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## Economic Development SC Meeting #1 - Minutes

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### SC MEETING #1 – 6/9/2011

#### **In Attendance:**

##### Subcommittee Members:

Anna Trentadue, Brian Gibson, Hyrum Johnson (via phone), John Bingham, Lynda Skujins, Pete Koson, Shannon Hamby, Tony Goe

County Staff: Angie Rutherford

Consultant team: Bruce Meighen, Jennifer Zung, Randy Blough, Rebecca Brofft

#### **Sub-Committee Members Absent:** Bob Foster, Grant Durtschi, Wayne Maness

- Meeting was called to order at 3:30 p.m.
- The statement of Expectations for committee members was reviewed and all members in attendance signed and submitted the forms.
- Subcommittee leadership positions (chair, co-chair, and recorder) were described and the necessary qualities of individuals serving in these positions were discussed. Members were asked to nominate themselves or other members to serve in these positions.
- Motion and Vote
  - Brian Gibson nominated Lynda as Chair. Lynda declined the nomination. Anna Trentadue nominated Hyrum Johnson as Chair. Hyrum accepted the nomination. Brian Gibson nominated himself as Co-Chair. Pete Koson nominated himself as Chair. Anna Trentadue nominated herself as Recorder. All nominations were seconded. An secret ballot vote was taken and the results are:
    - Pete Koson – Chair
    - Brian Gibson - Co-Chair
    - Anna Trentadue - Recorder
- Bruce reviewed the Comp Plan process, workbooks, and how information would be gathered and used.
- The schedule of the next meeting was discussed. The next meeting will be in approximately two weeks and the chair would be responsible for scheduling the next meeting. A tentative meeting date and time of June 20<sup>th</sup> at 9:00 a.m. was discussed.

#### **Values, Issues, and Opportunities Exercise:**

Subcommittee members were asked to write what they thought were important values, issues, and opportunities related to economic development on sheets of paper and post them on the boards. Committee members were asked to discuss their number one issue, value and/or opportunity briefly. The comments included:

#### Values

- Good schools
- Sense of identity
- Knowing what we want and acting deliberately
- Integrity of residents and community
- Economic sustainability
- Stewardship of land
- Local food
- Entrepreneurship and the freedom to start and attract new business

### Issues

- Local schools are failing
- Can't afford current pattern of growth
- Low taxes, don't have funding to accomplish some of our goals
- Zoning issues
- Too much waste in government, community needs to know money is well-spent
- Too dependent on 1-2 industries
- Too much local money is spent outside the valley, need to bring more in and let less go
- Not currently good stewards to land and citizens of the community
- Divisive community
- Perception that Teton Valley is failing
- Cost of fuel and transport
- Increased cost of products due to increased overhead costs

### Opportunities

- Good schools important for attracting businesses
- A lot of educated people, particularly those working in high-tech industries, work from home in the community
- Need to provide services for potential build out and future population (sewers, roads, water quality, etc.)
- More thoughtful locating of residential subdivisions
- A lot of undeveloped land is available for development
- Build subdivisions with value
- Highway is good for commercial development
- Government should make decisions that bring value to the community
- Emphasis on local business ownership to promote sustainable local business
- Learn to be good stewards to improve quality of life and economic development
- Local food ties to stewardship, economic development, local business and local spending
- Farmers market
- Local restaurants working with local farmers
- Improve community perceptions through communication
- Define areas of economic focus
- Lower cost of overhead to sustain local business and attract local spending
- Incentivize starting and operating local businesses

The full List of Values, Issues and Opportunities that were posted by the committee members include:

### Values

- Sustainable, residential Growth
- Increase employment opportunities
- Limited agriculture products
- Diverse community
- High quality jobs
- Sustainable growth
- Environmental stewardship
- Arts and culture resources and opportunities
- Local food sources

- Listen to land owners, farmers and ranchers
- Respect of citizens' rights
- Democratic in decision making
- Integrity
- collaborative promotion of recreational opportunities
- Affordable transportation
- Diversified economies- there's safety from large crashes with a diversified economic base
- Good schools and opportunities for kids mental and physical growth
- Communities with a sense of place, a sense of pride in who they are and where they are going
- Planned, deliberate community decision making
- Build and retain winter facilities we have
- Keep employment at consistent level- no high, low seasons
- Voice for existing businesses
- Good signage
- Paved roads
- Fiber optics for everyone
- Excellent schools
- Religious belief
- Emphasis on local business- buy local
- Ecological sustainability- wildlife / environment
- Economic sustainability - diversity
- Liberty
- Entrepreneurship
- Education
- Leadership Integrity

### **Issues**

- Lack of economic diversity in Teton Valley. We are mostly a construction based economy
- Disjointed economic planning. We need the cities and counties planning together. We need to combine resources
- Lack of bank lending. It's very hard to get a loan for some of the best business ideas
- We have some of the lowest taxes in the state, which means we have no \$\$\$ to invest in infrastructure to bring in businesses
- Only resort town
- Too many \$ getting out of valley
- Uncontrollable residential growth without regard to infrastructure needs and environmental impacts
- Coordination with City comprehensive plans
- Quality people leaving the Valley
- No comprehensive effort to court new businesses
- Lack of resources for start-up businesses
- County not promoting valley
- Perception, by both residents and non-residents, that valley is failing
- Long, uncomfortable, harsh winter season- for 9 months
- Too dependent on one or two industries
- How to increase employment and still retain rural, small town atmosphere
- Divisive politics and community

- Unchecked growth
- The current economy (and all that this entails)
- Overlapping non-profits
- Rampant/unsustainable growth
- Short summer season
- Develop paved roads to all subdivisions- especially future approved plats
- Less government local level
- Too much governmental spending on none valued services and departments
- No organization promoting valley outside- magazines, trade shows
- Incentives for attracting business
- Advocacy groups "driving the train"
- We can't afford to service our far-flung patterns of growth
- Why don't we get more community involvement
- Bring technology to the County system
- Pay too many taxes for non-citizens that do not contribute to the community
- Clean up downtowns
- Lack of respect for public opinion
- Freedom from burdensome restrictions

### **Opportunities**

- We have tons of vacant lands in our 3 cities that is ripe for industries
- We do have some unique local businesses that are booming. Who did they do it? How do we promote them?
- Home-based businesses- high tech
- Sportswear companies
- Full time business development person
- Land is relatively cheap right now and bank-owned properties may further decline in value, making it easier to acquire land
- Bring back the county economic development staff person- some who is paid to coordinate economic planning between the city and the county (full-time job).
- Increased tourism
- Develop natural resources aggressively while holding accountability to land
- Develop commercial friendly zoning for entrepreneurial businesses
- Give property owner a large say (input) on the future of their property
- Develop a valley that brings visitors, buyers businesses
- Promote sustainable local businesses
- To promote local entrepreneurial activity
- To differentiate our valley
- To be self-supporting as a community
- Develop legitimate incentives for established businesses to re-locate
- Define our economic areas of focus
- Developing local food resources and promotion
- To preserve the resources we have
- Correct mistakes or omissions of previous comprehensive plans
- Give priority to economic sustainability rather than wildlife growth
- Attract entrepreneurs
- Light manufacturing

- Add several Olympic-type winter programs (training sites) to expand use of our climate
- Expand employment by focusing on existing tourism- facilities, events etc. Like Leavenworth, WA
- Develop expanded use of greenhouse and hydroponic facilities- meet the demands of local and nearby restaurants
- Increase electronic communication capabilities

**Action Items:**

- All committee members will reach out to others in the community and collect “Values, Issues, and Opportunities” on the sheets provided. PDF’s of the sheets are attached to these minutes. Sheets will be turned in to Angie at the County planning office.

The meeting was closed at 5:00 p.m.