

TETON COUNTY, IDAHO COMPREHENSIVE PLAN



VISIONING
Core Committee Meeting #3
Workbook #2
August 2011

creating a vision for teton county

*Visioning is a critical step for every planning process; adding defensibility and creating a foundation for more effective community engagement. **Visioning ensures that County residents' values and goals are accurately reflected in the plan's elements, policies and frameworks.***

In the Appendix, you will find the fourth draft of the Vision Document. The first draft included preliminary guiding principles, benefits and opportunities and was reviewed by the Sub-Committees during their meeting #3. Revisions were made based on the SC comments to create the second draft and the revised text was sent to the public for comments through an online survey. Approximately 100 other citizens gave feedback on each component, and each SC considered public feedback to further refine the Vision statements during their meeting #4. Each SC also reviewed the photos and maps that accompany the Vision statements and additional changes were made in order to create the third draft of the Vision Document.

*The Vision Document will be presented to the public at the Visioning Workshop on August 25, 2011 and will also be presented to the Planning and Zoning Commission and the Board of County Commissioners for endorsement on September 20, 2011. **This ensures that the community, consultants, property owners and public are on the same page before considering plan options.***

visioning

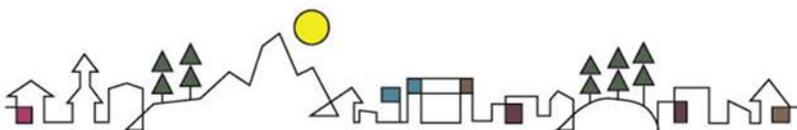
CC meeting #3

Agenda - August 23, 2011

“Draft Vision Document”

Meeting Objective: To provide comments and approve a draft Vision Document for the public presentation at the Community Vision Workshop

1. *Approve Minutes from CC Meeting #2 (5 min)*
2. *SC Reports (45 min)*
 - a. *SC Chairs present Vision Statements, Guiding Principles, Benefits, Opportunities, and Visuals for their SC.*
 - b. *Discuss any changes needed so that there is continuity between the elements in the Vision Document*
3. *Draft Vision Document (40 min)*
 - a. *Discuss the background and introduction sections of the Vision Document*
 - i. *Does it need refinement?*
 - ii. *Discuss changes and record recommended refinements*
4. *Community Vision Workshop (15 min)*
 - a. *Schedule - August 25 at 5:30p.m. – 7:30 p.m.*
 - b. *Review set up for the Workshop*
 - c. *Review meeting materials*
5. *Constraints Maps (15 min)*
 - a. *Review maps and discuss anything that is missing or misplaced*



appendix 1 –
Teton County Vision Document

visioning

VISION DOCUMENT



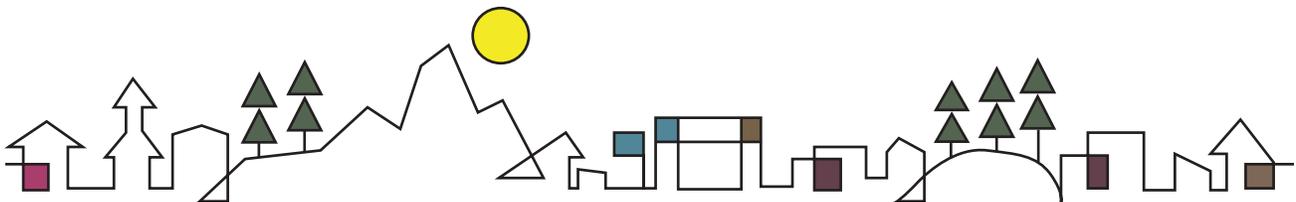
TETON COUNTY, IDAHO

Teton County Comprehensive Plan Core Committee
Teton County Comprehensive Plan Sub-Committees
*(Economic Development, Transportation, Natural Resources + Outdoor Recreation,
Community Events + Facilities, Agricultural + Rural Heritage)*

Teton County, Idaho

Harmony Design & Engineering
AECOM
Jorgensen Associates, PC
Intermountain Aquatics, Inc.

Teton County Vision Document
Core Committee Draft
23 August 2011



BACKGROUND

Breathtaking scenery, abundant wildlife, clean water, fresh air, open spaces, healthy forests and other outstanding natural resources are what make Teton Valley unique among many other rural areas.

Teton County, Idaho is a rural community of approximately 8,000 people and 450 square miles in Southeastern Idaho. It has three incorporated cities -- Teton, Driggs and Victor -- and large areas of unincorporated County. It is situated in the western shadow of the Tetons and much of the economy is outdoor recreation oriented, with Grand Targhee Resort (in Teton County, Wyoming) as one of the largest employers in the area. The County employment base is also linked to other regional population centers outside the State, as a large portion of residents commute to Jackson, Wyoming for employment.

Historically, the Valley has been a small agricultural community founded by Mormon Pioneers, many descendants of whom are living in the community today. In the more recent past, it has begun to transition into a service-based mountain resort economy, with significant activity in second-home and resort-based development. The population of Teton County represents a mix of families who have been here for generations, part-time residents here for only a portion of the year, residents who have recently resettled here from other parts of the country and immigrants from outside the United States. As such, the community has a broad range of educational attainment, income levels and values.

Teton Valley has transformed from a primarily agricultural, slowly developing community to a community with an unprecedented rate of development and real estate speculation, experienced between 2005 and 2008. As the second fastest growing rural county in the United States between 2000 and 2009, Teton County was impacted by the bursting of the economic bubble and now over 7,000 vacant, platted lots and 3,232 platted, vacant lots in 19 partially-finished subdivisions remain. The resultant aftermath of that boom left Teton County with economic and land use challenges, failed subdivisions, high unemployment, high foreclosure rates and lots that are no longer marketable.

Although agriculture was historically the basis of Teton Valley's economy, it is challenged by many factors. While tourism has emerged as an economic alternative, it does not always provide stable employment opportunities. The recent development boom provided many good jobs but only for a relatively short period, resulting in an increased number of Teton Valley residents commuting daily to Jackson for employment, increasing traffic and the associated pollution and accidents.

*Built on lessons learned and founded on our community values,
the Teton Valley 2020 Vision Document – and corresponding
Comprehensive Plan – Envision a Sustainable Future for Teton County.*

CREATING A VISION FOR TETON VALLEY

Visioning is a critical step for every planning process; adding defensibility and creating a foundation for more effective community engagement. **Visioning ensures that County residents' values and goals are accurately reflected in the plan's elements, policies and frameworks.** Visioning will also provide the framework foundation for the next phases of the planning process, Plan Frameworks and Plan Elements. This Vision creates the structure and initial agreements necessary to tackle tough issues that will be further addressed by the Sub-Committees.

The visioning process is incremental and is building off the P4P Questionnaire, stakeholder interviews, input from County staff, and results of the Values/Issues/Opportunities Exercises completed by the Core Committee and Sub-Committees during meetings #1 and #2.

This is the fourth draft of the Vision Document. The first draft included preliminary guiding principles, benefits and opportunities and was reviewed by the Sub-Committees during meeting #3. Revisions were made based on the Sub-Committees' comments to create the second draft and the revised text was available for public comment through an online survey. Approximately 100 citizens gave feedback on each component, and each Sub-Committee considered this public feedback in further refining the vision statements during meeting #4. Each Sub-Committee also reviewed the photos and maps that accompany the vision statements and additional changes were made in order to create this document.

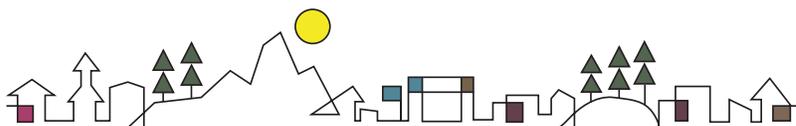
The Vision Document will be presented to the public at the Visioning Workshop on August 25, 2011 and will be presented to Planning and Zoning and the Board of County Commissioners for endorsement on September 20, 2011. This ensures that the community, consultants, property owners and public are on the same page before considering plan options.

A VISION FOR TETON COUNTY

A vision statement and guiding principles for each plan element arose from direction given through input by the Sub-Committees, Core Committee, stakeholders, County staff, elected officials and the public through the Teton Valley 2020 questionnaire and direct Sub-Committee outreach efforts. The result is this draft of a Vision for our community, comprised of the following plan elements:

- Economic Development
- Transportation
- Natural Resources + Outdoor Recreation
- Community Events + Facilities
- Agricultural + Rural Heritage

Vision statements, guiding principles, benefits and opportunities were developed based on the comments received during this process, and are included in the following pages.



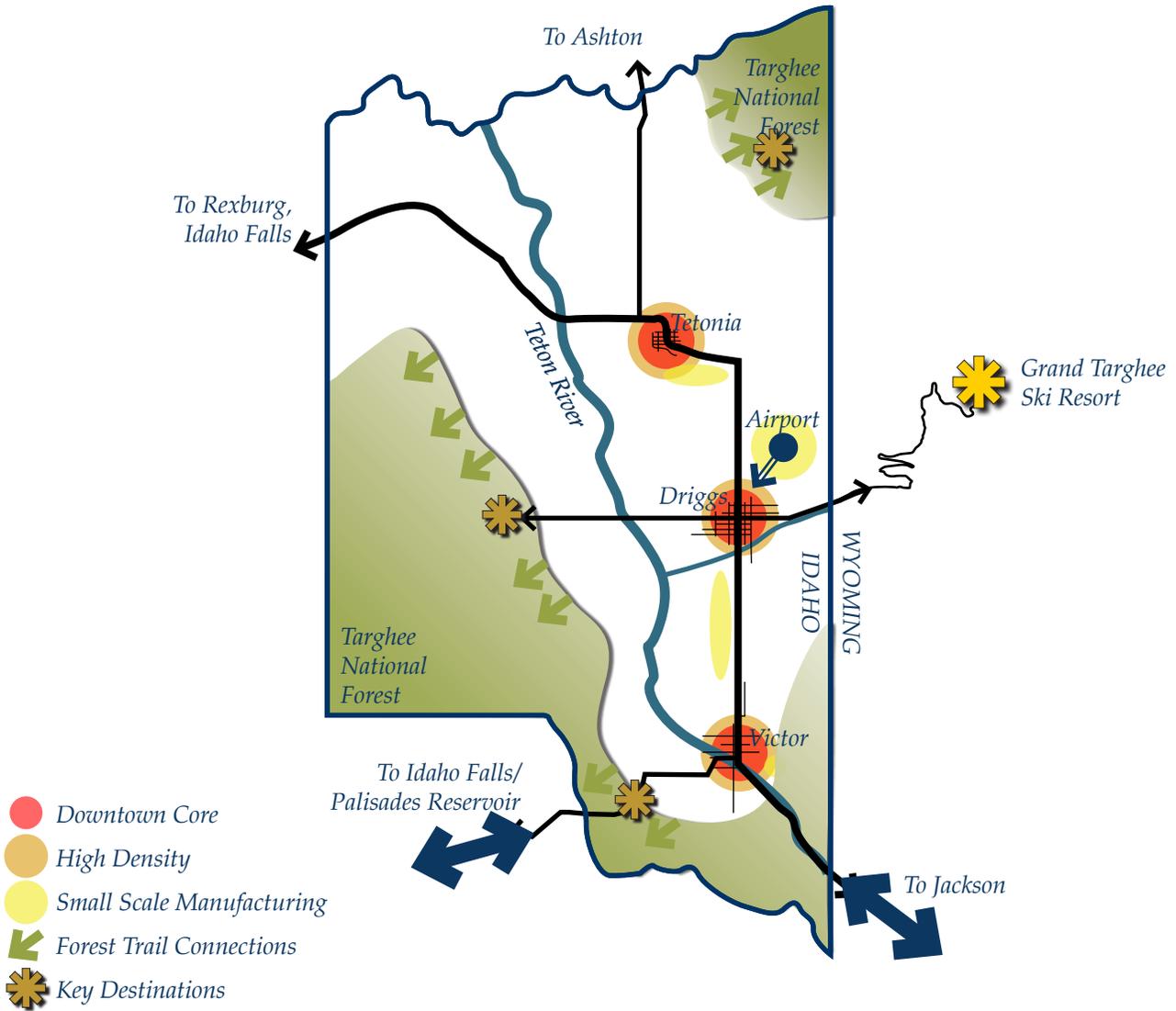
Our Community Envisions a Sustainable Future for Teton County

We will strive to:

- Establish a vibrant, diverse and stable economy.
- Create and maintain a well connected, multi-modal network of transportation infrastructure to provide convenient and safe mobility for all residents, visitors and businesses.
- Preserve natural resources and a healthy environment, which is essential for creating viable future economic and recreational opportunities for all users.
- Contribute to our strong sense of community by providing quality facilities, services and activities to benefit the community.
- Preserve the rural character and heritage of Teton Valley.

It is this Vision that informs the following vision statements and guiding principles. These will serve as the building blocks for our community's future.

economic development



economic development

Establish a vibrant, diverse and stable economy.

Guiding Principles

- Encourage, promote and support valley businesses
- Incentivize local commerce
- Create a hospitable and attractive environment for businesses and visitors
- Preserve our rural character and heritage
- Promote businesses that are economically and environmentally friendly
- Encourage stewardship and accountability
- Pursue economic diversity

Benefits

- Provides long-term economic stability (minimizes boom/bust cycles)
- Provides gainful employment
- Provides independence
- Develops community identity
- Keeps money in the valley
- Preserves valley aesthetics

Opportunities

- Brand and market Teton Valley
- Promote smart growth strategies
- Attract businesses that support the guiding principles
- Improve infrastructure
- Improve education opportunities to support economic development, including post-secondary education including via the internet, telecommuting and extension offices
- Embrace our cultural diversity and heritage
- Attract businesses that support the guiding principles
- Improve infrastructure
- Improve education opportunities to support economic development, including post-secondary education, internet, telecommuting, and extension offices
- Embrace our cultural diversity and heritage

transportation



transportation

Create and maintain a well connected, multi-modal network of transportation infrastructure to provide convenient and safe mobility for all residents, visitors and businesses.

Guiding Principles

- Create convenient, safe, timely, sustainable and efficient options for multi-modal transportation that satisfy a multitude of needs
- Provide a well connected transportation network in Teton Valley
- Provide well maintained transportation infrastructure including roads, paved pathways and sidewalks
- Develop regional connections
- Encourage pedestrian connectivity in appropriate areas
- Develop transportation appropriate for a rural community, respectful of the unique character of Teton Valley
- Improves traffic flow
- Creates a healthy community
- Reduces future transportation impacts such as pollution and harm to wildlife
- Provides cost-effective and timely transportation solutions

Opportunities

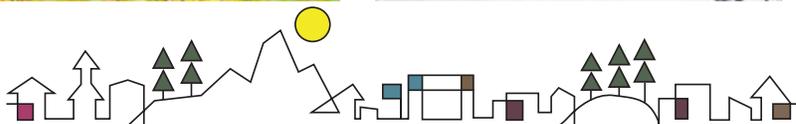
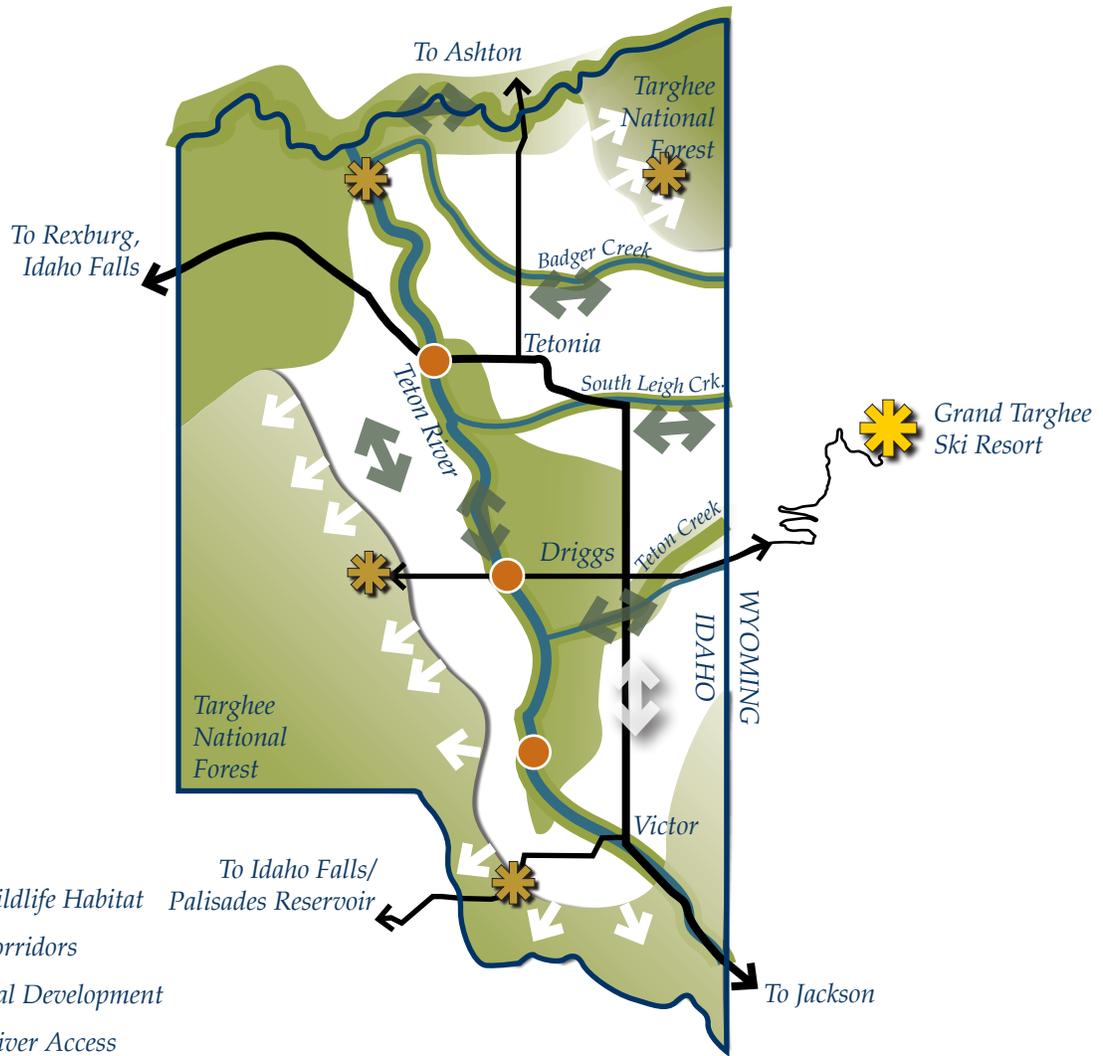
- Improve the condition of existing transportation infrastructure
- Improve overall mobility within Teton County through options for multi-modal transportation
- Develop paved paths to connect all communities within the county to adjacent communities and recreation areas
- Capitalize on funding opportunities for multi-modal transportation options
- Explore opportunities for public transit for commuting, visiting and recreation
- Promote development that is transit, pedestrian, and bicycle friendly
- Establish principles/processes by which future decisions can be made

Benefits

- Provides multiple choices for transportation
- Provides interconnection to, from and within Teton County for residents, visitors and businesses
- Increases the economic desirability of Teton County

Multi-Modal Transportation includes vehicle types and programs for air, bike, bus, call-and-ride, materials transport and public transit opportunities appropriate for Teton Valley.

natural resources + outdoor recreation



natural resources + outdoor recreation

Preserve natural resources and a healthy environment, which is essential for creating viable future economic and recreation opportunities for all users.

Guiding Principles

- Enhance and preserve our access to public lands and recognize the need to accommodate different user groups in a way that minimizes user conflict and area damage
- Conserve our public lands and natural resources (air, water, wildlife, fisheries, climate, trail systems, wetlands, dark skies, soundscape, soils, open space, native vegetation)
- Provide recreation for all user groups (biking, skiing, fishing, OHV, hunting, trail users, equestrian users, boating, non-motorized flight and others)
- Balance private property rights and protection of our natural resources
- Recognize, respect and/or mitigate natural hazards, including but not limited to flooding, earthquakes, landslides, radon and fires
- Reduce infestation/introduction of invasive species
- Respect sensitive habitat and migration areas for wildlife
- Respect cultural heritage sites
- Recognize that tourism is a fundamental component of our economy and is dependent on healthy natural resources
- Enhance and preserve our access to public lands and recognize the need to accommodate different user groups in a way that minimizes user conflict and area damage (trails, pathways, etc.)
- Promotes economic development through tourism and quality of life
- Provides sustainable opportunities for generations of families to remain and make a living here through all stages of life
- Brings together community and builds acceptance of diverse lifestyles
- Minimizes detrimental effects of special hazards and their inherent risks

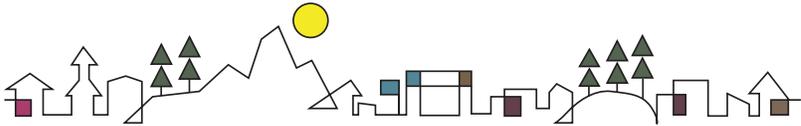
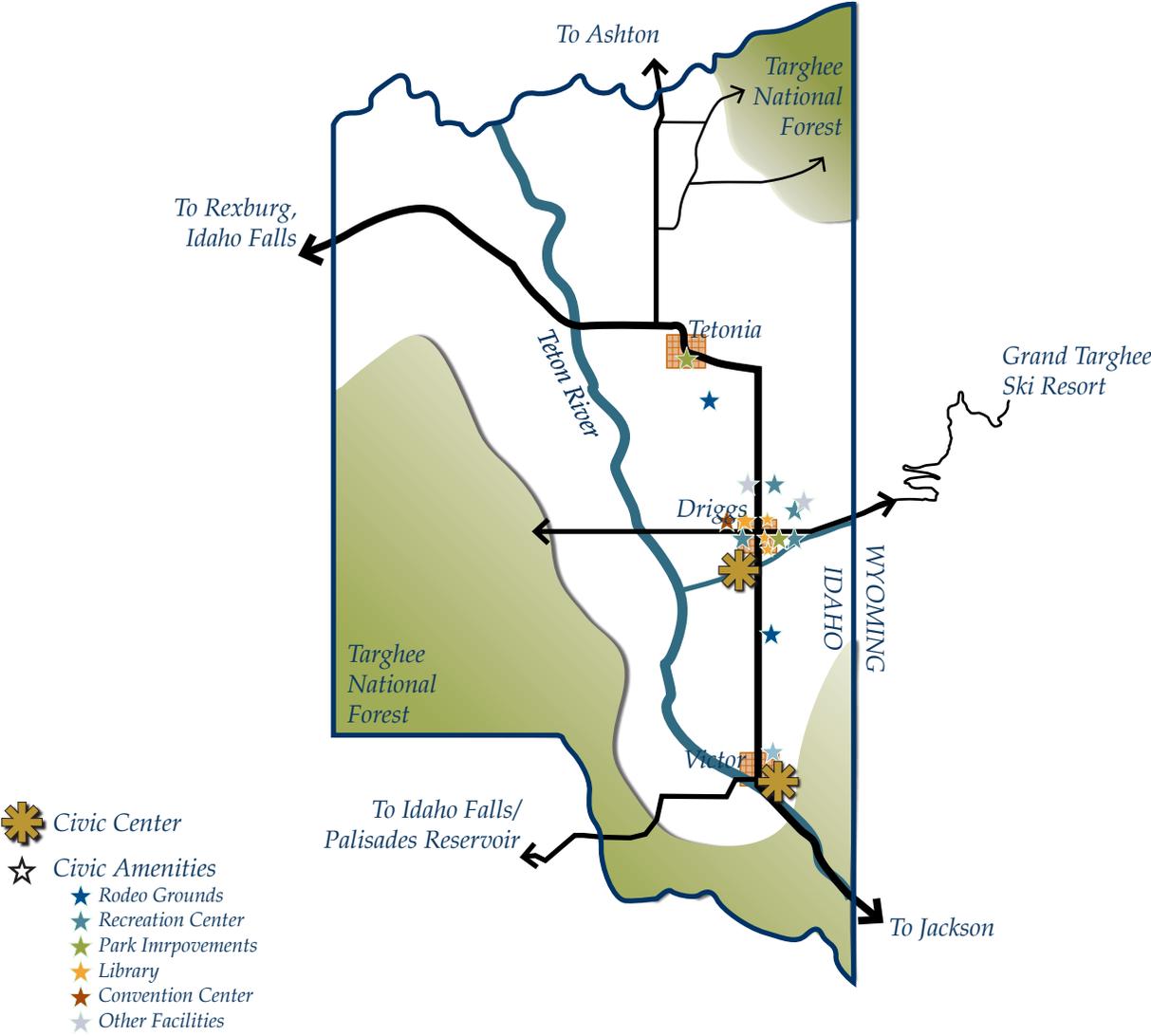
Opportunities

- Create developmental regulations that are consistent with diverse community values, balance natural resources and growth, are predictable and preserve the economic value of the land
- Make this a place where people want to live while remaining affordable, preserving heritage and protecting resources for all users
- Maintain existing public land access and work to create new access (e.g. winter travel plan)
- Create new and sustainable funding options and incentives to protect our open space, rural lands and natural resources (e.g. recreation district)
- Preserve and improve our recreational opportunities as well as our natural resources
- Create benchmarks for monitoring and preserving natural resources
- Create and sustain economic development through promotion of recreational opportunities and natural resources

Benefits

- Conserves native wildlife habitat, wetlands, and water bodies
- Protects and provides an adequate supply of clean water
- Maintains and improves air quality
- Promotes public health, safety and welfare
- Provides physical links between

community events + facilities



community events + facilities

*Contribute to our strong sense of community
by providing quality facilities,
services, and activities to benefit the community.*

Guiding Principles

- Encourage diverse and affordable activities for all ages
- Encourage the development of quality education facilities - primary, secondary and post-secondary
- Provide quality services and facilities in a coordinated manner for the health and safety of the community
- Encourage an environment that fosters community involvement
- Encourage location of new facilities in existing population centers to maximize efficiency and convenience

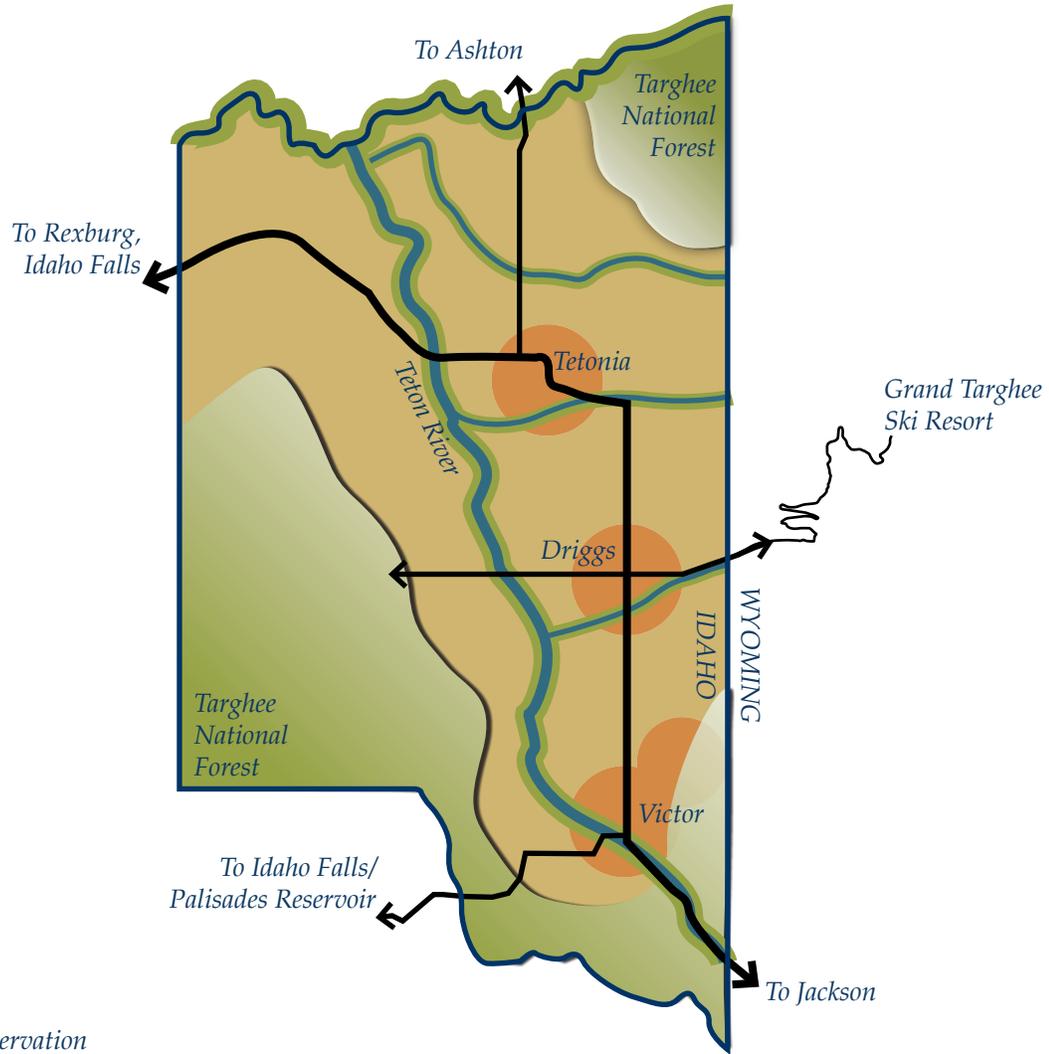
Benefits

- Bridges cultural differences to create a strong sense of community
- Increases community interaction and sense of place
- Supports economic development
- Creates an efficient infrastructure system, as a foundation for community sustainability

Opportunities

- Find common ground by identifying shared values and priorities and acknowledging differences respectfully
- Develop a Recreation Master Plan that coordinates and includes all providers and users
- Explore new funding options to develop and support affordable activities for all ages
- Expand and develop pre-K through post secondary education system

agricultural + rural heritage



-  Rural Preservation
-  Rural Design



agricultural + rural heritage

*Preserve the rural character and
heritage of Teton Valley.*

Guiding Principles

- Maintain our small town feel and rural heritage
- Ensure that planned growth maintains our rural character
- Balance property rights and rural character

Benefits

- Preservation of open space and rural character
- Preservation of our small town, agricultural heritage
- Promotes Teton County's distinctive identity

Opportunities

- Return platted land back to agricultural production
- Support and enhance agriculture and ranching
- Facilitate the transfer of land (such as to family members)
- Explore options to protect our open lands (e.g. Land District and Land Trust)
- Support our local agriculture through improved infrastructure (e.g. improve and maintain roads for agricultural product transportation)

appendix 2 – Constraints Tables and Maps

FOR INTERNAL USE ONLY

(For planning purposes by sub-committees)

Preliminary Constraints Brainstorming

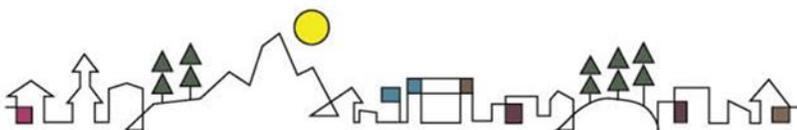
Instructions and how to use this data:

As agreed upon by the sub-committees in meeting #1, the operational expectations include the respect for private property rights. Therefore, it is important to utilize the following information with that in mind:

- *“We agree that the comprehensive planning process is founded on respect for our community, our natural resources, private property rights and future generations”*

The following information was collected from known sources. The accuracy and scale of this data varies and is for planning purposes only. The data should not be interpreted to prohibit development or other activities, but represents areas where restrictions may exist or an agency noted the potential for sensitive resources in that area. Additional scrutiny should be given to the Level III data, since it is regional in nature, and site specific surveys would be required to validate some of this information.

It is the responsibility of the sub-committees to further validate and refine these constraints and considerations. Please add to the list of data and include source information.



LEVEL I CONSTRAINTS: Areas in which existing conditions or regulations prohibit significant development

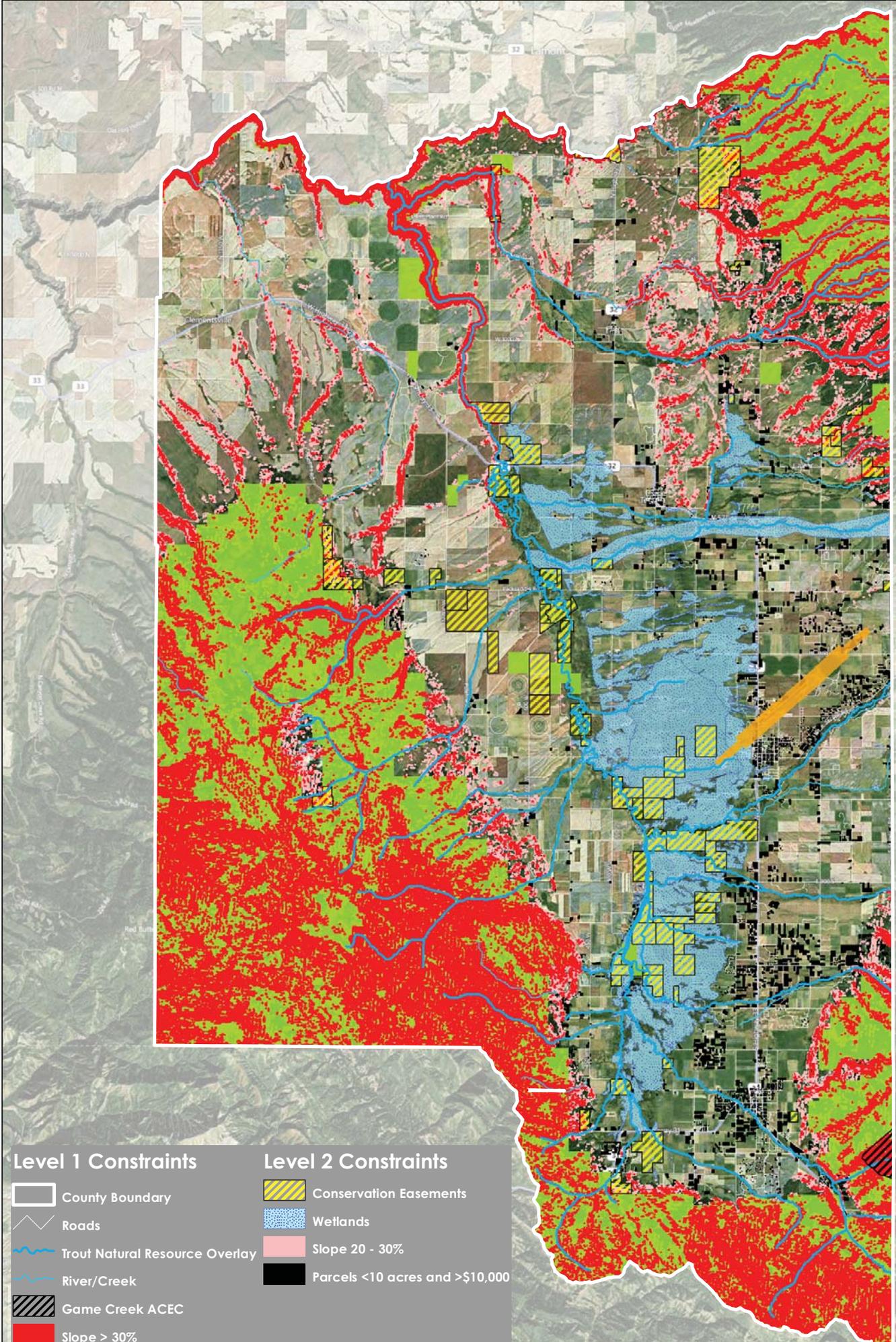
Constraint	Data Source	Buffer Distance	Notes
Trout Natural Resource Overlay	Teton Regional Land Trust (TRLT)	Line width = 250 ft.	Priority areas for conservation and/or planning for natural resources. Based on ground and electroshocking surveys conducted by USFS, IDFG, Henry's Fork Foundation (HFF), Friends of the Teton River (FTR).
Game Creek Area of Critical Environmental Concern (ACEC)	Idaho Gap Analysis Project	None	Special Management Areas within Idaho.
Public Lands	BLM Idaho State Office	None	Surface Management Agency (Land Status) Information for Idaho.
Slopes >30%	USGS Digital Elevation Model (DEM)	100 ft.	Per Teton County Code 9-3-2(C-2-c-HS-e-3) no building envelope allowed on slopes greater than 30%.
Airport Facilities	City of Driggs	None	Critical Zones and Runway Protection Zones.
Streams	Teton County	Line width = 100 ft.	Rivers and streams in the County.
FEMA Floodway	FEMA	None	Encroachments prohibited unless can show no increase to the base flood elevation

LEVEL II CONSTRAINTS: Areas in which development is limited due to regulations or required mitigation

Constraint	Data Source	Buffer Distance	Notes
Parcels <10 Acres in Size, with Building Value >\$10,000	Teton County	None	Representation of private and public ownership boundaries within Teton County. These are noted to acknowledge the presence of existing structures and previously subdivided land.
Slopes 20% to 30%	USGS Digital Elevation Model (DEM)	100 ft.	Per Teton County Code 9-3-2(C-2-c-HS) The HS Overlay Area shall be applied to all land(s) located within the HS Hillside Overlay Area (as defined in Chapter 2) that have slopes over twenty percent (20%) and to all roads and driveways providing access to those building sites.
Priority Wetland Habitat	TRLT	None	Priority areas for conservation and/or planning for natural resources.
Conservation Easements	TRLT	None	TRLT facilitated conservation easements.
100-year floodplain	FEMA	None	Development permits and studies required
Wildfire / Urban Interface	Teton County	None	From Teton County Wildfire Protection Plan
Seismic/Landslide Hazard Areas			
Current Public Land Access			
Irrigation District Easements			
Source Water protection areas			
CRP land			

LEVEL III CONSTRAINTS: Areas in which additional study may be necessary before development can occur

Constraint	Data Source	Buffer Distance	Notes
Planned Subdivisions	Teton County	None	These are noted on the map to represent pre-existing entitlements.
Big Game Migration Corridors and Seasonal Range	TRLT	None	Identified by IDFG and TRLT, 2006. Updated in 2008 based on field surveys conducted by Intermountain Aquatics (IMA). This data is generalized in nature and does not ensure the presence or absence of a specific wildlife species.
Waterbird Migration and Foraging Habitat	TRLT	None	Based on ground and aerial surveys conducted by TRLT, USFWS, IDFG and Trumpeter Swan Society for breeding, foraging, and staging areas 2000-2008. This data is generalized in nature and does not ensure the presence or absence of a specific wildlife species.
Songbird/Raptor Breeding and Wintering Habitat	TRLT	None	Based on forested riparian habitat identified by the National Wetland Inventory (NWI) for Teton County and refined through ongoing monitoring and ground surveys. This data is generalized in nature and does not ensure the presence or absence of a specific wildlife species.
Sharp-tailed Grouse Breeding and Wintering Habitat	TRLT	None	Based on lek surveys conducted by IDFG, 2003, subsequent lek monitoring 2003-2008, IDFG and recommendations for buffering by Ulliman, Sands, and Hemker, 1998, Wintering habitat identified by IDFG and TRLT and cross checked with the Idaho GAP analysis 2006. This data is generalized in nature and does not ensure the presence or absence of a specific wildlife species.
Bear Overlay	Teton County	50 feet	Trash ordinance with 50 foot buffer
Scenic Corridor	Teton County	360 feet from centerline	Includes all lands lying within 330 feet of both sides of the rightsof-way for Idaho State Highways 31, 32, 33 and Ski Hill Road from Driggs City limits to the Wyoming state line. Created by buffering 360 feet from the road centerline, assuming the ROW is an average of 60 feet in width.
500-year floodplain	FEMA	None	Not currently regulated



Level 1 Constraints

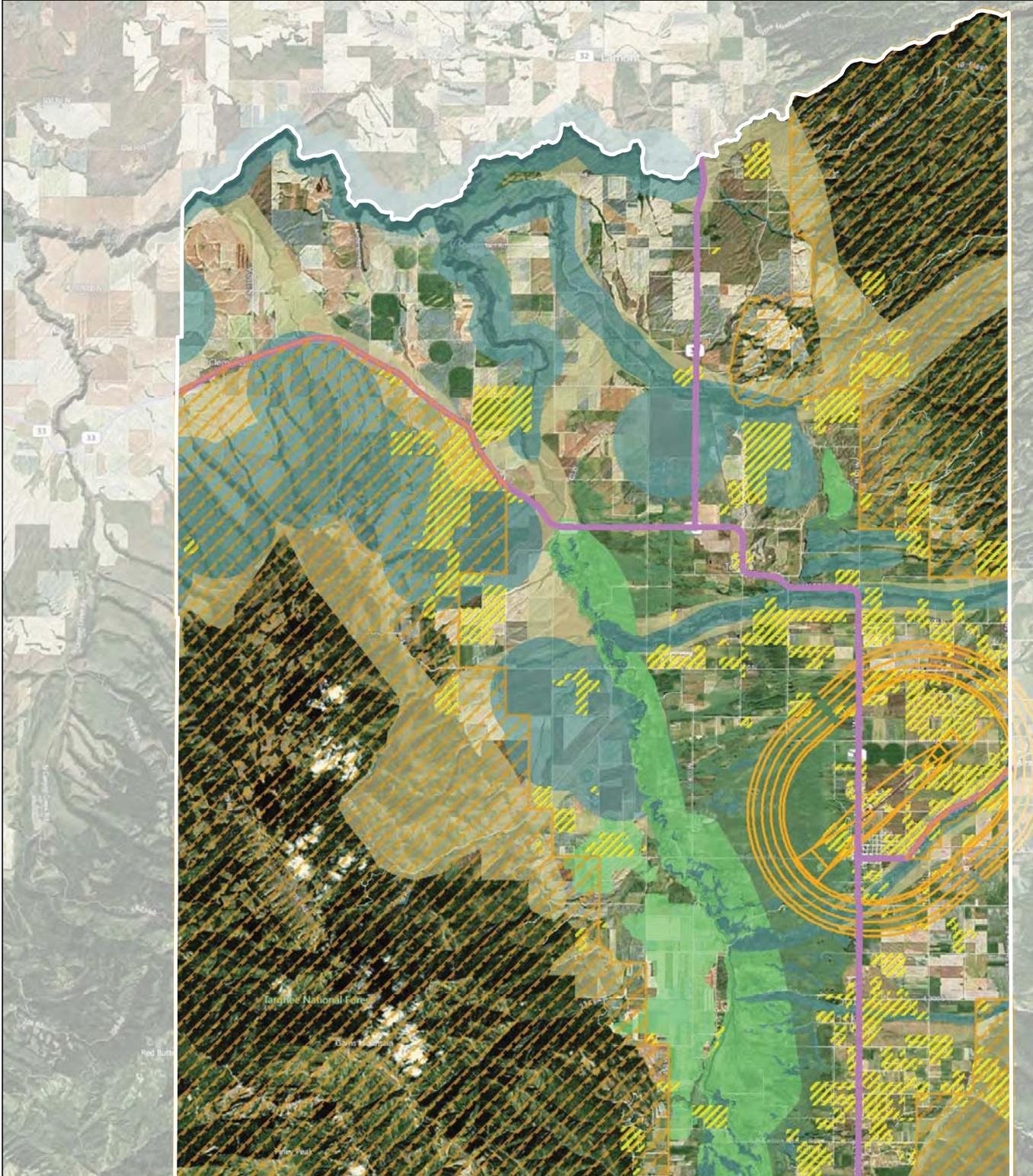
-  County Boundary
-  Roads
-  Trout Natural Resource Overlay
-  River/Creek
-  Game Creek ACEC
-  Slope > 30%
-  Airport & Runway Protection Zone
-  Public Lands

Level 2 Constraints

-  Conservation Easements
-  Wetlands
-  Slope 20 - 30%
-  Parcels <10 acres and >\$10,000

18 August 2011





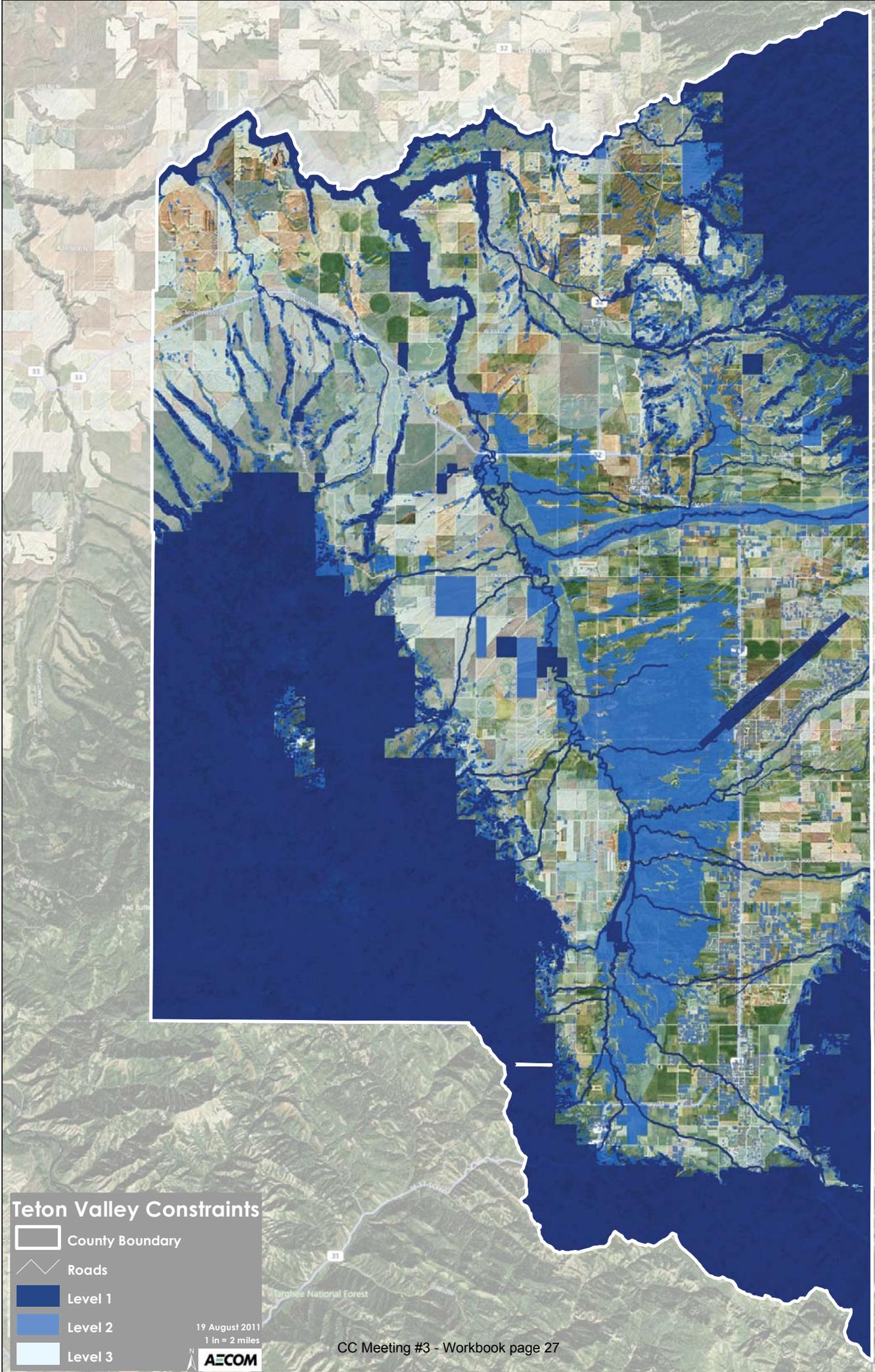
Level 3 Constraints

-  County Boundary
 -  Subdivisions
 -  Scenic Corridor
 -  Roads
 -  Airport Approach Zone
- Natural Resources Overlay**
-  Big Game
 -  Landbird
 -  Waterbirds
 -  Wetlands/rare plants
 -  Bear Overlay



18 August 2011
1 in = 2 miles





Teton Valley Constraints

-  County Boundary
-  Roads
-  Level 1
-  Level 2
-  Level 3

19 August 2011
 1 in = 2 miles
