

# Report on Public Involvement



## TETON VIEW REGIONAL PLAN



*Because we lead regional lives*

FEBRUARY 2015

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## Background

The Western Greater Yellowstone Consortium hosted a public involvement period between February 23 and March 22, 2015 to solicit input from the public on the Draft Teton View Regional Plan for Sustainable Development. The public involvement period was designed to share the draft Plan with interested members of the public and solicit input regarding 60 possible initiatives and projects. The draft Plan was posted on the SustainableYellowstone.org website, along with a video and a brochure introducing the project, fact sheets presenting the proposed projects, and all studies conducted during the three-year planning period.

During the public involvement period, Consortium members provided briefings on the draft Plan for the four county (Fremont, Madison, and Teton counties in Idaho and Teton County, Wyoming) commissions and the seven city councils (cities of Island Park, Ashton, St. Anthony, Rexburg, Driggs, and Victor in Idaho and Jackson in Wyoming) in the region at regularly scheduled meetings. The briefings were designed to provide an overall orientation to the entire project as well as an introduction to the draft Plan to the elected officials.

The 60 initiatives and projects were organized into six regional character types:

- Tales of Two Cities – Potential projects that would be implemented in the Jackson Micropolitan Area, the Rexburg Micropolitan Area, or both
- Staying the Course – Potential projects that would be implemented in the rural places in the region
- Better Together – Potential projects that would be implemented to enhance vital connections to enhance resiliency across the entire region
- Roots and Resilience – Potential projects that would build upon the agricultural heritage of the region
- Wonders and Wildlife – Potential projects that would enhance stewardship of the region's public lands and resources
- Adventures for All – Potential projects that would enhance four-season recreation opportunities in the four county region.

The public at large was invited to:

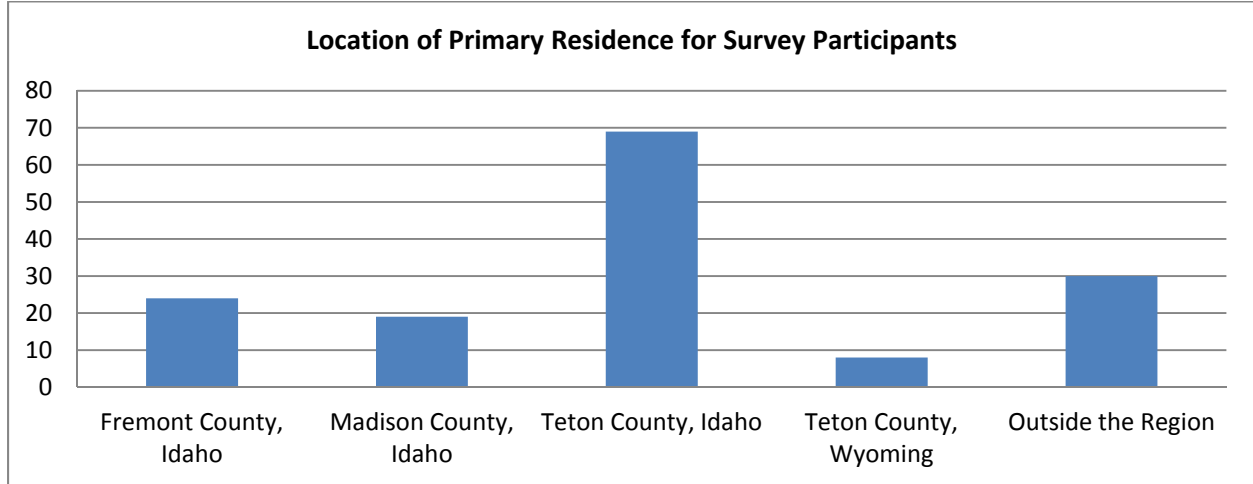
- Attend four open houses (one in each county) to talk with Consortium members and examine the document as a whole
- Complete an on-line or paper survey to rate the 60 proposed projects
- Visit the website to watch the video, review all project documentation, and complete the survey.

The survey instrument was designed to allow participants to rate each of the proposed projects from very important to very unimportant, with an opportunity to indicate no opinion. Survey participants were invited to suggest additional projects for each character area as well. Final questions allowed additional comments and the opportunity to identify the three most important projects. The entire survey translated to Spanish and Spanish-language translators were present for all four open houses.

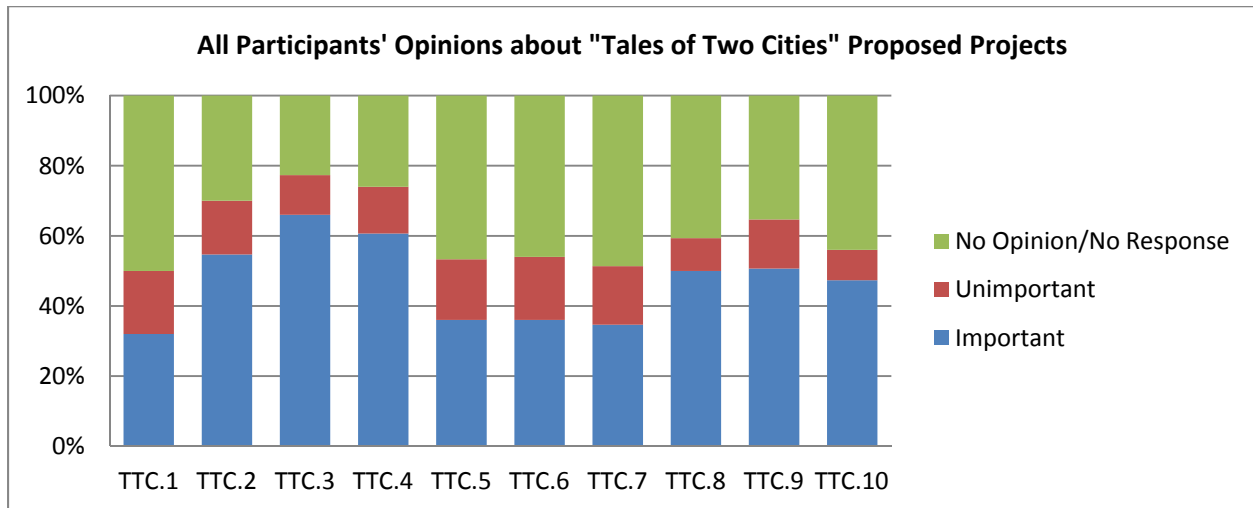
This document reports the results of the public involvement period.

## All Participants

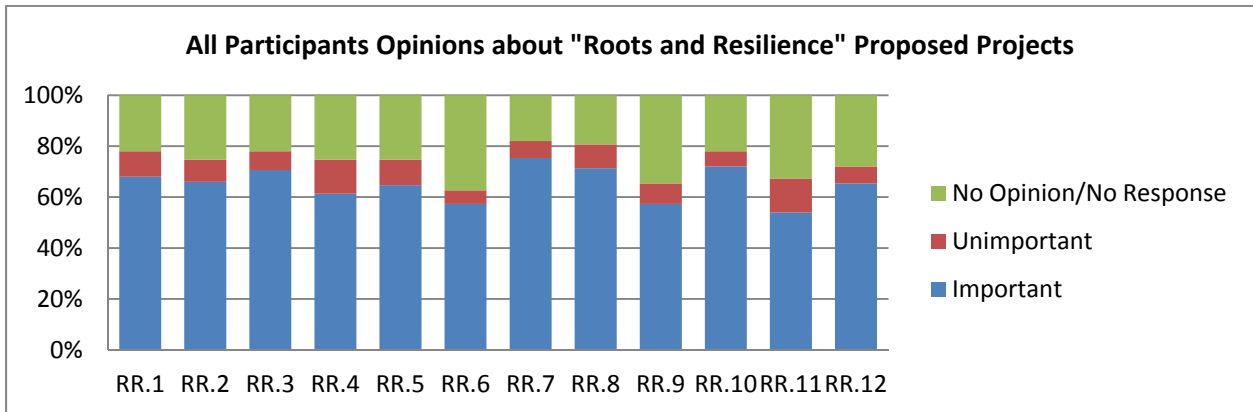
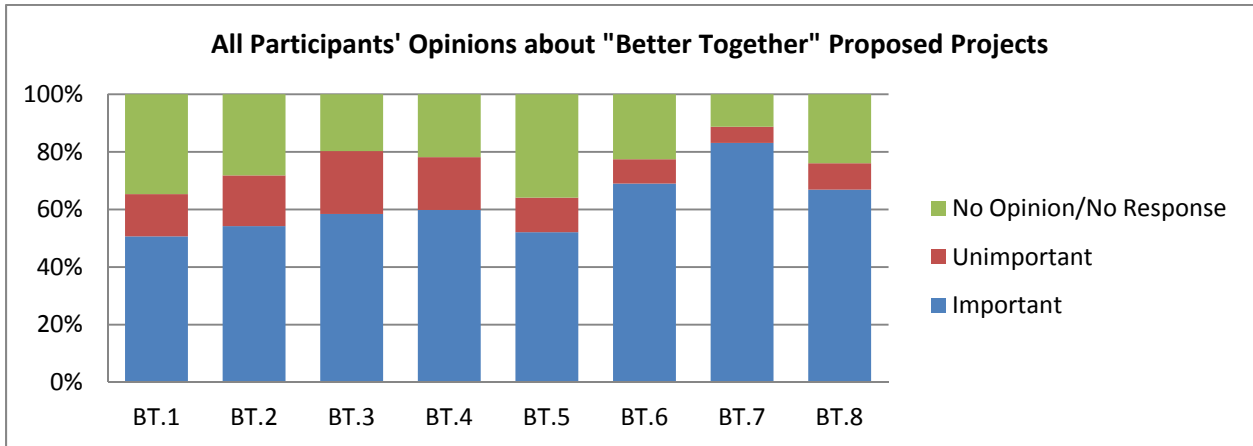
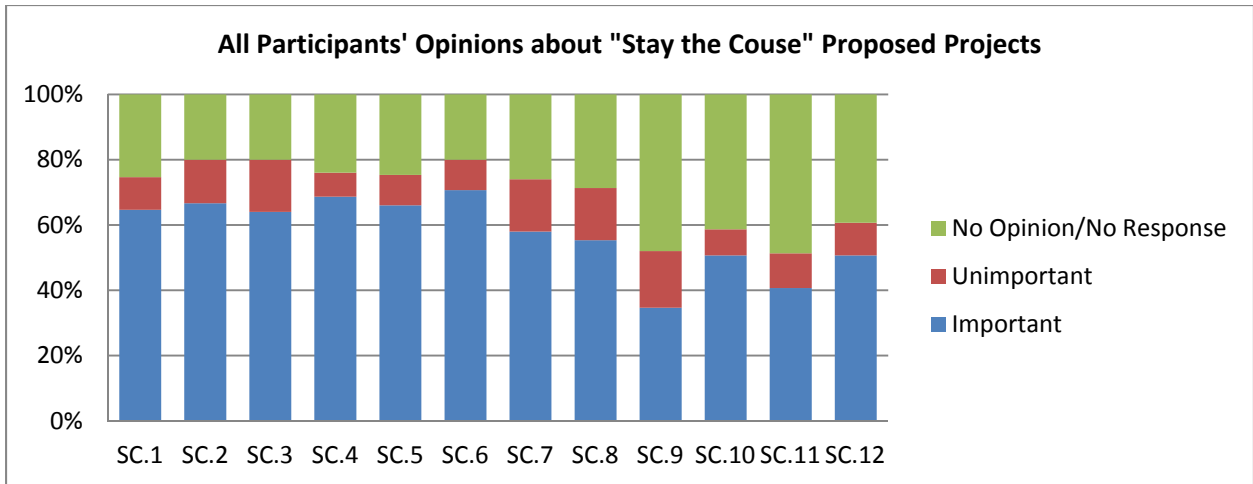
A total of 150 people completed surveys. Those completing the survey online were required to provide the zip code of their primary residence. Based on those responses, the residence of survey participants is illustrated in the following chart.<sup>1</sup>

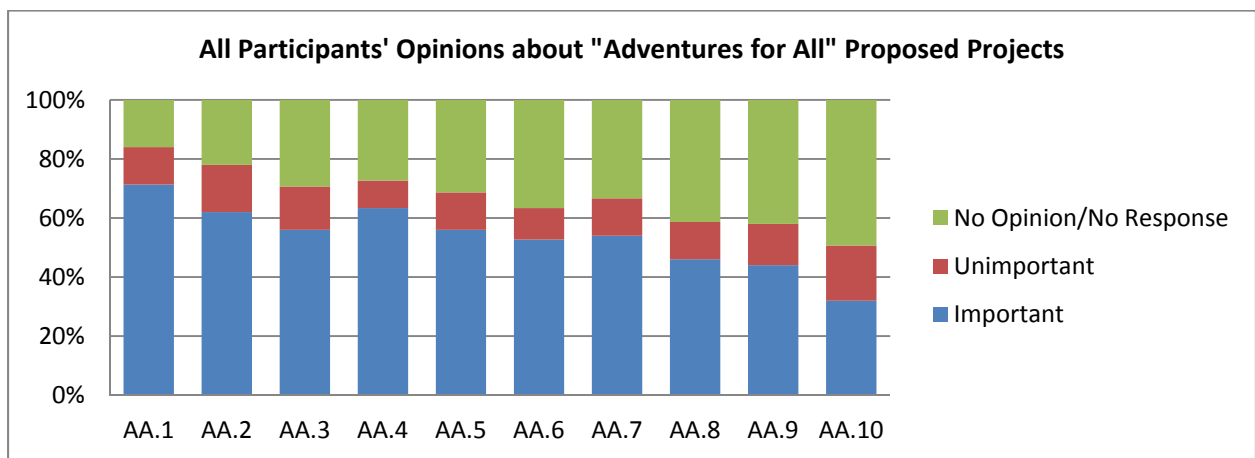
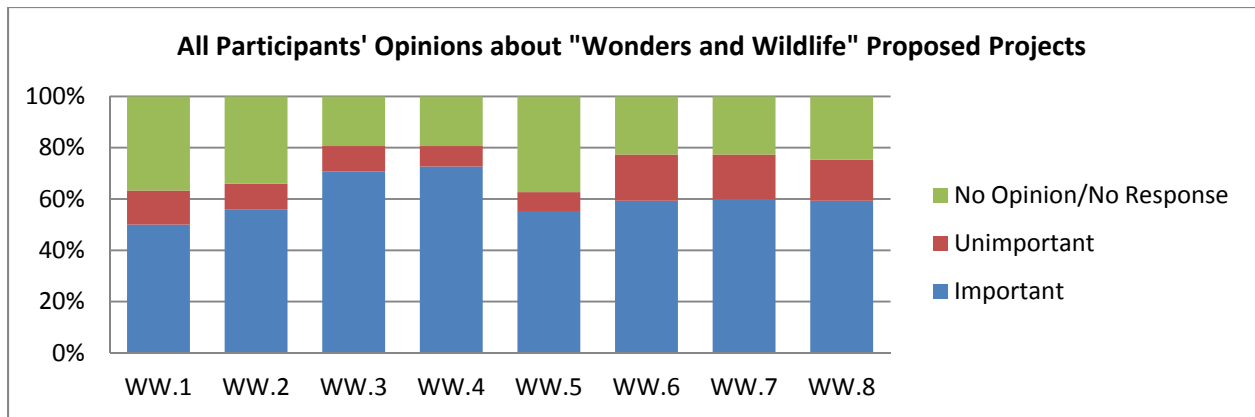


The following six graphs illustrate the reactions of all survey participants to the various project proposals in the six character areas.



<sup>1</sup> Two people who completed surveys at the Open Houses did not respond to the zip code question on the paper copy of the survey instrument. For the purposes of this report, they were included in the "outside region" group.





In summary, the top ten ranked projects, according to all survey participants were:

Rank	Project
1	BT.7 Systems for Recycling and Materials Recovery
2	RR.7 Collaborative Decision Making in Watershed Management
3	WW.4 Conserving Fish/Wildlife Habitat on Private Land
4	RR.10 Cooperative Weed Management
5	RR.8 Soil Health Initiatives
6	AA.1 Greater Yellowstone Trail Concept Plan
7	RR.3 Cooperative Marketing and Distribution of Local Foods
8	SC.6 Our Rural Schools Challenge
9	WW.3 Safe Corridors for Wildlife Migration
10	SC.4 Main Street Matters – Downtown Revitalization

In addition, survey participants were invited to identify the three most important projects. The top following projects were mentioned by the most survey participants in response to this final question.

Rank	Project
1	SC.4 Main Street Matters – Downtown Revitalization
2	AA.1 Greater Yellowstone Trail Concept Plan
3	SC.6 Our Rural Schools Challenge
4	SC.7 A Teton Valley Housing Authority
5	WW.3 Safe Corridors for Wildlife Migration
6	WW.4 Conserving Fish and Wildlife Habitat
7	BT.7 Systems for Recycling and Materials Recovery
8	TTC.3 Jackson Hole Workforce Housing Initiative
9	RR.6 Maximizing Irrigation Water Supply – Policies & Practices
10 (t)	TTC.8 Wastewater Treatment Demonstration Projects
10 (t)	SC.10 Mobile Integrated Healthcare

The rankings by scores between 1 (top rated) and 60 (bottom rated) for all 60 proposed projects in each geographic category are presented in the table below.

Proposed Project	Final Ranking of Each Proposed Project, by Geographic Region					
	Fremont ID	Madison ID	Teton ID	Teton WY	Outside Region	All Participants (combined)
<b>Proposed Projects for the “Tales of Two Cities” Character Area</b>						
TTC.1 Greater Yellowstone Framework Certification – Jackson Hole	60	60	52	57	42 (t)	59
TTC.2 Code Updates for Fair Housing Compliance – Teton County WY	31	57	31	2 (t)	54 (t)	39
TTC.3 Jackson Hole Workforce Housing Initiative	10 (t)	30	11 (t)	2 (t)	42 (t)	15
TTC.4 Regional Transportation Authority for Jackson Hole	46	47 (t)	21	1	29 (t)	25
TTC.5 A Madison-Fremont Housing Authority	32 (t)	52 (t)	58	53	59	55
TTC.6 Fair Housing Policy and Procedures – Rexburg Micropolitan Area	41	42	57	52	60	56
TTC.7 Code Updates for Fair Housing Compliance – Madison County	53 (t)	54 (t)	56	51	54 (t)	57
TTC.8 Wastewater Treatment Demonstration Projects	6	35 (t)	46	35	49	48
TTC.9 Rexburg Transit Feasibility Study	32 (t)	37 (t)	45	27	50 (t)	46

Proposed Project	Final Ranking of Each Proposed Project, by Geographic Region					
	Fremont ID	Madison ID	Teton ID	Teton WY	Outside Region	All Participants (combined)
TTC.10 The Jackson-Rexburg Workforce Connection	55	22	47	36	41	51
<b>Proposed Projects for the “Staying the Course” Character Area</b>						
SC.1 Neighborhood Revitalization with Habitat for Humanity	7 (t)	13 (t)	32	26	17 (t)	18 (t)
SC.2 Rural Rideshare and Local Shuttle Services	53 (t)	45 (t)	5	2 (t)	5 (t)	12
SC.3 Walkability and Wayfinding Concepts	52	20 (t)	24	2 (t)	3 (t)	20
SC.4 Main Street Matters – Downtown Revitalization	1	17 (t)	18	24	19 (t)	10
SC.5 Collaborations with Business Retention/Recruitment	3 (t)	17 (t)	15	45	34 (t)	14
SC.6 Our Rural Schools Challenge	10 (t)	25 (t)	2 (t)	14	31 (t)	8
SC.7 A Teton Valley Housing Authority	50	45 (t)	25	22	28	29
SC.8 Code Updates for Fair Housing Compliance – Teton County, ID	51	50 (t)	34	2 (t)	34 (t)	37
SC.9 Code Updates for Fair Housing Compliance – Fremont County	43	52 (t)	59	54	58	58
SC.10 Mobile Integrated Healthcare	17 (t)	32 (t)	48	37	42 (t)	44
SC.11 Building Community across Fremont County	24 (t)	56	54	49	42 (t)	54
SC.12 Welcoming Seniors	24 (t)	49	49 (t)	48	14 (t)	45
<b>Proposed Projects for the “Better Together” Character Area</b>						
BT.1 Teton View Model Development Code – A Regional Tool Kit	56	59	37	2 (t)	29 (t)	47
BT.2 Regional Housing Initiative/Information Center	40	47 (t)	41	2 (t)	57	43
BT.3 Efficient and Reduced Emission Travel	59	58	29	2 (t)	16	38
BT.4 Integrated Marketing of Multi-Modal Transportation	57	37 (t)	38	44	9 (t)	32
BT.5 Impact Hubs for the Region’s Entrepreneurs	44 (t)	37 (t)	43 (t)	29	54 (t)	50
BT.6 Regional Equity in Broadband Access	5	25 (t)	20	20	40	17
BT.7 Systems for Recycling and Materials Recovery	13	13 (t)	1	2 (t)	1	1



Proposed Project	Final Ranking of Each Proposed Project, by Geographic Region					
	Fremont ID	Madison ID	Teton ID	Teton WY	Outside Region	All Participants (combined)
BT.8 Prospects for Distributed Energy Generation	44 (t)	34	13 (t)	18	17 (t)	21
<b>Proposed Projects for the “Roots and Resilience” Character Area</b>						
RR.1 A Local Foods System to Meet Regional Demand	17 (t)	17 (t)	16 (t)	2 (t)	12 (t)	11
RR.2 Infrastructure for Local Foods Processing	22 (t)	25 (t)	9 (t)	2 (t)	37 (t)	13
RR.3 Cooperative Marketing and Distribution of Local Foods	12	13 (t)	7 (t)	2 (t)	11	7
RR.4 Codes and Incentives to Protect Agricultural Uses/Lands	34	44	27	59	8	24
RR.5 New Avenues for Value-Added Agriculture	17 (t)	43	11 (t)	23	24	18 (t)
RR.6 Maximizing Irrigation Water Supply – Policies & Practices	3 (t)	1	51	30	19 (t)	30
RR.7 Collaborative Decision Making in Watershed Management	7 (t)	3	4	15	12 (t)	2
RR.8 Soil Health Initiatives	26	10 (t)	2 (t)	32	9 (t)	5
RR.9 New Crop Assessments	22 (t)	10 (t)	26	46	50 (t)	31
RR.10 Cooperative Weed Management	1	7 (t)	7 (t)	47	7	4
RR.11 Agricultural Tourism Opportunities	28	31	36	34	52 (t)	41
RR.12 Farmer’s Market Coordination	35	9	16 (t)	19	19 (t)	16
<b>Proposed Projects for the “Wonders and Wildlife” Character Area</b>						
WW.1 “Windows to Wildlife” Initiative	48	23 (t)	49 (t)	43	25 (t)	49
WW.2 Implementation of State Wildlife Plans	27	13 (t)	42	31	25 (t)	33
WW.3 Safe Corridors for Wildlife Migration	42	2	9 (t)	17	3 (t)	9
WW.4 Conserving Fish and Wildlife Habitat	15 (t)	7 (t)	13 (t)	39	2	3
WW.5 Island Park Sustainable Fire Community	14	12	43 (t)	56	25 (t)	36
WW.6 Greater Yellowstone Area: Ecosystem Health Projects	58	37 (t)	22	21	22 (t)	28
WW.7 Sustainable Operations at Land Management Agencies	47	50 (t)	23	25	14 (t)	26

Proposed Project	Final Ranking of Each Proposed Project, by Geographic Region					
	Fremont ID	Madison ID	Teton ID	Teton WY	Outside Region	All Participants (combined)
WW.8 Increasing Mobility in Our National Parks	21	37 (t)	28	40	33	27
<b>Proposed Projects for the “Adventures for All” Character Area</b>						
AA.1 Greater Yellowstone Trail Concept Plan	29 (t)	4 (t)	6	33	5 (t)	6
AA.2 Economic Proposed of Adventure Tourism	36 (t)	6	30	16	22 (t)	23
AA.3 Retrofitting Recreation Facilities for All-Season Use	17 (t)	32 (t)	35	58	39	35
AA.4 Accommodating New Recreation Technologies	9	25 (t)	19	60	34 (t)	22
AA.5 Seasonal Employee Housing in Resort Areas	39	35 (t)	33	28	42 (t)	34
AA.6 Recreation Services Business Network	36 (t)	23 (t)	40	42	37 (t)	42
AA.7 Coordinating Marketing to the Geo- and Adventure Travel	36 (t)	25 (t)	39	41	31 (T)	40
AA.8 Henry’s Fork Greenway Enhancements – St. Anthony	29 (t)	4 (t)	53	38	48	52
AA.9 Island Park Visitor Information Center	15 (t)	20 (t)	55	50	42 (t)	53
AA.10 Island Park Community/Conference Facilities – Feasibility Study	49	54 (t)	60	55	52 (t)	60

Results for open houses and surveys submitted for each of the geographic areas are presented below.

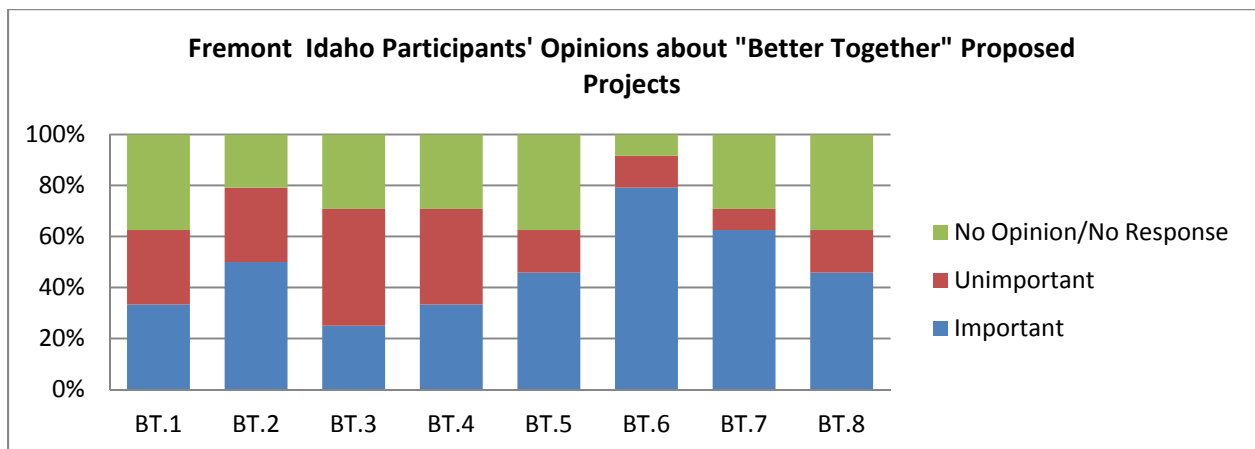
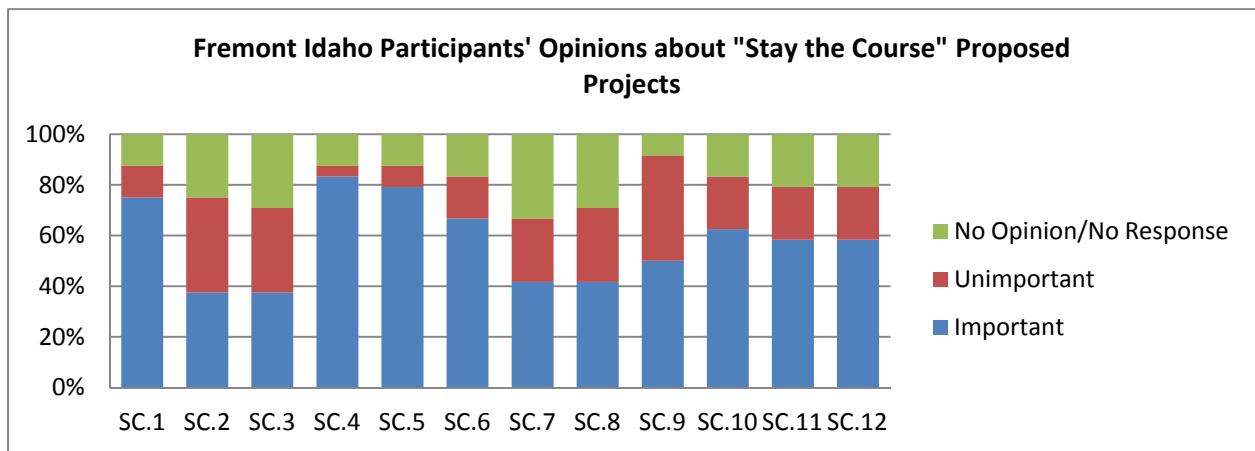
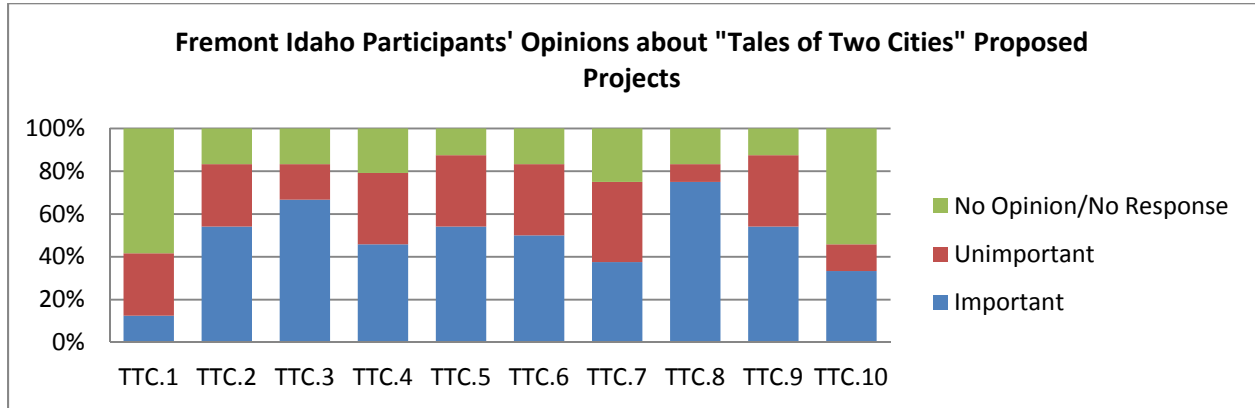
## Fremont County Idaho

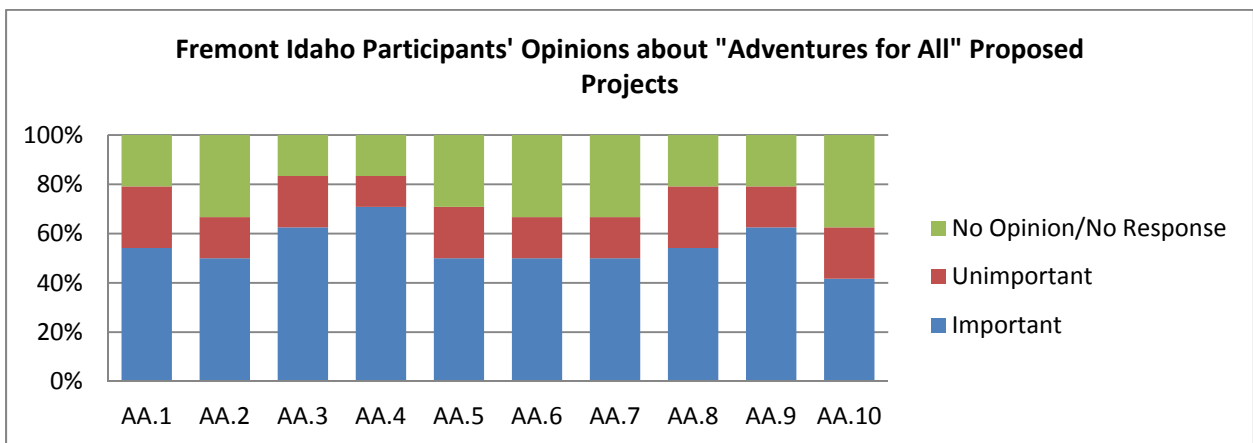
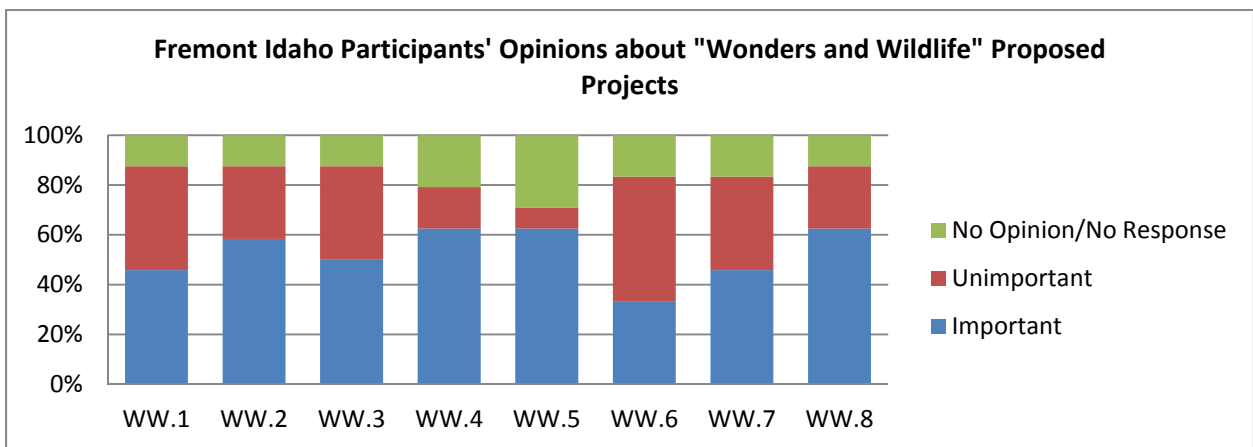
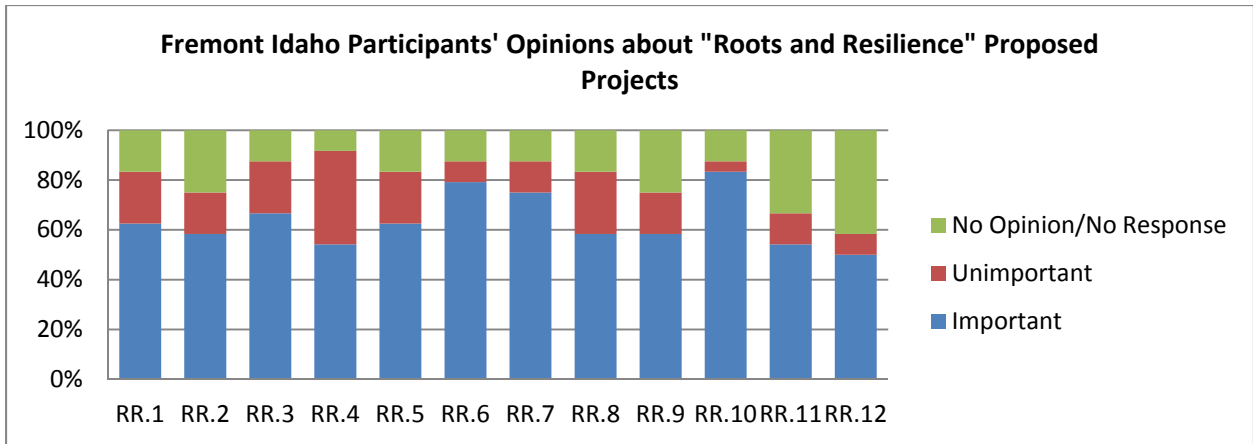
The Fremont County Open House was held in the Ashton Community Center Gymnasium, located at 925 Main in Ashton, Idaho, on March 12, 2015, from 4:00 to 7:00 pm. Consortium members and partners staffed the various stations around the room, including Jan Brown (Fremont County), Tamra Cikaitoga (Fremont County), Pam Herdrich (High Country Resource Conservation and Development), Sheryl Hill (Ashton Community Foundation), Wendy Lowe (P2 Solutions), Patty Parkinson (City of St. Anthony), and Sara Reinke (Ashton Community Foundation). Andrea Gumm (JUB Engineers/Langdon Group) assisted Patty Parkinson in sharing information about plans for the bridge across the river in St. Anthony. Arcelia Gatica was available to provide translation services.

A total of 30 people signed in at the registration table for the Open House in Ashton; another ten or so people did not sign-in but attended. Attendees included Thomas Arnold, Kyle Babbitt, Jared Baum, Garth Blanchard, Michael Bogden, Darlene Bressler, Mickie Funke, Jerry Funke, Martin Gallegher, Tawnya Garz-Brewer, Jim Gerber, Rene Harrop, Darin Hathaway, Jim Hobbs, Ty Nedrow, Reed Nielson, Rod

Nichols, Sam Oar, Curtis Patkentin, Heather Randall, Darrell Reinke, M. Kay Ridley, M. Pat Ridley, Joe & Diana Sielinsky, Lary Singleton, Judy Smith, Brent Stahl, and John and Susan Sullivan.

A total of 24 people with Fremont County addresses completed surveys. The following graphs illustrate their reactions to the various project proposals.





In summary, the top ten ranked projects, according to survey participants with Fremont County addresses, were:

Rank	Project
1 (tie)	SC.4 Main Street Matters – Downtown Revitalization

1 (tie)	RR.10 Cooperative Weed Management
3 (tie)	SC.5 Collaborations for Business Retention/Recruitment
3 (tie)	RR.6 Maximizing Irrigation Water Supply – Policies and Practices
5	BT.6 Regional Equity in Broadband Access
6	TTC.8 Wastewater Treatment Demonstration Projects
7 (tie)	SC.1 Neighborhood Revitalization with Habitat for Humanity
7 (tie)	RR.7 Collaborative Decision Making in Watershed Management
9	AA.4 Accommodating New Recreation Technologies
10 (tie)	TTC.3 Jackson Hole Workforce Housing Initiative
10 (tie)	SC.6 Our Rural Schools Challenge

### Comments Submitted via the Survey

Eight of the 24 people who participated in the survey submitted comments when provided the opportunity on the survey. Their comments included:

#### Fremont Idaho Participant 1

- Fremont needs BOTH the volunteer EMTs AND a professional, paid staff in order to meet all the community needs. Not just paid.
- Much hard work was put into this process and many good ideas have come out of it. This is seen by these many good projects suggested. Hard to say if all of these options could move forward but if the rep groups get the support needed, then smaller groups can help move them forward.

#### Fremont Idaho Participant 2

- More walking /biking paths

#### Fremont Idaho Participant 3

- Didn't feel that information was well presented at the Ashton open house, lacking many concepts for the regional plan as a whole.

#### Fremont Idaho Participant 4

- The idea of regional coordination is great and many of these projects are exciting - the big challenge in my mind is implementation and translating of dreams into something tangible. It's not clear to me where we go from here. Priorities for me are transportation, outdoor recreation, and wildlife habitat.

#### Fremont Idaho Participant 5

- What is the Greater Yellowstone Framework for Sustainable Development?

#### Fremont Idaho Participant 6

- Recruiting new businesses and retaining existing businesses

#### Fremont Idaho Participant 7

- How to draw more employment opportunities into the region, light industry

- Recycle pickup and solid waste disposal
- Clean water
- Noxious weed control on federal, state, and private lands
- Multiple use trail systems - recreation for all venues

Fremont Idaho Participant 8

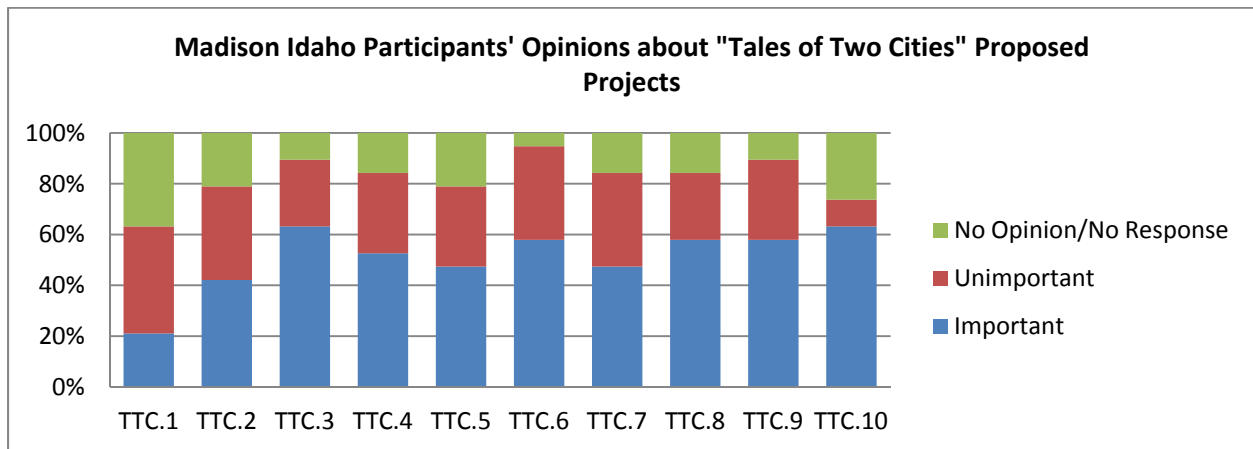
- Many of the projects are the business of private enterprise, not government.

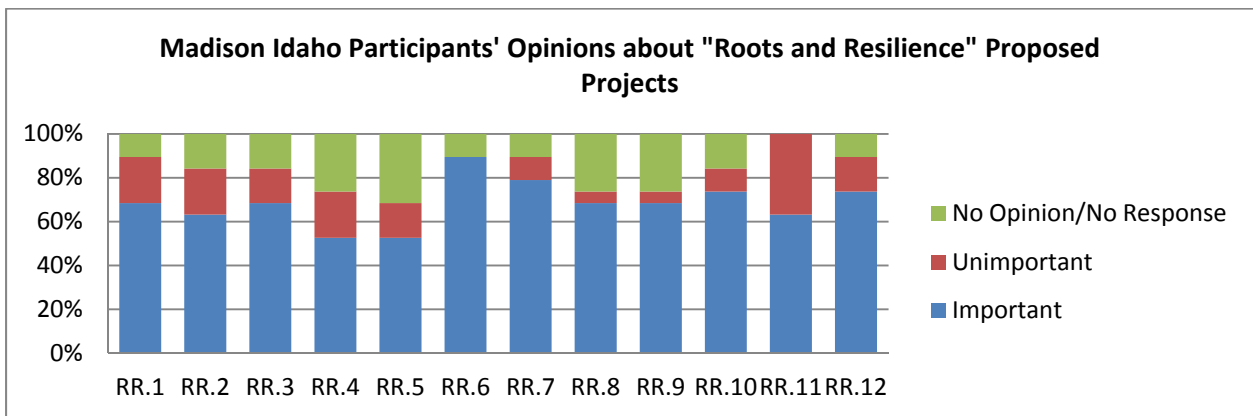
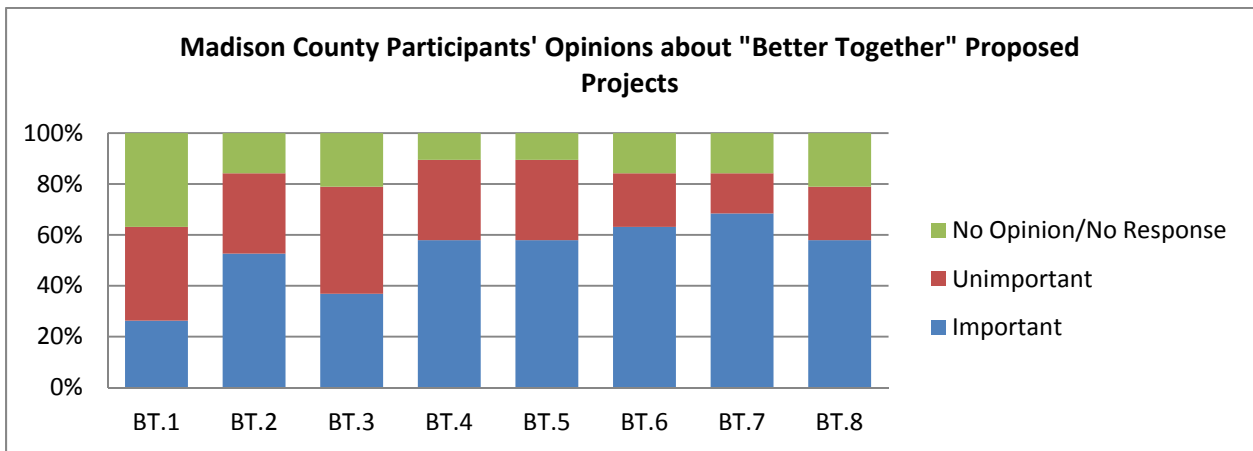
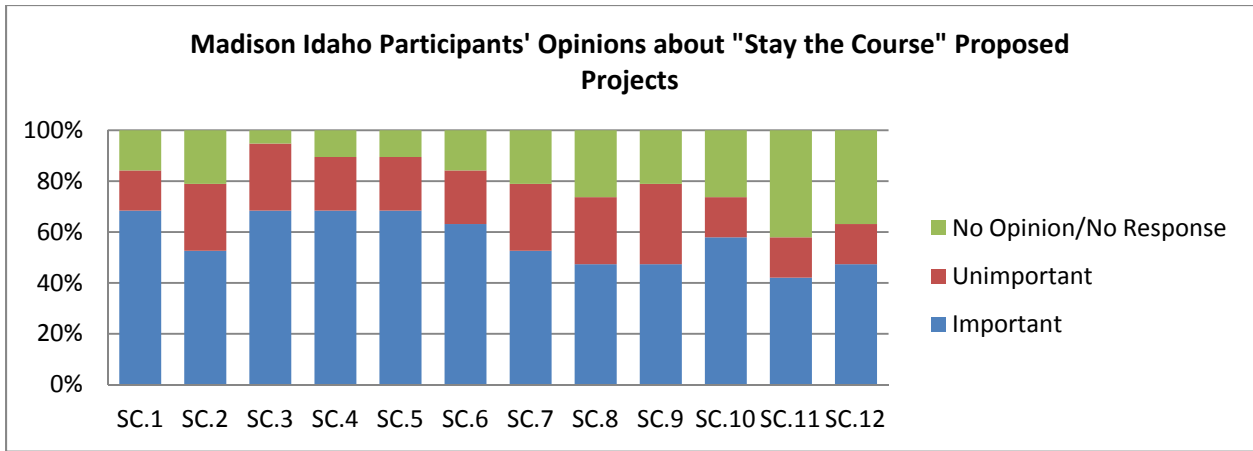
## Madison County Idaho

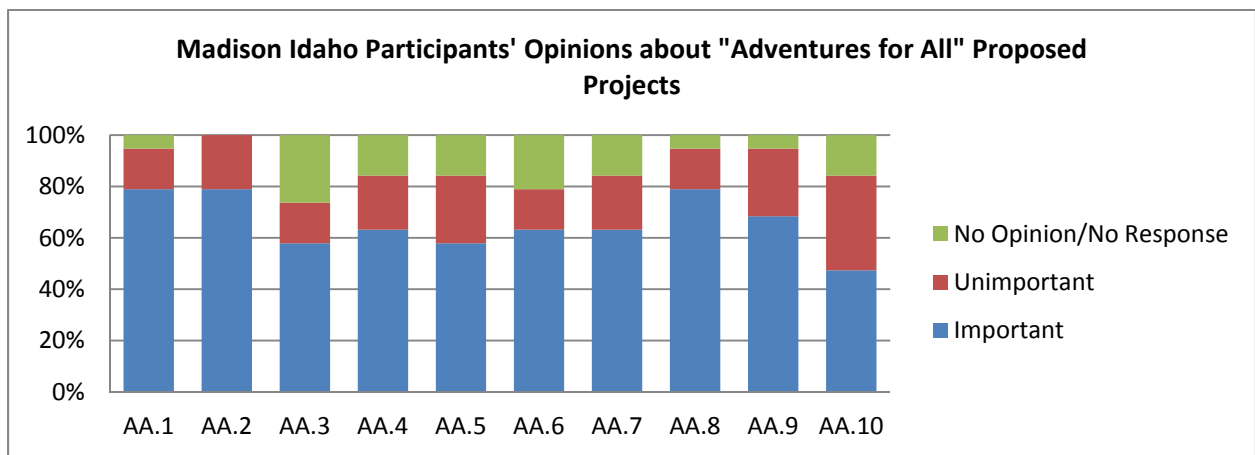
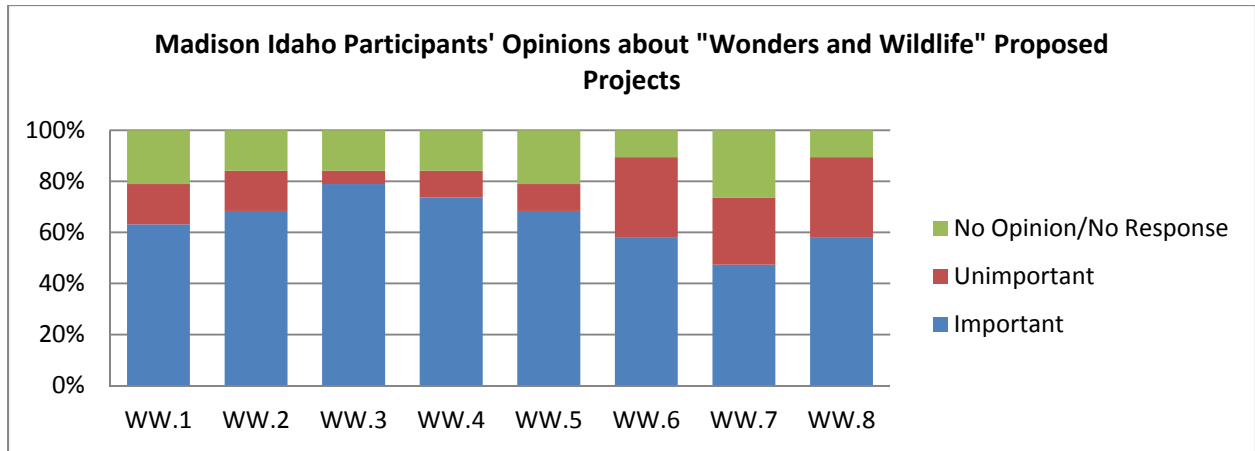
The Madison County Open House was held in the Community Room at the Madison County Library, located at 73 North Center in Rexburg, Idaho, on March 18, 2015, from 4:00 to 7:00 pm. Consortium members and partners staffed the various stations around the room, including Jan Brown (Fremont County), Tom Cluff (Fremont County), Pam Herdrich (High Country Resource Conservation and Development), Sheryl Hill (Ashton Community Foundation), Wendy Lowe (P2 Solutions), Brent McFadden (Madison County), Patty Parkinson (City of St. Anthony), Natalie Powell (City of Rexburg), and Sara Reinke (Ashton Community Foundation). Gabby Hermosillo was available to provide translation services.

A total of 20 people signed in at the registration table for the Open House in Rexburg. Attendees included: Shaylor Anderson, Basil Barna, Alex Beckstom, Chris Cheney, Damon Chlayson, Marla Cluff, Sherry Farnsworth, Gary Farnsworth, Chaz Frazier, Jaren Harris, Marlin Hill, Rudy Maldonado, Adrienne Marshall, Peter Melton, Garon Miskin, Marian Nate, Heather Randall, Dan Roberts, Shane Ruebush, and Bill Shaw.

A total of 19 people with Madison County addresses completed surveys. The following graphs illustrate their reactions to the various project proposals.







In summary, the top ten ranked projects, according to survey participants with Madison County addresses, were:

Rank	Project
1	RR.6 Maximizing Irrigation Water Supply – Policies & Practices
2	WW.3 Safe Corridors for Wildlife Migration
3	RR.7 Collaborative Decision Making in Watershed Management
4 (tie)	AA.1 Greater Yellowstone Trail Concept Plan
4 (tie)	AA.8 Henry’s Fork Greenway Enhancements – St. Anthony
6	AA.2 Economic Potential of Adventure Tourism
7 (tie)	RR.10 Cooperative Weed Management
7 (tie)	WW.4 Conserving Fish/Wildlife Habitat on Private Lands
9	RR.12 Farmers Market Coordination
10 (tie)	RR.8 Soil Health Initiatives
10 (tie)	RR.9 New Crop Assessments



## Comments Submitted via the Survey

Ten of the 20 people who participated in the survey submitted comments when provided the opportunity on the survey. Their comments included:

### Madison Idaho Participant 1

- Do not try to change Idaho's water right system. Retain local and state control.

### Madison Idaho Participant 2

- In as much as these projects rely on external funding sources they cannot by definition be sustainable.
- I really doubt that there is a high demand or real problem that cannot be solved by ride sharing amongst private individuals facilitated via the internet. More effective and cheaper than any subsidized program.
- I believe that as citizens choose to take responsibility and practice real work these issues will resolve.
- These are all ideas that strike at the heart of the rural character of the area. As neighbors and family allow for programs to intervene between them and self sacrifice for one another the heart and soul of the communities in the region will evaporate leaving a shell of what truly made this place great in the past. When people are secondary to economic development, welfare programs only entrap and demoralize the community members. In as much as these projects rely on external funding sources they cannot by definition be sustainable.
- Why do we subsidize the corporate farmers who could do these things if desired? The internet has done more for food distribution and notch crop production. Step back and watch what is happening rather than attempting to control a force that will provide a result better and cheaper than could be conceived.
- Water is a real issue and always has been. Recognizing and upholding property rights is the essential principle without which no permanent or sustainable solution can be made. This must balance the landowners' rights with that of corporate farming. Information and inclusion are imperative to all vested parties.
- As long as private property is respected to the utmost then these projects can be tackled bet by groups that preferably are not government funded as private funds represent true commitment and passion for a cause. No dependency on public money as it taints the conversation and removes people from sustainability.
- I believe that if this is a priority of the local citizens with no outside influence or money it could be in a most excellent manner. The management of local resources is done best by local people. True sustainability results with local responsibility of course this cannot happen when subsidies are used to induce or persuade public or private leaders of communities to ignore the loss of responsibilities and rights for a short term glorious project. Let it be organic and spring out of the hearts and sweat of local people.
- I am not a fan of subsidizing recreation or businesses for the almighty dollar. Development in this area typically yields adventures for the wealthy sustained on the backs of locals scrapping by as the servants of those who play.

- If these are important to the citizens in these respective communities they can make plans to fund and plan such and this certainly doesn't require assistance from anyone outside the community as we have tremendous human capital loyalty. It will be tapped

#### Madison Idaho Participant 3

- I recommend returning the money to the federal government and handling local issues at the local level. None of these projects justify forcibly removing property from fellow citizens to fund them. I was deeply disappointed to see so many different groups groveling at the trough of federal funding.
- Again, none of this requires forcibly removing property from people all over the country, including those yet to be born, to fund. Handle this locally.
- You could almost make an argument for this one (Region-Wide Roots and Resilience), but again, it is not worth forcibly removing property to do what is already common sense across local entities.
- Sounds a lot like using public funds to create private profit.
- Using federal money in a national park almost makes sense, if we had the money to do it.
- Just give the money back.
- I was ashamed to see so many of our local government representatives in the same room just hoping we would pick them to use federal money. It was really sad.

#### Madison Idaho Participant 4

- Disc golf courses in local parks

#### Madison Idaho Participant 5

- TTC 10. Jackson is 2 hours away. How would college students without a car get there?

#### Madison Idaho Participant 6

- You will note that every one of my marks were in the very unimportant category. The reason being that I consider this initiative a very dangerous and unnecessary initiative that is cloaked in attempts to bring further regulations upon the people of this region. For example: under your Roots & Resilience, Initiative RR.4 Codes and incentives to Protect Agricultural Uses/Land, We do not need more regulation on our agriculture. We need to be left alone and allowed to farm and or develop our land as we so desire. Madison county has already far exceeded their authority to regulate agriculture and we do not need a regional authority sticking their nose in our business. I have long been aware of an effort to gain control over the land surrounding Yellowstone Park and its eco- system with the intent of eventually dehumanizing the region for the sake of preserving the fragile infrastructure. If this sounds conspiratorial, then so be it. You can plan all you want and do all the studies that you want, but I will do all that I can within my power and encourage others also to prevent you from achieving any authority to implement regulations as a regional entity. If I am wrong in my conclusions and concerns regarding this, please provide me with evidence and assurance that this is not the end goal.

#### Madison Idaho Participant 7

- Schools--of course they are important. Get rid of Common Core and let the county school districts govern local schools. Teach the Ten Commandments

- We need nuclear generated electricity so we can utilize hydrogen powered vehicle more easily.
- Repair the bridges in Yellowstone so the roads are usable.
- I am grateful to live in this part of Idaho. We must be sure to preserve our agricultural lands for the benefit of all the people. Improving bike and walking trails provides benefits for so many people. I think there should be ways for community involvement in making improvements. I don't think a bus system for this area is the answer for transportation needs in this area. I think a ride share program would be helpful for some residents.

Madison Idaho Participant 8

- Rexburg should make better use of the Teton River going through the middle of town. A green belt would be nice or responsible development would be great too.

Madison Idaho Participant 9

- I do not want to see this area overdeveloped

Madison Idaho Participant 10

- I suggest the four counties find free-market solutions for funding potential area projects. Federal government funding is not a good solution and will only create unnecessary burdens on local citizens.
- The “Tales of Two Cities” project is an absolute black hole for funding and resources. Find a free-market solution. If the need is even real, which I don't believe it is. People work in Jackson and live in Rexburg for a very good reason. Doing so is a CHOICE – not an undue hardship. The committee's view on this is entirely skewed.
- The Main Street Matters project (SC.4) could have some important implications for Ashton and perhaps Driggs and St. Anthony. But the Teton View Initiative is not the right way to approach downtown revitalization in any of our communities.
- Regarding SC.5, Keep government control and regulation OUT of local business. I'm a business owner and can say with authority that this is NOT a good approach. We don't need any kind of government collaboration on business retention or recruitment in the context of the Teton View Plan.
- Government should stay out of small business.
- Loose the government restrictions on free-market solutions for providing Broadband access and this will no longer be a problem (BT.6).
- BT.7 We had this initiative shoved down our throats in Rexburg and now we are paying for it figuratively and literally.
- RR.4 This is read “REGULATION” and the citizens of Idaho don't need any more of it.
- RR.6 While this is a very important topic and project, it is NOT something that is best addressed by the Teton View Plan, which will come with government funding and oversight.
- RR.12 The Farmers Market is a free-market solution to agricultural marketing challenges and does not need involvement in any way by the federal government – including infusion of grant money into local farmers markets or the coordinating (read regulating) of these free-trade systems.

- WW.1 This may have implications on the tourism market in Jackson and Driggs, but free-market solutions will be better and more self-sustaining than the Teton View Plan.
- We don't need any more interagency initiatives. These kinds of things only cost taxpayers money and create power vacuums for politicians.
- RR.3 Facilities throughout the region are already appropriately outfitted for use within the season in which they are applicable. Anyone who believes otherwise has not been engaged in their use in a year-round fashion and is wildly uninformed in this regard.
- AA.5 Already being managed and to take it out of the hands of free-market solutions is an enormous mistake. It's one of the reasons people live in Rexburg and work in Island Park, Driggs, and Jackson. Don't mess with THIS system.
- AA.8 This is not something that should be accomplished with Federal Funding. BIG MISTAKE.
- AA.10 If a feasibility study is necessary, Island Park community should hire a consulting firm to do the study, but avoid paying for it with a Federal Government grant funds offered through HUD.
- I was instrumental in converting the Free Medical Clinic in Rexburg into what is now Grand Peaks Medical Center. That venture was funded by a Federal Government grant. It remains the biggest blight of my professional career. Accepting federal funding seemed like a good idea until it became a reality. For 7 years the free clinic worked flawlessly on the principles of a free-market. But lured by the promises of improved facilities and better care afforded by a federal money, we traded a viable solution for providing medical care to a 5-county region of medically underserved citizens for a behemoth that now wonders if the very funding it is entirely reliant upon will even be available. Furthermore, one of the greatest financial costs of the clinic is in the administration required to ensure compliance so the federal money can continue to be (hopefully) available. While the projects of the Teton View Plan may be well-intended (federal funding through HUD) is NOT the right solution. I urge all four counties to step away from this plan and being anew, with the information they have gathered, and produce free-market solutions to the challenges this study has identified. The money to fund this grant may or may not even be available (which is typical of federally funded projects) – so just step away from it. Informed and experienced citizens DO NOT want this plan, or the federal funding that comes with it.

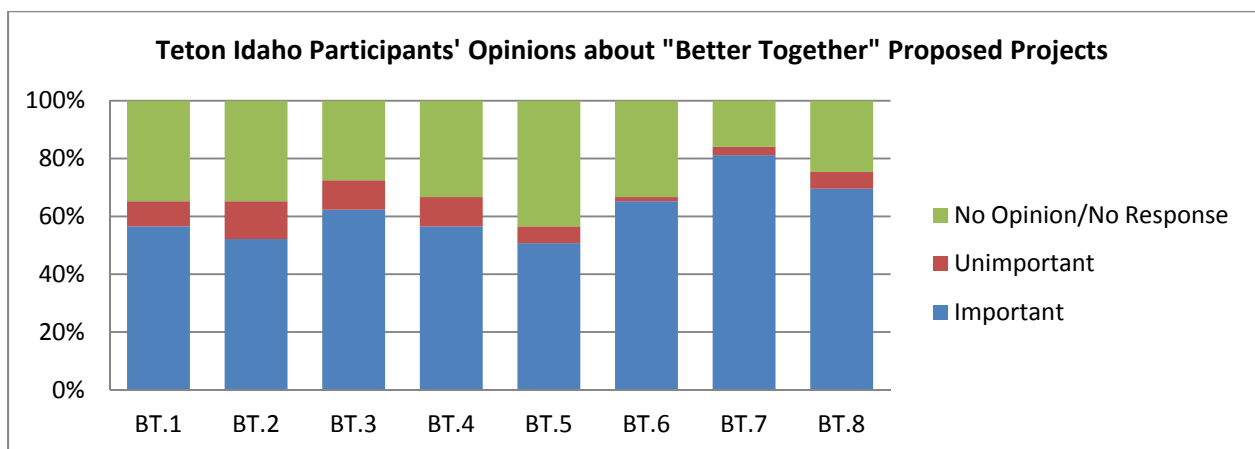
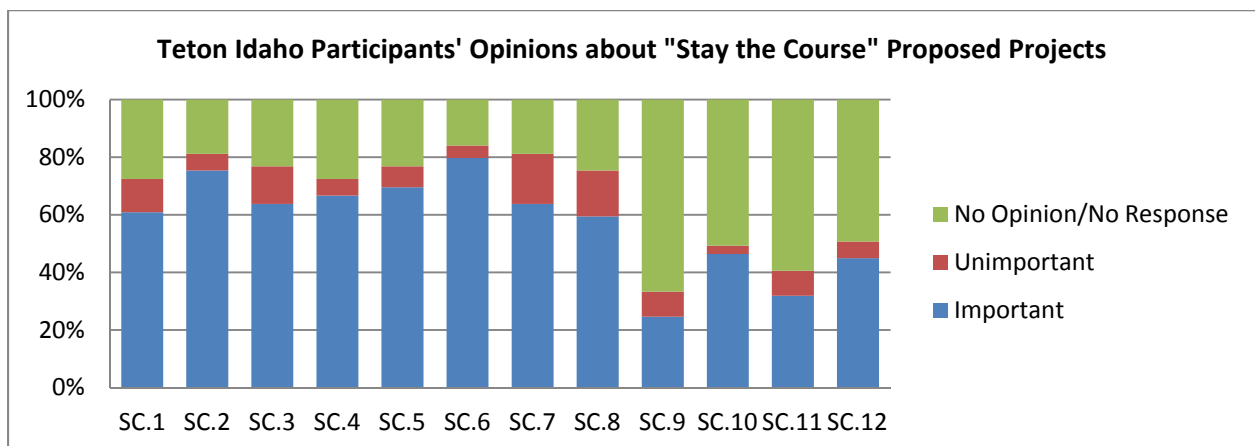
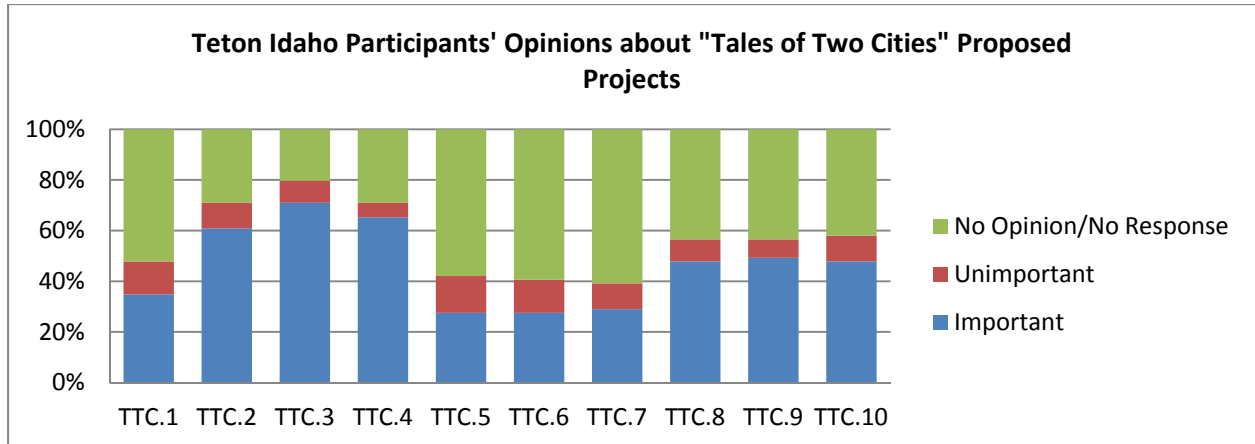
## Teton County, Idaho

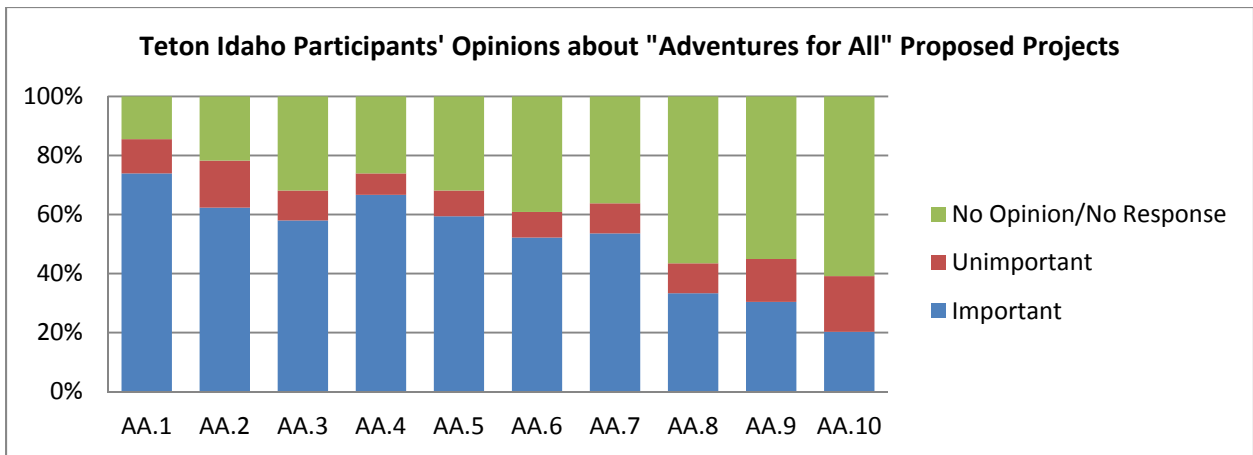
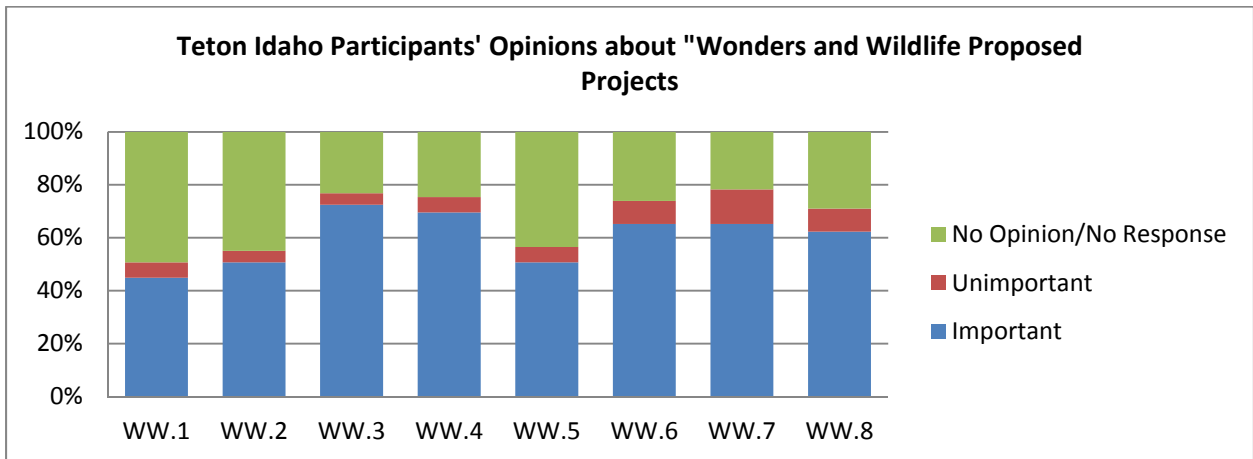
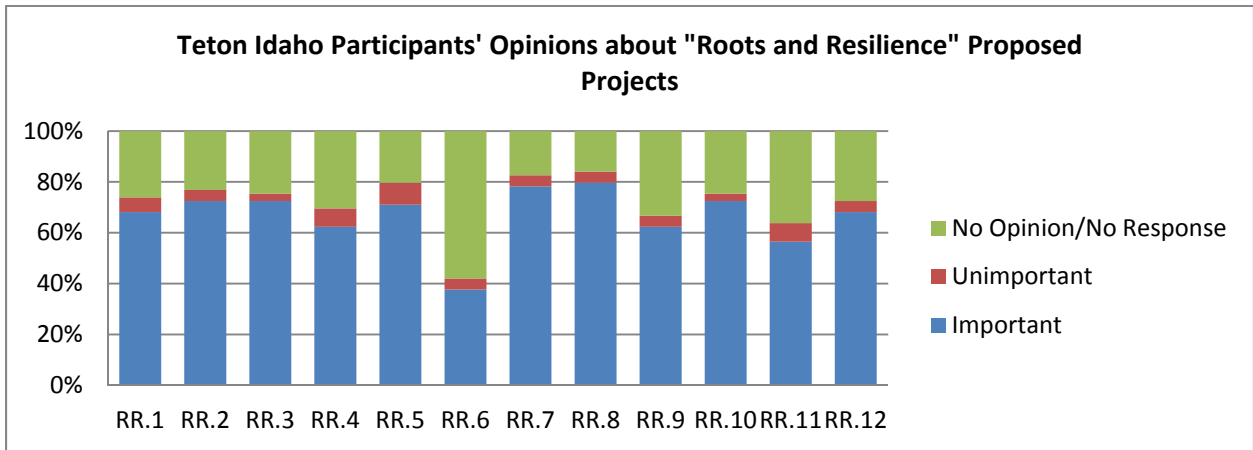
The Teton County, Idaho, Open House was held in the Auditorium at Victor Elementary School, located at 43 East Center in Victor, Idaho, on March 19, 2015, from 4:00 to 7:00 pm. Consortium members and partners staffed the various stations around the room, including Jason Boal (Teton County, Idaho), Jan Brown (Fremont County), Liz Davy (Caribou-Targhee National Forest), Annie Decker (City of Driggs), Ashley Koehler (city of Driggs), Wendy Lowe (P2 Solutions), Brian McDermott (Teton Valley Business Development Center), Alex Norton (Teton County, Wyoming), Cindy Riegel (Teton County Idaho), Doug Self (City of Driggs), and Brittany Skelton (City of Victor, Idaho). Gabby Hermosillo was available to provide translation services.

A total of 27 people signed in at the registration table for the Open House in Victor. Attendees included: Molly Absolon, Rick Baldwin, Grace Barca, Daniela Botur, Shannon Clay, Rachel Dalvge, Bill Dell'Isola, Dede Draper, Rosy Gonzales, Debbie Hinkley, Kevin Hinkley, Dave Hudacsko, Danielle Koning, Lyle

Konkol, Bill Leake, Rob Marin, Frank Marinaro, Justin McGarty, Juan Morales, Ralph Mossman, Heather Randall, Connie Steele, Alice Stevenson, Steve Temple, Larry Thal, Don Thompson, and Amy Verbeten.

A total of 69 people with Teton County Wyoming addresses completed surveys, including 20 people who completed the survey in Spanish. The following graphs illustrate their reactions to the various project proposals.





In summary, the top 10 ranked projects, according to survey participants with Teton County Idaho addresses, were:

<b>Rank</b>	<b>Project</b>
1	BT.7 Systems for Recycling and Materials Recovery
2 (tie)	RR.8 Soil Health Initiatives
2 (tie)	SC.6 Our Rural Schools Challenge
4	RR.7 Collaborative Decision Making in Watershed Management
5	SC.2 Rural Rideshare and Local Shuttle Services
6	AA.1 Greater Yellowstone Trail Concept Plan
7 (tie)	RR.10 Cooperative Weed Management
7 (tie)	RR.3 Cooperative Marketing and Distribution of Local Foods
9 (tie)	WW.3 Safe Corridors for Wildlife Migration
9 (tie)	RR.2 Infrastructure for Local Foods Processing

### **Comments Submitted via the Survey**

A total of 25 of the 69 people who participated in the survey submitted comments when provided the opportunity on the survey. Their comments included:

#### Teton Idaho Participant 1

- I don't think it's worth wasting a lot of money on Island Park. The fact that they're proud to be the longest town in the nation shows they are not interested in sustainability or conserving their natural landscape. Fire management would be a waste of money with the town so far flung throughout a forest dependent on fire for its health.

#### Teton Idaho Participant 2

- We really could use a regional MRF for recycling.

#### Teton Idaho Participant 3

- Recycling and Waste management initiatives are very important

#### Teton Idaho Participant 4

- Inform the affordable housing "agencies" that it's not just the professional class of homebuyers who need their attention. How about rental, workforce housing????
- It would be helpful to offer definitions for the Rexburg Workforce Connection.
- Which Teton Valley (Teton Valley Projects under Staying the Course)? Idaho or Wyoming or both?
- Again, it would be extremely helpful if there were links that offered information about the various initiatives so that we can offer informed opinions about them... your results to this survey may be extremely skewed based upon what people "guess" they mean...alas.

#### Teton Idaho Participant 5

- I believe the # 1 issue is housing. It is extremely difficult for many people, singles and/or families, to find affordable housing of good quality within a reasonable distance to their place of employment. This is especially salient in Teton County Idaho and Wyoming. The #2 issue is quality education. Future sustainability requires well educated, forward thinking adults. Our

public schools are struggling to provide adequate facilities, retain educators and meet children's needs.

#### Teton Idaho Participant 6

- It appears to me that all that these programs do is create more government regulation and destroy the free market. They have little return on investment for the most part and do little to help the majority. It looks like the vocal environmental minority stand to gain the most! This project as portrayed in the survey is a waste of money and effort.

#### Teton Idaho Participant 7

- Coordinate Teton County, WY and Jackson with Teton County, Idaho and Victor in particular

#### Teton Idaho Participant 8

- A indoor equine arena

#### Teton Idaho Participant 9

- Educate local office holders and politicians about economic factors and how good business, growth, and environmental concerns can mesh and be synergistic.
- Jackson and Rexburg are polar opposites - it is difficult to see how any venture would be acceptable or be relevant to both.
- Initiatives to fund "out of the box" new ideas on education.
- Obtain a grant from Google or Yahoo to fund a Teton County "Wire the Valley" county owned communications District to install very fast fiber optic cable throughout the valley for fast valley-wide available internet. This would do more to bring in new business than all the other efforts combined.
- Water "management" is so poor and so political - it is actually corrupt. How to fix that is anyone's guess.
- We should quit giving ranchers public land for grazing at really low rates - if they want grazing they should pay market rates for it.
- Quit doing so many, many studies and hiring consultants and TAKE SOME ACTION. You have studies upon studies - yet elected officials often ignore their own funded studies and act politically - and irrationally. Study long, study wrong!

#### Teton Idaho Participant 10

- Adding to the trails and pathways in the area to provide connectivity to other networks in the area (such as connecting to top of Teton Pass and, thus, all the trails/pathways in Teton County, WY); creating new trails on public lands specific to hiking and biking (most trails in Teton Valley were created by horseback or motorized vehicles making them unsustainable due to erosion and not able to be enjoyed by the rest of the public user groups); more public transit opportunities between Teton Valley and Jackson (workers are more apt to consider living in Teton Valley and working in JH if they didn't have the cost/wear and tear on their cars); really, just take a look at all Jackson has accomplished over the past 15 years in regards to housing options, pathways, sanitation/recycling, etc. and figure out how to effect these services in Teton Valley.
- Alternative energy options such as solar and wind in the region should be explored instead of looking at environmentally degrading efforts like rebuilding the Teton Dam.



- Not sure what other incentives you are thinking of providing to (big) agriculture? We need to look at ways to increase local food production for local consumption. However, large agricultural operations already receive subsidies by way of tax credits and ag-zoning.
- If we could manage irrigation water better the effect on wildlife would be amazing. When water is low irrigation needs to stop in order to keep enough water in streams for fish to be able to live. We cannot allow irrigation water rights to be superior to all of our right to health, safety and welfare.
- I like your theme of shared connections, shared views and do agree working together is beneficial. However, there are so many different views as to how to shape this area that you just need to believe yours is the right one (it is) and move forward and don't listen to the nay-sayers. Nay-sayers have nothing to contribute, nothing to offer in this process except their complaints. The very fact you have put this together and are working on it shows you are doing the right thing for the area. Keep it up.

Teton Idaho Participant 11

- Paved roads, not more sidewalks and pathways to all schools.

Teton Idaho Participant 12

- We need to spend money in other areas...not this. How about protecting land owner's rights? How about caring that our tax dollars should go to improving basic infrastructure needs instead of fluff projects. This groups acts as if they have money to burn, meanwhile you are making living in this area unaffordable for many families and people living on a fixed income. How about making our downtowns more accessible during the winter for those with disabilities?

Teton Idaho Participant 13

- It was hard to do this survey and use the links to the various plans. I know I can give better input after I have had time to fully study all of the plans and after I attend the Teton View Regional Plan meeting in Victor on March 19.

Teton Idaho Participant 14

- We really could use a regional MRF for recycling.

Teton Idaho Participant 15

- I think most people will have a hard time taking this survey because it basically implies that you need to have read the entire 7-binder Regional Plan.

Teton Idaho Participant 16

- This kind of collaboration is very important~

Teton Idaho Participant 17

- Enough already with this huge expense....let's get back to basics, protecting private rights, maintaining deteriorating roads, and promoting job opportunities. The liberal agenda has taken over too much of this project.

Teton Idaho Participant 18

- As if the Pass wasn't difficult enough to navigate without adding more pedestrians! I've yet to see consistent use of the bike paths already by extreme cyclists. And why put emphasis on

providing seasonal housing to the workforce when those of us who work year round in the hotel industry can't find housing.

Teton Idaho Participant 19

- Recreation Center for Teton County

Teton Idaho Participant 20

- Bilingual mental health professionals

Teton Idaho Participant 21

- Transportation services

Teton Idaho Participant 22

- I like this place. I come here once a year. Thank you

Teton Idaho Participant 23

- Transportation services

Teton Idaho Participant 24

- I have live here for about 10 years and my only worried was language. There was no help. I think this survey in Spanish is great.

Teton Idaho Participant 25

- Affordable housing is already a critical issue in Teton County, ID - let's do something to address this now, don't wait 10 or 20 years.

Teton Idaho Participant 26

- Moving forward, I would like to have involvement with "Initiative BT.7 – Systems for Recycling and Materials Recovery." I live in this realm everyday and believe I could constructively contribute. Beyond the planning analysis tools I mentioned in my first email, I would like to share our recent findings about recycling and waste diversion services and systems. The following can possibly be used to help make a regional MRF financially feasible:
  - 1) Review the Idaho Dept of Labor findings on projected the potential economic impact of recycling and waste service improvement (They recently analyzed my company's 10-year plan)
  - 2) Discuss policy, which is commonly used throughout the US, that will support increased waste diversion, increase services and decrease environmental impact of service provision
  - 3) Discuss how trash services can better serve our communities and better aligned with regional initiatives

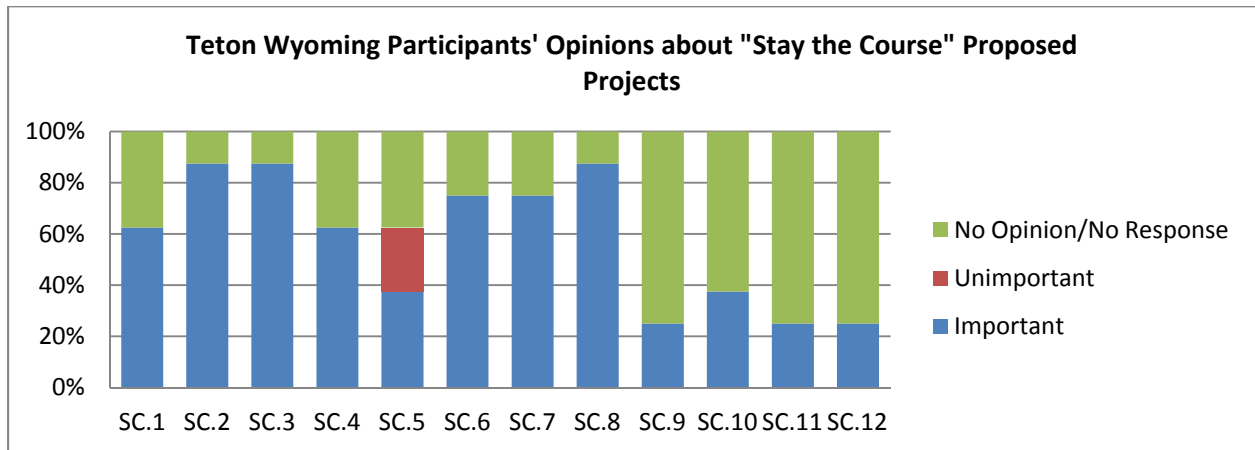
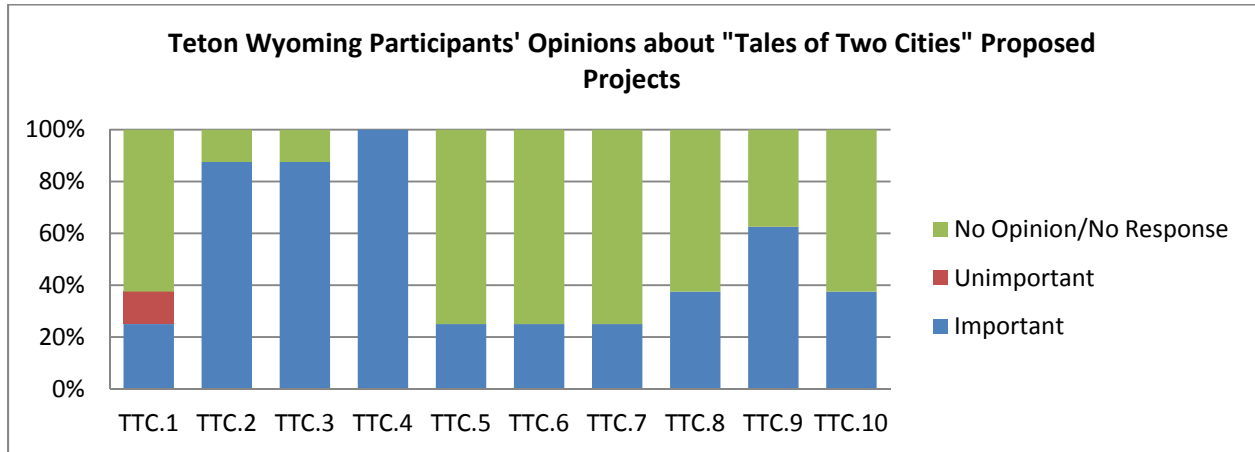
## Teton County Wyoming

The Teton County Wyoming Open House was held in the Auditorium at the Teton County Library, located at 125 Virginian in Jackson, Wyoming on March 9, 2015 from 4:00 to 7:00 pm. Consortium members and partners staffed the various stations around the room, including Jason Boal (Teton County Idaho), Jan Brown (Fremont County), Wendy Lowe (P2 Solutions), Brian McDermott (Teton Valley Business Development Center), Alex Norton (Teton County Wyoming), Cindy Riegel (Teton County

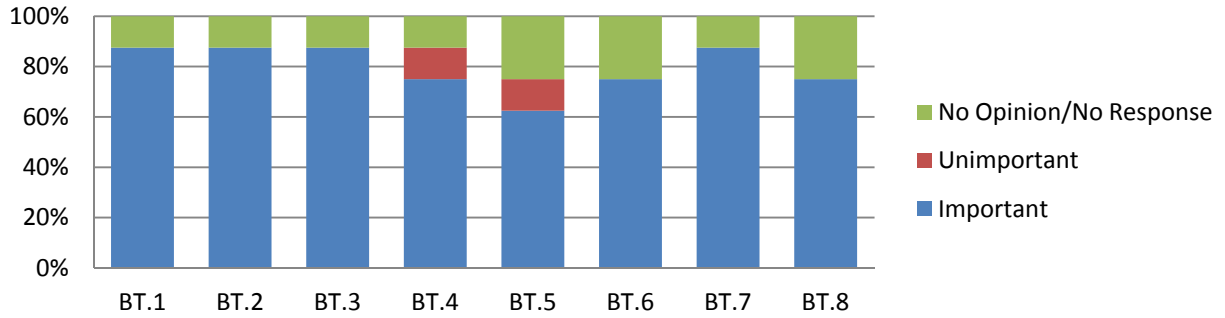
Idaho), and Brittany Skelton (City of Victor, Idaho). Juanita Flores was available to provide translation services.

A total of seven people signed in at the registration table for the Open House in Jackson. Attendees included Alicia Cox, Mike Flury, Arne Jorgensen, Linda Merigliano, Timothy O'Donoghue, Heather Overholser, and Siva Sundaresan.

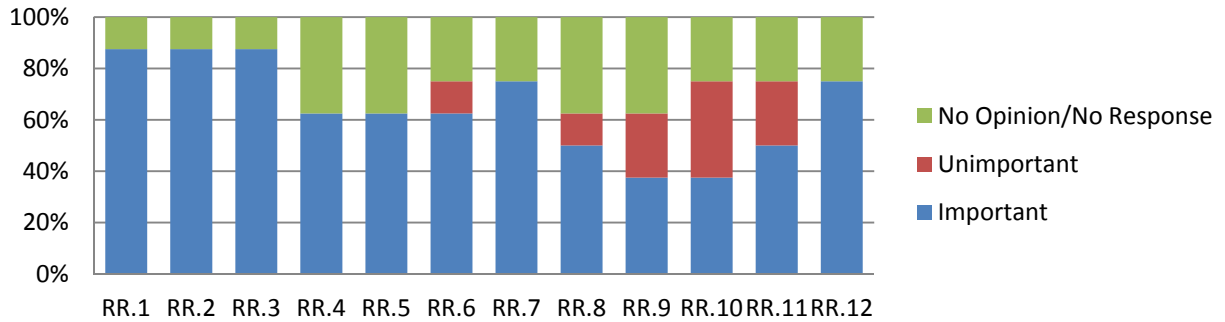
A total of 8 people with Teton County Wyoming addresses completed surveys. The following graphs illustrate their reactions to the various project proposals.



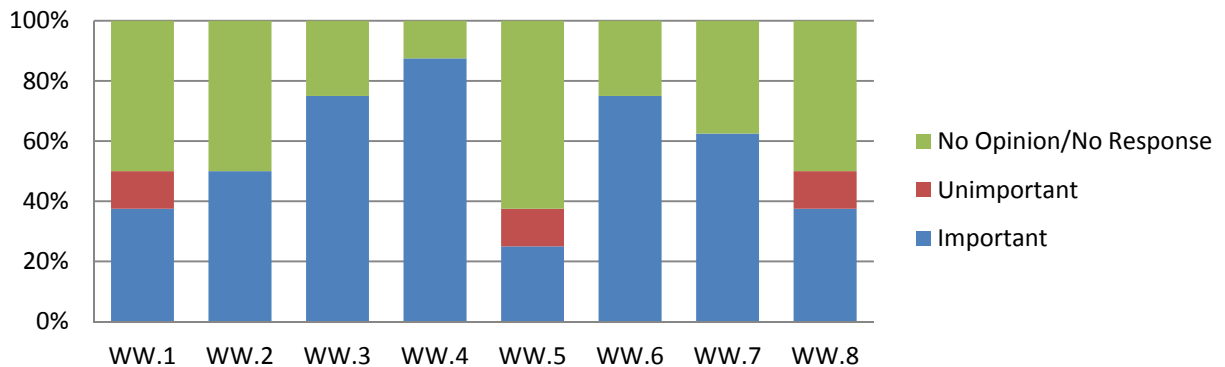
**Teton Wyoming Participants' Opinions about "Better Together" Proposed Projects**

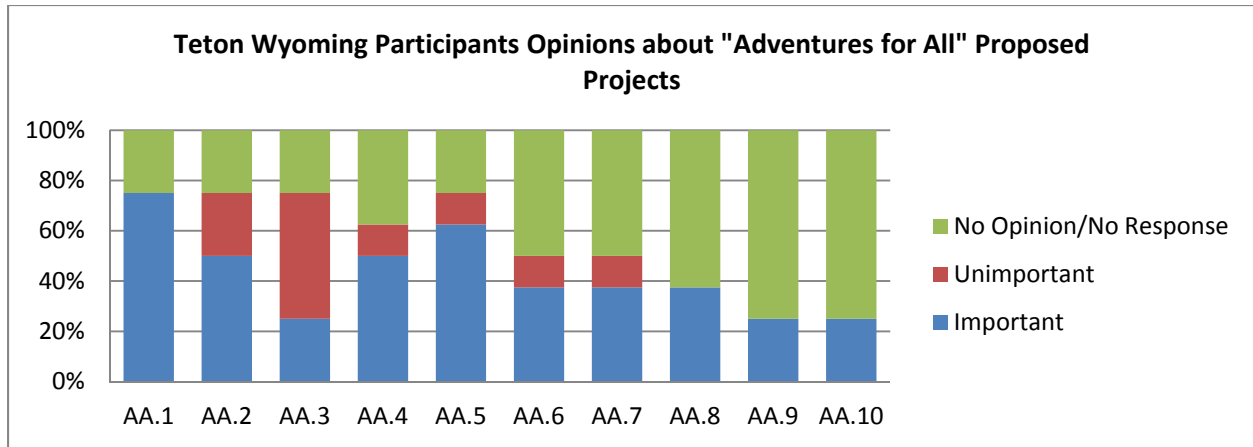


**Teton Wyoming Participants' Opinions about "Roots and Resilience" Proposed Projects**



**Teton Wyoming Participants' Opinions about "Wonders and Wildlife" Proposed Projects**





In summary, the top 13 ranked projects, according to survey participants with Teton County Wyoming addresses, were:

Rank	Project
1	TTC.4 A Regional Transportation Authority for Jackson Hole
2 (t)	BT.7 Systems for Recycling and Materials Recovery
2 (t)	SC.2 Rural Rideshare and Local Shuttle Services
2 (t)	RR.3 Cooperative Marketing and Distribution of Local Foods
2 (t)	RR.2 Infrastructure for Local Foods Processing
2 (t)	TTC.3 Jackson Hole Workforce Housing Initiative
2 (t)	WW.4 Conserving Fish/Wildlife Habitat on Private Land
2 (t)	RR.1 A Local Foods System to Meet Regional Demand
2 (t)	SC.3 Walkability and Wayfinding Concepts
2 (t)	BT.3 Efficient and Reduced Emission Travel
2 (t)	TTC.2 Code Updates for Workforce Housing Initiative
2 (t)	SC.8 Code Updates for Fair Housing Compliance – Teton County Idaho
2 (t)	BT.1 Teton View Model Development Code – A Regional Tool Kit
2 (t)	BT.2 Regional Housing Initiative/Information Center

#### Comments Submitted via the Survey

Only one of the 8 people who participated in the survey submitted comments when provided the opportunity on the survey. That individual's comments included:

Teton Wyoming Participant 1

- Better Together: BT.8 I feel that given some of the recent moves by larger utilities to discourage distributed energy, primarily solar, this is an important option to keep on the table and support. Additionally, while I am very, very supportive of geothermal, we need to be careful of larger scale/deeper proposal that may impact the 'plumbing' of Yellowstone.

- Adventures for All: particularly AA.1-4 A concern that while may be more pertinent to Teton County Wyoming, is a cautionary note for the region - That is we need to be very careful that we do 'love' or visit our amazing natural resources to death. Look at Glacier Bay National Park for an example of where the sense of place and wild has been severely impacted by visitors. Just because we can does not mean we should use a particular method of using our public lands.

## Outside the Region

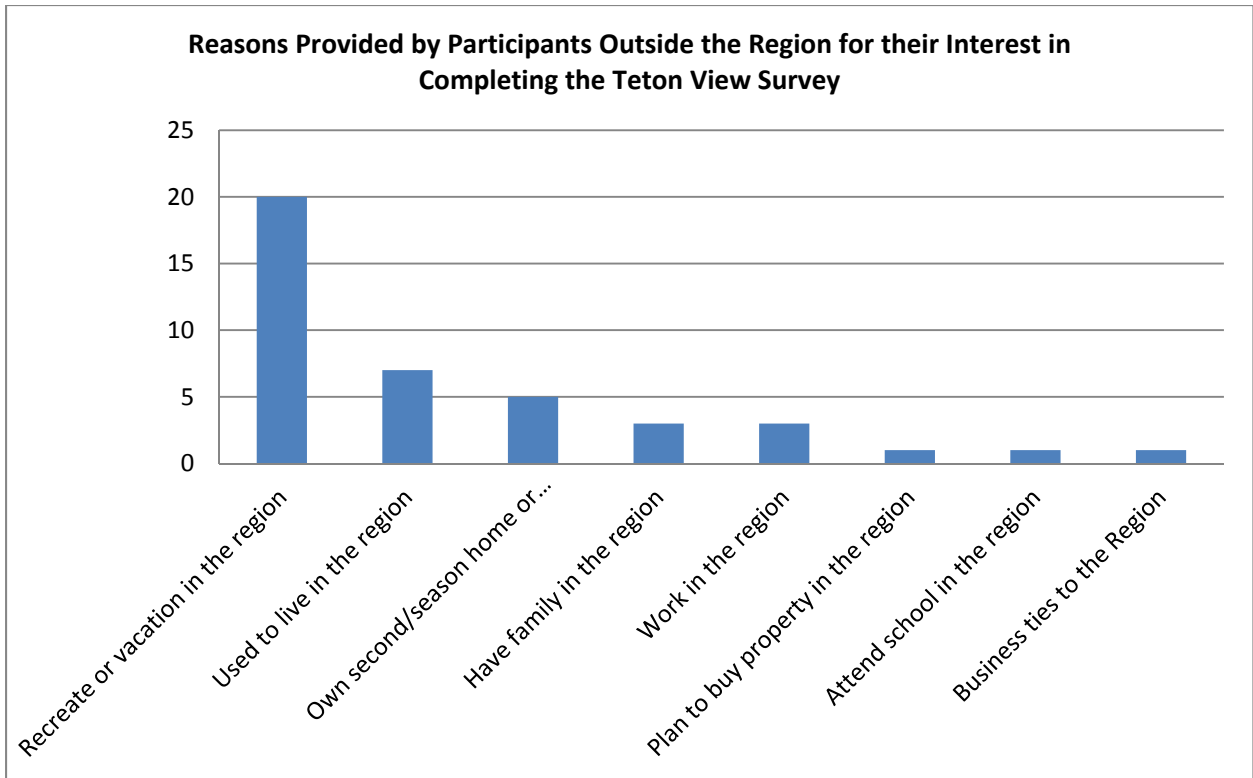
A total of 30 people with addresses outside the four-county region completed surveys. Although this question was mandatory online, two people turned in paper copies of the survey at the open houses without having included that information; their surveys were included in the “outside region” group. The list of the places in which the 27 people who provided answers live includes the following:

- Ammon, ID (1)
- Boise, ID (10)
- Eagle, ID (1)
- Emmett, ID (1)
- Idaho Falls, ID (6)
- Inkom, ID (1)
- Nampa, ID (1)
- Bozeman, MT (1)
- Helena, MT (1)
- Kemmerer, Wyoming (1)
- Sandpoint, ID (1)
- Leland, NC (1)
- Las Vegas, NV (1)
- Liberty Lake, Washington (1)
- No response (2)

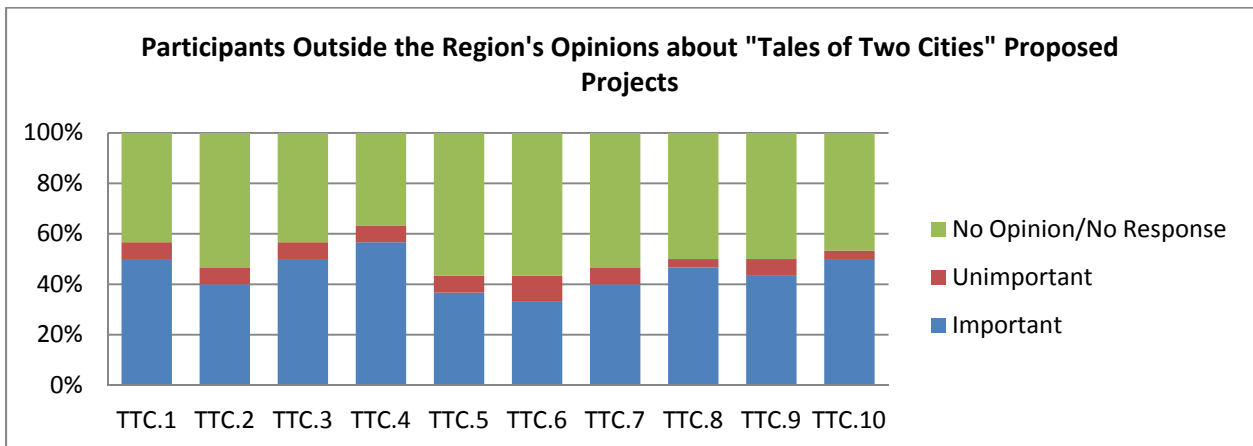
People from outside the region were asked to share why they were interested in participating in the survey.<sup>2</sup> The following graph illustrates their responses to that question.

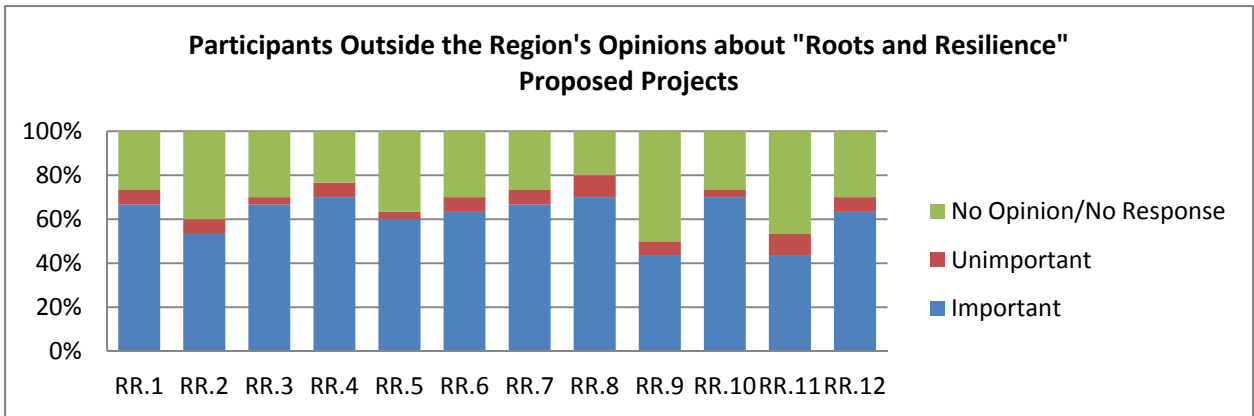
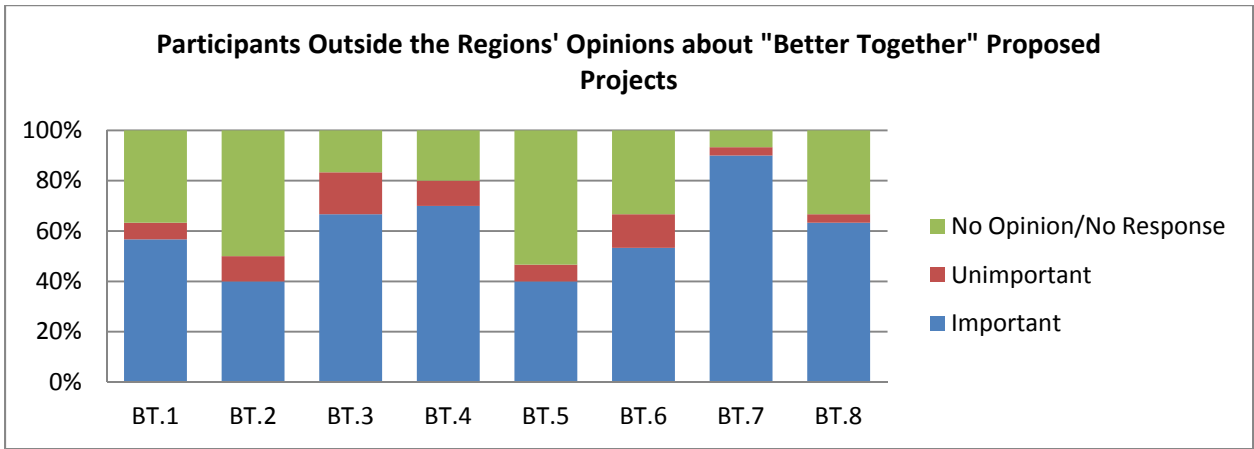
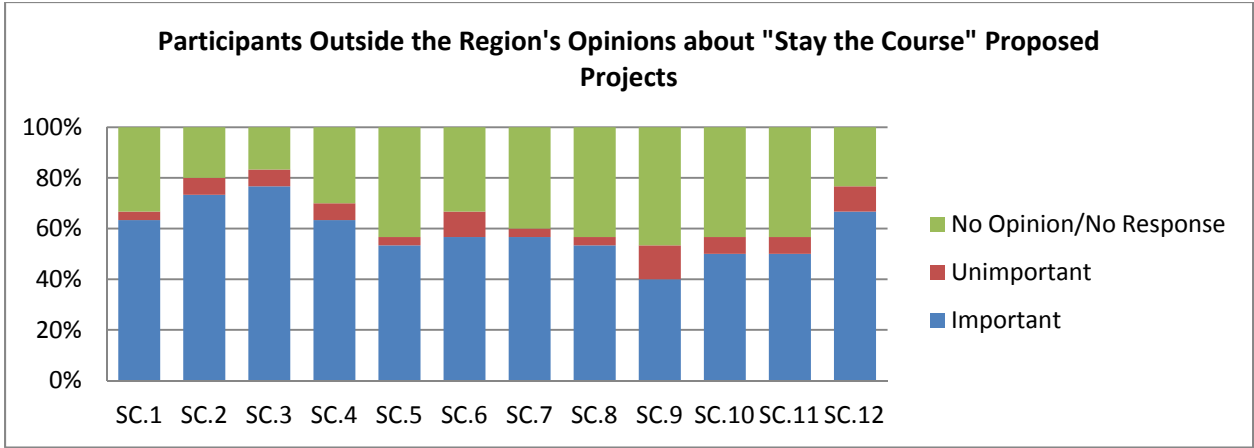
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<sup>2</sup> Participants were invited to check as many responses as applied.

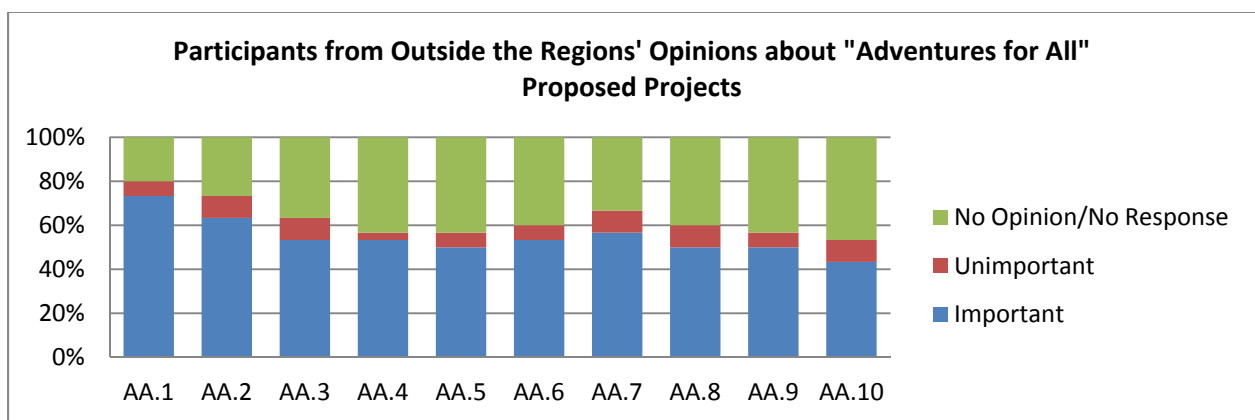
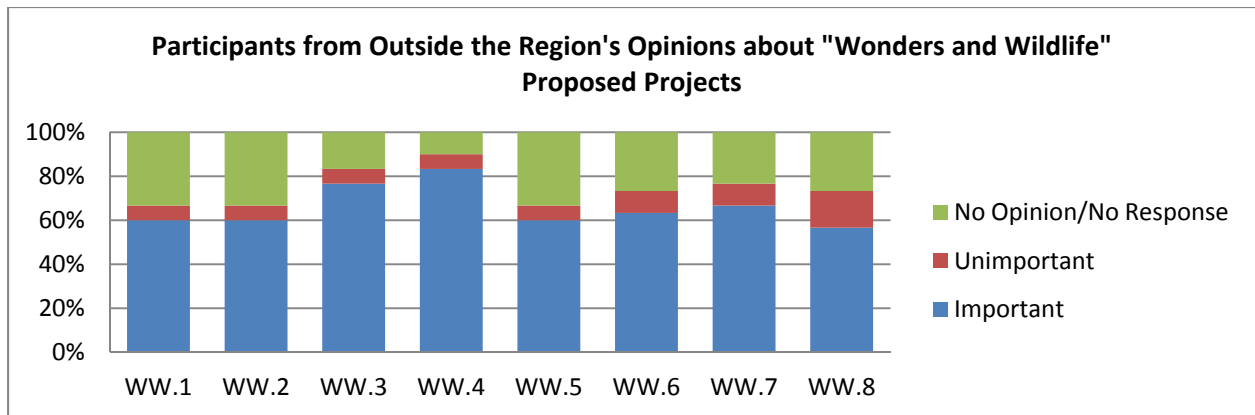


As other survey participants, people living outside the region were invited to react to the 60 proposed projects. The following graphs illustrate their reactions to the various project proposals.









In summary, the top ten ranked projects, according to survey participants who live outside the Region were:

Rank	Project
1	BT.7 Systems for Recycling and Materials Recovery
2	WW.4 Conserving Fish/Wildlife Habitat on Private Lands
3 (tie)	WW.3 Safe Corridors for Wildlife Migration
3 (tie)	SC.3 Walkability and Wayfinding Concepts
5 (tie)	AA.1 Greater Yellowstone Tail Concept Plan
5 (tie)	SC.2 Rural Rideshare and Local Shuttle Services
7	RR.10 Cooperative Weed Management
8	RR.4 Codes and Incentives to Protect Agricultural Uses/Lands
9 (tie)	RR.8 Soil Health Initiatives
9 (tie)	RR.3 Cooperative Marketing and Distribution of Local Food

**Comments Submitted via the Survey**

Ten of the 30 people who participated in the survey submitted comments when provided the opportunity on the survey. Their comments included:

#### Outside the Region Participant 1

- The Teton Regional Plan has a lot of great intentions. I also feel that some of the issues focused on in the grant research are real issues. 1. The problem is the 10th Amendment prohibits the federal government from being involved in these county and state issues. 2. The federal government does not have any money to give, because they are in major debt. Let the people and the market solve these issues

#### Outside the Region Participant 2

- The Island Park area could benefit from the establishment of a regional authority to coordinate the planning and oversee implementation of the State and Federal agency management actions that impact Fremont County and the Region.

#### Outside the Region Participant 3

- Greater Yellowstone Trail

#### Outside the Region Participant 4

- Leave the Climate Change Adaptation out of Initiative ww.6. Climate change is a divisive theory that will not garner the support of the local communities. You will lose participation if social engineering programs are proposed under the banner of global warming/climate change.

#### Outside the Region Participant 5

- Focusing on downtown and core areas is a great way to eliminate rural sprawl and preserve the unique scenic attributes that make the area so desirable.
- Protecting agricultural lands saves open space and creates the opportunity for local food production, so this is very important.
- Greenway enhancements would be a huge benefit.
- Protecting open space and preventing sprawl should be a priority as well as focusing on and improving downtown core areas and wildlife habitat.

#### Outside the Region Participant 6

- My concern is that I have no interest in creating a Teton Valley in Island Park. We can be successful without the mess that has been developed in Teton Valley. I find it interesting that very little of this report actually directly addresses the future of Island Park and the development of the EXISTING lands. This entire process has been poisoned by the monument and the questionable tactic by agencies within the area as well as employees of Fremont County. Could all of this lack of Island Park info be in direct relation to the fact these people want a monument so the need of rational development wouldn't be needed? Island Park should receive a direct assessment just as the Driggs assessment, we are certainly closer to the Driggs model than the St Anthony model....St Anthony is NOT Island Park and this plan does nothing to truly help the economy in Island Park...affordable housing isn't needed without a good plan for tourism and it appear the County thinks St Anthony should receive the tourism.....well I don't see millions of dollars worth of second homes in St Anthony. The tax dollars spent should be proportionate to the amount received by a given area. It's not, and this plan makes it clear why - there is no real concern for Island Park!!

#### Outside the Region Participant 7

- I have enjoyed visiting your region and look forward to coming back soon.

#### Outside the Region Participant 8

- Multi-modal transportation options.
- Increasing multi-modal opportunities in National Parks.
- Limit snowmobile use to Island Park.

#### Outside the Region Participant 9

- I took the survey to say "very important" for the 168 mile hiking/biking path from Colter Bay to West Yellowstone. Somehow missed seeing it on the survey. Would love to ride it on our tandem bicycle and would help promote it in Idaho.

#### Outside the Region Participant 10

- I don't know enough about the regional agriculture to comment
- Developing high volume, low impact transportation system for Grand Teton and Yellowstone to reduce vehicle traffic and increase the number of people who can view (but not necessarily interact with) the wildlife. Train, tram, gondola, etc.
- I'm delighted to see a planning effort that goes across state lines--tourists don't care other than to note another state that they have visited. The opportunity to provide a great travel experience is so much more likely when we view our resources the way a tourist sees them...and make sure the tourist gets the best possible view!

## Additional Comments

Four comments were submitted during the public involvement period:

- City of Island Park
- Jim Gerber
- Linda Megigliano
- Joe Sielinsky.

The comments are attached.

March 20, 2015

Tom Cluff, Planning and Building Administrator  
Jan Brown, Special Projects Manager  
Fremont County  
125 N. Bridge Street  
St. Anthony ID 83445

RE: Teton View Regional Plan Public Review Draft

Dear Mr. Cluff;

The following are the City of Island Park's comments on the referenced document.

Section 1, Page 4. Since TVRP has missing section/information, how can the public review it (including the completely missing Model Code). The City of Island Park request the same amount of time to review the missing Model Code as is allowed for the review of the Plan which is planned from February 23 to March 22, 2015. If there is still no Model Code and missing information in the TVRP is the County fulfilling its public participation/public review Grant obligations?

When will the Model Code be available for public review?

Section 1, pages 3 and 4. The City states again that the housing "survey" was not a statistically valid survey, yet the Plan continues to reference it as a "survey" and uses these "statistics" to represent residents views. The City has, to date, not received a response from the County as to the housing "surveys" misuse.

Section 1, page 4, in the RAI section there is only one Grantee. That being Fremont County. Please correct this.

Section 1, page 9. Information is missing (indicated only by several XXX's (to be provided later)).

Section 2, page 29. The wording and language is misleading and inconsistent. If this section of the Plan is comparing "residents per square mile", then include this calculation for all areas/cities. Teton County, Wyoming, the Town of Jackson, and Rexburg are missing this number. The City of Island Park is an incorporated city and is different than Census Tract 9701. Correct this accordingly.

Why does this Plan use a reference to the 2000 Fremont County Transportation Plan and not the more current data elsewhere in this Plan?

The unnumbered Figure ??, Population Density by Census Tract: Teton View Region 2010 is still incorrect. This map shows parts of Jefferson, Bonneville, and Bingham counties (they are not part of the HUD funded study area) and incorrectly references Idaho as being in the State of Montana. In this draft for public review this Figure references the Teton View Region (TVR) whereas in the preliminary draft the reference was to the WGYA 2010. Why the difference and/or change? Please explain. This was pointed out in my January 12, 2015 letter to the County but was not corrected.

Section 2, page 31. The "bullet" regarding the "population of seniors are 65 and over". The City of Island Park should be capitalized. This section incorrectly references the City of Island Park and the Island Park area. Either the population is referencing the persons in the corporate limits of the City or the unincorporated area of Census Tract 9701.

Section 3, page 47, Strategies. Do not use the word "variance" for an incentive or allowance for a reduction in parking requirements to encourage "a variety of denser housing". A variance is a statutory term and should not be used here. If you believe that there needs to be a reduction in off-street parking as an incentive to encourage "a variety of denser housing", then a city or county could consider a waiver provision in their local zoning ordinance. If you believe that such a waiver is a correct method to provide denser housing, please provide a solution of a city/county or development that prohibits on-street parking.

Section 3. page 60, City of Island Park, paragraph 3 is incorrect. The City of Island Park uses a performance based zoning ordinance (Development Code). Whoever authored this section does not understand the difference between Euclidian and Performance Based zoning. For the author's information:

Performance Zoning is also known as "effects-based planning", performance zoning uses performance-based or goal-oriented criteria to establish review parameters for proposed development projects in any area of a municipality. Performance zoning often utilizes a "points-based" system whereby a property developer may apply credits toward meeting established zoning goals through selecting from a 'menu' of compliance options (some examples include: mitigation of environmental impacts, providing public amenities, building affordable housing units, etc.). Additional discretionary criteria may be established also as part of the review process.

The appeal of performance zoning lies in its high level of flexibility, rationality, transparency, and accountability. Performance zoning avoids the arbitrary nature of the Euclidean approach, and better accommodates market principles and private property rights particularly in environmentally sensitive (including plant, wildlife, and visually sensitive) areas.

Section 5, page 167. Summary. There is an incorrect reference to the "Town of Island Park". The proper name is the City of Island Park. I have pointed out, in writing, to the County in earlier correspondence that there are no "Towns" in the State of Idaho. There are cities, counties and unincorporated areas (part of a County).

Chapter 5, page 167 Summary. The following statement the "providing additional housing ... for summer-only occupancy that should result in low cost construction" in the City of Island Park (and the Island Park CCD) needs to be limited by the facts that this area has a very high snow loading factor (128 pounds per square foot roof loading, a 183 pounds per square foot ground loading, and a D-1 seismic classification which inherently make construction costs higher. Summer-only occupancy of additional housing cannot avoid compliance requirements.

Section 5, page 167. Measure. The City of Island Park has adopted the building code portions of the Wildland Urban Interface Code including the Wildland Urban Interface Map (Ordinance No. 14-126, October 23, 2014) and is in the process of having the City Planning and Zoning Commission review the Development Code (Chapter 4 and Appendix A, as applicable, of the 2012 International Code Council Wildland Urban Interface Code) to include the land development requirements to the City laws.

In conclusion, the TVRP has missing information and the proposed Model Code. How can the public review of the TVRP be taking place or be meaningful without a complete and accurate draft Plan? Please provide the City of Island Park with a written response to how an incomplete public review draft of the TVRP complies with the HUD required public participation responsibility.

Sincerely,

Jeffrey L. Patlovich, AICP  
Planning and Building Administrator  
City of Island Park

cc: Mayor Jewell

To: Jan Brown, Coordinator, Teton View Regional Plan

Subject: Comments on the Regional Plan

Date: March 19, 2015

Enclosed are my comments on the Teton View Plan, and the Model Development Code that attached itself to the Regional Plan like a blood sucker stuck to my back. Oops, I may have accidentally revealed my true feelings about the Model Development Code that is part of the Regional Plan. I will try to be more objective about my comments in the future.

Let me say first that I generally agree with the Teton View Regional Plan itself, especially the general description of the area and the list of potential projects that could be implemented. I especially endorse Project AA.8, St. Anthony Henry's Fork Greenway Enhancements. I believe this project would provide many benefits to the people in the general vicinity of St. Anthony.

### **The Model Development Code**

What I don't like is the Model Development Code. To begin with, the Model Code has 40 and 20 acre development lots, or one house allowed per 40 or 20 acres. Another way of saying this is there can only be 2.5 or 5 lots per 100 acres, respectively. Such a density is economically impossible to sustain. You cannot make enough money off of the lots to pay for the construction of roads, installation of water and sewer improvements, engineering costs and permit costs.

But, you say, they are already subdividing large lots in Jackson, Wy. Maybe so, but if you put multimillion dollar homes on a lot, those people can afford to pay 1 million dollars for the privacy of a large lot. That will not be possible in St. Anthony or Ashton, Idaho.

How do I know this? Because in 2010 while I was a member of the Planning and Zoning Commission I did a study of subdivisions that were applied for and approved in Fremont County from 2003 to 2010. As I remember, there were 8 or 10 of them. Each developer had 4 choices of density to choose from; 40 acres per lot, 25 acres, 10 acres, or 2.5 acres per lot. In every case the developer chose land that allowed 2.5 acres per lot. That was simply because there was not enough profit in the larger lots to make any money.

Further, the Model Code requires that 80 percent of each 40 acre lot be open space, and 70 percent of each 20 acre lot be open space. We currently require only 65 percent open space in the Rural Base and 50 percent open space in the Rural Living Zone. In other words, the Model Code significantly jacks up the requirement for open space. While requiring huge 40 and 20 acre residential lots, the Model Code will require an equally large part of those lots be open space. We had this discussion about the proper weighting of lot size versus amount of open space in the evolution of the 2011 Fremont Code. The Model Code significantly increases lot size and open space required over those in our 2011 Code. We do not need to have that discussion again so soon.

Another problem with 40 and 20 acre development lots is they deny private property rights to land owners. By requiring super large lots you are essentially telling land owners they cannot develop their property as they wish (because it won't be profitable). Doing so violates state law that requires that planning must not violate private property rights.

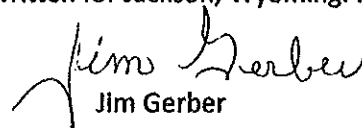
Under our present 2011 zoning requirements, roughly 90% of the land in Fremont County is zoned Rural, with 20 lots per 100 acres allowed in the Rural Base, up to 40 lots per 100 acres in the Rural Living Zone. Under the Model Development Code for the Teton View Region, almost all of that 90% of rural land in Fremont County will be placed in large 40 and 20 acre lots. In other words, 90% of the rural land owners in the county will not be able to develop their land.

So, who developed the provisions for the Model Development Code? It certainly wasn't anyone in Fremont County. I recommend you not approve or accept the 40 acre and 20 acre subdivision lot size for Fremont County.

Yet another problem with the Model Code is the huge section that deals with signs. Big signs and little signs, round signs and square signs. In all there are 21 pages dealing with signs, while our current Fremont Code has only 2 pages that address signs. I understand that a large resort town like Jackson might need to emphasize signs, but that is gross overkill for St. Anthony or Ashton, Idaho. I suggest we do not need 21 pages concerning signs. Two pages is sufficient.

Still another problem concerns Article 10 of the Model Code, which deals with use provisions. There are many uses that occur in our present Fremont County Code that do not occur in the Teton View Model Code; too many to list. I will use just one as an example; manufacture of concrete or asphalt. If a use (like asphalt) is not listed in the Table in Division 10.2 of the Model Code (it is not), it cannot occur. In other words by not listing a use like asphalt it is summarily prohibited from occurring in our county. Where will we go to get asphalt and concrete for growth and road construction if we cannot manufacture it here in Fremont County? This is a backdoor way of controlling growth in the county in the vein of Smart Growth, which we have had some experience with in the past. Manufacture of asphalt is just one example of how the use table manipulates various uses in our county. As I said, there are many more uses that will be subject to this manipulation in the Model Development Code.

In summary, I strongly recommend the Fremont County Commissioners not ask that the Model Code be considered for inclusion in Fremont County, and if asked to consider it, they not only say no, but HELL NO. The Teton View Model Development Code was specifically written for Jackson, Wyoming. It is not suitable for Fremont County, Idaho.

  
Jim Gerber

P.O. Box 514

St. Anthony, ID, 83445

Ph. 624-3893



**From:** Merigliano, Linda -FS [mailto:imerigliano@fs.fed.us]  
**Sent:** Monday, March 30, 2015 5:03 PM  
**To:** Jan Brown  
**Subject:** RE: Teton View Open Houses Start Next Week!

Jan --- thanks for including me in all of this. Very impressive amount of work and some great initiatives.

My main concern is over investment in the public lands. This particularly applies to the Wildlife initiative and the Adventure Tourism initiative. In terms of sustainability, we need to have a serious discussion with public interest groups/economic development interests about the capacity to provide enhanced services particularly on the National Forest. The State Parks have entrance gates and the ability to charge a fee so there is some revenue ability. The National Parks also have entrance gates plus Foundations that are able to directly raise funds and advocate for increased Park funding. The National Forests do not have any similar structure in place yet with new recreation technology (UTVs, fat bikes, rapidly growing interest in mountain biking, etc.) and geographic ties between communities and adjacent National Forests, much of the interest regarding new opportunities are on the National Forests.

For example, there is huge demand for more recreation events and more permits for specialized outfitting activities. Right now we are having a really difficult time administering the permits already in place so reality is we are having to say no to any new requests. There is also huge interest in more trails and more "purpose-built" trails yet at same time, 25% or less of the existing trail system meets any kind of sustainable standard. There is also growing concern about conflict between different types of use and recreation-wildlife conflict – i.e. all the use management issue that arise after you put good trail infrastructure in place. The recreation budget on the BTNF has been cut 25% in the less 5 years and the trail budget has been cut a whopping 45%. The attached report highlights some of these issues.

All of this is not meant as whining. I am 100% in support of regional planning and really like the initiatives you have presented. I am merely trying to find a way to elevate the funding/capacity issue on the National Forest and looking for any opportunity to daylight this. There are now lots of studies out there showing the economic contribution of recreation, but hardly anything about potential avenues to reinvest funds generated from that economic development back into supporting the services needed to care for the land and serve people.

## TETON VIEW REGIONAL PLAN- REVIEW BY JOE SIELINSKY 3/10/2015

- No approval page- Document useless without approvals.
- No List of figures or tables in contents.
- P.5: Map difficult to read. Needs full page.
- P.13: Appendix G not listed on P.175.
  - Appendices on P.175 should include complete documents not just lists.
- P.24: Map too small to read
- P.28: All subdivisions/residential areas need to be included in Island Park, not just the city!
- P.29: Table : In Island Park, include the population of all subdivisions/residential areas not just city. Include both part time and full time residents.
  - Population of 276 in Island Park is very misleading. This indicates to the environmentalists, that they only have a few people to deal with when they declare Island Park a NATIONAL MONUMENT!
- P.31: Fremont County percent of seniors looks too low. It appears that you have not included the part time residents.
- P.33: Add Hispanic/Latino to table to agree with description. Table misleading!
- P.60: Text states the Island Park population outside the city limits is 1492. This is too low. It appears the part time people were not included! There are:
  - ~200 subdivisions/residential areas in Island Park
  - ~8000 lots
  - ~4000 lots with structures
  - ~3400 property owners that pay taxes
- P.64: Figure shows ~ 4200 housing units unoccupied in Fremont County.
  - Misleading –It appears the part time residents were not included again.
- P.83: Table does not show acres for livestock!
  - Check this: Livestock acres are probably greater than acres for potatoes.
  - I really question that PECANS are #4 in Teton, WY. Don't believe what is copied from old documents.
- P.85: Map does not show grazing areas. They are part of AGRICULTURE!
- P.96: Map does not show "GRIZZLEY BEAR HABITAT AREA". Another misleading example!
- P.111: Map does not show campgrounds in Henry's Lake area. Map too small to be useful.
- P.112: Map does not show cross country ski area in Mesa Falls area. Map too small to be useful.
- P.160: Because of all of the ERRORS AND MISLEADING information in this report, PLEASE delete all of the description and references to the ISLAND PARK SUSTAINABLE FIRE COMMUNITY project. We do not need help like this report.
- ASSESSMENT MEANS EVALUATION FOR TAX PURPOSES!
  - Many areas in the report used it correctly. Assessment of projects that will use our tax dollars.
  - In a very few areas, EVALUATION should be used instead of ASSESSMENT.
- My conclusion: This document is a long ways from being ready for public review!
- My recommendation: Terminate this project and return our unused tax dollars.
- Thank you for allowing me to comment on this report!

Joe Sielinsky

Concerned citizen of Island Park