

## Greater Yellowstone Framework for Sustainable Development - Certification Process and Technical Support Fund, facilitated by Heather Higinbotham

### Existing Resources/Efforts

The following existing resources and efforts – which might help inform the GY-Framework - were identified during the three listening post sessions:

- Private enterprise: Production/assembly
- Natural Resource based projects
  - Scenic byways, GPS touring: i.e. lavender farm, Geocaching, identifying unique points of interest. People coming to communities know more about it than the residents
  - Every waterway or wetland is a marketable feature with minimal investment (i.e. just need signage or knowledge of feature)—existing features are amenities. How can we interact without damaging them?
- Use-based projects
  - Pioneer park master plan and development—Victor
  - Multiple use trail system (use controversy)
- Planning
  - Teton Co. Idaho comp plan (summer 2012 completion)
  - Fremont Co. development code and conservation subdivisions

### Information Gaps

The following information gaps were identified; they may need to be filled in order to conduct the GY-Framework:

- Future housing and real estate market: what will we need, do we have it, where do we need it? Demand, available lots -> supply, structures. Why are people moving here?
- Land usage rights: open space rights and incentives for large landowners. Families staying on parcels clustered vs. going through P&Z, selling cluster in cities=more profitable for developers
- Checking in regional area of who is doing the same projects or goals (i.e. Ammon—IF water system)
- Economic base desired: what is the proper diversification? Property owners drive future development
- Impacts of green technology/education: pros and cons
- Ownership demographics known?
- Definition of “open space”: not differentiate between private and public. CEDAR typology (Cultural/Historic, Enviro/Eco, Ag, Recreational). Developmental—right of way easements
- Exports or production known? Is tourism an export? Are we dependent?

### Critical Areas of Focus

The following critical areas should be incorporated into the design of the GY-Framework:

- Quality of life
- Education—everyone needs to understand the vision and goals
- Systems thinking
  - Connectivity
  - Integration
  - Network
- Economic sustainability—using what we have
- Jobs
- Environment

### **Interested Publics/Underserved Populations and How to Reach Them**

Publics that should be invited to participate as this study proceeds include the following, along with suggestions of how to reach out to them:

- This became more of an open discussion in the last session with only 3 people...
- Private property owners—P&Z appeal to get buy-in
- A lot has to do with how things are implemented—i.e. City of Chicago incentivizing
- Point-based performance points in CA county (ask Ted from SLC): credits = if x, then can do y as incentive
- Flexible zoning—buying less stringency in essence
- Cardinal rule: overarching effort never passes mandatory
- Rene—don't have enforcement. The basics aren't addressed from 10 years ago. Argue for simplicity—not quite taking care of business at hand
- At what point is it more important to attract business to a community (tax revenue, jobs, etc.) vs. meeting design guidelines?
- Disconnect with bureaucracy
- Things that long-term won't affect the quality of life in a community
- Don't design in a vacuum—ideas of a utopian community but different process on the other side of table when you have to follow those guidelines
- Rigidity vs. flexibility—where do we compromise and recognize yes, we are meeting halfway
- How you appeal to someone in Teton Co. WY is entirely different than someone doing student housing in Rexburg—broad spectrum
- Model has to be scalable
- First, is the community willing to commit to objectives? Something we care about as a community? Then they will benefit from the model code, GYF, RPSD
- Bundle grant components into interesting meetings, get more participation—ensure we try to not have disconnect between the elements
- It's all in how you present—careful of misunderstandings and misconceptions
- Turn it around from assault to providing support
- Are the underserved the opposition?

- How do we become a proponent for land rights people to get them engaged?
- Strategies—Teton ID one of the only blue counties in the state. How to engage Teton vs. Madison or Fremont are different strategies
- Grizzly bears and developers don't recognize jurisdictional boundaries
- How can landowners benefit from the grant activities? Different zoning, change my property taxes, only way I benefit is to sell out, and don't want to. How can we make it fair from a landowners perspective?