacturing	0.37	0.41	1.3%
Trade, Transportation, and Utilities	1.13	0.91	-2.7%
Information	0.74	1.05	4.5%
Financial Activities	0.57	0.91	6.0%
Professional and Business Services	0.64	1.09	6.9%
Education and Health Services	0.39	0.33	-2.1%
Leisure and Hospitality	1.48	1.23	-2.3%

Source: Bureau of Labor Statistics



The following table highlights a similar location quotient trend for the State of Idaho. The table speaks to notable differences across the state, with location quotient decreases for natural resources and construction, as well as trade, transportation, and utilities, as well as leisure and hospitality. On an annualized basis, the decreases noted for the state were lower than the decreases noted for Teton County. Also, the professional service sectors noted above are clearly more important to Teton County than they are to the State of Idaho (information at 1.05 versus 0.77 for the state).

Table 12: State of Idaho Location Quotient Trend, 2001 to 2009

State of Idaho	2001	2009	CAGR
Natural Resources and Mining	3	2.93	-0.3%
Construction	1.31	1.24	-0.7%
Manufacturing	0.98	0.99	0.1%
Trade, Transportation, and Utilities	1.06	1.05	-0.1%
Information	0.63	0.77	2.5%
Financial Activities	0.71	0.78	1.2%
Professional and Business Services	0.97	0.98	0.1%
Education and Health Services	0.86	0.91	0.7%
Leisure and Hospitality	1.05	0.96	-1.1%

Source: Bureau of Labor Statistics

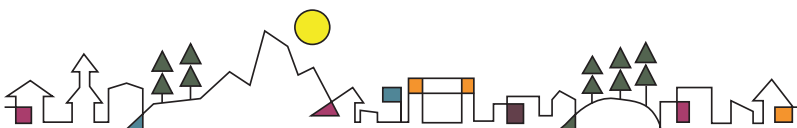
Benchmark Community Location Quotient

The following analysis focuses on two other county markets that are possible benchmarks for Teton County, ID. Grand County, Colorado includes the Town of Granby, and is located on the western approach to Rocky Mountain National Park in Colorado. Grand Traverse County, MI includes the City of Traverse City, Michigan. San Miguel County includes Telluride Resort, and Routt County includes Steamboat Springs Resort, both in Colorado. The unique aspect of Grand Traverse County is the notable concentration of professional services and finance and insurance firms who have located there. The following tables break down location quotients for these markets for 2001 and 2010, compared to Teton County, ID. The table below looks at 2001 data. Key elements include the importance of leisure and hospitality in all four markets, particularly Granby, with a much lower factor (1.48) for Teton County. The importance of education and health care also stands out in Grand Traverse County, MI. Teton County stands out again for mining and natural resources.

Table 13: Benchmark Location Quotient Trends, 2001

Industry	Grand Traverse Co., MI	Grand Co, CO	Teton Co., Id	San Miguel Co., CO	Routt Co., CO
Natural Resources and Mining	0.92	0.21	6.35	0.51	2.89
Construction	1.27	1.99	2.72	3.12	3.19
Manufacturing	0.97	0.1	0.37	0.18	0.07
Trade, Transportation, and Utilities	1.03	0.68	1.13	0.53	0.82
Information	0.68	0.28	0.74	0.66	0.52
Financial Activities	0.81	1.59	0.57	1.53	1.03
Professional and Business Services	0.61	0.27	0.64	0.42	0.45
Education and Health Services	1.31	0.21	0.39	0.18	0.63
Leisure and Hospitality	1.27	4.29	1.48	3.48	2.55

Source: Bureau of Labor Statistics



For 2010, Teton County stands out in terms of growth achieved in the noted professional services sectors, particularly financial services and information, both saw location quotient increases in Teton compared to the other identified markets. Developing strategies to encourage further growth in these sectors should be a priority.

Table 14: Benchmark Location Quotient Trends, 2010

Industry	Grand Traverse Co., MI	Grand Co, CO	Teton Co., ID	San Miguel Co., CO	Routt Co., CO
Natural Resources and Mining	0.84	1.16	3.59	0.47	3.22
Construction	0.95	2.27	3.37	2.6	2.05
Manufacturing	0.93	0.18	0.41	0.23	0.09
Trade, Transportation, and Utilities	1.01	0.73	0.91	0.57	0.88
Information	0.94	0.2	1.05	0.82	0.55
Financial Activities	0.89	1.27	0.91	1.12	1.13
Professional and Business Services	0.58	0.36	1.09	0.52	0.59
Education and Health Services	1.41	0.22	0.33	0.33	0.64
Leisure and Hospitality	1.19	3.77	1.23	3.3	2.26

Source: Bureau of Labor Statistics

A3.3. LAND USE:

Land Types

Lands within Teton County vary from low lying areas adjacent to the Teton River to high mountain peaks in the Big Hole Mountain Range. Public lands make up 33 % of the land in the County and includes land owned by the US Forest Service (USFS), the Bureau of Land Management (BLM), the State of Idaho or Teton County. These lands are primarily forested and higher elevation acreage at the perimeter of the County and provide abundant recreational opportunities and natural resources. The foothills and valley floor are primarily privately owned and are a mixture of productive and marginal agricultural land, wetlands, riparian areas, and dry sage and grass lands. The vast majority of the human population resides here. This landscape is also excellent habitat for a diversity of wildlife including waterfowl, native cutthroat trout, song birds, and big game such as moose, deer and elk.

Existing land uses in the unincorporated county are a mix of agricultural uses, large residential parcels, residential subdivisions, and several pockets of commercial and light industrial uses.

Zoning

Land uses within the county are regulated by Title 8 of the Teton County Code. The entire Zoning Code can be viewed at: http://www.tetoncountyidaho.gov/pdf/additionalInfo/Title_08_amd_20110616_thru_20110811.pdf

Currently, there are two primary land use zones in the County, A/RR 2.5 and A20. Both zones allow agricultural and residential uses. The A/RR 2.5 (Agriculture, Rural Residential) zone's purpose is to provide opportunity for development of residential land use on marginal agricultural land and allows lot sizes down to 2.5 acres in size. The A20 (Agriculture, Large Increment Residential) zone is intended to allow agricultural activity to remain unimpeded in accordance with the right to farm act and other provisions that protect farming in the Idaho Code. The minimum lot size in this zone is 20 acres.

There are several other residential zones within the County. These zones lie within the City of Driggs area of impact and reflect the zoning designations of the City's Preferred Land Use Map.

- Residential (R-1)
- Residential, mobile homes (R-2)

There are several small areas within the county that are zoned for commercial and manufacturing uses. These zones are located along Highway 33. Commercial and Manufacturing zones within the County include:

- Retail Commercial, (C-1)
- Retail - Wholesale Commercial, (C-2)
- Wholesale Commercial - Light Manufacturing, (C-3)
- Manufacturing - Industrial (M-I)



Some wholesale / light manufacturing commercial uses may be allowed in any area of the county with a conditional use permit that includes a commercial development agreement to insure the public health, safety and general welfare and to preserve the integrity of the particular zoning district and surrounding zoning districts, and to protect the property values in the surrounding areas.

Planned Unit Developments (PUD) may be permitted in any area of the county for a development over 20 acres in size. PUD's generally require clustering of residential lots and dedication of between 50% and 70% open space. Maximum densities in areas with and underlying zone of A/RR2.5 can be up to 50 units per 100 acres and must provide a minimum of 50% open space. Maximum densities in areas with and underlying zone of A20 can be up to 15 units per 100 acres and must provide a minimum of 70% open space. Title 9, chapter 5 of the Teton County Code outlines the requirements of PUD's. The entire Subdivision ordinance can be viewed at: http://www.tetoncountyidaho.gov/pdf/additionalInfo/Title9_Amdended_20110811.pdf

As a supplement to the zoning districts, there are several overlay areas within the county. These areas are defined by an overlay map or delineated by description and are further defined in Title 8, chapter 5 of the Teton County Code. An "overlay area" overlays one or more zoning districts and requires special regulations and restrictions because of topography and geographical location, natural resource characteristics, health, safety, and general welfare issues. The following is a list of overlay areas and their intended purpose.

(AV) Airport Vicinity Overlay: The purpose of this overlay area is to ensure that the uses established in the vicinity of the Driggs-Reed Memorial Airport will protect adjacent zoning districts from excessive impact of airport related activities, and will protect the airport related activities from encroachment of incompatible uses on airport operations.

(FP) Floodplain Overlay: The purpose of this overlay is to ensure that development does not occur where it might result in loss of human life or significant property damage due to flooding, and that any permitted development in those areas is located, designed, and constructed to minimize risks to human life and property.

(HS) Hillside Overlay: The purpose of this overlay is to ensure that development does not occur where it might result in excessive erosion or put human lives or property at risk from erosion.

D. (SC) Scenic Corridor Overlay: The purpose of this overlay area is to provide a design review procedure to ensure that key roads in Teton County are sufficiently protected from unsightly and incompatible land uses.

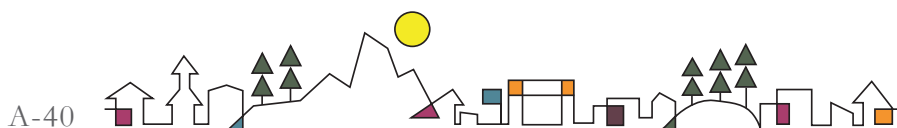
(WH) Wildlife Habitat Overlay: The purpose of this overlay is to ensure that critical wildlife habitat is protected.

(WW) Wetlands and Waterways Overlay: The purpose of this overlay area is to ensure that any development that takes place in the wetland areas of Teton County occurs in low-density patterns. It is the intent of this overlay area to make maximum use of cluster designs in residential developments in order to leave critical open space areas intact and protect the important wetland environment. It is also the purpose of this overlay area to ensure that critical waterway frontages and corridors in Teton County are sufficiently protected from encroachment of land uses that would degrade the viability of the waterway.

Land Use Data

The following data is related to current development in unincorporated Teton County as of May 2012. This does not include areas within the city limits of Driggs, Victor, and Tetonias unless specifically noted. A “lot” refers to an existing legally platted lot. It does not include lots in future phases of master planned developments that have not been through the final plat process. A “developed” lot is one with a house or other structure built on it. An “undeveloped” lot has no house or structure.

Land Use	Area (acres)	% of Total	
Total Area of County (including cities)	288,376	100 %	
Public Land (USFS, BLM, State, County)	95,923	33 %	
City Limits (Driggs, Victor, Tetonias)	4,128	1 %	
A/RR2.5 Zone	76,569	27 %	
A20 Zone	100,130	35%	
C-2, C-3, Commercial & M-1 Zone	242	0.1 %	
Agricultural Land			
Total area of Agricultural Land	148,422	51.5 %	
Residential Properties			
Total # of Residential Lots	9,290	34,850	100%
# of Developed Residential Lots	2,260		24%
# of Undeveloped Residential Lots	7,030		76%
Commercial / Industrial Properties (outside of the city limits of Driggs, Victor, and Tetonias)			
Total # of Commercial/ Industrial Lots	112		100 %
# of Developed Commercial/ Industrial Lots	21		19 %
# of Vacant Commercial / Industrial Lots	91		81 %



Building Permit Data for the Past 8 Years

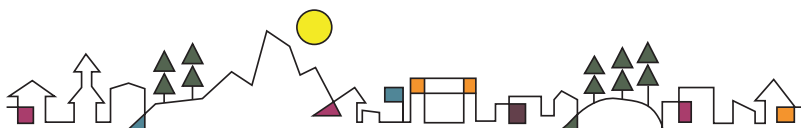
This data includes all building permits (new homes, garages, remodels, etc) issued by Teton County for each year shown.

Year	# of building permits issued in unincorporated Teton County
2004	202
2005	194
2006	338
2007	216
2008	85
2009	24
2010	18
2011	7

A3.4. SCHOOL FACILITIES AND TRANSPORTATION

Public School District 401 operates three lower elementary schools (grades K-3), an upper elementary school (grades 4-5), a middle school (grades 6-8), a high school and an alternative high school. Additionally there are two private schools, the Learning Academy and the Community School. Teton County has an unknown number of home schooled children.

	Teton School District 401	The Learning Academy	The Community School
Current Enrollment	1624 (K-12)	25 (K-8)	41
Projected Enrollment	+5-10 students by 2016	75 by 2020	64
Capacity	1800	40 (with current staff)	44
Future Facility Needs	Upgrade capacity/ facility at Victor Elementary	Larger facility needed	4 new classrooms
Projected Composition		50% K-5, 25% 6-8, 25% 9-12 + 24 preschool	25% K-2, 25% 3-4, 25% 5-6, 25% 7,8 +38 preschool



A3.5. NATURAL RESOURCES

Climate

The climate in Teton County, ID is semi-arid which is characterized by light rainfall, having from about 10 to 20 inches (25 to 51 centimeters) of annual precipitation. Average total annual precipitation is 16.02". This number includes rainfall and the rainfall equivalent of the average annual snowfall (65.2"). Record annual snowfall occurred in the 1996-1997 winter season with 184.5". Lowest recorded annual snowfall occurred in 1933-1934 winter season with 16.9".

Teton County experiences approximately 70 continuous frost free days in an average summer. Average wind speed is 9.5 mph. Temperatures reported at the Driggs Weather Station for the time period 1904 to 2010 show a maximum average annual temperature of 54 OF, minimum average annual temperature of 25.8 OF. Record high and low temperatures at the Driggs Weather Station are 98 OF and -50 OF. Monthly averages (1904 - 2010) are shown in the table below.

Table 15 – Average Monthly Temperatures (1904 – 2010)

Month	High (OF)	Low (OF)
Jan	29.3	6.1
Feb	33.8	9.2
Mar	40.2	16.3
Apr	51.5	25.5
May	62.1	33.4
June	70.9	39.9
July	80.7	45.9
Aug	79.2	43.8
Sep	69.9	36.2
Oct	57.8	27.7
Nov	41.1	17.7
Dec	31.3	8.5

Elevation

The highest elevation in the county is the summit of Garns Mountain at 9,016' and the lowest elevation, 5,080', is along the Teton River at the Teton and Madison county line. The elevations of several towns within Teton County are shown in the table below.

Table 16 - Elevations

Town	Elevation (ft-msl)
Victor	6,207'
Driggs	6,109'
Tetonia	6,047'
Felt	6,037'

Hydrology

Teton County includes the headwaters of the Teton River which begins on the south end of the valley as a meandering stream and flows north and exits the county as a mountain river within a deep canyon. The hydrology of the tributaries to the Teton River are unique in that they begin in the Teton and Big Hole Mountain Ranges with natural hydrologic features including year round flows, flashy peak flows in the early summer and low flows in the fall and winter; however, as the tributaries enter the valley, the natural hydrology is altered both by geology and irrigation withdrawals.² Thus, many of the streams in the green area of Figure 15 are significantly or completely dewatered for portions of the year. As the tributaries move to the bottom of the valley floor and closer to the Teton River, they become gaining streams and receive input from the aquifer and have higher than normal late season flows.

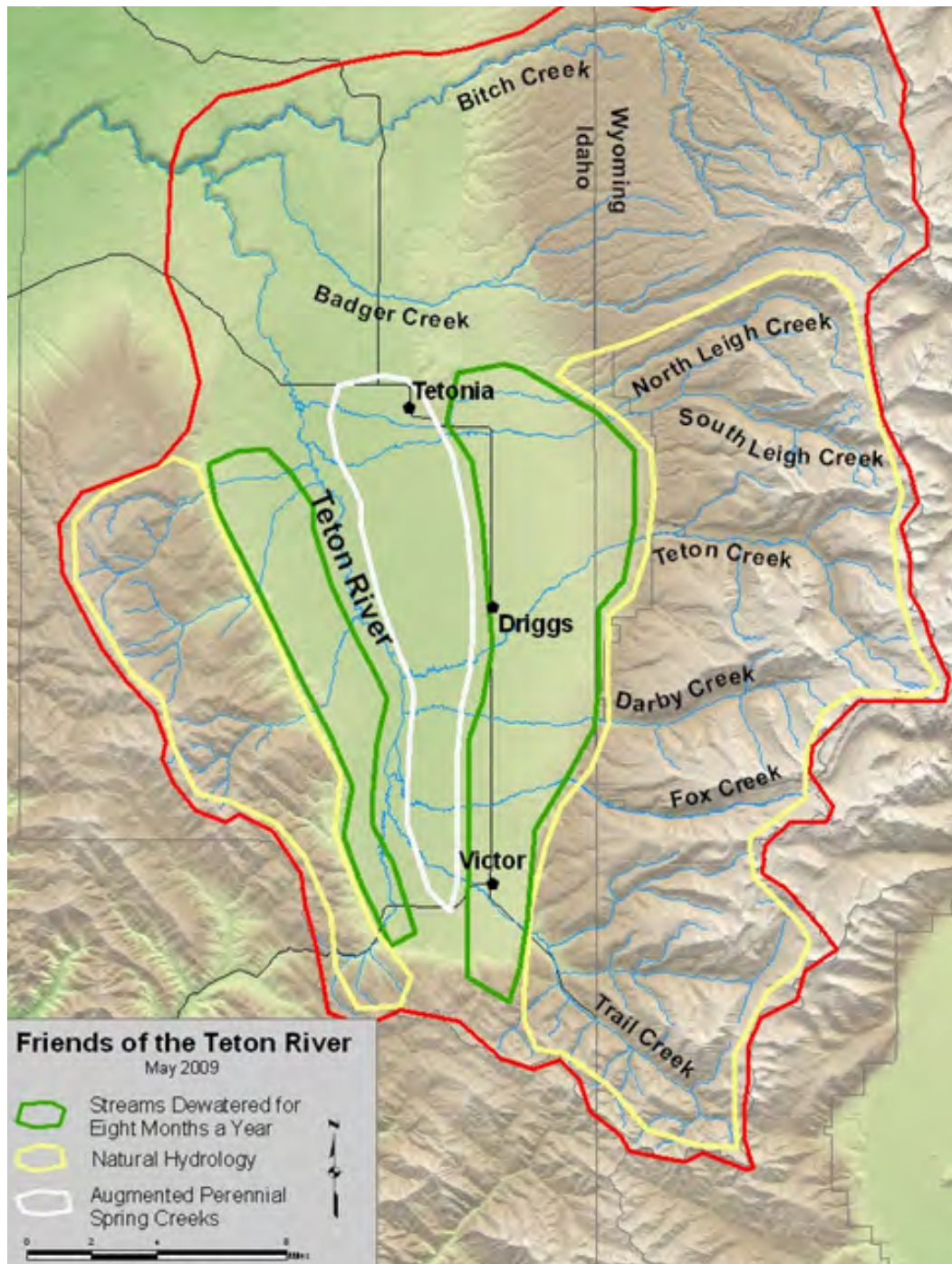
The quality and quantity of surface water in the county varies. Sections of the Teton River and its tributaries are listed as Impaired Waters under Section 303d of the Clean Water Act for sediments, nutrients, and habitat alteration. Surface water is not typically used for drinking water supply in the county but is an important resource for irrigation. Generally more surface water has been allocated than is currently available throughout Teton Basin.³

² Friends of the Teton River, www.tetonwater.org

³ Friends of the Teton River, www.tetonwater.org



Figure 16 – Hydrologic characteristics of tributary watershed



Groundwater

The Teton Valley ground water system consists of a predominately unconfined alluvial aquifer, a volcanic rock aquifer and a deep Paleozoic sedimentary aquifer. Typically, the lowermost Paleozoic rock is not considered a viable aquifer for water supply. Generally the groundwater flow direction is from the south, east and west towards the center of the valley and then northward out of the Teton Valley towards the Snake River Plain. The aquifer system is supplied by recharge from surface water irrigation, direct precipitation, and seepage from surface water features as they exit the mountains. The alluvial aquifer system as a whole possesses substantial water bearing capacity as recharge is not dependant on any single source. ⁴ There is a moratorium on groundwater development for some uses in Teton Valley. Groundwater quality is good in Teton Valley although some northern portions of the valley are included in the nitrate priority area defined by the Idaho Department of Environmental Quality.

Geology

Teton Valley is formed by alluvial deposits from the streams draining from the Teton Range on the east and the Big Hole Mountains on the west. The surface of the valley floor therefore consists of alluvial deposits and sediment which range in thickness from several feet to several hundred feet deep with shallower deposits near the Teton River and thicker deposits at the base of the mountains. The mountain ranges that surround the valley were formed during the Pliocene time and are the result of massive normal faulting. The valley has undergone periods of basalt and rhyolite flows, wind-blown loess deposition as well as glaciations. ⁵

The quality of soils for agricultural and development use varies in the valley. In general, the most fertile ground in terms of soils and microclimate is located on the northern end of the valley. However, no soil in the valley is classified as "Prime Farmland" by the Natural Resource Conservation Service. Most of the soil in the valley is a variation of silt or gravelly loam and is moderately to well suited for road construction and development in general. Areas near and within the wetlands near the Teton River and around its tributaries contain some peat type soils and are poorly suited for road construction and development. ⁶

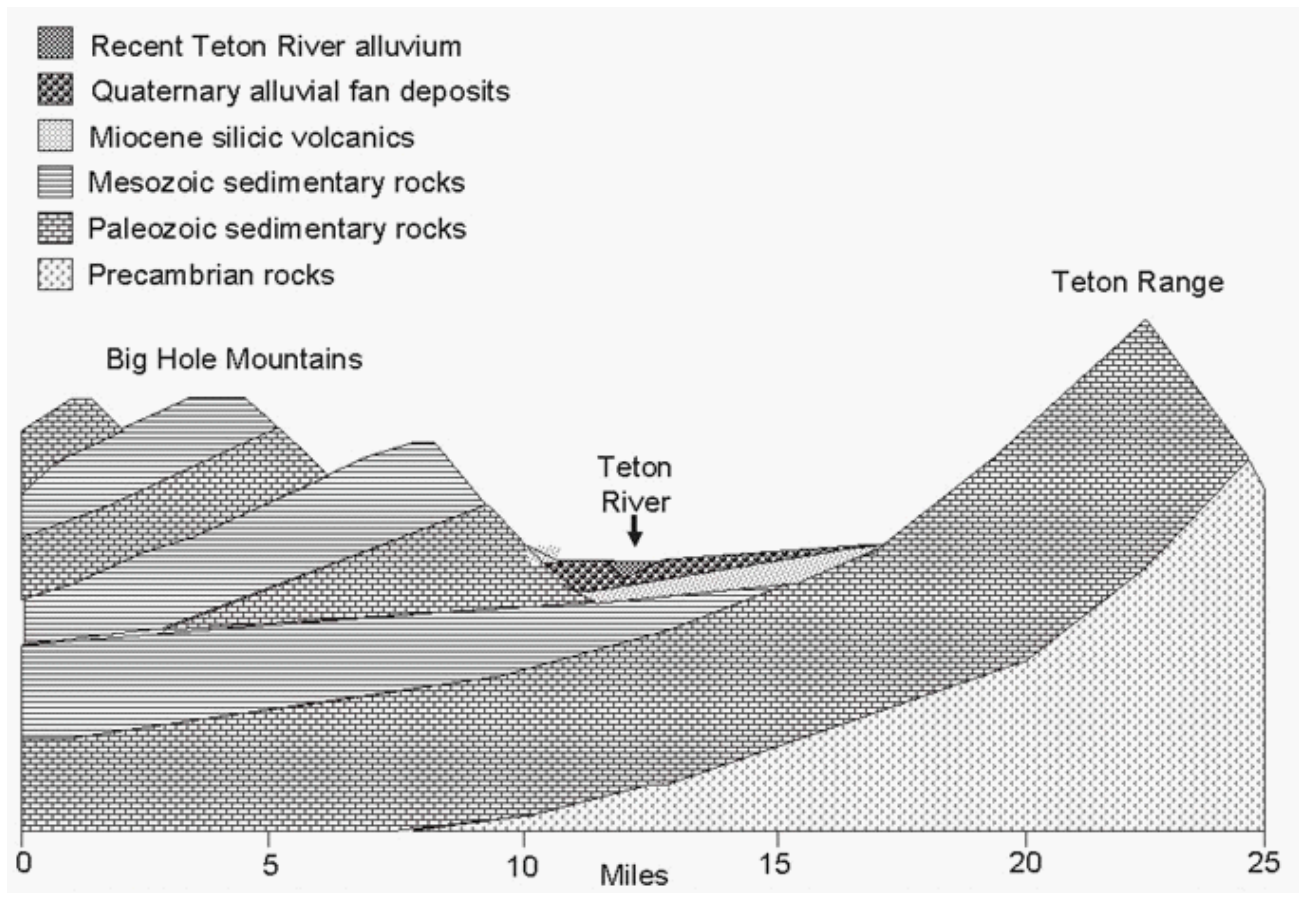
⁴ Ground-Water Model for the Upper Teton Valley Watershed, Cascade Earth Sciences with the support of Nicklin Earth & Water, Inc.

⁵ Clearwater Geosciences

⁶ Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <http://websoilsurvey.nrcs.usda.gov/>. Accessed May 5, 2012.



Figure 17 – Schematic west-east cross section across Teton Valley just north of Darby Creek.



Vertical scale is exaggerated. Compiled from basic geologic information in Kilburn 1964, Alt and Hyndman 1995, and Love et al. 2003.

Wildlife Habitat

There is a variety of existing wildlife habitat in Teton County including instream habitat, riparian habitat, forested habitat and wetland habitat. Unfortunately, much of the wildlife habitat is being threatened by scattered development patterns that

- undermines preservation of functional wildlife habitat (corridors and sensitive habitats) and productive agricultural landscapes;
- threatens water quality and fisheries;
- perpetuates the spread of noxious weeds and invasive plants through lack of management;
- strains land use compatibility (residential vs. wildlife; agricultural vs. residential); and
- creates a difficult regulatory framework for preserving water quantity and quality.

Virtually all tributaries to the Teton River are dewatered during critical periods for fish, wildlife, riparian vegetation, and water quality. Additionally, sections of the Teton River and its tributaries have experienced significant alteration to riparian (stream-side) habitat. Riparian vegetation is critical for providing bank and floodplain stability and flood protection; filtering sediment and nutrients; and for providing fish and wildlife habitat.

A3.6. HAZARDOUS AREAS

Teton County is most prone to winter storm natural disasters. Large storms, associated with strong winds can cause surface blizzards and closed roads into and out of the valley. Large snow loads also can cause avalanches across Teton Pass, closing the main road to Teton County, WY. Less likely, but arguably with more dire consequences, Teton County lies near a fault associated with the Yellowstone geothermal and earthquake activity. A large earthquake would likely close all roads in and out of the valley and cause widespread structural damage to facilities.

The majority of the private lands in Teton Valley are flat, and therefore, not subject to threats from mudslides and avalanches, we have included a map delineating the hazardous areas of Teton County (Figure X of Section A2). Approximately 21,600 acres are in the designated FEMA one-percent annual chance flood area. Teton County is part of the National Flood Insurance Program and regulates floodplain development through Title 12: Flood Damage Prevention ordinance. Sections of the Teton River and its tributaries have the potential to cause significant infrastructure damage during flood events, due to alteration of stream banks and construction of infrastructure within historic flood plains.



A3.7. PUBLIC SERVICES, FACILITIES AND UTILITIES

Water/ Sewer

It is unknown how many private wells and septic tanks exist in Teton County, but there are very few central water or sewer systems that serve the unincorporated county. The only public systems serve areas adjacent to Driggs and Victor. The few central systems located in the unincorporated county are associated with large, dense developments. All building permit applications require a septic permit as regulated by the Eastern Idaho Public Health Department. It is not clear how many additional wells the aquifer can support, nor is it clear if additional septic tanks will begin to pollute surrounding surface or ground water sources. A Nutrient-Pathogen study is required for development in areas with factors that increase the risk of groundwater contamination, the results of which might limit development based on the treatment level of the septic systems and capacity of the aquifer to dilute contaminants.

Sheriff

The Teton County Sheriff is an elected official. The sheriff's department responds to all emergency and law enforcement calls, on average, 7,500 per year. The department consists of ten law enforcement officers including eight sworn deputies and a chief deputy in addition to the sheriff. The department employs ten support staff and owns and maintains 14 vehicles.

Fire District

The Teton County Fire District responds to all calls for both EMS and Fire emergencies. The number of calls has slowly risen each year since 2007. There were approximately 500 calls in 2011 and 450 in 2010. Fifty-five percent of all calls are non-fire EMS calls. The Teton County Fire District serves the entire County's territory and all its residents. The district is overseen by three fire commissioners who are elected volunteers, the fire chief and two district chiefs, joined by a full-time administrative assistant, 17 professional, full-time fire fighters and 14 additional volunteers. The district runs three fire stations, one in each of Driggs, Victor and Teton. The district operates three Class A engines (one at each station), three tenders, three rugged engines (for wildland fire), three light engines, one long ladder engine, one medium rescue truck, one fire investigation trailer, one HAZMAT trailer, one air trailer and three command vehicles.

Solid Waste

Teton County closed their landfill and opened a Transfer Waste & Recycling Center in 2008. All county trash collected by Voorhee's Sanitation, the local trash collector, and brought by local residents is hauled to the transfer station where it gets loaded into semi trucks and hauled to the landfill in Mud Lake, ID. Customer counts for Voorhees is included in the table below. A recycling center at the transfer station recently started baling commodity materials for sale to commodity recyclers. The transfer station crushes glass and uses it as road base in local road projects. Other sorted materials such as yard waste, animal carcasses, construction and demolition debris are stored and managed onsite. A private, for-profit curbside recycling company, the RAD Recyclers, has been collecting curbside recycling in Teton Valley for over a

year. They bring commodity materials to the transfer station, or to Teton County, WY if the transfer station does not accept the material.

Customer Counts - Voorhees Sanitation

	2008	2009	2010	2011	2012
Commercial	257	271	283	291	300
Residential	1120	1264	1392	1516	1719
Roll-Off	908	424	173	138	45 Through April

Ambulance District

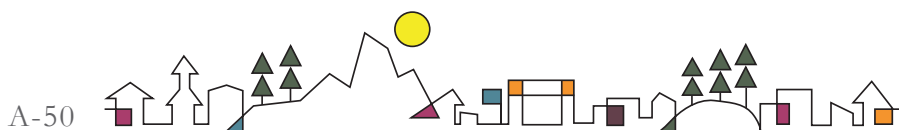
In 2011, the Teton County Ambulance District responded to approximately 500 calls, down from 600 in 2009. There is no indication that the number of calls per year will change significantly in the immediate future. The Ambulance district responds to all of Teton County and a small part of Wyoming including the town of Alta and Grand Targhee Ski Resort. The Ambulance District maintains a staff of about 20 including eight full time staff members and other part-time staff, and responders who are paid to be on-call. The Ambulance District operates three ambulances which are available for immediate response and has an additional “out-of-service” ambulance that is owned by the County and is capable of being put into service. The district also operates an SUV quick response vehicle.

Electrical Power

Electrical power services are provided by Fall River Electric in Teton County. Fall River Electric is a rural, electric co-op that is governed by an elected board of directors. Information obtained from Fall River in 2012 indicate that they have 5,170 active residential meters and 1,013 active commercial meters in Teton County. They have 220.3 miles of distribution lines which includes 2.5 miles of 46 Kv underground line, 27.6 miles of 46 Kv overhead and 22.03 miles of 115 kv overhead line. There are five substations identified as Victor (7896 S 1000W), Teton Creek (2401 Creek View Drive, Driggs), Targhee (Bates Road, Driggs), Roberts (10000N, Tetonia) and Badger (13000 N, Tetonia).

Library

The Teton County Library system has 6,392 patrons as defined by library cards. This means that this number could be under estimated as more than one family member can use the same card. There are projected to be 8,500 by 2020. The library holds 31,017 titles now, and is projected to have 46,000 by 2020. An additional library branch in Driggs is projected by 2022.



A3.8. TRANSPORTATION

County Roads

Data from 2009 indicates that there are 345 miles of roads that are owned and maintained by the County. This includes 305 miles of improved roads which are graded and drained and have either gravel or asphalt surfaces. There are 305 miles of private roads which do not include roads in the cities or highways. Within the cities there are 23 miles of roads in Driggs, 4.4 miles of roads in Teton and 23 miles of roads in Victor.

Right of way widths vary significantly throughout the County. Recently county right-of-way widths and road standards were adopted by the Teton County Engineering Department and require 60-ft standard right-of-way widths for new roads. All existing roads adopted by the county must be brought to county standards prior to acceptance.

Speed limits on county roads are generally 35 mph on gravel roads and 45 mph on asphalt roads. Per state law, if the speed limit is not posted then the speed limit is 55 mph. According to an 1986 ordinance, the speed limit within 100 yards of a farm house on a gravel road is 35 mph.

State Highways

The three state highways within Teton County include:

- SH-31 major collector 6.9 miles
- SH-32 major collector 7.9 miles
- SH-33 minor arterial 36.8 miles

All state highways are paved.

SH-31 and SH-33 are a part of the Teton Scenic Byway which runs through Teton County from Swan Valley to Victor via SH-31 and then along SH-33 west of Teton. The Byway continues on through Ashton and then on to Island Park and West Yellowstone.

The only full traffic control light in the County is located in the City of Driggs at the intersection of SH-33 and Ski Hill Road. The intersection of SH-31 and SH-33 in the City of Victor is signalized with a flashing yield and stop light.

Bridges

Bridges are distinguished from culverts if the span is greater than 20-ft. Data from 2009 indicates that there are 18 bridges in the county as listed here with their sufficiency ratings:

- Trail Creek bridge(#33020): @ E9500S (suff=65.2) structurally deficient
- Trail Creek bridge (#33025): @ Mike Harris Rd. Forest service bridge (suff= 67.6)
- Badger Creek (#33040): @ W10,000N (suff = 97) just southwest of Felt.
- N.FK. Leigh Crk. (#33045): @ N500W (suff = 96)
- N.FK. Leigh Crk. (#33048): @ N1000W (suff = 92.9)
- Teton River (Cache) (#33055): @ W4000N (suff 57.2) structurally deficient
- Game Creek (#33066): @ Old Jackson Highway (suff 97)
- Teton River (white) (#33080): @ W5750S (suff 99)
- Spring creek (#33085): @ N2000W (suff 84.7) just south of hwy 33
- Teton River (#21126): @ Bates Road (suff 100)
- S. Spring Creek (#21130): @ N3000W (suff 97) just south of Tetonia

Culvert crossings with spans less than 20-ft include:

- Badger Creek bridge at W10,000N
- Badger Creek bridge at N3000W
- Badger Creek bridge at N6000W
- Darby Creek bridge at S2000E

Airport Facilities

The Driggs-Reed Memorial Airport is the only airport in Teton County. It is located one mile north of Driggs off SH-33. It is a general aviation, community access airport that is publicly owned and open to public use. It does not have scheduled or charter passenger service nor are there any current plans to pursue charter passenger service. The airport has one asphalt runways that is 7,300' x 100'. 100 aircraft are based on the field. 2010 data shows approximately 5900 operations annually, which is an average of 16 per day. 61% of traffic is local general aviation and 29% is itinerant general aviation.



Multi-use Pathways & Bike Lanes

There are several detached multi-use pathways in Teton County. These include:

- Pathway from Driggs to Victor which parallels SH-33 – Approximately 8 miles.
- Pathway within the City of Driggs – Approximately 2 miles.
- Pathway within the City of Victor – Approximately ¼ mile.
- Huntsman Springs PUD pathway which runs along the east edge of the PUD – Approximately ¼ mile.
- Rails to Trails pathway – A state park funded program that converted the old railroad right of way to a multi-use gravel trail connecting Teton with Ashton – Approximately 10 miles
- Packed gravel multi-use pathway 5th Street to Cemetery Road East of Driggs – Approximately ½ mile
- Packed gravel multi-use pathway Corner of Ski Hill Road and 5th Street Driggs, south to the Skate Park – Approximately ½ mile
- Packed gravel multi-use pathway Corner of Ross Ave and 5th Street Driggs, north between the High School and Middle School – Approximately 1/3 mile

There are several roads with dedicated bike lanes within the County. These include:

- Ski Hill Road from Driggs to Stateline - Approximately 4 miles
- Hwy 33 through Driggs - Approximately 1 ½ miles
- 5th Street between Little Ave and Ross Ave - Approximately ½ mile
- Old Jackson Highway Shared Used Road designated for Bike share east of Victor - Approximately 5 miles

Public Transit

Currently public transportation in Teton Valley and the surrounding areas are provided by the following agencies:

Southern Teton Area Rapid Transit (START) Bus – START serves Jackson Hole WY and provides commuter services running from Star Valley and Teton Valley into Jackson in the mornings and back out in the evenings. 307-733-4521

Targhee Regional Transportation Authority (TRPTA) – Serves Idaho Falls, Rexburg, Salmon, Shelley, Driggs and surrounding areas with demand response service. TRPTA also runs inter-city routes between Idaho Falls, Rexburg and Driggs. 208-535-0356

Salt Lake Express – Runs 20 daily shuttles between Salt Lake City and Southeast Idaho with regional hubs

in Alpine Junction, Idaho Falls, Jackson Hole, Rexburg, St Anthony, Swan Valley. 800-356-9796

Grand Targhee Local Shuttle Bus – Offers public shuttle service from Driggs to Grand Targhee. 307-353-2300

Alltrans – Specializes in ground transportation, charters, privately contracted shuttle services, ski shuttles and daily shuttle services to Western Wyoming and Salt Lake City through Star Valley. Locally Alltrans provides shuttle service from Jackson Hole to Grand Targhee. 800-443-6133.

Linx (www.linx.coop/) is a transportation cooperative serving the Greater Yellowstone region. The web site lists transportation providers across 27 counties in Idaho, Wyoming and Montana. Services include trip planning and ticketing, improved marketing, route coordination and a centralized location for transportation information.

Sidewalks & Parking

Sidewalks and parking areas are mostly located within the city limits of Victor, Driggs and Teton. No data is available regarding sidewalks in subdivisions throughout the County and no public parking is provided in the County. No significant sidewalk network exists connecting the cities or leading to destinations outside of the Cities.



A3.9. RECREATION

The County does not have a Parks and Recreation District. Likewise, the County does not maintain any recreational areas except the 7,500 square foot County Fairgrounds, which is managed by a separate board of directors. Approximately 8% of the Impact Fees collected with a Building Permit application is designated to “recreation” is identified as the building of a new indoor riding arena and other facilities by the Capital Improvement Plan. There are no public swimming pools, although there are a few private pools located in subdivision developments and hotels.

The Rails-to-Trails (RTT) project is a recreational asset in Teton County. Currently, the trail connects Victor and Driggs and extends north from Tetonia to West Yellowstone. There is an effort underway to connect the section from Driggs to Tetonia of the RTT network which would be part of a Greater Yellowstone Loop that would connect Victor, West Yellowstone, Yellowstone National Park, Grand Teton National Park, and Jackson, WY.

The Teton Valley Recreation Association, a 501(c)(3) non-profit organization, provides activities for youth including soccer, basketball, little league, volleyball and adult volleyball, softball and basketball. They are also involved with the Teton Valley Ski Education Foundation, the Teton Ice Park, the Teton Basin Ice Rink, the Teton Valley Nordic Team and the Teton Rodeo Club.

The City of Victor has identified Pioneer Park as a place for recreation facilities expansion. The Kotler Arena is located in Pioneer Park with a phased plan for expansion into a fully-enclosed, full-size ice rink. The City of Driggs has dedicated 10,000 square feet of space in the City Center to recreation and envisions adding tennis courts and an outdoor pool. The two entities should coordinate locating facilities to avoid duplication and competition.

A3.10. SPECIAL AREAS OR SITES

There are some Historical Markers along the State Highway system with interpretive signs maintained by Idaho Transportation Department. There are only a few sites registered on the National Historic Registry in Teton County: the Hollingshead Homestead, Pierre’s Hole 1832 Battle Area Site, the Spud Drive-In Theater, the Old Teton County Courthouse, and the Victor Railroad Depot.

Teton Valley is known for its dramatic scenery and State Highways 31, 32 and 33 are all considered Scenic Byways. The ecological significance of Teton Valley as a component of the Greater Yellowstone Ecosystem is also significant. Teton Valley is home to big game species, song birds, water fowl, several grouse species, native Yellowstone cutthroat trout, and provides significant wetland habitat throughout the Teton River ecosystem. The valley is a resting place for sand hill cranes on their migration. The valley’s resources, including air and water, are among the cleanest in the country. The valley is truly an ecological gem.

A3.11. HOUSING

Teton County building permit data indicate a significant building boom in single-family homes in the early- and mid-2000s. The boom hit its peak in 2006 and 2007 when 294 and 279 permits were issued, respectively. In 2010 and 2011, 16 and 9 building permits were issued for single family homes, respectively. Since the crash of 2008, over \$250,000,000 of foreclosed properties has occurred. The homes that have been foreclosed are on the market at reduced prices and generally, housing prices have fallen drastically since the economic collapse. At present, there is no shortage of home supply. Most homes in the unincorporated county are single-family dwelling units. There are no identified trailer parks or multi-family housing complexes outside of the Cities' areas of impact.

According to the 2010 Census, there are 5,478 housing units in the County with a 60% home ownership rate. The median value of a home was \$294,800 between 2006 and 2010, but 2011 numbers indicate that the median home price has fallen to approximately \$200,000.

Teton County, WY has traditionally had high home prices and mid-level workers were often not able to afford to live in Wyoming. As a result, many workers live in Teton County, ID, where home prices are more affordable, and commute to Teton County, WY. As a result, during the boom, many home sites were created through the subdivision process and the unincorporated county currently holds an inventory of approximately 7,000 vacant, platted lots.

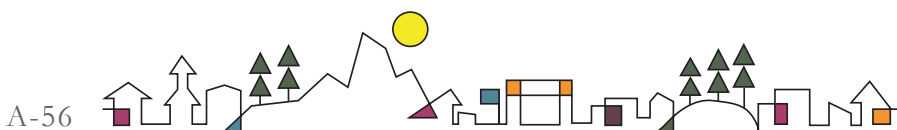
A3.12. COMMUNITY DESIGN

The entirety of Teton County is classified as rural. As such, community design priorities include maintaining the rural character of the community. These include maintaining open space and agricultural heritage, maintaining towns that encourage interaction among residents and keeping a "small town feel." Land use permitting in the unincorporated county requires a conditional use permit for most non-agricultural, non-residential uses. The conditions placed on these uses often include landscaping requirements, screening and lighting requirements. A recently-adopted lighting ordinance protects dark skies. Additional scenic corridor design standards attempt to ensure that development within the scenic corridor complies with the rural values of the community. Sign sizes and heights are limited throughout the County and design standards are set within the scenic corridor. All buildings must obtain a building permit which ensures the safety of the building, and buildings proposed in the scenic corridor are required to go through design review.

Subdivision standards encourage locating building envelopes in terrain-appropriate locations. The PUD standards require open space in an attempt to keep the rural character of the community as development occurs.

A3.13. NATIONAL INTEREST ELECTRIC TRANSMISSION CORRIDORS

Not applicable to Teton County

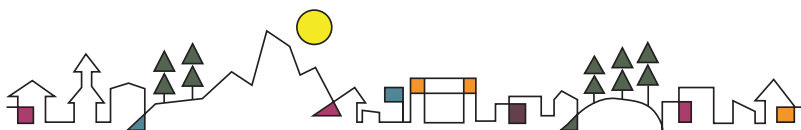
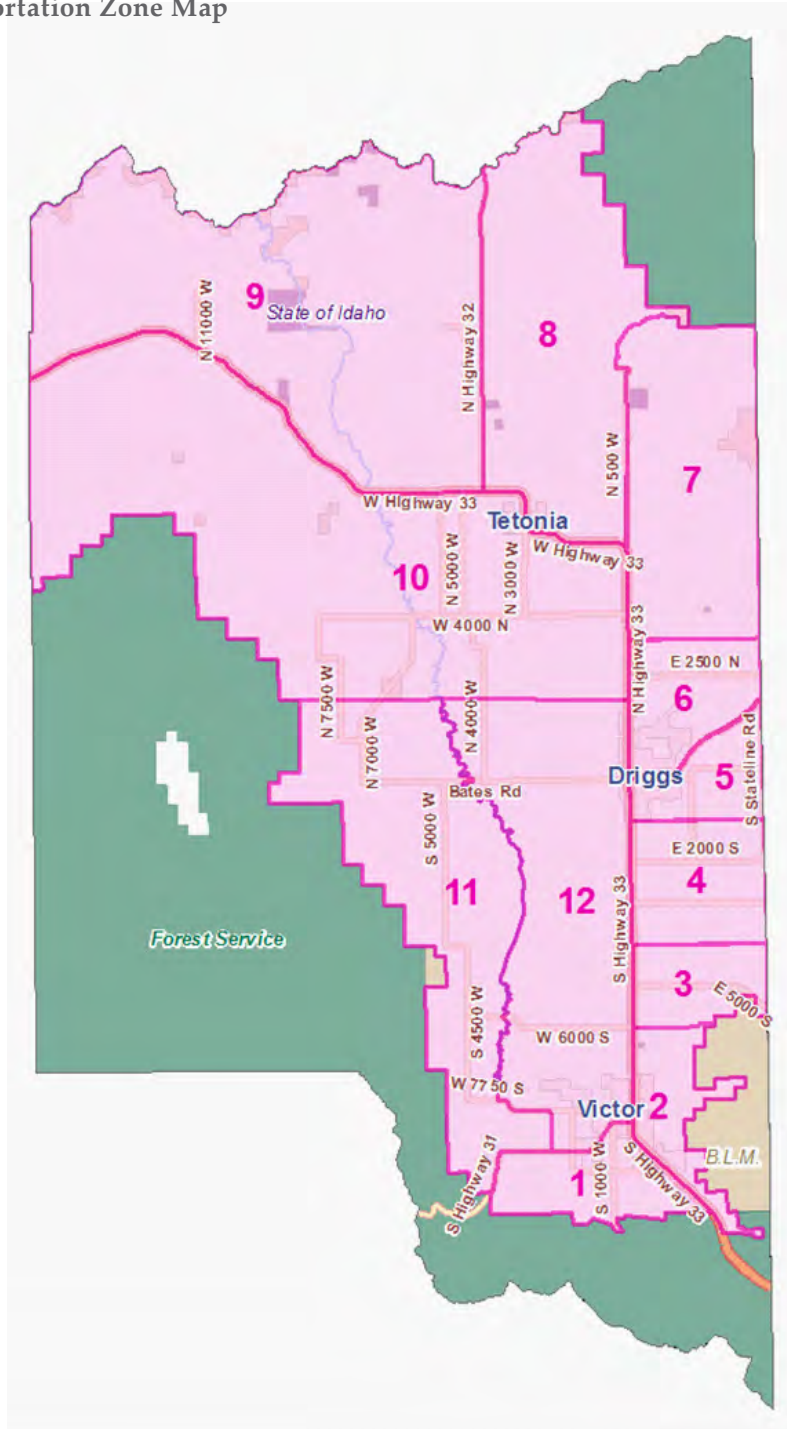


A4. TRANSPORTATION IMPROVEMENT PLAN

This section includes recommendations for traffic alleviation projects within Teton County over the next 20 years, assuming ultimately, a 100% build out. As shown in Figure 17, the county was divided into 12 Zones with each zone containing at least one Minor Collector Road. The zones are individualized by using both the major collector roads and the minor collector roads. Improvements to the minor collector roads will reduce the number of conflict points and help improve the corridor safety conditions, intersection and highway capacity, and overall travel conditions. Currently, zones 1-6 are anticipated to have the most growth but we conservatively assumed growth across the whole area, zones 1-12.

Table 17 includes the number of total parcels and unimproved parcels in each zone. Table 18 summarizes the calculations to determine the increase in estimated average daily traffic per collector in each zone. All calculations were based on the Trip Generation Manual, 7th Edition by the Institute of Engineers. A brief discussion of the strategies for each zone in order to accommodate the assumed 100% build out is explained in this section.

Figure 18 – Transportation Zone Map



Zone 1

Zone 1 is defined as the area South of Victor and bounded by State Highways 31 and 33. This zone has 66% of the current parcels developed. Currently, there are 3 roads that connect to the highway and they are all classified as minor collectors. Calculated current daily trips are 1,430 for each collector road. With an 80% build out the trips increase to 3,397 per collector road. With a 100% build out, the trips increase to 4,246 per collector road. To alleviate the volume of daily traffic, additional collector roads could be constructed and existing roads could be widened. This might be necessary if this area is an area in which development is a concern.

Zone 2

Zone 2 is defined as the area South of 6000 S and east of State Highway 33. 56% of the current parcels in this zone are developed. There are 2 minor collector roads that connect to the highway. Calculated current daily trips are 2,029 for each collector road. When the zone increases to 80% build out, the daily traffic volume increases to 3,690. When it increases to 100% build out, the volume increases to 4,613. To alleviate the volume of daily traffic, additional collector roads could be constructed and existing roads could be widened. This might be necessary if this area is an area in which development is a concern.

Zone 3

Zone 3 is defined as the area that is between 4000 S and 6000 S and bounded on the west by State Highway 33. 48% of the current parcels in this zone are developed. There are 2 minor collector roads that connect to the highway. Calculated current daily trips are 2,125 for each collector road. When the zone increases to an 80% build out, the daily traffic volume increases to 2,588. When it increases to 100% build out, the volume increases to 3,235. To alleviate the volume of daily traffic, additional collector roads could be constructed and existing roads could be widened. This might be necessary if this area is an area in which development is a concern.

Zone 4

Zone 4 is defined as the area that is between 1000 S and 4000 S and bounded to the west by State Highway 33. 73% of the current parcels in this zone are developed. There are 2 minor collector roads that connect to the highway. Calculated current daily trips are 618 for each collector road. When the zone increases to an 80% build out, the daily traffic volume increases to 1,860. When it increases to 100% build out, the volume increases to 2,326. To alleviate the volume of daily traffic existing roads could be widened.

Zone 5

Zone 5 is defined as the area that is between Ski Hill Road and 1000 S and bounded to the west by State Highway 33. 65% of the current parcels in this zone are developed. There is 1 major collector road that connects to the highway. Calculated current daily trips are 3,666 for the collector road. When the zone increases to an 80% build out, the daily traffic volume increases to 8,422. When it increases to 100% build out, the volume increases to 10,527. The major collector road anticipated traffic can be decreased by construction a minor collector road and connect it directly to the highway.

Zone 6

Zone 6 is defined as the area that is between 3300 N to Ski Hill Road, bounded by the eastern part of State Highway 33. 59% of the current parcels in this zone are developed. There is 1 major collector roads that connect to the highway. Calculated current daily trips are 8,268 for the collector road. When the zone increases to 80% build out, the daily traffic volume increases to 16,108. When it increases to 100% build out, the volume increases to 20,135. The major collector road anticipated traffic can be decreased by construction several minor collector road and connect them directly to the highway.

Zone 7

Zone 7 is defined as the area that is between 3300 N to Forest Boundary, bounded by the eastern part of State Highway 33/500 W/Rammell Mt. Rd. 75% of the current parcels in this zone are developed. There are 2 minor collector roads that connect to the highway. Calculated current daily trips are 1,459 for the collector road. When the zone increases to 80% build out, the daily traffic volume increases to 4,674. When it increases to 100% build out, the volume increases to 5,842. To alleviate the volume of daily traffic, additional collector roads could be constructed and existing roads could be widened.

Zone 8

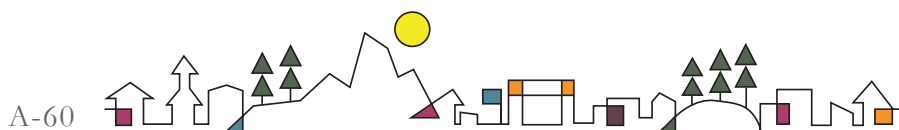
Zone 8 is defined as the area North of W. State Highway 33 and North of State Highway 32 to 500 W/Rammell Mt. Road. 69% of the current parcels in this zone are developed. There are 3 minor collector roads that connect to the highway. Calculated the current daily trips are 998 for the collector road. When the zone increases to 80% build out, the daily traffic volume increases to 2,595. When it increases to 100% build out, the volume increases to 3,244. To alleviate the volume of daily traffic existing roads could be widened.

Zone 9

Zone 9 is defined as the area that is North of W. State Highway 33 and West of N. State Highway 32. 72% of the current parcels in this zone are developed. No minor connector roads could be identified for this zone. Calculated current daily trips are 1,512. When the zone increases to 80% build out, the daily traffic volume increases to 4,318. When it increases to 100% build out, the volume increases to 5,397. In order to alleviate the volume of daily traffic, additional collector roads could be constructed and existing roads could be widened.

Zone 10

Zone 10 is defined as the area bounded by 2000 N to W. State Highway 33, West of N. State Highway 33. 75% of the current parcels in this zone are developed. There are 6 minor collector roads that connect to the highway and 1 major collector. Calculated the current daily trips are 759 for each collector road. When the zone increases to an 80% build out, the daily traffic volume increases to 2,461. When it increases to 100% build out, the volume increases to 3,077.



Zone 11

Zone 11 is defined as the area that is bounded by State Highway 31 to 2000 N, west of Teton River to the Forest Boundary. 61% of the current parcels in this zone are developed. There are 2 minor collector roads and 1 major collector road that connect to the highway. Calculated the current daily trips are 995 for each collector road. When the zone increases to an 80% build out, the daily traffic volume increases to 2,067. When it increases to 100% build out, the volume increases to 2,584.

Zone 12

Zone 12 is defined as the area that is bounded by State Highway 31 to 2000 N, east of Teton River to State Highway 33. 56% of the current parcels in this zone are developed. There is 1 minor collector road and 2 major collector road that connect to the highway. Calculated current daily trips are 2,900 for each collector road. When the zone increases to an 80% build out, the daily traffic volume increases to 5,329. When it increases to 100% build out, the volume increases to 6,661. To alleviate the volume of daily traffic, additional collector roads could be constructed and existing roads could be widened. This might be necessary if this area is an area in which development is a concern.

Conclusions

Even though none of the zones are fully developed and will all need road improvements to accommodate additional growth in the future, the current focus needs to be on zones 1-6 and zones 10 and 12 within one mile of Highway 33, as those are the zones that encourage the highest densities in the Comprehensive Plan Land Use Framework Map. Making general road improvements, i.e. shoulder width, turning lanes, and wider lanes along with adding minor collector roads to these zones will lessen the anticipated traffic volumes in these areas. Since the majority of encouraged growth is east of Highway 33, it is recommended that future road improvements incorporate north south connectivity to provide this higher density area more direct commuting routes.

Table 17 – Total Parcels and Unimproved Parcel Count per Zone

Zone	N/S, E/W Extent of Zones	Total Parcels	Unimproved Parcels
1	S. of Victor, bounded by highways	1331	883
2	S. of 6000 S, E. of Hwy 33	964	540
3	4000 S to 6000 S., E. of Hwy 33	676	323
4	1000 S. to 4000 S., E. of Hwy 33	486	357
5	Ski Hill Rd. to 1000 S., E. of Hwy 33	1100	717
6	3300 N. to Ski Hill Rd., E. of Hwy 33	2104	1240
7	3300 N. to Forest Bndry, E. of Hwy 33/500 W / Rammell Mt. Rd.	1221	916
8	N. of W Hwy 33, N. Hwy 32 to 500 W / Rammell Mt. Rd.	1017	704
9	N. of W Hwy 33, W. of N Hwy 32	564	406
10	2000 N to W. Hwy 33, W. of N. Hwy 33	1929	1453
11	Hwy 31 to 2000 N, W. of Teton River (to Forest Bndry)	810	498
12	Hwy 31 to 2000 N, E. of Teton River to Hwy 33	2088	1179
	Parcel Totals	14290	9216

Table 18 – Transportation Demand Projections

Zone	N.S. & E/W Extent of Zones	Total Parcels	Unimproved Parcels	Current Growth Rate, %	Existing Daily Trips Assuming Single Family Detached Housing Average Rate of Trips per Dwelling Unit 9.57	80% Build Out Daily Trip Projections Assuming Single Family Detached Housing Average Rate of Trips per Dwelling Unit 9.57	100% Build Out Daily Trip Projections Assuming Single Family Detached Housing Average Rate of Trips per Dwelling Unit 9.57	Number of Affected Minor Collector Streets	Minor Collector Streets Current Estimated Daily Traffic Volume, Per Street	Minor Collector Streets Expected Daily Traffic Volume, 80% Build Out, Per Street	Minor Collector Streets Expected Daily Traffic Volume, 100% Build Out, Per Street
1	South Of Victor, bounded by Highways	1331	883	66%	4,288	10,190	12,738	3	1,429	3,397	4,246
2	South of 6000 S, East of Hwy 33	964	640	56%	4,058	7,380	9,225	2	2,029	3,690	4,613
3	4000 S to 6000 S, East of Hwy 33	876	232	34%	4,250	5,175	6,469	2	2,125	2,688	3,235
4	1000 S to 4000 S, East of Hwy 33	486	357	73%	1,235	3,721	4,651	2	618	1,860	2,326
5	Ski Hill Road to 1000 S, East of Hwy 33 (1 Major Collector)	1100	717	85%	3,666	8,422	10,527	1	3,666	8,422	10,527
6	3300 N to Ski Hill Road, East of Hwy 33 (1 Major Collector)	2104	1240	59%	8,266	16,108	20,135	1	8,266	16,108	20,135
7	3300 N to Forest Boundary, East of Hwy 33/50/W/Rammell Mt. Road	1221	916	75%	2,919	9,348	11,685	2	1,459	4,674	5,842
8	North of W Hwy 33, North Hwy 32 to 500 W/Rammell Mt. Road	1017	704	69%	2,895	7,786	9,733	3	898	2,595	3,244
9	North of W Hwy 33, West of North Hwy 32	564	406	72%	1,512	4,318	5,397	Not Available	Not Available	Not Available	Not Available
10	2000 N to W Hwy 33, West of North Hwy 33 (1 Major Collector)	1929	1453	75%	4,555	14,768	18,461	6	759	2,461	3,077
11	Hwy 31 to 2000 N, West of Teton River (To Forest Boundary) (1 Major Collector)	810	488	61%	2,986	6,201	7,752	3	995	2,067	2,584
12	Hwy 31 to 2000 N, East of Teton River to Hwy 33 (2 Major Collectors)	2088	1179	56%	8,689	15,886	19,882	3	2,800	5,329	6,661
	Total	14,290	9,125	64%	49,432	109,404	136,755	28			

