

**1. What are your comments and/or ideas for enhancement of Chapter 1?**

	Response Count
	32
answered question	32
skipped question	63

**2. What are your comments and/or ideas for enhancement of Chapter 2?**

	Response Count
	28
answered question	28
skipped question	67

**3. What are your comments and/or ideas for enhancement of Chapter 3?**

	Response Count
	25
answered question	25
skipped question	70

#### 4. What are your comments and/or ideas for enhancement of Chapter 4?

**Response  
Count**

28

**answered question**

**28**

**skipped question**

**67**

#### 5. What are your comments and/or ideas for enhancement of Chapter 5?

**Response  
Count**

30

**answered question**

**30**

**skipped question**

**65**

#### 6. What are your comments and/or ideas for enhancement of Chapter 6?

**Response  
Count**

27

**answered question**

**27**

**skipped question**

**68**

**7. Generally, what is your level of support for the draft Comprehensive Plan?**

		Response Percent	Response Count
Love It!		71.7%	43
I can live with it.		10.0%	6
I don't like it.		20.0%	12
answered question			60
skipped question			35

**8. If you like it, briefly (50 words or less) tell us why.**

	Response Count
	46
answered question	46
skipped question	49

**9. If you don't like it, briefly (50 words or less) tell us why.**

	Response Count
	14
answered question	14
skipped question	81

**10. Please provide any additional feedback you have about the draft Comprehensive Plan.**

	Response Count
	47
answered question	47
skipped question	48

**11. Please fill in your contact information. Please make sure you include a phone number if you do not have an email.**

	Response Percent	Response Count
Name:	100.0%	68
Address:	69.1%	47
City/Town:	70.6%	48
State:	70.6%	48
ZIP:	69.1%	47
Email Address:	63.2%	43
Phone Number:	55.9%	38
	answered question	68
	skipped question	27

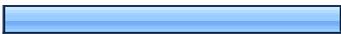
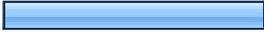
## 12. In which part of Teton County do you live or most associate with?

		Response Percent	Response Count
Felt		1.9%	1
Tetonia		14.8%	8
<b>Driggs</b>		<b>37.0%</b>	<b>20</b>
Victor		31.5%	17
Unincorporated Teton County, ID		31.5%	17
Other Idaho		0.0%	0
Alta, WY		5.6%	3
Other Wyoming		3.7%	2
	Other (please specify)		5
<b>answered question</b>			<b>54</b>
<b>skipped question</b>			<b>41</b>

### 13. How did you hear about this online questionnaire?

		Response Percent	Response Count
Word-of-Mouth		50.0%	22
Website		22.7%	10
Subcommittee Member		40.9%	18
Newspaper Ad		18.2%	8
Mailer in mailbox		15.9%	7
Email alert from an organization		40.9%	18
	Other (please specify)		7
<b>answered question</b>			<b>44</b>
<b>skipped question</b>			<b>51</b>

**14. What other Teton Valley 2020 activities have you participated in (please check all that apply)?**

		<b>Response Percent</b>	<b>Response Count</b>
<b>Other online questionnaires</b>		<b>82.4%</b>	<b>42</b>
I attended an Open House		60.8%	31
I attended a meeting		51.0%	26
I'm a subcommittee member		9.8%	5
I read an article in the paper		80.4%	41
I stopped by the Plan Van last summer		13.7%	7
I went to a meeting where there was a Teton Valley 2020 presentation		39.2%	20
I've perused drafts of committee work		37.3%	19
	Other (please specify)		7
<b>answered question</b>			<b>51</b>
<b>skipped question</b>			<b>44</b>

15. The following is a list of the committee members that have worked on the Comprehensive Plan. Each subcommittee met 13 times and the Core Committee met 17 times over the past year. The Plan for Planning committee met two times a month for about six months starting in spring of 2010. These volunteers have put in countless hours of their time to create the document that has become the Draft Comprehensive Plan. Plan for Planning (P4P) Committee Aaron Driggs Brett Cooke Dahvi Wilson Darryl Johnson Jeff Potter Kendall Jolley Kevin Owyang Shawn Hill – Chairperson Teton County Comprehensive Plan Core Committee Cleve Booker – Chairperson Dave Hensel Kerry Buxton Julie Stomper Ian Noyes Joe Madsen Gina Hickey \*Chairperson from each Sub-Committee Economic Development Sub-Committee Pete Koson – Chairperson Anna Trentadue Bob Foster Brian Gibson Hyrum Johnson John Bingham Lynda Skujins Shannon Hamby Tony Goe Wayne Maness Transportation Sub-Committee Tim Adams - Chairperson Allen Monroe Anne Callison Jack Haddox Lindsey Love Ralph Mossman Natural Resources + Outdoor Recreation Sub-Committee Amy Verbeten - Chairperson Brian Schmidt Jennifer Dustin Joanne Labelle Julianna Eby Lauren Wendt Matt Lucia Matt Mullenbach Wade Kaufman William Powell Community Events + Facilities Sub-Committee Diane Temple – Chairperson Alice Stevenson Carrie Mowrey Doug Self Erica Linnell Greg Casperson Jack Revoyr Jeff Potter Jo Haddox Lindsey Moss Marie Tyler Matthew Eagens Rural Character + Ag Heritage Sub-Committee Dennie Arnold - Chairperson Bonnie Reece Brian Ashton Bruce Arnold Jack Liebenthal Katherine Shepard Jim Douglass Sandy Mason Do you know at least one of these people?

		Response Percent	Response Count
Yes		98.1%	51
No		1.9%	1
answered question			52
skipped question			43

## 16. How would you rate your own level of involvement in the creation of the Draft Comprehensive Plan?

	This is the first I've heard of it	I've dabbled	I've participated at every point possible	Rating Average	Response Count		
	0.0% (0)	19.6% (9)	32.6% (15)	<b>37.0% (17)</b>	10.9% (5)	3.39	46
	Brief Comment					9	
	answered question					46	
	skipped question					49	

## 17. What is your perception of the level of community involvement in writing the Draft Comprehensive Plan?

	No community involvement	Some community involvement	High level of community involvement	Rating Average	Response Count		
	0.0% (0)	10.6% (5)	14.9% (7)	36.2% (17)	<b>38.3% (18)</b>	4.02	47
	Brief Comment					21	
	answered question					47	
	skipped question					48	

**18. In general, do you think the process by which the Draft Comprehensive Plan was produced was a fair process?**

	Not fair at all, biased		Neutral		Absolutely Fair	Rating Average	Response Count
	10.2% (5)	10.2% (5)	4.1% (2)	18.4% (9)	<b>57.1% (28)</b>	4.02	49
	Brief Comment						16
	answered question						49
	skipped question						46

**19. Is there anything else you would like to tell us about the Teton Valley 2020 process- the process by which the Draft Comprehensive Plan was created?**

	Response Count	
	25	
	answered question	25
	skipped question	70



**Page 2, Q1. What are your comments and/or ideas for enhancement of Chapter 1?**

1	Excellent overview of the 2020 process and acknowledgement that we NEED a plan moving forward given that past lack of regulations got us into a property glut.	Jun 5, 2012 12:40 PM
2	I just want to stress that I support increased environmental protection and recreational opportunities that are in line with those protections.	Jun 5, 2012 6:25 AM
3	I think the committees are a good reflection of our community's values.	Jun 4, 2012 12:42 PM
4	As an economic development subcommittee member I find this first chapter very negative. I have read numerous comp plan's from other communities, they do not dwell on the past, a comp plan is a plan for the future, be positive. I work with the TVBDC, the comp plan will be a tool for new business to review, what business would want to relocate into Teton Valley with such a negative overview of the county? I feel Chapter 1 divides the "community" (who ever the community is) from the ranchers/farmers. I thought the purpose of this plan was to bring the Valley population together. It certainly does not. There is also too many negative sentences that say the old Comp0 Plan from 2004 to 2010 , doesn't work or is laden with controversy from its adoption. Please be positive!!!!!! Chapter 1-1 para1 - take out-doesn't read right "with wildlife from sandhill cranes to grizzlies" Chapter 1-1, para 1 - take out-demeaning, "meager living" Chapter 1-1, para2, sent.1 - take out-very negative	Jun 1, 2012 1:38 PM
5	Since the survey that was used to choose the top five categories of interest or concern in the valley was not representative of property owners or tax payers only, then it becomes in fact a wish list for many. Most of us don't get what is on our wish list.	Jun 1, 2012 12:01 PM
6	Maintain our roads we have know	Jun 1, 2012 11:46 AM
7	I agree with what Las Green said so I don't really have any substantitive changes for it.	Jun 1, 2012 11:34 AM
8	i like it and think its balanced reflecting the vast majority of our residents.	Jun 1, 2012 9:17 AM
9	Page 9-the paragraph that sums up the past failures with the old comp plan is spot on. As such, I feel the new comp plan needs to lay out guidelines for development that are encourage growth closer to urban centers and discourage high density growth further away from urban centers.	May 31, 2012 3:18 PM
10	I like the line that says respect private property rights and that should be the overall goal of this plan. From the information I have seen if you own property where certain individuals think is appropriate for development that is fine. But if it isn't your right as an owner is not respected. I also do not agree with the line that we preserve recreational opportunities for all users. If your ground is on "recreational ground" shouldn't your right be preserved to use the land as you see fit to benifit you and your heirs. 1-9 also says these are tools for the greatest beneficial impact on the valley. Who decides the greatest benefits the people who own the least amount of land should not tell the landowner with the most what he or she can do just are to location of the property.	May 31, 2012 3:08 PM
11	I am comfortable with chapter 1 but I can see that if you were unfamiliar with the language of smart growth and thinking into the future that this would sound	May 31, 2012 12:48 PM

**Page 2, Q1. What are your comments and/or ideas for enhancement of Chapter 1?**

	scary.	
12	Very nicely done.	May 31, 2012 12:14 PM
13	-I'm glad you recognize that mistakes have been made with land use and development in the past. -I also am happy to see that you emphasize that this comes from a large community of volunteers, therefore it DOES reflect a large segment of Teton Valley, despite what the vociferous minority is claiming. -It is also a useful reminder that we are legally required to have this.	May 31, 2012 12:07 PM
14	Thank you for endeavoring to eliminate some of the "buzz words" and other incendiary terminology that are seen as divisive.	May 31, 2012 11:58 AM
15	none	May 31, 2012 11:27 AM
16	the plan is well thought out.	May 31, 2012 11:10 AM
17	no additional suggestions	May 31, 2012 10:46 AM
18	excellent	May 31, 2012 10:03 AM
19	<p>These are some of my points of comments and or ideas for Chapter 1: It is stated that a survey of 700 people was taken to receive the input of the Comp. Plan. Teton County as of 2010 Census population count was 10,170. This survey does not even cover 10% of the populations views of values. I do not feel that this is an accurate overview of the desires of those living in Teton County. In the the first paragraph of Chapter 1 it states, "To many new residents, Teton County, Idaho is an undiscovered gem..." and then further it states, "To those whose families homesteaded in Teton County in the late 1800's, it is a place where generations of hard work created a solid home, tight knit families and a meager living by farming and ranching the land." Why the separation? As for the current Comp. Plan I think that it is still relevant, there are things that we need to learn from it, and use and apply. Why go from ground zero? Yesterday as I attended the open house it was mentioned multiple times that there has been lots of time and money put into the proposed Comp. Plan. True, yet the Comp. Plan from 2004 had lots of time and money put into it, just to have it "no longer relevant". Please remember, "Fix it up, wear it out, make it do, or do without." If this is mandated by the State then we should do with less, rather than more. I really feel that in planning for Teton County we are missing most important fact - The Family. When this draft is looked at have we looked at it as a help for the Family. What is needed for the Families here in Teton County? What will help sustain them? The true growth and continued growth will come from us working for the Families of Teton County, with long range goals to promote them, sustain them, and encourage them. In the final paragraph of Chapter 1 it reads, "Perhaps the most important piece of the Plan is an outline of steps needed to move the County towards our Vision." Again I will state that "our vision" is not OUR VISION with less than 10% of the County being surveyed and even less than that on the committees. I know you have done much, but it has not been enough, to see the needs of ALL. As you move forward now that much of the opposition to this draft Comp. Plan comes because you are moving, and affecting many more than those who have had input. This is not for the WHOLE of the County, it is for a few.</p>	May 31, 2012 8:37 AM

**Page 2, Q1. What are your comments and/or ideas for enhancement of Chapter 1?**

20	Have to come together as one group with this plan.	May 30, 2012 3:50 PM
21	Remain true to the challenge of a neat direction	May 30, 2012 2:04 PM
22	Land use planning regs are required by law and can be traced to medieval europe, when the concept of private ownership was evolving. In our country, foraml regs date tot he 20's and have withstood Supreme court challenges. In our community, it is clear that life has changed: land ownership, use and population growth have all contributed to a more complex environment. With all that considered, any argument against strong planning regulations are ludicrous.	May 30, 2012 12:47 PM
23	Why do we need it. Plan that tells us where we are going. Plan allows the choices so that is good. The participation of large landowners and farmers are important. Rural committee had this. No matter how big or small, everyone has a voice. Property rights are important.	May 30, 2012 12:07 PM
24	No changes	May 30, 2012 11:38 AM
25	important to keep zones of agriculture and wildlife open and development densities down.	May 30, 2012 9:57 AM
26	The thing on the sticks is very good but understand the bundle of sticks are a lot larger that the land owner has than what the public have. I was to the public input meetings and one thing that was brought up at the one especially in Tetonia was the property rights was way more important than what the plan states for economics 101 is if no one wants a product then we need to produce one they want. If we really want economic growth we need to be able to develop in areas were people want to live in a way that is tasteful to the rest of the valley	May 30, 2012 8:56 AM
27	When talking about the economy I like the idea of "resilient" rather than stable. There are many mentions of "rural character and heritage" but not specifically agriculture. If the goal to make the plan super clear with no room for various interpretations, I think it should be more specific as main goal to "support agriculture (culture and economy) in TV." Or "Protect Local Farming" This sentence should be highlighted "This guidance is intended not to impinge on future development but to protect it."	May 30, 2012 8:37 AM
28	Generally, if believe the draft plan is long on political visions and shorter on specifical strucutral goals for achieving and efficient infrastrucutre (services) while protecting the environmental and economic goals. It is a question of style, and the drafters have chosen a visionary style that seems more in tune with a marketing doucment rather than a technical -- albeit futuristic -- effort to lay down planning related concepts.	May 29, 2012 4:45 PM
29	This is a very broad based plan, but also very vague in how to reach the goals or pay for them! "provide quality facilities, services and activities"--so, we have quality water and sewer in the cities, but they are very expensive. How about making these dreams AFFORDABLE! "Brand and Market TV"-- branding and marketing are largely overblown bullshit sold to hopeful people by salesman, who hope to reap big bucks for their effort. Branding and marketing Teton Valley will make any hope of an affordable housing program quite impossible! We don't need another boom, we need to slowly grow our way out of being too provincial for our own good. " Recreation district" = new taxes and regulation--	May 28, 2012 11:16 PM

**Page 2, Q1. What are your comments and/or ideas for enhancement of Chapter 1?**

use the natural feature we already have, avoid the built environment!

30

Great!

May 26, 2012 9:12 AM

31

Under the "We will strive to" part of Chapter 1 a statement should be added regarding creating vibrant, pedestrian friendly cities. The cities should be where people live and work. People living outside the cities should be those needing larger acreages for farming and ranching activities.

May 25, 2012 2:14 PM

32

None except to never miss an opportunity to explain the genesis of this giant, two-year effort. Always explain the origins of Teton Valley 2020, the P4P, all the different surveys, the block parties. etc. By my count, Teton County has hosted over 13 open houses for the Comp Plan - that is significant!

May 24, 2012 9:04 AM



**Page 3, Q2. What are your comments and/or ideas for enhancement of Chapter 2?**

1	Thanks for sticking to facts like the Idaho code that mandates we DO have a comp plan and the data collected from surveys indicating that the majority of people supports planned growth. I think you have done a great job a honoring different voices and compromising where possible while not giving into to radical voices that think regulation is a dirty word.	Jun 5, 2012 12:41 PM
2	As a homeowner that has seen my property value plummet to 1/5 th of what I paid for it. I have paid the price for over development and I support restricted development in the future.	Jun 5, 2012 6:27 AM
3	I whole-heartedly agree with the specific details listed in Ch. 2, pages 2-5 to 2-9. Teton Valley needs a plan for the future and we cannot go the same route that we did with the lack of specifics in the last Comp Plan.	Jun 4, 2012 12:48 PM
4	p 2-8 Add at Top: Private property rights are not absolute. They do not allow uses that substantially spill beyond a property such as to diminish the enjoyment of life or the value of nearby property. Likewise, external uses may also enhance private property without market compensation to the contributor, thereby constituting property values. Accordingly, individual activities that generally interfere with or contribute to the property rights of others-including collective relating to public health, safety, peace or welfare-are typically regulated as private property rights. Add at Bottom: Thus, external, spill-over effects justify regulations that maintain view corridors, protect natural resources, preserve rural character, or prohibit incompatible development projects.	Jun 1, 2012 12:28 PM
5	In the bundle of property rights, where is the right to subdivide? To say that these zoning restrictions or ordinances follow the need or right to preserve the public health, safety, morals and general welfare is untrue and extremely misleading.	Jun 1, 2012 12:03 PM
6	private property rights are taken away with all the laws (regulate-regulate-regulate)	Jun 1, 2012 11:47 AM
7	Pretty much agree with what has Green said here as well. I think it is such a shame we had so much out of control development with so many subdivisions having Green made.	Jun 1, 2012 11:35 AM
8	This valley was founded with farms & "churches", and that isn't included in the draft. It needs to be part of the future.	Jun 1, 2012 11:14 AM
9	like it	Jun 1, 2012 9:24 AM
10	Page 25-I wholeheartedly agree that rampant subdividing the land into many small lots will not help the greater good of the county at all. I support regulation/zoning to prevent large tracts of land being subdivided into 2.5 acre parcels. Page 28-I agree with the last line on the page stating that regulations should maintain view corridors, protect natural resources, preserve rural character and prohibit incompatible development. This sentence also has the word protect at the end which should be edited out so the sentence makes sense.	May 31, 2012 3:49 PM
11	I see world class recreation center in chapter 2 but the bottom line is money who is going to pay to keep some of these areas recreational. I have seen the areas	May 31, 2012 3:18 PM

**Page 3, Q2. What are your comments and/or ideas for enhancement of Chapter 2?**

for motorized vehicles shrink every year so it seems that recreation is catering to a certain type of recreation not to all. Instead of focus on the National geographic think what is here currently & what is done to help all businesses just not the recreation. What is being to help those that own the open space keep it open. Taxes and groups that buy the development rights is not helping those that have land keep it open. More regulations on what anyone can do with their land is not the answer.

12	from my perspective - fine	May 31, 2012 12:55 PM
13	Very nicely done. But some comments: 1) Pg 2-5, last sentence: 'This guidance...' It is unclear what "This guidance" refers to. Perhaps instead state: "This Comprehensive Plan ...." 2) Pg 2-7, legend: red and yellow should be transposed. 3) pg 2-9: This Table and the introductory sentence above it aren't assisting me in understanding property rights. The previous discussion on pg 2-8 is perfectly clear. I'd revise pg 2-9 to make it easier to associate pg 2-8's description with the following Table etc on pg 2-9.	May 31, 2012 12:26 PM
14	-Potentially useful to mention that TC, Idaho has 80% (?) private land, versus a place like TC, Wyoming with 12% (??). Point being we have a lot of unique challenges with so much private land to manage. -Very good outline- thank you!	May 31, 2012 12:11 PM
15	It appears that those most concerned about "property rights" have been well-represented in this revised version.	May 31, 2012 11:59 AM
16	I thought the discussion of property rights very important. We must remember that property rights are not the unfettered ability to use you property, and that neighbors and the community at large are affected as well. The decline of my property values because of overdevelopment is an important example,	May 31, 2012 11:30 AM
17	Page 2-8: Property Rights The county has an "obligation" to regulate land use... The entire implementation of the comp plan has created emotional warfare on the citizens. Words like "obligation to regulate" does not sit well...with the incredible knowledge of our elected officials and volunteers serving its citizenry can't we use a better "balance" of words?	May 31, 2012 11:04 AM
18	I am supportive of the county's right or need to regulate land use through zoning. I believe the future of Teton Valley depends upon protecting its natural resources, its scenic and recreational values, and its rural quality of life. To do this, it is critical that rural lands are protected and wildlife habitat is preservation.	May 31, 2012 10:52 AM
19	good summary of the issues	May 31, 2012 10:03 AM
20	When thinking of the Future it is imparitive that we don't place our desire on others. We can only change ourselves. Thus if we have individually have weakness only individually we can strengthen them. I feel than in Chapter 2, the draft is looking to the future to control, change, and manage individuals. If there is "noxious weed" problems that is the land owners responsibility. If a land owner wants to subdivide that is there choice. Give the responsibilty to the land owners, don't control, manage, or change thier rights.	May 31, 2012 8:53 AM
21	Think tough for the future generations rather than totally in present	May 30, 2012 2:06 PM

**Page 3, Q2. What are your comments and/or ideas for enhancement of Chapter 2?**

22	The unplanning of our recent past has threatened our "Golden Goose." It also has contributed to many issues related to quality of life and fiscal challenges. Communities that preserve and protect their assets are and will be more valuable as they are better places to live and work.	May 30, 2012 12:50 PM
23	"somewhat flexible regulatory environment" on pg 25 is laughable	May 30, 2012 11:41 AM
24	None for specific language. It is an explanation of why communities have comprehensive plans and some of the background demographic and economic factors that shape the Valley's problems and prospects. I see it as not part of the Plan per se.	May 29, 2012 4:50 PM
25	On page 2-7, it seems like the captions for the red and yellow subdivisions are switched.	May 29, 2012 1:50 PM
26	p.24 I was disappointed at the water quality here. I would not call it clean-- not for a mountain town. It is more like the water I grew up with in Kansas-- highly treated because of agricultural runoff. p27 The map was hard to look at online.	May 26, 2012 9:34 AM
27	Sounds good. I like that it is clear that property rights are limited - that they cannot be viewed in isolation.	May 25, 2012 2:21 PM
28	The irony with the map on page 2-7 is that there are many other distressed subdivisions than what is shown here. These are just the paper plats and incomplete subdivisions. There are many others developments like Blue Indian, Pitchfork, The Highlands, Luck-E-Leven Estates, Sky View, Valley View, Wydaho Ranch, Horseshoe Meadows, Game Creek Meadow, Obsidian Meadows, Black Pine, Carsons Crossing, Chilly Water, Double F Ranch, Horse Haven, Leigh Meadows, Lupine Meadows, Madeline Meadows, Mountain Ridge, Southern Sky, and The Highlands, all of which do not have a single home built in them. I would categorize all of those as distressed too.	May 24, 2012 9:12 AM



**Page 4, Q3. What are your comments and/or ideas for enhancement of Chapter 3?**

1	I wish there were pictures of skiing included. Skiing is a huge part--and only real driver--of our winter economy. Yes we want to show pictures of the beautiful mountain ranges and old Teton Valley farming families who have helped shape some of the culture here, but the ski industry and it's tourist based economy have ALSO shaped the economy and lifestyle of a huge portion of the valley.	Jun 5, 2012 12:44 PM
2	I feel like my input was always asked for and I contributed my thoughts. I don't have any ideas for enhancement.	Jun 5, 2012 6:30 AM
3	Good overview of the tremendous outreach methods. However, the social media (facebook) and even web site outlets were not kept up-to-date or posted in a timely manner.	Jun 4, 2012 12:50 PM
4	I think it was a very poor effort and a poorly worded survey, looking for the outcome that it got. When no one has to sign their name to something, or address, who's to say how many times they vote. (very unprofessional and unreliable)	Jun 1, 2012 12:09 PM
5	economic development not enough ground mapped in comp plan to support business.	Jun 1, 2012 11:48 AM
6	I like how the plan was developed. Feel it was an inclusive model and hopefully turns out better than the last one.	Jun 1, 2012 11:36 AM
7	I think there are some things that are missing from the public input periods. I don't think everything was included.	Jun 1, 2012 11:15 AM
8	no comments	Jun 1, 2012 9:24 AM
9	I feel that this process is beginning to become subject to special interest groups that have only been involved for a year or two. It does not consider the vision that was in place 20 years ago.	May 31, 2012 3:21 PM
10	this is tough. Out reach to people who are against or clueless about the plan it tough. In someways the more recent uproar among those who don't want regulation or the Comp plan changed at least has got their attention. Now the challenge is how to move forward with real information and understanding to come to a conclusion that benefits the Valley.	May 31, 2012 1:03 PM
11	Very nicely done.	May 31, 2012 12:27 PM
12	-Thank you for the online option to comment on the plan. Very helpful for those of us who travel a lot for work, were not able to make meetings, etc.	May 31, 2012 12:12 PM
13	I am glad to see person outreach plays a major part of the strategic implementation plan. The "plan van" is clever!	May 31, 2012 12:00 PM
14	none. Thanks for the hard work.	May 31, 2012 11:30 AM
15	I believe the planning process was inclusive and allowed residents ample opportunity to participate and comment. It's challenging to bring together diverse opinions and al applaud the efforts the county has gone to to try to develop a plan that represents a diversity of opinions. I view the comp plan as a guide in future decision making.	May 31, 2012 10:55 AM

**Page 4, Q3. What are your comments and/or ideas for enhancement of Chapter 3?**

16	Excellent the outreach has been extensive and inclusive.	May 31, 2012 10:06 AM
17	Chapter 3 comments are much to the same as Chapter 1. 7.3% of the population is not enough to get though information. There is no metion of Family in the Communtiy Plan. There will be no teens if the family is not planned for, promoted, or protected. Enhancements for Chapter 3 would be that Teton County will promote the well being on families, economicly, emotionally, and for future growth of families. Without families there will be no responsibilty, respect, or readiness for the future. Families are the center of our County.	May 31, 2012 9:02 AM
18	Keep the Vision in constant display and use	May 30, 2012 2:07 PM
19	Everyone has had a chance to contribute to the plan either by particiapating on committee and/or completing surveys, offering input at meetings, etc. There is nothing unfair about the process.	May 30, 2012 12:52 PM
20	no changes	May 30, 2012 11:43 AM
21	This sentence should be highlighted "This guidance is intended not to impinge on future development but to protect it."	May 30, 2012 8:38 AM
22	More marketing, but not any part of the Plan itself.	May 29, 2012 4:51 PM
23	I did fill out a postcard-5 things that are important to me- at an event, but somehow I missed the survey.	May 26, 2012 9:36 AM
24	Sounds good as well. There are thousands of people who never weighed in though - but they feel that by electing commissioners who are for "smart growth" that they should not have to spend the time filling out surveys, etc. I have heard many a comment such as "that is why I voted Kathy Rinaldi into office."	May 25, 2012 2:24 PM
25	Can you make the font on page 3-7 bigger so it's easier to read about all of the outreach events?	May 24, 2012 9:14 AM



**Page 5, Q4. What are your comments and/or ideas for enhancement of Chapter 4?**

1	<p>--Not sure how I feel about "small scale manufacturing" along the highway unless it does not negatively impact the tenants of the scenic corridor. --I support beautifying the downtown core --Love the goal of having local transit (bus system). --Like the valley-wide trail system --I LOVE the idea of having a recreation center but it's ridiculous to have one in both Driggs and Victor. --I think the following sentence could set you up for failure "Develop a means to compensate private property owners for large parcels of open space that benefit the community". It makes it seem like that will be a given. Perhaps "Explore" a means is more realistic because sometimes we should ABSOLUTELY compensate private landowners and sometimes NOT! It just depends on the situation so it's not a guaranteed compensation.</p>	Jun 5, 2012 12:55 PM
2	I think this is great.	Jun 4, 2012 12:53 PM
3	<p>The guiding principles, benefits, and opportunities in the transit section were very well done. I would like to comment on transportation Goal T.2, Policy 2.2 which describes 'capitalizing on funding opportunities'. The Community Transportation Association of Idaho (CTAI) facilitates the I-way process, by which all rural FTA dollars are allocated within Idaho, and Teton County more specifically. As a part of that process, CTAI publishes a Local Mobility Management Network Plan (LMMN Plan) on an annual basis. This plan is derived from a similar grass-roots approach. Among other things, it contains all the eligible mobility-related projects that might be funded through FTA dollars in Teton County, which resides within LMMN 6B. Each January, the plan is released to solicit applications for projects, or services. A local coordination council then reviews those applications and decides which strategies to fund, and which entities to contract with to fulfill those strategies. Because it is a competitive solicitation each year, it is not the case that having a strategy in the plan ensures funding. But having a project that is not described in the plan, ensures that it will not be eligible for consideration in the annual process, as well as the periodic discretionary grants that come along a few times per year. I see several opportunities within this comp plan to add strategies to the LMMN 6B plan, to assist with the County's goals. The I-way process currently funds services under Goal T.2, Policies 2.4 and 2.5. In order to assist with Goal T.2, Policy 2.2 - I see the opportunity to add strategies to the LMMN 6B plan for Goal T.1, Policy 1.5, Goal T.2, Policy 2.1, and Goal T.3, Policies 3.2 and 3.4. There may be others as well, but I would be happy to meet with the transportation subcommittee to discuss included these elements in the LMMN 6B plan as well as potentially referencing elements of the LMMN plan within this chapter of the comp plan as appropriate.</p>	Jun 1, 2012 1:50 PM
4	<p>4-7 Promote development for pedestrian &amp; bicycle friendly. What about horses, 4 wheelers, motor bikes, other modes of transportation. We seem to be caught in a rut of focus only on 2 types of transportation</p>	Jun 1, 2012 1:45 PM
5	<p>Map on wall is different from map in document. what is the map that the committee came up with? (transportation) Where is the Goal that puts State Line crossing South Leigh. "Cooperate with State of Wy to restore crossing across S. Leigh Creek" - Implementation. Existing Rail to Trail not on map (w side of Hwy 33) - why new path to E of Hwy 33? Why is Packsaddle (E of 33) a priority upgrade?</p>	Jun 1, 2012 1:30 PM
6	p 4-7 need to protect transportation corridor. Need a transportation map in	Jun 1, 2012 12:29 PM

**Page 5, Q4. What are your comments and/or ideas for enhancement of Chapter 4?**

transportation plan

- |    |   |                       |
|----|---|-----------------------|
| 7  | well maintained roads are needed before any pathway & bike paths are built and maintained. No pathways around mt's & on the river "this is not conserving nature. Teen friendly -recreation center - swim pool these are good and should be a commercial venture NOT ON TAXES   | Jun 1, 2012 11:50 AM  |
| 8  | Forest trail connections on map. Feel it should show connections - Teton springs _grove Creek - Moose creek - Mike Harris but maybe I dont understand why there not included. Like the pathways in transportation especially. In general support all the recomendations & vision statements in the plan.  | Jun 1, 2012 11:39 AM  |
| 9  | I think that the future is important and I would love to have my children come back here to live. The way this is restricting things, they will not be able to do so..  | Jun 1, 2012 11:17 AM  |
| 10 | like it.  | Jun 1, 2012 9:25 AM   |
| 11 | Very nicely done, except Youth Sub-com Vision (Not as professionally done as the others, understandably perhaps. Two Youth Sub-committee Visions shown. Duplication??) Some other comments: 1) Not sure I understand or agree with the "key destinations" shown on each map. E.g., pg 4-4, why are the Big Hole and NE Teton range listed as key destinations? why isn;t Rexburg listed since many (bldg) supplies can/do come from Rexburg? And pg 4-12, why is Targhee and Jackson listed as key destinations instead of Rexburg (maybe IF too), esp if much projected farming/ranching is to be done in north county? Don;t understand listing of Targhee at all. 2) pg 4-6: Pathway in dotted blue SE of Driggs is not on the Framework map. I.e., no pathway should be shown along S1000E from E3000S to Driggs. | May 31, 2012 12:47 PM |
| 12 | -It would be nice to know that if/that the Comp Plan is including incentives to investors, developers for the development of economic opportunities like higher education facility, research firms, retreat centers, summer camps, alternative education/boarding schools, etc (Example- there are multiple successful boarding schools based on outdoor education and/or farm work. Why not here? Why does Jackson have all the biotech firms?) Things that bring in outside investors. Tourism isn't enough. Or that the Comp Plan includes wording such as in the Community Events and Facilities, such as explore economic development options like courting outside investors... -   | May 31, 2012 12:21 PM |
| 13 | In general, I believe these goals are lofty yet attainable; I appreciate the diversity of ideas contained in the over-arching vision -- inclusive and respectful.   | May 31, 2012 12:03 PM |
| 14 | As Mayor of Driggs, the overarching goal of my work is development of our economy. I see parks, streets, recreation, natural resources all through the filter of economic development. Establishing "a vibrant, diverse and stable economy" is my goal, and I'm glad to see it at the top of your list on p.4-3. I think the visions listed below are all important components of how we meet the first. Economic Development: I would emphasize: "Create a hospitable and attractive environment for businesses and visitors". Protecting natural resources, developing parks and recreational facilities, good multi-modal transportation, and having good land use patterns all fall under this category. Improving education is also key to our economic future. While we should protect our resources, I         | May 31, 2012 11:52 AM |

**Page 5, Q4. What are your comments and/or ideas for enhancement of Chapter 4?**

don't believe that "attracting businesses that are economically and environmentally friendly" is a principle that can be implemented reasonably. Transportation: Pedestrian connectivity is really only an issue in the Cities. Developing regional connectivity, especially public transportation is high on my list of priorities. Maintaining and developing bike paths is important to both visitors and residents, and should be seen as an economic development asset. Natural Resources: Balancing property rights and resource protection is job one. Recognizing that tourism is dependent upon healthy natural resources is important, but this statement should be expanded to include the economic benefit to attracting businesses and residents. We are an amenity based economy, and protecting resources enhances most levels of our economy. Community events and facilities: All of these, again, are part of our amenity based economy. Developing facilities and events will help our economy. Locating both in Cities will help our businesses and will create the most positive impact for our economy. Ag and rural character: See comments above re: amenity based economy. We should encourage mechanisms like TDR's to transfer density to the cities. Youth subcommittee: Right on kids.

15	4-3 vague is important however, I feel we are setting ourselves up for more confusion and hate for future public hearings.	May 31, 2012 11:06 AM
16	I am supportive of the goals set forth for vibrant future. I'm particularly excited about the goal of pathways throughout the valley for non-motorized transportation. The current pathway between Victor and Driggs --- while in need of some maintenance -- is a great asset for the community and is used by countless people on bikes, foot and skates. I would love to see all the pathways envisioned developed, but recognize financial constraints may make that impossible. It's a great goal, however. I like the idea of encouraging non-motorized connectivity within the valley. I think outdoor recreation is a critical part of the valley's economic future and am supportive of helping to create sustainable, low-impact recreational opportunities, such as well-maintained and situated multi-use singletrack trails, Nordic ski tracks, boating access, etc. I also think non-consumptive outdoor recreation such as birding and wildlife watching can be a source of tourism and could be promoted,. I believe the remaining open spaces and wildlife habitat should be protected and that this should be prioritized over residential development in open spaces. I'm supportive of concentrated urban development.	May 31, 2012 11:01 AM
17	I like the vision and support it 100%	May 31, 2012 10:09 AM
18	I do not agree with the first paragraph, first sentence. We all, everyone has the abilities to control thier communittee destiny. Otherwise we are just acted on, and not able to act. The follow sentence is true, yet we cannot force others. As each one acts, consequences will follow. On the first page of Chapter 4 it mentions, "The Vision ensures that County residents' values and goals are accurately reflected in the Plan's elements, policies and frameworks." What are the supposed values and goals of the County? I again caution that the drafted Comp. Plan is reaching to far out of it's area to control, manage, and change the rights of individuals. Let the individuals govern themselves if there are true values and goals.	May 31, 2012 9:40 AM
19	Emphasize benifits to the community	May 30, 2012 2:10 PM

**Page 5, Q4. What are your comments and/or ideas for enhancement of Chapter 4?**

20	Should be family friendly. We need to stress this in the vision. Add to community events and facilities. Community center makes sense. Split between Driggs and Victor. Current plan just talks about teens, education etc.. Community is based on family. Need the youth to come back.	May 30, 2012 12:07 PM
21	no changes	May 30, 2012 11:47 AM
22	Again, I see sometimes you say "rural character and heritage" in the document, and other times "Agriculture and Rural Heritage" so it should be consistent throughout (my vote specifically using words agriculture/farming. Rural character different than thriving successful farms) Chapter 4 - Economic Vision/ Opportunities You sneak in "smart growth strategies" without a previous explanation of what those are. A good chance for that to be controversial. Use specific wording like clustered business or blah blah. (page 7 of the Doc Chapters 4-7 from County site- can't figure out what exact page of total comp plan) Benefits of Community Events and Facilities Add a statement re: physical and mental health of the community- address the fact that with better recreation facilities there will be more healthy opportunities for young people. AG Opportunities/Benefit Add to benefits some kind of economic benefit to farms being more economically viable with more support/agritourism This sentence "Support our local agriculture through improved infrastructure (e.g. improve and maintain roads for agricultural product transportation)" could be strengthened a LOT by different eg like market branding, distribution, storage, value added production, etc. Road's aren't a great argument.	May 30, 2012 9:08 AM
23	One of the five points is agriculture and we need to be careful that the push to preserve big game wildlife doesn't push the farm and ranchers out for the elk and moose here in the valley really does effect the money I make on my ranch. There are 15-20 moose that live on or around my place plus 100 elk through the winter to which cost me a lot of money. I just think that in the plan there needs to be a statement that the community will take the responsibility for having big game in the valley also.	May 30, 2012 8:56 AM
24	You did a good job on chapter 4, even though it too is just background and marketing for the Plan.	May 29, 2012 4:53 PM
25	On the map on page 4.6, I think the preferred transit route to Idaho Falls would be through Rexburg on Hwy 33.	May 29, 2012 3:00 PM
26	While it is a good idea to look at recreation issues, a rec district or building would be very expensive to put together and would require too much \$\$ for a community so small- Boulder, CO didn't get a rec center until it hit 50K residents; Jackson still has to support it's rec center heavily ( about \$600k/ yr) and it has become more expensive to use too- maybe someday, but not soon. Concentrate on natural feature recreation, not the built environment! Amenities should be considered the icing on the cake- not the cake itself. Let them develop with a little encouragement, but concentrate on improving types of jobs available and keeping the cost of living reasonable. Goal NROR3: 3.5.1: I STRONGLY oppose user fees on all public lands, and am not keen on them overall! If you have a rec center, a fee is appropriate; if someone wants to ride on the bike path or ski in Teton Canyon, a user fee is an insult! Goal CEF 2: without significant improvement in the schools, all your plans about attracting AND KEEPING an educated, talented workforce go out the window!	May 28, 2012 11:39 PM

**Page 5, Q4. What are your comments and/or ideas for enhancement of Chapter 4?**

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| 27 | Again - please add stronger language regarding growth being in the cities or very near the cities. Density belongs in the cities and large acreage outside the cities.   | May 25, 2012 2:26 PM |
| 28 | I know the committees worked very hard on these goals, opportunities, and benefits. Tread carefully here. In the last round of edits, there were "tweaks" suggested by other committees, but I think that any changes to this section should be approached cautiously. I know that in our committee, each specific word was chosen very carefully. Please be cognizant of that fact. Also - will the Youth Sub-Committee Maps be refined to look as polished as the other maps? Right now, they are just hand written. | May 24, 2012 9:19 AM |



**Page 6, Q5. What are your comments and/or ideas for enhancement of Chapter 5?**

1	It's not perfect but I REALLY think you all did a good job of compromising and meeting in the middle. I can definitely live with it because it balances the needs of a variety of interest groups in the valley. good job.	Jun 5, 2012 12:57 PM
2	I support the framework plan described in Chapter 5.	Jun 5, 2012 6:34 AM
3	We need to keep the level of detail that is in the plan and the future land use designations (i.e., clustered and conservation development; safe and convenient pathways connecting neighborhoods to goods and services; keeping rural areas rural; recreational access points to public land; conservation and wildlife enhancement; and low density development in rural areas, especially wetlands and the foothill "zone." Please keep the scenic corridor in the plan, as "scenic views" were amongst the top values of the residents who took the initial Comp Plan surveys.	Jun 4, 2012 1:04 PM
4	5-7 Bicycles and pedestrians, hiking etc are mentioned but horses were left out of the language and thought. For economic growth we have horse scenic outfitters in the valley and their rights as well as private horse owners should be allowed as much consideration as all the other recreational activities. 5-3 Polocies 3.1 Yes one does have the right to farm but I feel that some of the push (trails that cut through the ground or that are poshfle could make it harder to farm. Also local bike shops promote rural ag roads that make farming hard due to most cyclists don't follow bike laws by riding single file they ride by buddies causing hazardous conditions for farmers trying to use the roads to transport equipment. Also paths on ag ground causes problems for farmers because recreators enter property leving gates open and leaving dog or other wast on farm property thinking that because it is open land it is free to use voiding property rights.	Jun 1, 2012 1:55 PM
5	Does State Line get colored any differently where it doesn't exist (re: South Leigh Creek) Hut-to-hut on perimeter trail.	Jun 1, 2012 1:30 PM
6	5-5 mixed agriculture / wetlands & foothills remove very low density - confusion thought it was discussed and removed at may 10th meeting	Jun 1, 2012 1:27 PM
7	p 5-16 T3.5 Instead of "major corridors" should be a complete map.	Jun 1, 2012 12:30 PM
8	Too many different types of land areas to write code for and discriminate between. The fish and game can take care of the requirements needed in maintenance of wildlife regulation, so why be redundant. As long as the subdivider can keep his property weed free and follow the regulations, pay his taxes, the choice to remove a subdivision should be his decision.	Jun 1, 2012 12:13 PM
9	Wildlife protection nothing to do with comp plan. This is fish and game department	Jun 1, 2012 11:51 AM
10	I like the framework map and would support the implementation of what has been done. I commented on all this earlier in the plan & feel that the compromises that have been made are workable.	Jun 1, 2012 11:41 AM
11	I think economics controls most of what happens and should be a controlling part of the development of the plan. If a farmer needs to sell to a developer to get maximum return he should be able to do it. This devalues my property.	Jun 1, 2012 11:19 AM

**Page 6, Q5. What are your comments and/or ideas for enhancement of Chapter 5?**

12	I support the proposed map in its current form. Specifically, I like that the map focuses higher density growth closer to the urban centers.	May 31, 2012 4:37 PM
13	Very nicely done. A comment: 1) pg 5-17: In 4.3.1.1, "compliment" should be "complement."	May 31, 2012 12:49 PM
14	I think the goals in Chapter 5 are great. I think you've encompassed the whole community.	May 31, 2012 12:47 PM
15	-I do wish the county would do a better job enforcing the scenic corridor- could you include wording along those lines? The kind of development allowed along the "scenic" corridor hasn't been in line with scenic values. -Otherwise I wholly support it.	May 31, 2012 12:24 PM
16	I oppose the development of town Neighborhood and Industrial Live-work areas in the County. Our Cities have abundant undeveloped land to facilitate this type of development. I'm not crazy about the Rural neighborhood idea either, but I guess that depends on exactly what "medium density" means. I support the remainder of the land use framework plan. Protecting waterway corridors and scenic corridors is important to our developing an amenity based economy. Goal ED 1. Fully support goals and policies Goal ED 2. Support goal, eliminate 2.4,2.5. Goal ED 3 Strongly support, but would add to tourism "attracting businesses and residents" Goal ED 4 Strongly support. Would amend 4.8 to "in our existing communities" Goal ED 5 sounds good. Goal T1: Sidewalks won't be necessary if you limit density in the county. Goal T2: Again, pedestrian access should be focused in Cities. Goal T3: Should add developing air service, including charter service, via IF and Driggs airport. Goal T4: Strongly support Goal Nror1 great Nror2 great nror3: Strongly support. good to tie this to economic development. nror4 good luck. Strongly support nror6 well written and comprehensive. Strongly support. nror7 great. nror8 Important to make regulations easy to implement and not too burdensome. cef1 excellent. cef2 strongly support. could mention importance to economic development. Can't attract business with out good schools. cef3 support cef4 great, strongly support arh1 support. Density should be in cities, not around them. arh2-4 support arh5 support	May 31, 2012 12:15 PM
17	I believe this plan accomplishes protection of our core communities, our rural areas, and our natural assets. It certainly encompasses many of the revisions suggested within the last several months.	May 31, 2012 12:05 PM
18	The framework map looks great. I'm supportive of the idea of concentrating growth and maintaining open spaces. I think providing connectivity corridors both for humans and wildlife is a good concept and one that should be considered in all decisions.	May 31, 2012 11:03 AM
19	The map is excellent, instructive and thorough.	May 31, 2012 10:09 AM
20	The wording "desired future" is incorrect that is used throughout Chapter 5. Desired for whom? 7.3% of the County. What was thier total land ownership? Does it even hold 25% of the land of the county? There are too many desires of others being listened to and then put into action. Let the Land owners have responsibility to govern thier land. It is not the right nor privledge of one holding 1acre of land (like myself) to control, change, or manage those that hold more	May 31, 2012 9:56 AM

**Page 6, Q5. What are your comments and/or ideas for enhancement of Chapter 5?**

acres. If that was my desire, it would be my obligation to purchase the land that I desire to control, manage, or change. As read through the entire Chapter 5, I am discussed of the assumed need to improve the area that supposedly we all love and "call home". We live here because of what it is, not for what we can change or make it like. If we are not happy with what we have, then what is wrong with our vision of what God has given us, adding trails, pathways to the County will not make insure growth, promote families, or increase the economy. We live here because we love here, not because we what to change it to rival other places in the country.

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| 21 | I don't believe there should be special subdivision rules for family property splits. The same rules should apply to all subdivisions.   | May 30, 2012 7:46 PM |
| 22 | Understand the need for the scenic corridor, however should focus on preserving views and not design or height.  | May 30, 2012 3:50 PM |
| 23 | Important to overcome cultural differences while keeping traditions  | May 30, 2012 2:14 PM |
| 24 | Not just paved pathways, but unpaved pathways should be added. Require the dedication of row for roads by developers. Discourage scheduled commerical airlines, so discourage terminal. Quagga mussels, are these issue and should we put in a policy to discourage them.  | May 30, 2012 1:07 PM |
| 25 | Little to no (or very limited) commercial activity This sentence above re: Waterway corridors, seems a bit vague - 3 choices is probably not a good idea. Just little to no? Resort and National Forest Areas add climbing, hiking, camping Agriculture: Goal ARH 3: Support and enhance agriculture and ranching. I think this could be strengthened A LOT. Farmer's markets are not enough. Some suggestions: For example, going well beyond promoting "eat local" and niche/heirloom/organic market growing, will support programs like • Farm to institution purchasing (schools, hospitals, food banks, and senior centers) and encourage cooperative storage, processing, and distribution of both food and commodity products. • Marketing efforts to promote "Made in Teton Valley." I will pursue government aid programs like USDA value-added producer and sustainable agriculture grants. • Community food enterprises like value-added processing, community commercial kitchens, online and cooperative buying clubs, and local restaurants. Support distribution, marketing, and storage coops. • Composting greenhouse at the Teton County landfill. Educational opportunities, workshops, speakers for Farmers Promote agritourism. | May 30, 2012 9:45 AM |
| 26 | I feel the mixed ag and wetland is to large we just seen the largest water we have had for a long time and it cover near as much as the map shows.   | May 30, 2012 8:56 AM |
| 27 | Again, a good job. The Framework Plan makes very good sense. the landowners and amateur developers that gave rise to the subdivision mania of 2000-2008 will decry the goal of allocating and providing for the residential and economic (non-agricultural) on the east side, but that is a critical concept to any efficient planning development for the Valley. the choice of terms still to be difined but recognizing a materially lower west-side density is wise and needs to be implemented long-term. One controversial measure, taxes, is omitted form the discussion and should not be. The tax differential whereby higher taxes are assessed agaisnt the more densely developable and commercial properties in favor of materially lower taxes for lower density/more restricted parcels is an  | May 29, 2012 5:15 PM |

**Page 6, Q5. What are your comments and/or ideas for enhancement of Chapter 5?**

important and equitable support for such restrictions that can be used to help persuade people of the fairness and rationale for such distinctions. The Draft Plan's recognition that preservation of wildlife and natural resources is an important goal of the Valley's land use planning is to be commended. Those that invoke false technical arguments to pre-empt the County's natural jurisdiction over the protection of such resources -- consistent with but not displaced by the complementary state-wide efforts of the IDFG -- are simply wrong. The Wildlife Overlay is a critical component of the Valley's economic development plans, both for tourism where the impact and connection are obvious, but also for traditional future economic development where that asset more than any other (given an appropriate communications and transportation infrastructure) will encourage the location in the Valley of modern service and manufacturing businesses that are not tied to local natural resource exploitation but to mobile skills and contributions that have the luxury of creation from any location. Stick to your guns on this important issue. The Draft Plan's references to distressed (i.e., uneconomic and often hazardous) subdivisions might be clarified. Clearly, this is an aspect of the unsupervised anti-planning that dominated local politics at and shortly after the turn of the century. Reversing those subdivisions that will never be properly funded, that make no planning sense, or that are simply unacceptably bad decisions is a critical step in positive future growth where it can be properly funded and placed consistent with the County's population, infrastructure development, and economic support. The clarification that is needed is to distinguish the past subdivisions that though approved were never funded, never will be, and that do not meet current standards. The steps needed to be taken in these respects will not impact such future proposals for development that do meet the standards of the new Plan as adopted.

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| 28 | I don't know how clustering would be beneficial in rural ag zones - they should be very large acreages only. This sentence should be deleted: "Structures protected by the Right to Farm Act are allowed in the scenic corridor." The Right to Farm Act protects farmers from nuisance complaints. Even if it did protect farm buildings from zoning regulations that is law and should not be part of the comp plan. It is a very odd and out of place sentence for a comp plan.   | May 25, 2012 2:33 PM |
| 29 | Make it clear whether "clustering" implies density bonuses. Based on a lot of feedback on the Comp Plan over the past 2 years, it seems a majority of residents desire lower densities than we currently have, especially if you consider the densities allowed by the current PUD ordinance. In order for no one to be surprised later by the new ordinances that are created to align with the new Comp Plan, I think it would be wise to spell out more clearly what is meant by clustering in the character descriptions of various areas. Would clustering be required to protect resources and open space? Would clustering be voluntary? Would voluntary clustering give the developer a density bonus? My personal opinion is that we should not grant density bonuses, or we'll end up with many of the same problems we have had in the past. Create zoning that is appropriate for each area and stick to that. Require clustering in at least some areas, depending on conditions and goals for that area, in order to protect natural resources or because of other conditions such as slope for fire hazard. I do not think specific numbers should be included in the Comp Plan (such as the 2.5 and 20 acre zoning that is spelled out in the 2004 Comp Plan), but I do think a more explicit explanation of clustering might minimize future community discord when it is time to adopt ordinances. Let us all know what is intended NOW, so we can comment during the upcoming hearings for the Comp Plan. I would rather see | May 25, 2012 2:18 PM |

**Page 6, Q5. What are your comments and/or ideas for enhancement of Chapter 5?**

more guidance on future zoning come through this community process than be decided later by 2 county commissioners.

- 30 Please, please, please keep the Mixed Ag/Rural Neighborhood designation. It is a unique area that is significantly different from Drictor. It should not be the same as Rural Neighborhood. If there is a problem with the name, perhaps a Separator Area is a good descriptor, after all, the Teton Creek border of Driggs is the only pristine border left to any of the the towns. To me, would make good sense given these unique qualities about the land in this particular area: #1 - According to Teton County GIS, the total acreage this Mixed Ag/Rural Neighborhood area = approx 5,400 acres #2 - 69% of this land (3,760 acres) is undeveloped parcels that > 40 acres. There are 40 of these parcels. #3 - 86% of this land (4,644 acres) is undeveloped parcels that are > 10 acres. There are 75 of these parcels #4 - There are several large active farms in this area. #5 - This area includes one of the few undeveloped view corridors along Highway 33. For example, at 2000S, there is 1.5 miles of undeveloped pristine view corridor that is visible from Highway 33. This view corridor runs from Highway 33 all the way to 1500E. This area serves as a buffer between the very pristine Southern border of Driggs and Drictor sprawl. This area is still truly, incredibly rural. It just does not seem to fit the on-the-ground characteristics that are in the other areas designated for Rural Neighborhood. Also -on page 5-3, if you are going to keep limited neighborhood commercial (which could easily be a slippery slope to sprawl) perhaps it should say "Very limited neighborhood commercial" Also - as I said before, please be extremely conservative when "tweaking" these goals and policies because we worked very hard on their wording.
- May 24, 2012 9:28 AM



**Page 7, Q6. What are your comments and/or ideas for enhancement of Chapter 6?**

1	I like the you created an action map. Goals seem realistic and attainable.	Jun 5, 2012 12:58 PM
2	Economic: All good. I support a buy local program and agree that we could market and brand our community as a "lifestyle community." Transportation: We need pedestrian friendly and well-connected neighborhoods to downtown amenities. I'd love to see some mentioning of the opportunities for public transportation such as LINX and the Smart Bus. Natural Resources/Rec: I agree with all tools and actions. Community Events/facilities: I agree with all tools and actions. Ag/ Rural Heritage: Agree with all. Would also love to see down zoning options in rural agriculture areas, foothill area, mixed ag/wetland, and waterways. I agree with the zoning tools that are outlined. On page 6-36, please write-out the acronyms (e.g., CIP).	Jun 4, 2012 2:09 PM
3	I would echo my comments relating to Chapter 4. I see an opportunity to dovetail the Teton County Comp plan with the LMMN 6B plan to ensure maximum eligibility for funding/implementation of planning, and capital projects as well as ongoing service funding.	Jun 1, 2012 1:53 PM
4	Chap 6 -11 key actions - As a member of the eco-dev sub committee, we did NOT insert "reduce future potential supply of residential lots by 75%". The insertion of items like this and insertion of words that have a "green" agenda throughout this process has infuriated me. How can you do that?	Jun 1, 2012 1:39 PM
5	p 6-5 Recreational tourism should include "become a dark skies destination as defined by IDA. Add tool for economic development - dark skies destination implementation of dark skies regulations	Jun 1, 2012 12:32 PM
6	Incentive based plans for accomplishment of your goals for this plan will be much more acceptable than regulated plans.	Jun 1, 2012 12:14 PM
7	It seems workable to me not being an expert at this. I like the focus but feel it will still be vulnerable to political whims but won't everything always be.	Jun 1, 2012 11:42 AM
8	I think we missed the boat and didn't listen to the agricultural & ranchers. We are targeted I feel in this document.	Jun 1, 2012 11:20 AM
9	Work with TC WY to coordinate work force housing for private development interests (i.e. Grand Targhee Resort) Replace "affordable housing" language with "workforce housing".	May 31, 2012 2:32 PM
10	Under the sustainable ag. portion of "key economic implications" could include more ideas for farmers, like growing other grains (quinoa is being tested). I think the "where are we now..." flow chart is excellent and will help move into the policy phase.	May 31, 2012 12:56 PM
11	Very nicely done.	May 31, 2012 12:50 PM
12	I am in agreement	May 31, 2012 12:26 PM
13	Page 6-2 is excellent and these themes should be emphasized throughout the plan. 6-3, economic development is like wise excellent. Actually, who wrote this chapter? It's amazingly good!	May 31, 2012 12:19 PM

**Page 7, Q6. What are your comments and/or ideas for enhancement of Chapter 6?**

14	Again, thoughtful processes are indicated in this action plan. Thanks to all who have put in so much hard work on this effort. Making the vision a reality will not be an overnight or easy affair -- but Teton Valley is worth it!	May 31, 2012 12:07 PM
15	I am supportive of the implementation plan and willing to see taxes go to achieve these goals.	May 31, 2012 11:05 AM
16	"Teton Valley's Vision, Framework and Policies inspire us to take action." needs to include,, "to reduce the freedoms of the People." I am shocked that we would put this before the Planning and Zoning and even the Commisioners as something that is a benifit for Teton County, and as something that gives the voice of all land owner. Page 6-6 Open Space. Why do we want to "repurpose rural, platted, undeveloped subdivisions"? Those land owners knew what they were doing. Thier actions are in their rights. Do not plan to take that away. Let them have the responsibility that comes from land ownership. There are enough restrictions, regulations, and conditions that must be follow by land owners, that there is no need to, change or manipulate for a select percent of the County's desires. Again in the same section it states, "Some of these types of open space can become popular amenities to residents and tourists alike." How many amenities does an area like Teton County need? Enough on the change. Pathways and Recreation I do not think it is relevent to use Indianapolis, Indiana as a referance in showing property values for Teton County. There are plenty of opportunities for us in this County and area to access trails, pathways and have recreation without adding more. Recreation Access There are plenty of access' to the Teton River through the County.	May 31, 2012 10:20 AM
17	Great.	May 31, 2012 10:12 AM
18	Trails and bike routes are fine however those who use them should pay. Could have a parking lot fee, use volunteers, vistor pass for recreation facilities etc... Like family lot splits, thanks for listening. Like clustering. Need to address weeds, clustering and leaving large area in a natural state or as farms addresses this Like any tools that keeps us farming. Have to be able to sell some parcels to keep farming. Encourage cleaning up properties. Plan should guide ordiance, the comp plan should not be the only decision document.	May 30, 2012 3:50 PM
19	Agriculture is the heart of the vakkey	May 30, 2012 2:16 PM
20	Market golf package as part of recreation tourism. Update agriculture source data. Enforce state noxious weed laws.	May 30, 2012 1:07 PM
21	Add more re last comment on chapter 5 about ways Ag can be supported through local food production: Distribution coop system with transportation to get food to Jackson, GTNP and YNP.	May 30, 2012 10:18 AM
22	where it talks on the water way corridors it does not include cluttering which I feel like it should for that would preserve a lot more of the river out look. There is several times that refer to the army core but They do not prevent building in many cases just certain loops you have to jump through to build in dif. areas	May 30, 2012 8:56 AM
23	By the time one gets to this part of the Plan, one is exhausted. It is fine (or at least innocuous) in its individual components, but it provides only a general vision and not sufficient clarity or specificity to really serve to support a planning	May 29, 2012 5:22 PM

**Page 7, Q6. What are your comments and/or ideas for enhancement of Chapter 6?**

document. In some respects it waters down the Framework by identifying so many potentially conflicting goals and values (depending on how you want to spin them) as to provide fodder to oppose more specific plan proposals.

24	<p>6- transportation- let's just try to get good bus service to Jackson and IF; perhaps a shuttle occasionally from Victor and Tetonia to Driggs &amp; Targhee-- especially for workers. Got to ride a little before you go big. There should be a pathways "wish list", and a long-term plan to fill in pathways and interconnection as opportunity and grant money can be found. It has taken decades to build the pathways in Jackson. 6-7 river tourism-- this mentions making access dependent on outfitters--outdoor activity is something people do, and not an experience they should have to buy, unless they want to hire a guide. Commercial outfitting is part of the problem, creating big impacts where they didn't exist when the users were mostly "privates". Economic development: 6-11 talks about moving toward a 60%commercial/ 40% residential tax base-- where are you going to find all that commercial development, and how do you expect them to make a living in a place with few jobs and high taxes? What is the current split? I bet it's not even close. This idea needs a lot more info and "fleshing out". "hire an economic development coordinator" -another frivolous expense, buying bullshit from marketers! You need to change local conditions before business development will be attractive. 6-11" challenges to provide housing opportunities that match wages" --marketing TV to outsiders who require amenities and the higher taxes and real estate costs which come with those folks will make affordable housing a joke! We are now close to having affordable housing again, we need to somehow raise wages and income for the folks who are here now FIRST. 6-23- rec dept- here comes the horrible idea of user's fees again- kill that idea! The natural world belongs to all of us, not some department! 6-26 -implementation tools- planning is a necessary evil-- zoning is the way of choosing who gets screwed and who gets ahead-- I suggest you work for the regular, all-year-long residents and taxpayers who are trying to make a living here, not the developers, realtors, and profit-hungry marketers who want to sell what we have to outsiders for big bucks and charge us for the privilege-- it is time planning and zoning worked for the local people more than for the monied outsiders. TDR's may be one way of keeping Ag going locally, as long as the profiteers are not allowed to game or manipulate the system which is set up. How are you going to prevent that? Marketing &amp; branding again-- to promote the area before improvements have been made is just another pack of lies spread by marketers! People will like the look of the place and come to hate the reality! The result is the never-ending turnover in folks who come and play for a few years and then move on, and transients don't improve the community long term! Overall, it looks like a lot of good work and thought went into the document, but it is trending toward a Jackson-like la-la land approach of wishful thinking about amenities rather than tackling and solving basic structural problems like no jobs, low cash flow, and poor school funding. BASICS FIRST! Good luck!</p>	May 29, 2012 12:21 AM
25	Looks great!	May 25, 2012 2:41 PM
26	<p>6-24 and 6-25; 6-30 &amp; 6-31 I am opposed to Family Lot Splits. I do not think they will result in the stated intent (at community meetings and elsewhere) of helping farming families continue to farm. Also, trying to create a Family Lot Split ordinance will be highly acrimonious, and any ordinance that is adopted will almost surely end up being abused. I favor eliminating the language of Family</p>	May 25, 2012 2:40 PM

**Page 7, Q6. What are your comments and/or ideas for enhancement of Chapter 6?**

Lot Splits from the Comp Plan. Short Plats are a better alternative. Also, please consider allowing additional dwelling units on active agricultural land, without the need to parcelize at all. A farm family could thus build another home for family members (children, parents--I suppose you'd still have to specify), right on the same farm. According to what many farm families have said, this is what they want. (If, instead, what they really want is to sell off property to raise cash, then that should go through a normal subdivision process, which might include a short plat option for anyone, anywhere for a very small subdivision.) The number of DUs allowed should depend on the size of the intact agricultural parcel and the zoning for that area. For example, perhaps 1 add'l DU would be allowed, without parcelizing, for every 60 acres (or choose a different number) of active farm/ranch land. 6-35, 2nd bullet Reword the part that says "prepare Open Space Levy." I think what is (or should be) intended here is preparing an Open Space ballot question to take to the voters. As worded, it sounds like the levy itself will just be prepared. Please, to avoid a community uproar, make it abundantly clear that it must be voted on. Perhaps say "...and prepare an Open Space Levy ballot question." (not the best wording, I'm sure, but that's the general idea I'm trying to express) 6-39 eliminate awards program

27	Please do not take out any of the parts of Chapter 6! Maybe some folks bring up good ideas of additional implementation steps that could be added to this chapter, but please do not take anything out.	May 24, 2012 9:31 AM
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**Page 8, Q8. If you like it, briefly (50 words or less) tell us why.**

1	I like the emphasis on controlled growth and development of recreational opportunities.	Jun 5, 2012 6:35 AM
2	Forward thinking.	Jun 5, 2012 5:05 AM
3	I don't love it, but I like it. It is a compromise, and I support the efforts the committees have done, as well as the planners. There has been a lot of whining late in the game from a vocal minority, but I feel that the May 30th plan is a solid representation of the community's values as a whole. Not everyone is going to get what they want, but this plan has the level of detail to help us plan for a more economically and cultural vibrant and wildlife friendly community.	Jun 4, 2012 2:21 PM
4	want meaningful open space, wildlife protection, dense downtown vs less density in rural areas; in the end, I also want development to pay for itself	Jun 2, 2012 11:36 AM
5	The transportation sections have well-described, appropriate goals for the community.	Jun 1, 2012 1:54 PM
6	I think it reflects a diversity of opinions needs and wants. Not perfect but I am happy with it in general.	Jun 1, 2012 11:43 AM
7	Because its balanced and fair unlike past planning efforts.	Jun 1, 2012 9:28 AM
8	I am extremely impressed by how thoughtful and complete the plan is. I fully support it in its entirety.	May 31, 2012 9:52 PM
9	The development of the plan has been very public and has incorporated a lot of viewpoints over 2 years. I ask that planning and zoning adopt "as-is."	May 31, 2012 4:45 PM
10	Needed in these changing times. Old plan was too weak.	May 31, 2012 2:33 PM
11	I believe the grass roots 2 year process has captured in a cooperative and thoughtful manner a plan that promises a tool for a healthy future for the County.	May 31, 2012 2:23 PM
12	I am in full support of the comprehensive pro planning parts of the plan. I believe it is fair and takes into account all of Teton Valley"s diverse residents and opinions.	May 31, 2012 1:58 PM
13	It considers all facets of the community including the fish and fowl...	May 31, 2012 12:57 PM
14	Very specific & complete. Rationale given for concepts. Thoughtfully executed. High level of community involvement. Detailed implementation given.	May 31, 2012 12:54 PM
15	It emphasizes protection of the things that are most important to me living in this valley. The real question will be if the BOCC and PZs follow through on people breaking the regs.	May 31, 2012 12:29 PM
16	This plan is detailed, well written and I believe addresses all the issues presented by the various interest groups in the county. It also includes a suggested timeline for implementation.....BRAVO!!!	May 31, 2012 12:22 PM
17	chapter 6 tells the story as I see it. I am concerned about some of the land use designations near cities	May 31, 2012 12:19 PM

**Page 8, Q8. If you like it, briefly (50 words or less) tell us why.**

18	I believe a lot of the very-public concerns voiced over the last six months have been addressed within this revised document. I hope all parts of our community can come together over its adoption and implementation.	May 31, 2012 12:09 PM
19	Among other things, I like that it encourages density in existing populations centers.	May 31, 2012 11:42 AM
20	The plan can help us avoid another development bust that left empty plots and ridiculous subdivisions marring the valley's beauty.	May 31, 2012 11:06 AM
21	The focus is not on Families needs. The draft takes responsibility from the land owners, and tries to regulate others.	May 31, 2012 10:23 AM
22	Its clear, strong and thorough. Developed with extensive community input and support.	May 31, 2012 10:13 AM
23	It seems comprehensive and thought out in a sensitive manner. Attempts as much as possible to include the viewpoints of all segments of the community. I appreciate the many hours the volunteers and our county employees have put into making this document.	May 31, 2012 9:52 AM
24	I think the plan is fairly balanced. It takes into account Teton Valley's heritage and takes a rational approach to guiding ongoing changes.	May 30, 2012 7:47 PM
25	I think it captures, and seeks to preserve, the values that I hold dear, and that make me love my home.	May 30, 2012 5:12 PM
26	I believe that it is necessary to envision future and that people who have volunteered to spend there time in doing so, deserve credit and respect. I believe it was a good cross section of the community that volunteered to participate.	May 30, 2012 5:11 PM
27	Tools for large property owners.	May 30, 2012 3:51 PM
28	Annual report and 5 yr update cycle.	May 30, 2012 3:37 PM
29	Attempting to solidify density and keep open space open and in many cases farmed	May 30, 2012 3:03 PM
30	Utopia! But we can make a lot happen if we work together	May 30, 2012 2:19 PM
31	I feel the plan protects my rights as a large land owner by encouraging the preservation of our rural character and protection of our natural resources. I believe this will add value to our land while creating a community with priorities that make it a great place to raise my children and make a home.	May 30, 2012 1:02 PM
32	It has been a community effort that addresses what it needs to address. We need to adequately protect the "Golden Goose."	May 30, 2012 12:56 PM
33	well organized and feel it is needed	May 30, 2012 12:42 PM
34	Choices are good. Annual updates are good. Lots of flexibility. Not ever 10 years. Need a starting point.	May 30, 2012 12:18 PM

**Page 8, Q8. If you like it, briefly (50 words or less) tell us why.**

35	I love it because I feel like it represents what the majority of the citizens of Teton Valley want.	May 30, 2012 11:49 AM
36	I think it shows true community involvement in development of the vision, has a lot of specific actions and implementation tools, and I totally agree with the vision statement.	May 30, 2012 10:24 AM
37	I do like the fact we are changing part of the old draft like one time lot splits	May 30, 2012 9:08 AM
38	provides structure for planning in the future	May 29, 2012 7:45 PM
39	The process has been democratic, and tremendous effort has been made to create a document that truly reflects compromise between diverse desires of valley residents	May 29, 2012 7:04 PM
40	It recognizes that future deveopment really needs to be constrained to specific compatible areas of the Valley to maximize the benefit for all.	May 29, 2012 5:26 PM
41	I like almost all of the themes and specific actions recommended.	May 29, 2012 3:15 PM
42	Most of it is thoughtfully written and contains good ideas and concepts. however, there is very little about how to reach the goals or pay for the desired improvements!	May 29, 2012 12:25 AM
43	I have been involved in this entire process, and I sincerely believe this Comp Plan reflects the input that has been received. Everyone has worked hard to emphasize shared values and shared visions. We need good planning to not repeat past mistakes, and I think this Comp Plan provides that.	May 25, 2012 2:45 PM
44	It is very thorough and describes a community that I would like to be part of. It envisions vibrant cities and large acreage outside the cities, reducing fiscal impacts, protecting natural resources and wildlife and creating a sense of place that people will be drawn to.	May 25, 2012 2:44 PM
45	It's a huge improvement over our old plan - which expired in 2010. It has specific action steps and directives. Vagueness is what got us into trouble with the old plan in the first place.	May 24, 2012 9:39 AM
46	I am happy to see the balance it is striking between development and protection of resources	May 23, 2012 3:53 PM



**Page 8, Q9. If you don't like it, briefly (50 words or less) tell us why.**

1	it only focuses on rules/ guidelines that only benefit a few special interest groups and not all that live in the area.	Jun 1, 2012 1:56 PM
2	Private property rights have been disregarded!! When they are not in the top 5 concern you know property owners are not voting.	Jun 1, 2012 12:15 PM
3	far exceeds what is needed for the valley. The comp plan is trying to completely control all individual rights.	Jun 1, 2012 11:52 AM
4	I am dissatisfied in how it is written. I think we need to go back to the committees who put so much time into this & have them re-draft it.	Jun 1, 2012 11:21 AM
5	It is taxation without representation. The present ordinance provides for subdividing smaller tracts of land with clustering still encouraged if a landowner only owns 200 acres and has to sell a minimum of 60 acres. He becomes a tenant farmer if the new owner allows him to farm. There's no way this is an improvement over the present ordinance.	Jun 1, 2012 11:06 AM
6	The last time I checked, we lived in America. We live in a free enterprise system where you purchase private property. Private property is NOT public property. The county does not have the right to place restrictions on my property for the "good of the community".	May 31, 2012 8:51 PM
7	I like the plan	May 31, 2012 4:45 PM
8	I wish it would be even more progressive and have stricter zoning regulations that protect Teton Valley's quality of life for all.	May 31, 2012 1:58 PM
9	Although, it seems the draft plan has covered most of the public's concern. Please address the concern of the old-timers!	May 31, 2012 11:09 AM
10	The focus is not on Families needs. The draft takes responsibility from the land owners, and tries to regulate others. The ideas of the draft comes from a few, and it has missed the opportunity to involve the County as a whole.	May 31, 2012 10:23 AM
11	This plan will ultimately override private property rights, and is going to direct zoning in a way that punishes the large land owners for holding open the much desired "open space".	May 30, 2012 7:27 PM
12	I don't like the feeling that we all have the same say in the rights we have. The more restrictions that are put on my place cost me money and others get the benefits. I think this includes the corridors, the scenic, river, wildlife, and travel corridors. From reading this I get the under tone that if this cost me thousands of dollars to make others happy that is ok.	May 30, 2012 9:08 AM
13	Too vague to criticize well!	May 29, 2012 12:25 AM
14	Haters are always gonna hate.	May 24, 2012 9:39 AM



**Page 8, Q10. Please provide any additional feedback you have about the draft Comprehensive Plan.**

1	I feel that the vocal "property rights" group was given ample opportunity to provide feedback, especially with the special "ag outreach" Comp Plan meetings in Tetonia, Driggs, and Victor. But so far, the group has produced no solutions, but instead complain and make personal attacks on individuals in the community. The special ag outreach meetings were giving them (in my opinion) preferential treatment at the time. I support the plan as it is, and would be outraged if the level of detail and hard work that the committees put into the plan was disregarded. I also think that at the P&Z hearing, the commission should ask the folks who speak about the plan to say whether or not they have actually read it.	Jun 4, 2012 2:21 PM
2	Process has been open and available for participation and comment for approx 2 years. I resent vociferous minority coming in at end of process and trying to make significant changes; a large part of the community has participated and the current plan is acceptable; it should not be watered down or changed because a few have now gotten an attorney to make a lot of noise	Jun 2, 2012 11:36 AM
3	views reflected in letter from Holden Kidwell Hahn & Crapo	Jun 1, 2012 2:07 PM
4	1. Scenic Corridor - want to keep existing 330' - folks who own ground within corridor will be hurt. Another hump in process - if build must go to P&Z BOCC additional fees. Why 660' why 1320'?. **Survey with folks that own land within coor. Existing MD, Spud Drive-in, Walters Concrete Plant, Bulk Oil * Keep it the same 330' Possibility to eliminate fees to landowner 2. Rural Ag - West of Victor, Adjacent to city limits. Poor farm ground. Poor soils, refer to SCS maps * Between Cedron and Hwy 31 - should be rural neighborhood instead of rural ag. Anything around city should be rural neighborhood. Wildlife Habitat Overlay - Don't like idea that landowner has to pay to prove that it is or is not habitat. ** Burden on small portion of people for good of all Better define of line - wetlands/habitat Recreation / Bike path, trails - need to pay a fee to use Be careful how far the comp plan goes. Open Space District - like a CRP program.	Jun 1, 2012 2:06 PM
5	I will start by saying that I appreciate the valley citizens concern about this beautiful Valley. I own a farm so my complaint is that I feel like so many people are playing chess with other people's chess pieces. Oppen Space is wonderful but not at the expsne of those who own the majority of the open space! I think that this whole process has been unnecessary. If a developer wants to develop, make them put all the money upfront to finish the subdivision. Enforce the ordinances please.	Jun 1, 2012 2:00 PM
6	Foothills Zone - allow some flexibility. Do not mind clustering as long as we have flexibility. Do not want to see wall to wall homes, since property values will decrease. Nice area so sensitive design makes sense.	Jun 1, 2012 1:57 PM
7	In neighborhood areas provide parks and greenways connecting the parks to provide a connection to the rural feel of the area for folks living in town. What is the comparison of this plan to the old comp plan? What can be done to incentivise local businesses? Rural Ag: farmers need a way to sell parts of their property or sell the development rights. Must maintain current zoning to maintain value for TDR's. Do not punish those who did not sell out during the boom. Enforce state laws: loose dogs, walking and biking rules. There needs to be more respect for farmers and ranchers. Non-property owners should not be allowed to vote on issues that effect property and should not be able to tell	Jun 1, 2012 1:56 PM

**Page 8, Q10. Please provide any additional feedback you have about the draft Comprehensive Plan.**

people what they can or can not do with their property. Condition of roads is poor (bridge at Darby creek on 2000east. The county needs to get more tax money from the state for road maintenance. Bikers and pedestrians need to pay their fair share of transportation infrastructure.

8	Townsites - current zone less than 1 ac. What happens? Are these on current planning maps? Consider preserving.	Jun 1, 2012 1:33 PM
9	Two thoughts: First - many thanks to all who worked so hard and so well. This draft is amazing - all committees - congratulations. Second - considering the plan's emphasis on local business, especially those that are "green" - why is the county still punishing MD Nursery? Thyme Out Cafe is outstanding but only allowed to put out the sandwich board twice a year - maybe it is time to let the past mistakes go and help folks like MD survive.	Jun 1, 2012 1:31 PM
10	Close the whole process down - what's the hurry? It's more important to "get it right" then to "get it done". Consider using TDR's as an implementation tool. Much more education is needed on this concept but it maybe a more acceptable solution for large landowners. The various narrative sections, particularly the chapter intros, need serious re-write. Far too much negative rhetoric about the sins of the past.	Jun 1, 2012 1:27 PM
11	This undiscovered gem is the result of homesteaders coming here & loving this valley. There has been much hard work, poverty, suffering in keeping this ground in agriculture. Generations have worked hard to preserve this for their children. Some people sold out during the boom & realized some monetary reward. Children have been taught hard work and values growing up here and working. It has been a survival thing. (farming). We spend thousands of dollars putting in our crops. We are very vulnerable and our investment can be wiped out by drought, hail, frost, wind. No one has to take these risks that wants to look at open space. This plan is very controversial also. The pendulum has swung way too far to the side of no development.	Jun 1, 2012 1:24 PM
12	1. Need to mention schools and churches and amenities. move to valley because of the church. add church discussion. 2. snowmobiling needs to be emphasized to promote tourism. add snowmobile events and activities. 3. farm bureau, soil conservation and other groups be part of Implementation. Do not just go to non-profits. 4. Need to move on to more details. Leave lots of flexibility in scenic corridor, allow buildings, but no billboards, nice farms. 5. Do not emphasize just "footloose" and knowledge based industries. 6. Careful with the ordinances. D not over-protect wildlife in developed area. also concerned about the farming rights. 7. remove reference to Fort Collins and Indianapolis. Might be appendix.	Jun 1, 2012 1:23 PM
13	Don't limit growth to cities, it will limit the type of people that are willing to move here. Vocal minority is not a "minority" Land is a commodity Value was in 2.5 & PUD's in the past Need to form a group of passionate people to buy land for open space and preservation. Need to attract a diversity of people to the valley (ie. cowboys, seasonal ranchers) No need to include wildlife overlay, Fish and game manages wildlife. District 7 manages health. Eliminate all the "doom and gloom" stuff on the beginning of the plan. It is too negative and presents a negative view of the valley. Spend more time talking about the good stuff.	Jun 1, 2012 1:14 PM

**Page 8, Q10. Please provide any additional feedback you have about the draft Comprehensive Plan.**

14	On Vision Agricultural + Rural Heritage Map - now has rural preservation - needs to be rural character development or design with definition to reflect this	Jun 1, 2012 12:56 PM
15	Thanks for all the hard work.	Jun 1, 2012 11:43 AM
16	I am disturbed that farming has been the main target it seems above the whole draft. As a long time farmer in this valley i feel it should be "my choice" of whether to keep farming & that it should not be imposed on me to provide all of the open space. I have discussed this with people for the past 20 years. This will definitely impact me and devalue my property. I would ask that current zoning be left in place on the west side of the valley and against the foothills. I think we need to step back and take more time to make sure this represents my interests as well as many others. I feel that this is being pushed through too quickly. I also feel that churches was left out of the original founding of this valley.	Jun 1, 2012 11:31 AM
17	County officials need to be resolute in adopting this plan because it reflects a balanced, all inclusive approach to finding common ground in a divided county.	Jun 1, 2012 9:28 AM
18	I am especially impressed that while there are general objectives, there are specific plans and timelines to meet those objectives.	May 31, 2012 9:52 PM
19	While I understand that some restrictions are necessary, the limiting restrictions you are proposing with the current comp plan is too controlling. Please do not change the A20 zoning. A20 leaves plenty of open space. If the "community" wants more open space, they should get an education and go to work and purchase OPEN Space. It is absolutely absurd that some people feel that the land we privately purchased should be used for the good of the community! You should be doing all that you can to protect the farmers, after all, they feed you. We do not choose your profession, you choose your own. You have no right to say that the farmers cannot split their land, decreasing their land value. This will force them to have to farm their ground. This should be the farmer's choice, not the country's choice. Please do not rush to push the proposed plan through. I feel that is a political push. There should be NO rush in implementing this crazy comp plan.	May 31, 2012 8:51 PM
20	I am thankful that through the development of this plan, our community is trying to learn from past mistakes and not repeat them.	May 31, 2012 4:45 PM
21	Even though it took a while to make the Draft, it still is a process where there is a sense of urgency & there are many flaws in the draft. It does a disservice to the farmers & their rights as landowners. The whole valley was founded on agriculture and religion, yet neither of the two are taken into fair consideration. Someone was paid \$40,000 to use research that was volunteered service in the 1st place. A lot of expense that could have been avoided! I feel it is one-sided.	May 31, 2012 2:52 PM
22	My Ideas & comments are reflected in the attached letter. + comment that lines on the map are arbitrary, particularly the foothills zone - alot of land included is very flat. The vagueness in this plan gives too much power to an appointed committee. This plan also goes beyond what was intended in the land use planning act, with little more than lip service with respect to property rights.	May 31, 2012 2:41 PM
23	I think the outcries of the vocal minority have been disgraceful and the private	May 31, 2012 1:58 PM

**Page 8, Q10. Please provide any additional feedback you have about the draft Comprehensive Plan.**

	"property rights" advocates should be ashamed of themselves. They are really just be self centered and advocating their rights at the expense of others.	
24	Committees should be praised for all their work. This has been a stellar effort. Many kudos deserved. GREAT JOB!!	May 31, 2012 12:54 PM
25	Thank you for all your time and your hard work!	May 31, 2012 12:29 PM
26	Positive economic development is difficult to achieve when new development is strongly regulated!	May 31, 2012 11:09 AM
27	Much time and money was put into this plan, but it does not cover the needs, it covers the wants. We are missing the boat on this draft. The County and all that is within it is to help the people, not restrict, regulate, or govern them. Allow individuals to thier rights, while promoting and protecting the family.	May 31, 2012 10:23 AM
28	Thanks for all the hard work putting this vision for the valley together for all of us!	May 31, 2012 10:13 AM
29	Don't let the vocal, angry, minority de-rail the process. Try to parse the emotional responses from rational, constructive critique.	May 30, 2012 5:12 PM
30	The only asset a farmer has is ground, if you don't have the option to sell, you hamstring a farmer. At times, a farmer needs to be able to liquidate a smaller parcel to stay in business. Nothing maintains open space as effectively as agriculture, especially esthetically pleasing open space. Anti weed patches, poor stewardship. should be able to sell a little piece of land if needed.	May 30, 2012 4:56 PM
31	Like the scenic corridor, like the perimeter trail. I like the concept of protecting my property rights. Effective zoning protects everyone's property rights. Rec center should be in driggs. Centrally located, county seat. No big box stores EVER. would support a strong and strict scenic corredor would support strong restrictions around wetlands. support lower density in the rural areas, support higher density in the cities.	May 30, 2012 4:34 PM
32	I am totally in support of some kind of a program to trade building rights from the outlying areas to within of close to existing city limits.	May 30, 2012 3:03 PM
33	People need to pay attention to elected officials. They can make it or break it	May 30, 2012 2:19 PM
34	appendix background document needs wildfire hazards mentioned - section A3.6 - get from Jay Pence. Also include radon areas - now average is 14.6 while EPA max is 4. list hwy 31 in text for scenic corridor and other hwy listings describe snake river range in background that borders the south end of the valley CIP will need update for Police Dept - should do now before Comp Plan adopted. teton river starts at end of warm creek	May 30, 2012 2:06 PM
35	I am hoping the comprehensive plan will protect my private property rights by restricting unchecked development and poor planning for the future.I do not believe the interest of one person or family should be allowed to impact a community as a whole in the name of private property rights. If you choose to live "in" a community and use community services you need to act within the best interest of the entire community. I belive the comp plan helps guide decision making that protects the community as a whole not just individuals.	May 30, 2012 1:02 PM

**Page 8, Q10. Please provide any additional feedback you have about the draft Comprehensive Plan.**

36	Waterway- keep the density same as other areas- state it like the others "low density residential." Land values lost with larger lot sizes- like to keep the zoning the same. Zoning can limit development options. Wildlife overlay- costs money, but doesn't protect anybody. What's the point of the study if you won't change behavior based on it. Don't make us just do studies. Economic Development- Develop a product that people DO want to buy. We can build subdivisions for half of what they are trying to sell them for. Location is important with subdivisions. People want in the foothills and close to the river. 10-acre lots might sell. 20-acres is too expensive and too hard to keep track of. We all want open space, but we have to do something with it (i.e. manage it for invasives).	May 30, 2012 12:08 PM
37	I appreciate all the hard work and volunteer hours put into this document!	May 30, 2012 11:49 AM
38	Too much emphasis on wildlife- I understand people like to see elk and deer, but it costs me a lot of money. 5-7% of my income goes towards maintaing the wildlife: fences, fixing things, feeding. That's a lot of money just for somebody to be able to see the moose. Mix Ag/Wetland is way too wide. There are wetlands and also man-made wetlands. They are different. Army Corp. of engineers don't stop you from building, they tell you how to do it. Waterway cooridors- don't say clustering nor with rural ag. There are situations when clustering might be appropriate in those areas. The regulations now are rigid and lack flexibility. Comp Plan now is you farm it or sell it. This plan - if I have places I need to or want to sell, I might be able to. Congressman Rogers says why don't you build a house on the bluff- I can't. Too much red tape.	May 30, 2012 11:41 AM
39	Thank you to all that has helped I know it has taken a lot of time from a lot of people.	May 30, 2012 9:08 AM
40	thanks for your work!	May 29, 2012 7:45 PM
41	I have been amazed at how thoroughly and consistently county commissioners and planners have solicited all perspectives and incorporated them in the plan when it would be much more efficient in the short-term to simply write the plan in a back room, without public input.	May 29, 2012 7:04 PM
42	It needs ot recognzie that these land use decisions/goals will have tax ramifications. Those should be identified so that people can understand that they actually support (if eimplemented properly) the fairness and equity of property restrictions. The tax system in the Valley is broken and corrupt, and the BOCC and town governments need to appreciate that is part of planning as well and needs to be fixed. Good luck.	May 29, 2012 5:26 PM
43	Solve the structural problems first--jobs, low cash flow, poor schools--make plans for amenities but don't expect anyone to support them until the economy get a whole lot better!	May 29, 2012 12:25 AM
44	I am delighted that NO ONE WAS TURNED AWAY who wanted to serve on a sub-committee. That alone is a HUGE improvement over the last Comp Plan process.	May 25, 2012 2:45 PM
45	Stay strong!! Ignore the vocal minority pushing so called "property rights".	May 25, 2012 2:44 PM

**Page 8, Q10. Please provide any additional feedback you have about the draft Comprehensive Plan.**

46 The appendices really are key. Please don't edit anything out of them. It is funny that some of the charts have the dates on the X-Axis read from left to right, and then other charter read from right to left. May 24, 2012 9:39 AM

47 I really hope the vocal minority does derail this process by kicking and screaming. Thank you for your efforts and dedication to the process. May 23, 2012 3:53 PM



**Page 9, Q12. In which part of Teton County do you live or most associate with?**

1	Bates	May 31, 2012 8:52 PM
2	Bates Area west of Driggs - Mahogany Canyon	May 31, 2012 2:54 PM
3	Bates	May 30, 2012 7:27 PM
4	Drictor, both towns	May 30, 2012 5:13 PM
5	Drictor	May 30, 2012 11:50 AM

**Page 10, Q13. How did you hear about this online questionnaire?**

1	from attending meetings	May 31, 2012 8:53 PM
2	Facebook reminder was helpful.	May 31, 2012 12:11 PM
3	Comp. Plan Open House	May 31, 2012 10:25 AM
4	Court House Open House 5/30/12	May 30, 2012 7:27 PM
5	Anna Trentadue	May 30, 2012 5:13 PM
6	comp plan workshop	May 30, 2012 1:05 PM
7	I'm on the Economic Development Sub-Committee	May 24, 2012 9:40 AM

**Page 10, Q14. What other Teton Valley 2020 activities have you participated in (please check all that apply)?**

1	read many newspaper articles, columns, op eds, letters to the editor, other info	Jun 2, 2012 11:40 AM
2	updates from an organization	May 31, 2012 1:00 PM
3	Attended workshop meeting	May 31, 2012 12:37 PM
4	Have diligently followed the plan's progress.....	May 31, 2012 12:11 PM
5	following flyera and newapapers	May 30, 2012 2:23 PM
6	met with the P&Z administrater	May 30, 2012 9:11 AM
7	I also volunteered at several events like Felt Days	May 24, 2012 9:40 AM

**Page 12, Q16. How would you rate your own level of involvement in the creation of the Draft Comprehensive Plan?**

1	Have plans to move to Jackson so haven't gotten too wrapped up.	Jun 5, 2012 5:11 AM
2	I tried to have input but felt my comments and input were pretty much ignored.	Jun 1, 2012 2:09 PM
3	Went to meetings but felt that decisions had been made so comment was futal.	Jun 1, 2012 12:20 PM
4	I wish I could have been on a sub committee and was asked, but I was overwhelmed with my responsibilities already.	May 31, 2012 1:02 PM
5	Intensity of my involvement began in early 2012.	May 31, 2012 12:59 PM
6	Meeting times are diffuclt to attend	May 31, 2012 11:18 AM
7	Though I have been to meetings I will not accept any credit for involvement in this plan.	May 30, 2012 7:27 PM
8	I would have liked to do more. The meetings have made me uncomfortable because of the vehement opposition.	May 30, 2012 1:02 PM
9	I think there was as much information put out to the public as possible and there is no excuse for folks to say they did not have a chance to be involved. I also believe that comments from people who say it doesn't fairly represent everyone are angry because their specific needs were not met and are not concerned with the community's common goal.	May 30, 2012 10:30 AM



**Page 12, Q17. What is your perception of the level of community involvement in writing the Draft Comprehensive Plan?**

1	The committees have wide community representaion.	Jun 2, 2012 11:43 AM
2	Heavily weighted on specialty groups	Jun 1, 2012 12:20 PM
3	Most of online not available to 80% population that does not do computer. Many emails coming from no one identified with right to.	Jun 1, 2012 11:59 AM
4	Much community involvement but feel that things have been changed & not completely objective.	Jun 1, 2012 11:25 AM
5	Could always be better but it was not for a lack of trying on the part of the County. Outreach efforts for this plan are the best i have seen since i got here nearly 20 years ago.	Jun 1, 2012 9:33 AM
6	I believe that there has been a large support from the community that support VARD.	May 31, 2012 9:01 PM
7	However; I believe it is manipulated to sway to a certian interest group that implemented it.	May 31, 2012 2:57 PM
8	Those who wanted to be involved were!	May 31, 2012 2:30 PM
9	I hope you feel good about the community involvement you had.	May 31, 2012 1:02 PM
10	The community involvement increased recently & perhaps for only a brief period.	May 31, 2012 12:59 PM
11	That doesn't mean "buy-in," though, unfortunately.....	May 31, 2012 12:14 PM
12	The environmentalists seem to be represented very well. Sure wish I had a trust fund so I could've been more involved.	May 31, 2012 11:18 AM
13	It is my opinion that the plan is dominated by a portion of the community that does not own or control any significant amount of ground.	May 30, 2012 7:27 PM
14	A highly motivated few represent most of the involvement. The involvement of the average person is low.	May 30, 2012 5:16 PM
15	I feel there were enless opportunities for public to provide input.	May 30, 2012 1:08 PM
16	I think the committee members are outstanding members of our community from all walks of life. When I saw the original list of names I was confident that the plan would bridge differences and do what's best for the greatest number of community members.	May 30, 2012 10:30 AM
17	I know its not your fault but with all this work we still only have just over 7 percent input which I think would have been higher if there was a way to count on how many 1 person representee like myself was answering for 8 people	May 30, 2012 9:17 AM
18	Most of the comment comes from the activists it seems! The middle may not be well represented.	May 29, 2012 12:30 AM
19	Many of the "input occurrences" represent the same people. The fact that the large landowners had apparently not been involved throughout much of the	May 25, 2012 2:56 PM

**Page 12, Q17. What is your perception of the level of community involvement in writing the Draft Comprehensive Plan?**

process is disturbing. So much effort went into reaching out to everyone! Why didn't they speak up consistently throughout the process?

- |    |   |                      |
|----|---|----------------------|
| 20 | Community involvement has ebbed and flowed over these 2+ years. There was a high level of broad involvement during the first 1.5 years. Then, there was the angry late-comer crowd who grew very energized and vocal at the last minute once the framework maps came out. I noticed that they turned off a lot of people from continuing to participate in the process because it became so ugly and hostile. Some of my friends were treated so poorly and rudely by the old timers at the open houses that they don't want to be around the Comp Plan any more. To me, that is truly sad. | May 24, 2012 9:48 AM |
| 21 | The planning committee has gone out of their way to create opportunities to get involved since the get go.  | May 23, 2012 3:56 PM |



**Page 12, Q18. In general, do you think the process by which the Draft Comprehensive Plan was produced was a fair process?**

1	I resent a small minority trying to upset what has been a lengthy and fair process. The fact that they have a lawyer at the last minute should not result in wavering and revisions to what has been drafted. They are bringing fear and lack of civility into the process...and they are doing it late in the process.	Jun 2, 2012 11:43 AM
2	Every survey should have a name with identifications. Too many questions answered by same people over and over. I signed my name	Jun 1, 2012 11:59 AM
3	In my opinion, the committee was not a fair representation of the people who reside in this valley, especially the conservative landowners.	May 31, 2012 9:01 PM
4	I believe the people that started the idea definitely had their own agenda.	May 31, 2012 2:57 PM
5	The survey was very slanted. Should be mailed only to property owners in the county.	May 31, 2012 2:46 PM
6	It's difficult to know how many multiple entries people have made in an effort to push their agenda for example falsifying surveys, etc.	May 31, 2012 12:32 PM
7	My less than absolutely reflects the level that some parts of the community have felt "excluded," real or not,	May 31, 2012 12:14 PM
8	If people did not participate in the process, it was NOT due to lack of opportunity to do so.	May 31, 2012 11:45 AM
9	Several meetings, however, only the environmentalists and anti-growth groups seem to be represented.	May 31, 2012 11:18 AM
10	No.	May 30, 2012 7:27 PM
11	If folks don't like the result, it is typical to cry foul. I beleive there is a strong majority of our citizenry that actually very strongly supports better planning like the 2020 plan offers	May 30, 2012 1:02 PM
12	I think a huge effort has been made by the County to include as many people as possible.	May 30, 2012 11:53 AM
13	I mark this here because I feel I have to give a lot more so others can enjoy what I own and have and pay for	May 30, 2012 9:17 AM
14	Many, many opportunities to give input. Add'l 11th hour meetings to accommodate late concerns.	May 25, 2012 2:56 PM
15	I think ag owners were given more opportunities than others.	May 25, 2012 2:46 PM
16	It's fair just so long as people who show up at the last minute and scream the loudest don't get their way over the general consensus of the HUGE amount of people who have been participating for over 2 years now!	May 24, 2012 9:48 AM



**Page 12, Q19. Is there anything else you would like to tell us about the Teton Valley 2020 process- the process by which the Draft Comprehensive Plan was created?**

1	Updating the TetonValley2020 web site and facebook page would have been nice.	Jun 4, 2012 2:23 PM
2	Don't let a LOUD minority, some of whom have not been civil, disrupt what many have worked hard to achieve.	Jun 2, 2012 11:43 AM
3	The process has been, and in my view, was designed with a very specific agenda put forward by VARD. Shame on County Commission.	Jun 1, 2012 2:09 PM
4	-Comp plan is not like a corporation -this began in 1990 with Agenda 21 -County does not have the right to manage wildlife -County can manage roads, morals, police, fire - Public may not have a vote on comp plan but does have the resource to litigation if Idaho statutes are violated.	Jun 1, 2012 1:00 PM
5	need more reference to dark skies for economic development and natural resources.	Jun 1, 2012 12:34 PM
6	Feel like property owners or tax payers were involved after maps were made, survey worded and sent out on-line should have been mailed. Money has been spent on the oddest things rather than a stamp.	Jun 1, 2012 12:20 PM
7	too much rules and laws take away private property rights Ronnie & Kay Fullmer	Jun 1, 2012 11:59 AM
8	Just thanks	Jun 1, 2012 11:45 AM
9	I am very concerned that now the draft is out, that we are pushing things way too fast. I think we need to take more time to draft this.	Jun 1, 2012 11:25 AM
10	There has been far more input from the non landowning public than from those who are paying the tax bill. The present ordinance is legal and when implemented properly will meet the needs of the landowner as well as the non-tax paying public. So much of these frameworks are "a lot to do about nothing" opening up the county to severe law suits, which could be avoided by paying more attention to and following what's already on the books.	Jun 1, 2012 11:12 AM
11	Good Work! Please do not let the intimidation's of a vocal minority attempt a last minute "water down" of the plan.	Jun 1, 2012 9:33 AM
12	I do not believe that just because you breathe Teton Valley air into your lungs, you should not have a voice in what happens to this valley. The landowners should have the highest percentage of a voice. Being part of "the community" does not entitle you to decide what happens to lands that you do not own.	May 31, 2012 9:01 PM
13	The process was very burdensome & costly to tax payers. Could have been accomplished by a much simpler rewrite of current plan. I feel this expenditure of taxpayers dollars is irresponsible & borders on misuse.	May 31, 2012 2:46 PM
14	I was involved with the plan 10 years ago and was greatly dissapointed by the arrogance of the P&Z when they discounted the committee recomendations. They went through the motions but were disingenuous in their actions. I believe that the 2020 plan is a community effort and that I have faith that the P\$Z and County Commissioners will have greater integrety and believe in a Comprehensive Plan.	May 31, 2012 2:30 PM

**Page 12, Q19. Is there anything else you would like to tell us about the Teton Valley 2020 process- the process by which the Draft Comprehensive Plan was created?**

15	Everyone worked really REALLY hard -- the document reflects that. I appreciate the notion of respect and inclusion. THANK YOU.	May 31, 2012 12:14 PM
16	The sub-committee members could've had more of the "old-timers". When I volunteered I was told by the Angie, the Planner, that I didn't think like them. Quite sad and disappointing! But my taxes are good enough!	May 31, 2012 11:18 AM
17	This, along with ALL the other surveys, and the Comp Plan, is a total waste of time and money. The whole plan can and should be replaced with tax incentives. The land owner should be left to make their own decisions as to the use and zoning of their private property. The only government involvement should come in the form of taxation according to the choice of zoning or land use made by the land owner.	May 30, 2012 7:27 PM
18	Once again, I feel that there was a great cross section of individuals that are involved in many different aspects of our community. There is great representation	May 30, 2012 5:17 PM
19	In your efforts to be fair you are dragging the process out longer than is healthy.	May 30, 2012 5:16 PM
20	Good Job	May 30, 2012 2:30 PM
21	Good availability for anyone to be involved	May 30, 2012 12:46 PM
22	I appreciate the number of times I was contacted to participate. I especially liked the open meetings where there was an opportunity face to face for people to voice their opinions. I think that what people say in an email is not always something they have the nerve to say to a neighbor because it's too derogatory. What people are willing to say face to face holds more merit to me. It makes them more accountable for their emotions and brings out the facts.	May 30, 2012 10:30 AM
23	thanks for your work - you've done more than enough to include all of the community.	May 29, 2012 7:46 PM
24	Make sure there is enough time between the PZC's recommendation (which will most likely include some recommended changes to this draft) and the BCC hearing so that the public has access to officially approved minutes from the PZC hearing in sufficient time to submit written comments to the BCC before their deadline (which is a week before their hearing.) To do otherwise would be to despoil what has so far been a very fair process. The public needs access to EVERYTHING far enough ahead of comment deadlines to read the materials and submit meaningful comments.	May 25, 2012 2:56 PM
25	What was done to implement the comp plan last time around simply did not work. The 2004-2010 comp plan said that we wanted to protect rural character, preserve farmland, direct growth to towns, be fiscally prudent etc – and the rules we put in place disastrously failed to achieve those goals. Not only that, but our land use plan said that we wanted to achieve a balance between letting people do whatever they want, and regulating what they do. What we did failed at that - disastrously. Our land use plan said that we wanted to protect property values. We failed disastrously at that. Our plan said that we wanted protect property rights. We failed disastrously at that. They say that the definition of insanity is to	May 24, 2012 9:48 AM

**Page 12, Q19. Is there anything else you would like to tell us about the Teton Valley 2020 process- the process by which the Draft Comprehensive Plan was created?**

continually do the same thing and expect different results. When I hear people say that we shouldn't change anything this time around, it sounds like insanity to me. It's time to change!