

## Sustainable Yellowstone Consortium Grant Kick-off February 15, 2012 Group Memory

On Tuesday, February 15, 2012, Fremont County and the rest of the Sustainable Yellowstone Consortium hosted a kick-off meeting to provide information about the grant recently received from the US Department of Housing and Urban Development. The meeting was held at the Roxy Theatre, 116 North Bridge and the Fremont County Planning and Building Department, 125 North Bridge, both in Downtown St. Anthony, Idaho.

### Participants

Consortium representatives, community leaders, interested organizations, media, prospective bidders, and elected officials were invited to attend. Participants included: Wanda Adams (Fremont County), Kyle Babbitt (Yellowstone Business Partnership), Rick Baldwin (Driggs Planning and Zoning), Basil Barna (Teton Area Advisory Forum), Jeremy Besbris (City of Victor), Kim Billimoria (Yellowstone Business Partnership), Garth Blanchard (Intrepid Consulting), Randy Blaugh (Harmony Design and Engineering), Jan Brown (Yellowstone Business Partnership), Phil Cameron (Yellowstone-Teton Clean Energy), Joshua Chase (Private consultant), Michael Corsin (Star Moose), Lynn Davies (CRSA), Cathy Dufault (Idaho Master Naturalist), Jeff Dufault (Fremont County Smart Growth/Idaho Master Naturalist), Lee Einsweiler (Code Studio), Travis Eva (Trees R Us), Bob Foster (Teton County Business Development Center), Stacey Frisk (Valley Advocates for Responsible Development), Jim Gerber (Retired), Lila Gold (Fremont County Planning and Zoning), Pam Herdrich (High Country RC&D), Heather Higinbotham (Yellowstone Business Partnership), Shawn Hill (Town of Jackson/Teton County Wyoming), Keith Hobbs (Harriman State Park), Tom Howell (Teton View Lavendar Farm), Dave Hudacsko (RAD Recycling), Amy Hunter (Entrepreneurial Center), Charles Hutchinson (Power Engineers), Sherri Jackson (Development Workshop/Upper Valley Industries), Bill Knight (City of Victor), Ted Knowlton (The Planning Center), Dale Lish (USDA Rural Development), Joette Lookabaugh (Fremont County Prosecutor), Steve Lookabaugh (City of Island Park), Stephen Loosli (Fremont County), Rene Lusser (Driggs Planning and Zoning), Abbie Mace (Fremont County), Brent McFadden (Madison County), Owen McLaughlin (East Idaho Public Health District), Grant Mecham (North Wind), John Meyers (HUD), Lee Miller (Fremont County Commission), Greg Newkirk (Fremont County), Kelly Park (Teton County Commission), Patty Parkinson (City of St. Anthony), Kim Ragotzkie (Henry's Fork Foundation), Collette Rinehart (Yellowstone Business Partnership), Adonia Ripple (Friends of the Teton River), Jerry Royster (HUD), Angie Rutherford (Teton County Idaho), Natalie Schneider (City of Rexburg), Doug Self (City of Driggs), Zach Smith (City of Victor), Chris Staley (Idaho Falls Community Partners), Sumner Swaner (Center for Green Infrastructure Design), Andy Tyson (Creative Energies), Randy Wall (Quality of Life Consultants), and Barry Whitson (Keller Associates).

Wendy Lowe (P2 Solutions) served as the facilitator for the meeting. This document is a summary of discussions that occurred.

### Objectives

The objectives for the meeting included:

- To help participants understand how this grant will address common problems faced by the four counties in the Consortium and how the “Livability Principles” will guide the Consortium’s sustainable development plan
- To provide the opportunity for participants to:
  - Help identify existing resources/efforts, information gaps, and critical areas of focus

- Discuss the best ways to engage the interested public and underserved populations
- To learn who wants to continue to be involved in the project as it moves forward.

## Plenary Session – at the Roxy Theater

Stephen Loosli welcomed all in attendance. He provided background on why Fremont County entered into a consortium in pursuit of a grant from the US Department of Housing and Urban Development, US Environmental Protection Agency, and US Department of Transportation. The consortium includes Fremont, Madison, and Teton counties in Idaho and Teton County Wyoming, along with municipal governments (including Ashton, Driggs, Island Park Rexburg, St. Anthony, and Victor, Idaho), the US Forest Service, the Bureau of Land Management, Idaho Department of Lands, and Yellowstone Business Partnership. The consortium is pleased to announce that it won a \$1.5 million dollar grant. A video of Stephen’s presentation is available at <http://sustainableyellowstone.org/what-is-the-sustainable-communities-grant/>

The grant is focused on problems that are shared by the four, admittedly diverse counties and “livability principles” defined by the grant opportunity, including:

- Provide more transportation choices
- Promote equitable, affordable housing
- Enhance economic competitiveness
- Support existing communities
- Coordinate policies and leverage investment
- Value communities and neighborhoods.

It was agreed by the consortium members that there is good alignment between the problems faced by the region and the livability principles in the grant.

Jan Brown described the ten grant elements, or deliverables, that will be developed using the grant funding over the next three years. The deliverables include:

1. Greater Yellowstone Framework for Sustainable Development - Certification Process and Technical Support Fund
2. Comprehensive Resource Plan and Sustainability Strategy
3. Model Development Code for Greater Yellowstone
4. Feasibility Study for Regional Recycling Infrastructure
5. Greater Yellowstone Workforce Assessment
6. Multi-Modal Transportation Assessment
7. Multi-faceted Housing Study and Inventory of Housing Stock
8. Energy Resource Assessment
9. Groundwater Protection Strategies and Demonstration
10. Regional Index of Sustainability Indicators

A video of Jan’s presentation is available at <http://sustainableyellowstone.org/yellowstone-business-partnership-and-building-sustainable-communities/>

## Listening Post Sessions – at the Planning and Building Department

Following lunch, participants had the opportunity to participate in ten “listening post” discussions, one for each of the ten deliverables. The purpose of the listening posts was to discuss existing resources/efforts, information gaps, and critical areas of focus that should be addressed in developing the deliverables as well as interested publics and underserved populations that should be engaged and how to reach them. The results of those listening post discussions follow.

## **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?

## **Model Development Code for Greater Yellowstone, facilitated by Bill Knight and Heather Higinbotham**

### **Existing Resources/Efforts**

The following existing resources and efforts – which might help inform the Model Code process – were identified during the three listening post sessions:

- Freemont County density and open space requirements
- Driggs Mixed –Use zone
- Victor Traditional Neighborhood Design
- Teton County Comprehensive Plan
- Freemont County Comprehensive Plan
- City of Island Park Development Code Updates
- USDA Henry's Fork Water Study
- Mixed use in Rexburg
  - Adjust percentage of mix for projects
- Transit plan and strategies (4 counties)
- Design codes, PUDs, etc. in Rexburg—"quality"
- Victor downtown revitalization program
- Teton Co. ID comp plan
- TND overlay—Victor (adopted and done)
- Driggs design review document
- Rexburg setbacks (pros and cons)

### **Information Gaps**

The following information gaps were identified as important elements to code development:

- Septic systems and their characteristics and impacts
- Clear definition of open space
- Enhanced coordination between counties, cities and region
- Effects of regulation on land values
- Costs of development to communities
- Land values as a function of density
- Health effects of development
- Business Park (Breder district)—happened in Madison Co
- Open space planning
- Education—federal requirements
- Misunderstanding of property rights
- Rules don't match community expectations
- Utility/DOT streetscape
- Cultural misunderstanding

### **Critical Areas of Focus**

The following critical areas should be considered in the development of a model code:

- Transitions from agriculture and natural bases to services and tourism
- Vision differences between long-time landowners and newcomers
- Preservation and enhancement of local/regional character
- Right rules for the right place
- Tools to maintain rural character
- Reasons for clustering
- Systems/principals – connectivity; integration; networks
- Predictable development policy with options
- Natural resource protection
- Easily understood development code
- Simplify analysis and illustrate with examples
- Understanding of property rights
- Gravel pit proliferation
- Special building setbacks for critical features, e.g. streams, roads
- Recreational amenities/exactions
- Signage—setbacks, height, sq area
- Parking requirements
- Zombie subdivisions
- Education of public re: goals and process
- Streets/public works/DOT

- Lighting
- Stormwater management
- Rural character preservation
- Understanding and preserving community character
- Open space planning
- Revitalizing our small towns
- Snow storage/management
- Flexibility vs. Rigidity
- Code—ability to enforce
- Community interest in individual property

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

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

- Hispanics – bilingual notices, church outreach, focus on tangibles such as jobs and housing
- Farmers – Soil Conservation Service, café meeting spots
- School Teachers – School outreach to all populations
- Multiple job workers – Social media
- Commuters – Transit facility outreach
- Second homeowners – Social media
- Latter Day Saints community – Church leadership
- Elderly – Senior centers
- Developers – Planning office contacts/realtors
- Vacationers/tourists – Chamber of Commerce, State Tourism Bureau, social media
- “Stay at Homes” – Social media/mass media
- Developers
- Farmers—(bribe them! ☺): identify thought leaders, champions—go to coffee shop in morning
- Commuters (Teton Valley to Jackson)
- Adjacent homeowners
- Elderly—Bingo night, personal visits, senior center, meals on wheels—attach to a service they already make use of
- Hispanics—bilingual communication, Catholic church, Hispanic owned businesses
- Tourists (
- vote with \$\$)—chambers, farmers markets, fairs, kids’ artwork of vision, events and follow up surveys
- Chambers
- Business owners

- Bike/ped—build it and they will come
- Dealing with marginalized groups—make them mainstream, center of focus (i.e. disability and ADA laws really benefit everyone, but at first folks were upset about new compliance)

## Feasibility Study for Regional Recycling Infrastructure, facilitated by Patty Parkinson

### Existing Resources/Efforts

The following existing resources and efforts – which might help inform the Feasibility Study for Regional Recycling Infrastructure - were identified during the three listening post sessions:

- Information to the General Public
- Landfills open Sundays during summer
- Year Round Recycling Bins
- Convenience of Recycling
- Private Industry/Vendors wanting Recyclables
- Programs currently in place to recycle
- Private and Public entities already with programs
- Available workforce
- Solid Waste Regulations

### Information Gaps

The following information gaps were identified; they may need to be filled in order to conduct the Feasibility Study for Regional Recycling Infrastructure:

- Having existing technology/education
- What are the cost benefits
- Who's doing what
- How to share
- Having an inventory of existing programs
- What are the best practices
- How much waste is being created
- Having a state and regional recycling association
- How to advertise where to dispose
- How long do we have existing landfills (life left)
- What are the economic effects of rural recycling
- What are the costs of litter cleanup vs. recycling

## **Critical Areas of Focus**

The following critical areas should be incorporated into the design of the Feasibility Study for Regional Recycling Infrastructure:

- Survey
- Maximize recyclable separation
- Inform what is being done with recyclables
- Mandating ethical full disclosure commodity buyers
- Education at all levels
- Economics of curbside vs. satellite bins
- Collection of glass
- Extending the life of landfills
- Economics of recycling and waste diversion
- Job development opportunities
- Utilize what we have and communicate
- Priorities – what elements have the greatest benefit
- Having a regional recycling co-op
- How to make sure things get recycled

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

Publics that should be invited to participate as this study proceeds include the following:

- Rural sector
- Schools
- Construction industries
- Regulatory agencies
- Extension office
- Elected officials
- Private vendors
- Waste managers
- Associations, i.e. state, regional and rural recycling associations

## **Greater Yellowstone Workforce Assessment, facilitated by Doug Self**

### **Existing Resources/Efforts**

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

- USDA Annual Agriculture Survey
- BYU
  - E-Center

- Assisted Living Program
- Ag Research
- Medical Programs
- Idaho Department of Commerce Programs
- Idaho Department of Labor
- Development Workshop - <http://www.dwinc.org/wordpress/>
- Idaho Transportation Department Road Counts (Visitor Industry Data)
- Yellowstone Teton Territory- <http://www.yellowstoneteton.org/> (visitor industry)
- County Comprehensive Plans
- Teton County Idaho Economic Development Strategic Plan

### **Information Gaps**

The following information gaps were identified; they may need to be filled in order to conduct the Workforce Assessment (note – these were gaps in knowledge of those at the listening posts, and may not be gaps in the existing/available information):

- Broad Band Internet – what is the extent of current service; where are needed extensions of this infrastructure?
- What are the gaps in recreation services / businesses?
- How many visitors does each county attract? How many visitors to the primary sites (e.g., sand dunes) attract?
- What industries have a comparative advantage in our region?
- Where is the region falling short in training for the basic trades?
- What kinds of training programs are needed for post-correctional workers?
- There is a lack of awareness regarding extended work service opportunities and the associated benefits (might also be a focus area); see Development Workshop as an example.

### **Critical Areas of Focus**

The following critical areas should be incorporated into the design of the Workforce Assessment:

- Small-scale agriculture opportunities (greenhouse + geothermal)
  - Tap, expand the 'local food' market
- USDA animal processing facility
- Specialized forest products / hand crafts
- Outdoor gear manufacturing
- Off-Road Vehicle manufacturing/service and user training
- Lodging and convention / meeting facilities
- Marketing strategies for visitors / tourism
- Green jobs, renewable energy, recycling / re-use opportunities
- E-commerce, telecommuting, data storage, call centers, etc.

- Worker transportation (reliable, timely)
- Extended work services opportunities
- Job carving

### **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:

- Students (high school, technical college, 4-year programs) – surveys (email and within classes)
- Education leaders (public schools and post secondary) – direct contact; surveys
- Entrepreneurs – online research; investor group contact
- Elected Officials (local and state)
- Chambers of Commerce
- Specialty Courts

### **Multi-Modal Transportation Assessment, facilitated by Kyle Babbitt**

#### **Existing Resources/Efforts**

The following existing resources and efforts – which might help inform the Multi-Modal Transportation Assessment - were identified during the three listening post sessions:

- Teton Freedom Riders – (mountain biker group) in Jackson; has partnered with USFS to create purpose built trails.
- Southern Valley Trail Initiative- ask Mayor Zach Smith or Jeremy Besbris, City of Victor.
- Teton Valley Trails and Pathways (TVTAP) group – Tim Adams.
- Friends of Pathways group–contact Jackson office.
- Backcountryride.com – contact Ben Morley in Jackson.
- Ashton/ Teton Trail –contact IDPR – East Region office- Idaho Falls.
- Henry's Fork Greenway trails – contact Patty Parkinson, City of St. Anthony.
- Rexburg/ Sugar City bike trail – contact City of Rexburg and Madison County.
- Island Park Trails group – contact Connie Funkhouser, IP Chamber; Liz Davies- USFS.
- Safe Routes to School – St. Anthony, Rexburg – ask City offices.
- National Rails-to-Trails program – Idaho Chapter? Jackson chapter?
- WYDOT – policies for Jackson and crossing over the hill.
- ITD - policies, rail regulations, multi-modal plans, and Recreational Trails program thru IDPR.
- SAFETEA –LU regulations and policies – Federal Program.
- USFS Travel Management Plans- Caribou-Targhee and Bridger-Teton Forests.
- High Country RC&D (Coordinate/ Facilitate; Connect People with resources and expenses) – Pam Herdrich – St. Anthony office.

- We Cars at BYU- I in Rexburg.
- Lila Gold – resource for BYUI contacts.
- CTAI – contact Jeff Osgood at Idaho Falls office.
- Health and Human Services Departments.
- Alan Crockett- Trail Mapping – GPS coordinates and maps in area. From Idaho Falls.
- Eastern Idaho Railway – office in Rigby – ask Natalie \_\_\_\_ for phone number.
- Yellowstone Teton Territory (YTT) and Rexburg Chamber- contact Donna Benfeld, Rexburg; Courtney Ferguson, Bear World.
- Island Park Chamber – ask Collette Rinehart.
- Madison County/Rexburg GIS Department – contact Craig \_\_\_\_.
- Fremont County GIS Department- ask Stephen Loosli.
- Madison County/ Rexburg – contact Virginia Pratt- Traffic Safety.
- Fremont County: Parks and Recreation Department - contact Tamra Cikiatoga and P and R Trails Committee – Darrell Renke;
- Teton Valley Chamber of Commerce – contact Lou Christiansen or Reid Rogers.
- GTNP trails system – contact Friends of Pathways for contacts.

### Information Gaps

The following information gaps were identified; they may need to be filled in order to conduct the Multi-Modal Transportation Plan:

- Current inventory of local transportation services - taxis? Buses? Zip cars? in more locations?
- Need more Linx outreach to the general public – providers, services, contact information, etc. – not a known name yet.
- Level of Demand for Public Transportation – RDC.
- Potential of Airline partnerships- specific routes or carriers- Allegiant, Skywest; Alaska;
- YNP/ GTNP- do they have a multi-modal plan?
- Regional Transportation- where, when, how.
- Inventory of existing trails and abandoned rail beds.
- Inventory of active and semi-active rail lines and spurs.
- Ticket purchase, stops, and stations.
- Potential locations for bus stops with covers – ideally near services, coffee, parking, etc.
- Kiosks with information on trails – educational, resources,
- Apps with info sites.
- Inventory of rail locations near business/service sites: Melaleuca, Artco, ITECH, University Place; IF Mall area,
- Inventory of potential rail stop locations on route from Ashton to Idaho Falls – St. Anthony? Rexburg? Rigby?
- Inventory of potential rail/bus transfer points for Depots and Park and Ride locations.

- More taxi services in Linx – Rollin Shuttle, new ones, to make connections to bus stops.
- Potential for Bike Share Program – ask Boise about theirs and results.
- Placemat Ads – still used? Make on vinyl?

### **Critical Areas of Focus**

The following critical areas should be incorporated into the design of the Multi-Modal Transportation Plan.

- Produce VISABLE, cost effective results.
- Identify customers/riders – Who are they? Why do they want the service?
- Reach underserved/elderly/low income/ Hispanic populations.
- Services- include air, bus, shuttle- to recreational destinations and trailheads – connecting dots.
- Centralized parking lots/depots near train lines- for train, buses, and cars.
- Standardized passenger and infant/ child safety – seat belts; buckles for car seats; ADA wheelchair strap downs ,etc.
- Equipment storage on buses – strollers, car seats, bikes, wheelchairs, luggage.
- Contact with large employers – BYU-I; Melaleuca; Artco; Potato processing plants; Sunglo; Basic American Foods.
- Price Point for local trips.
- Unified ticket for regional travel.
- Regional pathways connectivity.
- Ridership Economic for Rail- Economically feasible, price point possible.
- Rail- incorporated historical usage of trails.
- Look at successful plans- any other rural? South America- "Collectivo". May mean smaller size units with more stops.
- Purpose built trails for user groups – bike lanes vs. hiking trails vs. mountain bike trails.
- Sand Dunes in St. Anthony users- connect to services or places while visiting.

### **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:

- Agricultural community- Clint Atchley (Ashton); Jeff Raybould (St. Anthony and Rexburg);FMID; Farm Bureau; Extension offices.
- Moms/ Parents/ Guardians- Virginia Pratt- Traffic Safety (Madison County); PTO websites.
- College/BYU-I students – Kris Jacobson -BYU-I Housing Office; Lila Gold; BYU- I Scroll Newspaper; We Car Ads.
- HS/Elementary students/youth-
- Seniors – Senior Centers; telephone calls; AARP list;
- Assisted Living Centers- phone books.

- Senior Centers and Meals on Wheels recipients – EICAP. (Eastern Idaho Community Action Partnership); local governments.
- Disabled/ Physically Challenged-
- Social Service users – TRPTA; Social Security Offices.
- Recreation Facility Owners (Bear World, others?) – Chambers; YTT.
- State Parks/ Federal Lands – IDPR; USFS; BLM partners.
- Chambers – google websites.
- School Boards and PTOs
- Minorities – respected community leader; Extension office; St. Anthony Catholic Church Priest; Latino Resource Center in Jackson.
- LDS members-
- Real Estate Offices/ Developers – Title Companies; P and Zs. County Permit Technicians.
- All – Grocery Receipt Ads; City/County websites; city/county bills and newsletters.
- Mountain Bikers - Freedom Riders group thru website of [www.tetonfreedomriders.org](http://www.tetonfreedomriders.org)
- Sand Dune users- Fremont County Parks Department and BLM.
- Pathway groups – newspaper articles; county/city offices and newsletters.
- YNP/ GTNP officials – YNP/ GTNP offices.

## Multi-faceted Housing Study and Inventory of Housing Stock, facilitated by Wendy Lowe

### Existing Resources/Efforts

The following existing resources and efforts – which might help inform the housing study/ inventory of housing stock - were identified during the three listening post sessions:

- Bob Emerson had been working awhile back exploring strategies for increasing the amount of affordable housing in Driggs and Teton (ID) County – don't know if he is still working on that
- There were studies in the past about the availability of affordable housing in Teton (WY) County
- U.S. Census data, especially the census of housing (done every five years)
- Banks must file reports with HUD on the numbers and amounts of home loans made – that data should be available through HUD
- Taxing districts
- BYU-Idaho's housing department
- Real estate offices and agents
- The organization called “Seniors West of the Tetons”
- Service organizations
- County tax records and registrars records

- The number of lots in distress (lots that are platted for development that have not been developed)
- Habitat for Humanity
- Religious records
- Valley Advocates for Responsible Development has done 20 years worth of analysis of rural subdivisions in Teton County
- Realtors
- Mortgage lenders
- Resort tax revenues
- Teton County (and other counties possibly) Comprehensive Plans
- Foreclosure rates and trends
- Vacancy rates and trends
- A HUD publication called the PD&R – available at [www.hudusers.gov](http://www.hudusers.gov)

It was noted that housing data that is only a few years old may not accurately reflect the current situation as things have changed fairly radically in the housing sector during the current recession.

It was suggested that all of the data for this study may already be available; it may just need to be pulled together.

### **Information Gaps**

The following information gaps were identified; they may need to be filled in order to conduct the housing study/inventory of housing stock:

- The homeless in this region: who are they and why are they homeless
- Number of citizens currently in substandard homes (but what is the definition of substandard – what does it mean and who makes the determination?)
- The data that is available may be in an inconsistent format across the four counties
- Availability to address housing needs outside of private capital
- Lack of communication and coordination across the four counties
- Recent and focused data on the housing stock

### **Critical Areas of Focus**

The following critical areas should be incorporated into the design of the housing study/inventory of housing stock:

- The study should include a spatial analysis evaluating the availability of affordable housing in rural areas and how close that housing is to the available employment. The distance between housing and employment determines the need for transportation services.
- The inventory should include all types of housing
- The study should consider how to keep people in their housing and prevent downward mobility during times of economic stress
- The study should evaluate various types of regulatory/zoning/economic mechanisms for incentivizing builders and developers to build affordable housing

- The diversity of housing that is available and how well it lines up with needed housing
- Data for a snapshot in time should not be relied upon to heavily; trends are more relevant and seasonal fluctuations must be evaluated
- All of these must be considered at once: residents' incomes, housing costs, population fluctuations, and housing types
- The study should consider how to monitor housing supply and demand over time
- Identify housing needs that are not being met as well as excess supply
- Are the four counties following national trends (like movement from suburbs back into urban settings to gain access to more amenities) or behaving differently

It was suggested that the study should avoid trying to conclude that help is needed when perhaps no help is wanted. At least one listening post participants questioned why this study is needed.

### **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:

- Seasonal and migrant workers – during their peak seasons (not when they are not around) – they might be found through their employers (employers should be willing to help as the lack of housing is a problem for them)
- Employers – they should know who is facing housing challenges
- Unemployed and underemployed people
- Housing authorities
- Transient and homeless populations – service providers might be able to help find them, like shelters, religious leaders, and the schools. Also, there is a Point-in-Time count done every year on January 26<sup>th</sup>.
- Veterans – through the Veterans Administration, Veterans of Foreign Wars, and the American Legion
- Vacation home owners
- County assessors' offices
- The elderly – through senior citizens centers
- Disabled community – Eastern Idaho Community Action Program, Department of Health and Welfare, Department of Health and Human Services
- Landlords, the real estate community, and property managers – look for a landlords association
- The LDS and Catholic churches
- Second home owners – might be able to find them through county tax assessors offices (they may not be able to provide information due to privacy concerns, but they may be willing to help distribute information through schedule annual mailings like the annual tax assessment)
- The universities and their students
- Bankers

It was noted that all outreach materials should be translated into Spanish, particularly those targeting migrant workers.

## **Energy Resource Assessment, facilitated by Angie Rutherford**

Generally, participants in all three listening posts wondered what the current demand for energy resources is, what the future demand will be, and the feasibility of filling that future demand with alternative energy sources. The assessment should look at infrastructure and location.

### **Existing Resources/Efforts**

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

- Rocky Mountain Power ag energy efficiency – irrigators targeted
- OERs net metering program
- BPA, REC- ag energy efficiency- irrigators targeted
- USDA-REAP RD Program Grants
- Residential energy efficiency assistance
- USDA Equipment Ag/energy program- conservation innovation grants, renewable energy development
- YTCEC/DOE Clean Cities
- Montana DEQ Renewable Energy Program
- State energy planning entity
- NPS/GYCC Greenhouse gas inventory
- Jackson Hole Energy Sustainability Project (JHESP)
- ACEEE (funding source)
- Renewable Energy World: [www.renewableenergyworld.com](http://www.renewableenergyworld.com)
- Codes and incentives
- Performance contracts
- Conservation – LEED, Energy Star, LEED ND
- Statewide data from Gov't
- Utilities Companies (Bonneville Power, Rocky Mountain Electric, REA, Intermountain Gas, Idaho Power)
- Public Utilities Commission
- U of I Rexburg
- INL

### **Information Gaps**

The following information gaps were identified; they may need to be filled in order to conduct the energy resource assessment:

- RC&D working with BLM and Forest Service re: wildland urban interface- defensible space and need for biomass market

- Energy demand and forecasting
- Energy usage by user group (ag, domestic, service)
- Waste-to-wheels/waste-to-energy (scalable to rural communities)
- Energy resource availability
- Small-scale energy generation (farm and household)
- Energy savings in homes (energy efficiency)
- Efficiency in building stock
- Funding sources and models
- Current demand
- Sources: wind, atomic, geothermal, solar
- Current supplies and their capacity by utilities
- Current and projected demand by utility

### **Critical Areas of Focus**

The following critical areas should be incorporated into the design of the energy resource assessment:

- Building code and efficiency and scale
- Environmental planning and permitting
- Alternative fuels and energy
- Incentives
- Progressive energy rates (factoring cost of infrastructure with usage and basic fee for service)
- Regional alternative fuels feasibility
- Energy economics (generation, transmission, distribution)
- Uses (transportation, residential, commercial, municipal)
- Sources (traditional, renewable)
- Sustainability of biomass (supply meeting potential demand)
- Viability of geothermal throughout the region
- Public/Private fleets' fuel usage and characteristics
- Natural Gas
- Need for and location of large natural gas line
- Geothermal feasibility
- Wind feasibility
- Realistic expectations for renewable energy and associated pricing
- Economic feasibility of renewable power
- Possible alternative energy sources

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

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

- Ag community
- Electeds
- Utilities (integrated resource plan)
- End-users
- Minority/low-income
- Hispanic population (Latino Resource Center)
- Resorts (showcase projects) Land managers
- Recognize the role of visitors
- Find successful pilot projects
- Leverage human resources
- INL, ITD, WYDOT (encourage local adaptability)
- Food processors
- NREL
- Contractors/hardware stores/suppliers
- Early Adaptors
- Kids/Schools
- Soil conservation districts (good tie ins with ag community)
- Extension offices
- Irrigation districts
- Identify needs and shared resources
- Create “green collar” opportunities
- Use Idaho Dept. of Commerce to determine energy needs
- Low-income, minorities, elderly- energy efficiency in homes
- All members of service area
- Governments
- New and existing businesses
- Environmental groups (although must be careful with language)

## **Groundwater Protection Strategies and Demonstration, facilitated by Kim Billimoria**

### **Existing Resources/Efforts**

The following existing resources and efforts – which might help inform the Groundwater Protection Strategies and Demonstration - were identified during the three listening post sessions:

- Idaho Water Resources (and the WY equivalent) which issues well permits

- Idaho 7<sup>th</sup> District Health Department (Madison, Teton and Fremont, Idaho) and Teton County, Wyoming equivalent. Has location of permitted septic systems since 1974 (whether all or some combination of community, individual conventional or enhanced systems not totally clear. Need to define exactly what they regulate).
- Existing water distribution and sewage collection systems/rolls (Private systems, community wells, municipal systems)
- Idaho DEQ – community wells and commercial wells
- Local knowledge of problem areas – Eastern Idaho Public Health and contractors/residents.
- Nonprofits working in water arena: Friends of the Teton River (Driggs) and Henry's Fork Foundation (Ashton). FTR currently undergoing drinking source water protection plan in Teton Valley, Idaho with Idaho DEQ.
- Fremont County/Henry's Fork Foundation septic and SWP outreach in 2010 – database exists.
- Teton County FEMA maps of flood plains/paths, plus ISU aerial photos of flooding in Teton County from 2011.
- Fremont County requires permits for all septic/wells when sell property (excluding Island Park)
- Fremont County test wells –results are on the Fremont County website.
- Madison County – required Nutrient Pathogen Studies to determine what type of sewer systems and how many per acre. No individual wells allowed in subdivisions in Madison.
- City of Ashton Nitrate Treatment Project
- Teton County, Wyoming pilot wetland/pilot septic projects. Contact: Dan Leemon, Teton Conservation District.
- Lessons learned from Idaho Falls-Ammon water systems issue.
- USDA ground/surface water interaction study complete – Rob Van Kirk. Education and outreach needed. For Teton, Fremont, Madison Counties, Idaho.

### **Information Gaps**

The following information gaps were identified; they may need to be filled in order to conduct the Groundwater Protection element of the grant:

- Groundwater quality and surface water quality – includes run-off and storm water. Confusion over what city/county expects.
- No data on maintenance of on-site sewage disposal systems.
- Water usage – individual well, community/commercial wells, municipal
- Non-permitted on-site septic systems (from prior to 1974)
- What are options/roadblocks to small subdivision central sewer or water systems.
- Individual subdivisions impacts to actual aquifer.
- Differences in requirements between Idaho and Wyoming.
- Well caps to prevent flood contamination – consumer education gap.

- Part time residents knowledge of septic systems (only inhabit their home part time and may have limited knowledge of their systems and how to maintain them). Education gap.
- If well permitting were to include testing then would have way to map nitrates and other contaminates.
- No code to protect groundwater in Teton County, Idaho.
- No mapping/database or widespread knowledge of nitrate and e-coli contamination in Teton County, Idaho.

### **Critical Areas of Focus**

The following critical areas should be incorporated into the design of the Groundwater Protection grant element:

- Septic systems and groundwater contamination. Identification of sources of contamination – domestic, agricultural etc.
- Waterway management (how affects property owners)
- Non-permitted/old septic systems
- Infrastructure for local septic management
- Shallow wells
- Water testing – test wells (four-county inventory).
- Investigation of data available at health departments: permits, performance of existing systems.
- Licensing/certification system (on two-year basis)
- Adequacy of existing regulations as related to what can be tested.
- Regulatory barriers to best septic technology.
- Mapping for nitrate contamination – and informing public
- Floodplain development
- DEQ (regulation and oversight) relationship to cities and counties.

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

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

- Elected officials and Planning and Zoning Commissions. Inform them of information related to info gaps, ask them for resources and other areas of focus.
- Local knowledge from private sector - septic and well contractors (find names in local newspapers, phone books)
- Homeowners – mailings, local newspapers
- State Health Departments for information and collaboration. Easter Idaho Public Health, Department of Environmental Quality etc.
- Permitting agencies, building inspectors etc. are gatekeepers for proper permits for wells, and septic systems.
- Friends of the Teton River constituents – in position to do outreach in Teton River Watershed.

- Henry's Fork Foundation constituents.
- All counties and cities in study area – their operations staff.
- Forest Service
- Septic systems users –education through public service announcements

## Regional Index of Sustainability Indicators, facilitated by Jan Brown

### Existing Resources/Efforts

The following existing resources and efforts – which might help inform the development of a regional index of sustainability indicators - were identified during the three listening post sessions:

- The Natural Step – Although it has an environmental emphasis and is weak on social and economic sides, it is an important resource as a sample of indicators.
- The Family Safety Network – Driggs Chapter of the national organization – They've recently done a survey on feelings re: change in Teton County, ID, indicating a good degree of hopelessness among the population.
- EPA, HUD and DOT – Access the grantor sources for what others are doing
- *Bowling Alone* by Robert Putnam – Look at the indicators he uses on socioeconomics
- Center for Neighborhood Technology – Chicago – Has created maps that show housing and transportation costs that increase with commuting distance to city centers. Could be an indicator for our four counties that show impact of traveling far to work
- Non-Governmental Organizations in our counties such as Henry's Fork Foundation and Teton Regional Land Trust track our recreation assets and amenities; studies may show economic and other values to track
- E-Center in Rexburg is looking at constraints to creating jobs in Upper Valley
- HUDUSER.GOV has known data from Census that show past trends; HUD Sustainability website – see what is already there that we should access right now
- Local Resources such as BYU-Idaho and each city/county planning department may also have trend data that we shouldn't overlook. Past interns at Boise State also have done work in this area; check on BYU-I recycling program being implemented
- Charture Institute in Jackson. Jonathan Schechter already tracking sustainability factors in Teton County, WY – no need to re-create the wheel if his can expand
- Aspen Institute & Rocky Mountain Institute – both tracking indicators in Colorado; also looking at efficiency of energy utilities
- State Energy Offices – for both ID and WY- should be tracking data
- Colorado has a Sustainable Development Code – we should compare their end product to what Code Studio may have in mind for our model code
- Smart Growth Coalition – Idaho organization may have metrics; does Wyoming have state organization that also could work toward alignment on principles?
- Federal and State Statistics – Census, Labor Depts, Chambers, Energy Information Administration – all have data that is out there and need not be re-collected
- State DEQs for Air and Water Quality Indicators – Need to find out what is already being monitored so we can easily establish a measurable baseline

- Public Health Departments and Soil Conservation Districts – similarly are monitoring drinking water and groundwater/surface water sources

### Information Gaps

The following information gaps were identified; they may need to be filled in order to develop the regional index of sustainability indicators:

- Social Responsibility – Need to know the level of business interest in this aspect of sustainability
- Environmental Stewardship – Assess business interest in contrast to individuals and NGOs
- Economic Differences between Two Teton Counties – compare/contrast
- Public Awareness of Teton Valley Comp Plan – Surveys being conducted right now will lead to lessons learned from the process; Metrics could result
- Amenity definition and values – need to assign \$ value to intangibles
- Extent of noxious weed infestation – focus on foreclosed properties and assess ability to manage what we have/where we are
- A Real Four-County Database – We need to share data we don't even realize we have. Reason to have a Council of Governments or some mechanism
- Regional GIS standards and database that align across two states – compatibility will be a big question on our data pool. Consider the GIS group called EIRRC. They are looking for a mission and chair is in Rexburg.
- List of appropriate sites for various business types – Need a four-county list to support future economic development that is best for everyone (best site should be identified among all four counties, not just each county's favorite)
- Top 50 employers – Need regional list – who are they, # employed by each
- Seasonal Economic Activity – Need better description of highs and lows; how seasonal traffic patterns and other seasonal fluctuations affect our region
- Value of Tourism to Local Economies - Assess \$ value of fisheries, wildlife populations and recreation resources
- Cost of Visitor Impacts to Above – what is cost of public abuse of resources?
- Local Food Systems and Access to Local Food – Need more info to describe what we currently have in entire region
- Value of Productive Ag Land – Quantify current and future values given trends that show competition for land and water for uses other than raising food
- Statistics on Region's Energy/Resource Consumption – vehicle fuels, natural gas, propane, electricity, solid waste, and transportation
- Energy Knowledge/Education – what more do we need to know?
- Metrics on Cycling and Pedestrian Use – monitoring needed
- Public Health & Wellness – how are we doing in these counties re: obesity, disease, etc.
- Current Sustainability Efforts & Priorities – lessons being learned

## **Critical Areas of Focus (to measure/monitor)**

The following critical areas should be incorporated into the development of regional index sustainability indicators:

- Reduce Vehicle Miles Traveled (VMT)– Quantifiable
- Quality of Life – Three legs of sustainability should be monitored
- Sense of Place – We need to monitor as this is a place-based landscape
- Community/Neighbor Relationships – Track how well legacy residents and newcomers are treating each other – like Old vs. New West
- Public Sense of Control over Change – Track this during this 3-yr process?
- Consumption of Locally Produced Food
- Household Energy Use
- Degree of Transience – e.g. empty seasonal residences; job turnover ; need to measure so we can focus on helping folks stay here and protect/advocate for their jobs/well-being
- Living Wage Employment Opportunities
- Water Quality and Quantity – as a measure of good management
- Getting Grants – to pay for monitoring indicators and then using indicators to justify more grants
- Economically Viable Communities – Use indicators to help struggling towns see how to make progress
- Culture – should be a result of sustainability. Places should be “nice” and fun to live in. This is in contrast to places that retain a “pioneer” mindset where suffering and little joy/culture is expected
- Protection of Natural Resources - a fundamental behavior change is needed
- Education – central to all other indicators, yet essential to approach together rather than independently
- Waste – reduction of both solid waste and pollutants. Essential to see and track economic potential and return on investment
- Energy Metrics – Three Types:
  - Near-term Investment in Generation – measure long-term benefits in our region to support economic arguments for investment in alternative sources
  - Efficiency – measure the economics “per gdp”
  - Use – measure per person over the long-term

## **Interested Publics/Underserved Populations**

Publics that should be invited to participate as the development of the regional index of sustainability indicators:

- Ag Community – top priority; include organic farmers as well as large farmers and ranchers
- Business Community – hospitality, professional services
- Educational Institutions – High school and college academics, BYU-I, EITC Include recent graduates as well as students of all ages; Teton Science School

- Public Land Management Agencies - National Park Service included
- Visitor Services - Ski resorts, lodging, outfitters/guides
- Elected Officials and Key Decision Makers - both public and private
- Planning Administrators
- Real Estate Agents
- Chambers of Commerce
- Minorities - Hispanic communities, Native Americans, Democrats
- Senior Citizens
- Commuters to Jackson
- “Courthouse Crowd” – defined by contributor as government busy bodies
- Religious groups
- Conservation Organizations
- All Residents - by using a relevant survey tool

## Meeting Attendees Interested in Helping

All meeting participants had the opportunity to indicate an interest in assisting with the various grant elements. Following are the list of the folks who signed up to help with each deliverable that will be developed under the HUD grant.

**Greater Yellowstone Framework for Sustainable Development:** Rick Baldwin, Driggs Planning and Zoning; Basil Barna, Teton Area Advisory Forum; Garth Blanchard, Intrepid Consulting; Lynn Davies, CRSA; Jim Gerber, Retired; Pam Herdrich, High Country RC&D; Ted Knowlton, The Planning Center; Grant Mecham, North Wind; and Kim Ragotzkie, Henry's Fork Foundation.

**Comprehensive Resource Plan and Sustainability Strategy:** Basil Barna, Teton Area Advisory Forum; Garth Blanchard, Intrepid Consulting; Randy Blaugh, Harmony Design and Engineering; Phil Cameron, Yellowstone-Teton Clean Energy; Joshua Chase, Private consultant; Lynn Davies, CRSA; Jeff Dufault, Fremont County Smart Growth/Idaho Master Naturalist; Stacey Frisk, Valley Advocates for Responsible Development; Jim Gerber, Retired; Pam Herdrich, High Country RC&D; Keith Hobbs, Harriman State Park; Charles Hutchinson, Power Engineers; Ted Knowlton, The Planning Center; Steve Lookabaugh, City of Island Park; Brent McFadden, Madison County; Grant Mecham, North Wind; Kim Ragotzkie, Henry's Fork Foundation; and Adonia Ripple, Friends of the Teton River.

**Model Development Code for Greater Yellowstone:** Rick Baldwin, Driggs Planning and Zoning; Basil Barna, Teton Area Advisory Forum; Jeremy Besbris, City of Victor; Garth Blanchard, Intrepid Consulting; Randy Blaugh, Harmony Design and Engineering; Joshua Chase, Private consultant; Lynn Davies, CRSA; Stacey Frisk, Valley Advocates for Responsible Development; Lila Gold, Fremont County Planning and Zoning; Ted Knowlton, The Planning Center; Steve Lookabaugh, City of Island Park; Rene Lusser, Driggs Planning and Zoning; Greg Newkirk, Fremont County; Kim Ragotzkie, Henry's Fork Foundation; and Zach Smith, City of Victor.

**Feasibility Study for Regional Recycling Infrastructure:** Basil Barna, Teton Area Advisory Forum; Phil Cameron, Yellowstone-Teton Clean Energy; Cathy Dufault, Idaho Master Naturalist; Pam Herdrich, High Country RC&D; Keith Hobbs, Harriman State Park; Dave Hudacsko, RAD Recycling; Sherri Jackson, Development Workshop/Upper Valley Industries; and Steve Lookabaugh, City of Island Park.

**Greater Yellowstone Workforce Assessment:** Garth Blanchard, Intrepid Consulting; Jim Gerber, Retired; Sherri Jackson, Development Workshop/Upper Valley Industries; and Ted Knowlton, The Planning Center.

**Multi-Modal Transportation Assessment:** Kyle Babbitt, Yellowstone Business Partnership; Basil Barna, Teton Area Advisory Forum; Jeremy Besbris, City of Victor; Garth Blanchard, Intrepid Consulting; Randy Blaugh, Harmony Design and Engineering; Jeff Dufault, Fremont County Smart Growth/Idaho Master Naturalist; Bob Foster, Teton County Business Development Center; Lila Gold, Fremont County Planning and Zoning; Pam Herdrich, High Country RC&D; Charles Hutchinson, Power Engineers; Sherri Jackson, Development Workshop/Upper Valley Industries; Bill Knight, City of Victor; Ted Knowlton, The Planning Center; Greg Newkirk, Fremont County; Patty Parkinson, City of St. Anthony; Collette Rinehart, Yellowstone Business Partnership; Natalie Schneider, City of Rexburg; Doug Self, City of Driggs; Zach Smith, City of Victor; and Chris Staley, Idaho Falls Community Partners.

**Multi-faceted Housing Study and Inventory of Housing Stock:** Basil Barna, Teton Area Advisory Forum; Garth Blanchard, Intrepid Consulting; Joshua Chase, Private consultant; Lynn Davies, CRSA; Jeff Dufault, Fremont County Smart Growth/Idaho Master Naturalist; Bob Foster, Teton County Business Development Center; Stacey Frisk, Valley Advocates for Responsible Development; Ted Knowlton, The Planning Center; and Rene Lusser, Driggs Planning and Zoning.

**Energy Resource Assessment:** Basil Barna, Teton Area Advisory Forum; Garth Blanchard, Intrepid Consulting; Phil Cameron, Yellowstone-Teton Clean Energy; Joshua Chase, Private consultant; Lynn Davies, CRSA; Jim Gerber, Retired; Pam Herdrich, High Country RC&D; Charles Hutchinson, Power Engineers; and Steve Lookabaugh, City of Island Park.

**Groundwater Protection Strategies and Demonstration:** Garth Blanchard, Intrepid Consulting; Phil Cameron, Yellowstone-Teton Clean Energy; Jim Gerber, Retired; Pam Herdrich, High Country RC&D; Charles Hutchinson, Power Engineers; Kim Ragotzkie, Henry's Fork Foundation; and Adonia Ripple, Friends of the Teton River.

**Regional Index of Sustainability Indicators:** Rick Baldwin, Driggs Planning and Zoning; Basil Barna, Teton Area Advisory Forum; Garth Blanchard, Intrepid Consulting; Joshua Chase, Private consultant; Lynn Davies, CRSA; Jim Gerber, Retired; Charles Hutchinson, Power Engineers; Ted Knowlton, The Planning Center; Greg Newkirk, Fremont County; and Kim Ragotzkie, Henry's Fork Foundation.