



VALLEY VIEWS

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PO Box 1164 Driggs, ID 83422 208.354.1707
www.tetonvalleyadvocates.org vard@tetontel.com

It's time...

We have been hearing the phrase, "it's time," quite frequently lately ... it's time for new ideas, it's time for us to band together as neighbors, and it's time for an organization like VARD to get rolling and be an organizing force in Teton Valley.

So, it is with great pleasure that we bring to you our first publication, *Valley Views*, an illumination of the incredible vistas in Teton Valley as well as a diverse view-point. This is our second step in forming a local, citizen-based environmental and community advocacy organization. It is our second step, because for the past year and half we have been advocating for responsible planning in Teton Valley (more information inside). These past few months have been an exciting time for us at VARD. We have been working on growing the organization as well as continuing our work monitoring developments in the valley... and all with a volunteer staff! Needless to say, it has been a creative allocation of resources.



Photo: Greg Yaskot/Fish Creek Enterprises

Development (VARD) was created in response to 3 proposed developments in wetland areas. Since our initial meetings with only a handful of folks, we have now grown to a group of over 30 community members participating in discussions and monitoring developments in the valley. As you know, we have seen a lot of change in Teton Valley in quite a short period of time. Our most recent census indicated that Teton County, ID is one of the fastest growing small counties in the west.

Certainly the valley's rich "natural amenities" and a sense of a higher quality of life is one of the major factors in our rapid growth.

As we continue to grow, the focus needs to be on planning. There is an adage that rings true for us, "if you fail to plan, then you need to plan to fail." VARD is here to ensure that we plan in a

way that will grow and develop our community in a manner that is both economically prosperous and sustainable to the natural resources and amenities we all cherish. We invite you to please join us in our endeavor to build a community where all its residents benefit, a community where quality of life is high, conflicts are resolved, and a common vision is shared.

In December 2001 Valley Advocates for Responsible

Welcome!

Valley Advocates for Responsible Development will advocate for private, public and civic actions that will result in the responsible development and sustainable use of the natural resources (water, land, wildlife and air) in Teton Valley.

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Jeff Carter, Board President

Susan Work, Treasurer

Kristine Ciesinski, Secretary

David Work

Staff

Kathy Berry



VARD

PO Box 1164
Driggs, ID 83422
208.354.1707

vard@tetontel.com

www.tetonvalleyadvocates.org

VARD's Vision



Photo: Greg Yaskot/Fish Creek Enterprises

What we will do for you & why it is important to support our work.

V VARD's mission is to advocate for private, public and civic actions that will result in the responsible development and sustainable use of the natural resources (water, land, wildlife, and air) in Teton Valley.

We envision a community that takes into account human needs, such as the availability of decent jobs and affordable places to live, as well as makes responsible and thoughtful land stewardship a high priority. As an environmental and community advocacy organization working in Teton Valley, we are committed to being a **watchdog** for the community to insure our local, state and federal regulations regarding development and our natural resources are upheld by the agencies responsible for enforcing them. We are also dedicated to effective public **education**. We are committed to finding the tools and resources necessary for our elected officials to make the best decisions regarding land use in Teton County. We will also insure that Teton Valley residents are informed on issues relating to development in their community. Finally, we will not only be a voice for Teton Valley, but we will also **fight** for the most responsible development and sustainable use of Teton Valley's natural resources.

We know we are not the first community in the West to experience a shift in economy accompanied with rapid growth. We are committed to finding and sharing additional information and resources of how other western communities (similar to Teton Valley) have successfully managed growth and development. We are confident that, as a community, we will find the opportunity that allows us to grow in a way that is prosperous while conserving the quality of our natural resources.



Why Advocacy?

ad-vo-ca-cy n: active verbal support for a cause or position

by Rob Marin

Hmmm, *Valley Advocates for Responsible Development*.

Perhaps some folks hear the word advocacy and they envision a bunch of anti-growth, green-biased outsiders, insensitive to private property rights and local values. But if they take a moment and talk to the folks at VARD, they'll get a distinctly different picture. They'll see a coalition-building organization filling a vital niche. They'll meet thoughtful neighbors offering a unique set of resources and a forum for meaningful discussion amongst citizens, local government and prospective developers. They'll recognize an articulate voice for all of us.

The cause VARD is advocating is not that of blocking growth at the expense of landowners. At this pivotal juncture in deciding Teton Valley's future, VARD's mission is bringing together an entire community, finding intelligent answers to the perplexing questions posed by growth, and acting on them.

Teton Valley faces a tricky situation with respect to land tenure and development. After decades of hard work and responsible stewardship of the land, farmers and ranchers here find agriculture a marginal proposition. In many cases, selling out or developing land provides these folks with their first opportunity to make a decent profit, pass wealth onto heirs or enjoy a comfortable retirement. These landowners have a right, within reason, to develop their property as they see fit. Yet the uncontrolled sprawl of countless subdivisions, many carved from farmland, threaten the healthy environment and rural character cherished by valley natives, recent arrivals and tourists alike. The valley's goose is laying golden eggs, yet unchecked growth has the potential to kill it.

Understandably, a group whose position affects landowners' development choices will be eyed with suspicion. VARD hopes to address such skepticism by encouraging healthy, positive models for growth, based in part on the experiences of those who have faced similar growing pains. Rather than reinventing the wheel, lessons from the successes and failures of other Western communities can be applied—while considering unique local circumstances—to generate creative solutions. For instance, comparable communities have successfully demonstrated that developments clustering relatively dense housing around large open space parcels can actually enhance land values. Small lot owners are guaranteed access to views and a rural feel while the growing scarcity value of open space makes bigger parcels more valuable to buyers seeking a hobby ranch or large, intact pastureland. Healthy open space is maintained, rural character remains, and the developer's parcels fetch a

good price.

But isn't finding such solutions the job of local government?

Perhaps, but well-intentioned, hard-working Teton County commissioners and planning officials, short on resources and revenue, are practically overwhelmed by growth. Poorly planned subdivisions and infrastructure (such as ill-advised well and septic placement) are frequently approved. Reasonable alternatives more congruent with the county's comprehensive plan are infrequently researched or encouraged by government leaders; in some cases they feel they don't have legal standing to do so, in others they lack the resources to mount a legal challenge to developers. Sometimes they are merely unwilling to consider other options or just say no.

With community support, VARD's staff and volunteers will provide a clearinghouse of information and public education on growth issues, while encouraging adherence to stated community goals. VARD can bring planning, environmental consulting and legal expertise to the table, as well as provide research capabilities to support responsible government action.

While VARD's members seek to avoid a confrontational approach to problem solving, they also recognize that litigation is sometimes necessary to establish a credible voice that can nudge policy in the right direction. VARD's early legal efforts have earned a measure of respect from county government, and some developers court VARD's opinions on proposed development.

But aren't existing conservation and citizen's entities already doing all this? In part, yes, but VARD's particular emphasis on private land development and commitment toward influencing planning policy differs significantly from other groups. VARD's advocacy complements the conservation efforts of the Teton Regional Land Trust, the ecological research of Friends of the Teton River, and the public lands activism of Citizens for Teton Valley, providing locals with an alternative venue for making their voice heard.

Naysayers may dismiss the notion that the public can, or should, control growth. VARD seeks to facilitate, not obstruct, smart growth in Teton Valley with a positive, can-do attitude. Citizens of the valley can maintain a healthy environment while supporting a healthy economy. Government, developers and citizens can band together in common cause.

Development can be done responsibly.



Teton County's New Comprehensive Plan

by Jeff Carter

At its best, a County Comprehensive Plan is a community's shared vision for the future of their county. Typically, it is the principle document outlining County direction, policy, and action regarding land use. For example, a comprehensive plan will guide where residential and commercial development will be (will it be located in the towns or sprawl along the highways?). When used properly it will be the basis for government decision-making and will guide the private sector toward acceptable, beneficial and profitable activities affecting the land and people. Growth and change occur with time, and good planning principles must be established to preserve our vision for the future. For a successful plan to be implemented, it requires public cooperation and support. It also requires far-sighted and steadfast leadership by public agencies to support the vision and goals of the community, to stick with the long-range view when it is attacked in the name of expediency or quick profit.

In 2001 the Teton County Commissioners appointed 40 citizens to 5 subcommittees to begin the process of researching and re-writing the current comprehensive plan. Those subcommittees were: Land Use, Recreation and Community Design, Transportation, Natural Resources, and Economic Development. All of the County's ordinances, both current and future, regarding these topics must reflect the intention of the Comprehensive Plan once it is adopted.

The impact of this re-write is far-reaching; it will affect us all both directly and indirectly. The character of Teton Valley, the amount of open space, how we move through the Valley, what we see when we drive through the valley, how we pay for growth, the kinds of jobs available and so much more depends on the vision that will be outlined in the new comprehensive plan for Teton County. The five subcommittees, in some cases meeting twice a month for over a year, have completed the first draft of the new comprehensive plan. The Planning and Zoning Commission (P&Z) will soon begin to take the recommendations contained in this first draft and write the second draft.

Please take time to familiarize yourself with the proposals contained in the sub-committees' draft. If you would like a copy of the draft, please stop by the VARD office on 60 E. Little Ave. (above Big Hole Music) or the County Courthouse (89 N. Main St.). Stay informed on the process as P&Z takes those proposals and either incorporates them into their draft, changes them, or leaves them out entirely. When the time comes for the public to voice their opinions on the final draft to the P&Z Commission, be there. Only through public participation will this new Comprehensive Plan be truly comprehensive. Only through the participation of all of us will it be the best vision for the future of our community.

If you would like more information, please feel free to call us a 354-1707 or e-mail vard@tetontel.com.



Principles for Modern Zoning

Lot sizes- Minimum lot sizes too often demand sprawl. Cluster zoning (or average density zoning) maintains the same number of units, but allows landowners flexibility to create lots of different sizes that protect agriculture and open space.

Mix uses- Historic districts, like good zoning codes, mix retail stores, apartments, and offices in the same neighborhood, often in the same building.

Keep it Simple- Complicated codes and multiple permit requirements can drive development to un-zoned areas.

Link conservation and housing – Every community needs a conservation plan to protect sensitive resources, and good planning can raise property values. Planning for housing in appropriate places can keep communities affordable.

Prevent the worst, encourage the best – Incentives can help communities get development they want.

From M. Haggerty & M. Frost "Planning for Positive Growth Patterns." Greater Yellowstone Coalition's [Greater Yellowstone Report](#), Early Winter 2002.

SAVE THE DATE! Thursday, August 14th, Ed McMahon is Back!

We were fortunate to have him speak in Teton Valley once and this summer he will be coming to Rexburg! If you missed his presentation last year, you shouldn't miss this second opportunity. Presentation topics include: sustainable development, greenways, land conservation, growth management, urban design, tourism and historic preservation.

For more information, please call VARD at 354-1707 or vard@tetontel.com.

Rural Sprawl

Illustrations by Dan Glenn for the Park County Environmental Council and used with permission by the Greater Yellowstone Coalition.



Both of these illustrations show the same amount of development but different patterns of growth. Minimum lot sizes (above) can lead to “cookie cutter” development and sprawl. Cluster zoning (below), as proposed in the sub-committee’s draft plan, does a better job of protecting agriculture and wildlife.

Clustered development



Land Use Workshop

by Jeff Carter

Because the Land Use Subcommittee's draft has the most potential to significantly change how development will happen in Teton Valley, VARD hosted an educational workshop in early April pertaining to the land use recommendations. The workshop was facilitated and presented by members of the Land Use Subcommittee, including Susan Lykes, Jay Hanson and Jeff Carter.

One of the most controversial of the proposals in the Land Use draft, and the focus of the workshop, is the recommendation to eliminate the traditional subdivision in the County and allow only Planned Unit Developments (PUD) that require an open space component. A series of development scenarios were presented using hypothetical parcels of land from different areas of Teton Valley. The scenarios demonstrated how the parcels could be developed under the existing county ordinances, and then under the new draft ordinances recommended by the Land Use Subcommittee. By comparing and contrasting the results of the two, participants were able to see the pros and cons of both.

While the general public was welcome, VARD invited primarily farmers, developers, and real estate folks as key participants since the way the valley is allowed to develop affects them directly. We also invited the County Commissioners (one of 3 attended) and the entire Planning & Zoning Commission (2 members attended). Finally, we invited guest speakers from other parts of the West to share how they successfully developed using an open space component.

The workshop atmosphere was open and casual. VARD purposefully wanted to promote open discussion and collaboration in engaging the Land Use subcommittee's draft. The guest speakers were invaluable during the discussions because they were able to speak from their own experience about the benefits of developing around open space. Participants were free to speak candidly, which provided



Photo: Laura Rogers

Guest speakers from Larimer County, CO share their experiences with Teton Valley residents during the workshop at Moose Creek Ranch in Victor.

everyone a good sense of the concerns of Teton Valley farmers and developers.

The goal of the workshop was to educate participants on the proposals contained in the Land Use Subcommittees' draft as well as to give them an opportunity to ask questions and provide input to Land Use Subcommittee members. Some favor the open space approach to development; others remain skeptical that such a plan will devalue their land.

VARD will continue to find examples from other areas in the West where maintaining open space has actually increased land values and where land parcels have been more marketable and easy to sell. VARD supports the proposals in the Land Use Subcommittee's draft, especially the open space component. Most importantly, VARD recognizes that an open space component is viable only if it can conclusively demonstrate that it will not decrease the value of the land now held by our Valley's farmers.

Over the coming months, until a final comp plan is adopted, VARD will continue to provide similar educational workshops for the public. If you have any questions or would like more information, please give us a call at 354-1707 or vard@tetontel.com



VARD's Wish List

If you can donate, or help us secure the donation of an item listed below, please let us know vard@tetontel.com or 354-1707. Thanks!

- Bookshelves Microwave 3 hole punch Scissors
- Folding chairs Fax machine Conference table
- Garbage can Photos and Maps of Teton Valley

Interested in Volunteering?

We've got something for you! If you would like to help out with any of the following activities, please give us a call at 354-1707 or e-mail vard@tetontel.com

- Attending P&Z and Commissioner meetings
- Event Planning/Coordination Local land use research
- Stuffing, labeling and stamping envelopes Filing

Photo: Greg Yaskot



Photo: Kate Yaskot



Downtown Driggs, now what? *by Kathy Berry*

The tragedy of the February 10th fire has left our community with a profound loss. We lost a friend, Fred Mugler, as well as a good portion of our downtown. In all this sadness however, there is hope and opportunity.

This is a turning point for Downtown Driggs. Being the county seat for Teton County, it should reflect the beauty of Teton Valley and the unique character of our community. We are in a unique position to envision and plan what we need for our community. How do we want our downtown to look? What services do we want and need in our downtown? How can we promote economic development? How can we reduce traffic and keep the downtown as the heart of our community?

If you have ideas, comments, concerns about the development of Downtown Driggs please give the mayor and/or city council members a call at 354-2362. Better yet, go talk to them! The Driggs City Council meets the first Tuesday of the month with the next meeting scheduled for Tuesday, June 3rd at 7pm.

For more information on the importance of Main Street development, see www.mainst.org

Why Main Street, Driggs is Important

Main Street is a symbol of community economic health, local quality of life, pride, and community history.

A vital Main Street retains and creates jobs, which also means a stronger tax base for services and amenities such as parks.

Main Street is a good incubator for new small businesses.

A vital Main Street area reduces sprawl (especially rural sprawl and along Hwy. 33).

A healthy Main Street core protects property values.

The traditional commercial district is an ideal location for independent businesses.

A revitalized Main Street increases the community's options for goods and services.

Main Street provides an important civic forum, where members of the community can congregate.

Many Main Street districts become tourist attraction, which can help capture the tourist dollars from Grand Targhee.

Thanks!

To all our past contributors and members!

Prudence Blake
 Alice & Bill Boney
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 Thomas & Leann Talbot
 Theodore & Kim Wendorff
 John White
 David & Susie Work
 Karla Wynn
 Gregory Young & Anjali Tate
 John & Rosemary Young
 John & Marlene Young



How VARD Began... Fox Springs/Fox Meadows and the Future of Residential Developments in Teton Valley

by Jeff Carter

Over the past five years more and more developers have been rushing to get their projects approved and platted in Teton Valley. We have all seen the new roads snaking through what use to be hay, grain, or potato fields leading to nowhere, and in many instances we have seen these developments remain empty of houses. There is a huge inventory of vacant lots in Teton Valley.

So why the rush to add more lots to the market? Perhaps, more farmers need to develop parcels of their land or sell their farms to make ends meet. Or, developers can smell the change in the wind, that is surely coming as we continue to grow so rapidly, and they want to get their developments approved before there is more regulation governing infrastructure, water, septic, or sewer systems. Or, with interest rates low and the housing market comparatively stable it seems like a good time to sell lots. The answer probably includes all of the above, and more.

What caught the eye of a small group of people living west of Hwy 33 toward the Teton River was the beginnings of a road that snaked, not through hay, grain, or potato fields, but through what they believed to be wetlands. Those of us that lived in the area knew that in normal years (not drought) the land was wet. We could not imagine that a development of

any size with individual wells and septic systems could be built without effecting the groundwater and negatively impacting surrounding wells, streams, and eventually the Teton River.

Background:

The Fox Springs and Fox Meadows developments are located west of Highway 33 on 600 S. The concept plans for the developments were presented to the Planning & Zoning Commission (P&Z) in late 2001. Both developments are adjacent to each other and joined by common roads. Fox Meadows is a subdivision containing 35 2.5 acre lots on 98 acres. Fox Springs is a Planned Unit Development (PUD) containing 25 1 acre lots on 108 acres. The remaining land in Fox Springs was deemed open space to meet the required 75% open space for a PUD.

First VARD (as we had become by this time) wanted to confirm our suspicion that this area did have high groundwater and was a wetland as all the current maps describe. VARD obtained, through the Freedom of Information Act (FOIA) a copy of the wetland delineation done on the land under development. The land was deemed an 'irrigation induced wetland,' meaning the water came from irrigation ditches not natural sources, thereby removing the land from the oversight of the Army Corps of Engineers.

VARD hired a wetlands specialist to review the delineation and its conclusions. They found the data faulty, improperly obtained and inconclusive. Until a complete delineation is done we will not know if the area is a true wetland or not. Whether irrigation induced or not, the groundwater is close to the surface with many lots in Fox Springs bordering ‘jurisdictional wetlands’ (wetlands that the Army Corps agrees are their responsibility).

VARD then commissioned a Nutrient Pathogen Study (see www.tetonvalleyadvocates for more information) of the area to see if the cumulative effect of multiple septic systems would lead to a pollution problem over time. This test is required by all but two health districts in Idaho, in areas with either high groundwater or a known nitrate problem. The study showed that regular septic systems, as well as enhanced systems, would cumulatively cause a significant nitrate problem in the groundwater over time.

Actions:

Armed with respected scientific data VARD lobbied the regional office of the Corps of Engineers to review not only this wetland delineation for accuracy, but all the irrigation induced delineations in our area approved by the Corps. We are still waiting for the review and the Corps assured us that they will take place.

An obvious solution to pollution from individual septic systems in a high groundwater area was to have the Fox Springs/Fox Meadows development hook up to the sewer line, which is less than a mile away. To VARD this seemed “reasonable.” As it turned out, the Department of Environmental Protection’s (from the DEQ) rules governing when it is ‘reasonable’ to require a development to hook up to an available sewer line are not specific to what constitutes “reasonable.” DEQ ruled to allow the development to proceed with individual septic systems and wells. VARD appealed. In response, the DEQ offered to settle the appeal by having state-wide public hearings to define what constitutes ‘reasonable,’ and add that definition to the rule so everyone, developers and citizens, would know when a development would have to hook up to available sewer service.

These hearings took place over a number of months, many times in Boise. VARD attended all of the meetings providing input and direction to the rule making. The proposed rule that came out of those hearings is good. Although we expected the state legislature to pass the rule into law this past session, there was concern over some provisions of the rule. VARD is continuing to work with the DEQ to make minor revisions to get the rule back on track for passage next session.

In the meantime, DEQ went ahead and ruled that Fox

Springs and Fox Meadows did not have to hook up to the sewer system. But they could not proceed with individual septic systems unless they either passed a Nutrient Pathogen Study test (at this point they had failed VARD’s and DEQ’s nutrient pathogen tests) or reduced the density of the development. VARD continued to attend all the pertinent P&Z meetings and Commissioner meetings expressing our concerns and overseeing the process.

Outcome:

While administering the DEQ’s decision, our local Health District #7 chose to allow the development to proceed with “sanitary restrictions in place.” Now the developer can begin to sell the lots and it is now up to the buyer to provide the scientific data necessary demonstrating that it is safe to have an individual septic system on his/her lot. One septic system might be safe for a particular lot, but there will not be an assessment required to examine the cumulative effects of all the individual septic systems at buildout.

This is not a proactive solution that protects the health, safety and welfare of the citizens of this valley. Our county ordinance does not allow a development to proceed without an approval from DEQ and District 7 Health. Why did this development go through? VARD believes our commissioners erred in approving this development. VARD’s only course of action was to then litigate with the county, disagreeing with its decision and other irregularities in the process leading to the approval of the Fox Spring/Fox Meadows development.

In the course of dealing with the P&Z, the Commissioners, the Army Corps of Engineers, and the DEQ a disturbing picture emerged. The picture was one of an overworked and over burdened governmental workforce at the local, state and federal levels. At the local level, many of our own ordinances were, and are, not being followed and the prescribed process not adhered to. At higher levels of government, the job is just not getting done: wetlands and water quality are not being protected. VARD quickly recognized the need to look closely at each development proposed in Teton Valley to make sure our local government and state agencies are fulfilling their responsibilities to the public. We assist and support our officials’ efforts when we can, and we draw the line when we have to. To date, we have looked at every development passing through P&Z. Of those, we have had concerns and officially commented on more than 10 different developments throughout the valley. As a result, one developer chose not to develop in a wetland, another chose to hook up to the available sewer line and another was only allowed to go forward with “sanitary restrictions” due to potential for groundwater pollution from individual septic systems. Now developers are approaching us with their concerns about groundwater pollution before moving forward with their developments.



The Skinny on Impact Fees: Pros & Cons

by Dave Hensel

One of the most powerful myths that pro-development advocates espouse is that with development comes new tax revenues that will enable a community to build the additional infrastructure to support the new development and take care of any inadequacies of the past. A cursory look at the costs of providing services for different types of property quickly shows why this is a myth. Every dollar in taxes that agricultural land brings requires only about \$.30 in services. On the other hand, residential property requires around \$1.30 in services for every dollar of taxes collected. Despite all the evidence to the contrary, this myth remains the Golden Fleece that many communities continue to chase.

Teton County is no exception. After a decade of exponential growth, the county's finances are in worse shape than before. The infrastructure is further behind, government services are more limited and property owner's tax burden is greater than before we set out to grow our way to riches. The burden of financing the ever-increasing infrastructure is a rock that property tax revenues from new development will never push to the top of the hill.

One solution to this problem is the implementation of impact fees. Impact fees are one way to get new development to pay for itself. In Idaho, new homeowners pay these fees as they purchase building permits. Although Idaho's ordinance is more Byzantine than most, putting a greater burden on the communities attempting to implement the fees, it does allow county and city governments, regardless of size, to set up impact fee ordinances.

Impact fees can be collected to fund water and wastewater

infrastructure, roads, parks and public safety, but they are not the end-all to public facilities funding. Impact fees cannot go into the general fund, nor can these monies be used to correct existing deficiencies. They also cannot be used to pay for operations and maintenance. Impact fees can only be used to do the capital improvements for which they were assessed. For example, if the county charges an impact fee for solid waste disposal, that money can only be spent on capital improvements dealing with handling solid waste, such as a transfer facility.

Two of the most commonly voiced criticisms of impact fee ordinances are: 1) impact fees will cause developers to go elsewhere, and 2) the cost of implementing impact fees outweighs the revenue benefits they would generate. However, study after study has shown that communities with sound finances, good infrastructure and a high quality of life attract development and further growth. If the county were to develop a capital improvement plan and impact fee ordinance that encouraged sensible and sustainable growth, as well as put effort into grant writing, it undoubtedly could find sources of funding for putting together an effective plan.

It is important to note that impact fees are not the magic answer to public facilities funding. They are simply another source of income. On the other hand, without impact fees, our options are to continue the status quo and require existing residents to subsidize new development through increasing property taxes and/or see a decline in quality of life in the county. That's the skinny. If you have any questions, please feel free to drop me a line at hensel@tetonvalley.net



YES! I want to join VARD

Please check one:

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\$100 Friend _____

\$500 Sponsor _____

\$50 Supporter _____

\$250 Patron _____

\$1000+ Benefactor _____

Please make checks payable to VARD.

Mail form and donation to:

VARD

PO Box 1164

Driggs, ID 83422

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

VARD Board & Staff

Jeff's colorful background has provided him an array of experiences ranging from buying, renovating, and managing residential real estate in Manhattan to instructing courses in Alaska for the National Outdoor Leadership School. After moving to Teton Valley in 1995 Jeff has served as a chaplain at our local hospital, the Scoutmaster for local Troop 185, a Board Member for the Alta Retreat Center, and Board President for VARD, all while teaching a full schedule of yoga classes at Front Street Yoga in Driggs. For the past year he has also served on the Land Use Subcommittee for the rewrite of Teton County's Comprehensive Plan. Jeff and his wife Jo have a joy-filled 2 year old son, Nathan.



Kristine is an internationally renowned opera and concert singer. She first fell in love with Teton Valley back in the 70's when she performed with the Grand Teton Music Festival. In 1995, she achieved her dream and moved to Teton Valley. In addition to singing internationally, Kristine teaches for BYU-Idaho and directs opera for the Idaho Falls Opera Theater. Kristine is also an instructor and pilot for Gliders and is a Captain for the Idaho Falls Wing of the Civil Air Patrol. Her love of the beauty and magic of the mountains (she has climbed The Grand twice!) and the Teton Valley community lead her to join the Board of Directors for VARD. She also serves on the Board of the Earthfire Institute and is the Board Chair of the Teton Valley Hospital Foundation. Kristine and her husband, Norman Bailey, a world-renowned Wagnerian bass-baritone, are very well trained by their six wonderful adopted dogs.

Susie is the mother of 3 grown children whom she raised while living in many areas of the country and abroad. While living abroad Susie co-founded an organization to help provide medical support for children with cancer, which now provides nearly all the medications required for Egyptian children with cancer. What attracted Susie & Dave to the Teton Valley was the natural beauty and quality of life, which they are both committed to conserving. "Volunteering has been my life and now that we have 'retired' there is more time to get involved and make a difference in the community," states Susie. When Susie is not volunteering for one of the many organizations in Teton Valley that treasure her dedication, she enjoys fly fishing, skiing, birding, hiking, and just being out in nature.



Susie and Dave Work at one of their secret fishing holes.

A year before **Dave** retired as a Geologist and the U.S. Regional President of BP Amoco Corporation, he and his wife, Susie, purchased a home in the Teton Valley. When Dave isn't traveling he is skiing or out on a river somewhere. As an avid fly fisherman, you can often see him fishing on the Teton, South Fork, Henry's Fork, and occasionally on the Rio Grande River in Argentina. David and Susie live on the Teton River between River Bend Estates and the Teton Valley Lodge. They are busy this spring with riverbank restoration work. Dave is a board member of the Teton Regional Land Trust and Friends of the Teton River. As a board member of VARD, Dave hopes to ensure that Teton Valley grows in a way that sustains the quality of life and natural beauty that we all experience today.



Kathy moved to Teton Valley 3 years ago from Moscow, ID where she was a graduate student at the University of Idaho. She was lured to the valley by her fiancé, Rich, a ski instructor and backcountry ski guide. Before settling in Teton Valley, Kathy served as a Peace Corps volunteer in the Dominican Republic, an instructor for the National Outdoor Leadership School and an instructor for wilderness/cultural immersion courses in the Navajo & Hopi Nations, Costa Rica, Dominican Republic and Mexico. Before working for VARD Kathy was the Outreach Director for the Jackson Hole Conservation Alliance. Kathy has her plate full this year helping to grow VARD both financially and developmentally as well as planning a July wedding.

Let your decision-makers know!

Who are your local decision-makers, what do they do, & how can you get in touch with them?

Decision-maker phone list

Teton County Commissioners

Ron Ramierez, Chairman
354-8436 or 354-2741

Jay Calderwood
787-2738

Mark Trupp
354-8358

County Prosecutor

Laura Lowery
354-2990

Teton County Planning & Building Staff:

354-2593

Larry Boothe, Planning Administrator
Patricia Kopplow, Dep. Planning Admin.
Bruce Nye, Building Official
Rachelle Fullmer, Admin. Assistant

Planning & Zoning Commission

Bill Moulton, Chairman
456-2689 or 354-2929

Bob Lewis, Vice Chairman
787-2142 or 787-2143

Kent Bagley
787-2969

Troy Jones
354-8048

Sharman Wilson
354-8277

Larry Young
456-2696

Roger Hoopes
456-2567 or 456-2930

Or write them a letter!

89 N. Main St.
Driggs, ID 83422

Fortunately, we have local decision-makers who really want to hear from us! If you have a question, comment, or concern about issues related to Teton County give them a call or write them a letter, let them know. This is your community and you have a voice!

What they do....

County commissioners (elected position) are responsible for approving all developments in the county including residential, commercial and industrial developments.

Planning Commissioners (appointed position) are responsible for providing recommendations (or not) to the county commissioners on land use developments in the county (e.g. residential, commercial and industrial). They also have the authority to pass conditional use permits (CUPs) and variances.

Support our County Commissioners
and encourage them to participate in the

Western Community Stewardship Forum
for **County Commissioners** in the
Greater Yellowstone Ecosystem!

October 26-29, 2003

Many, many thanks to **Sharon Brown** for all her help with our logo design, letterhead and new signs for our office!

Thanks Sharon!



V A R D
PO Box 1164
Driggs, ID 83422
208.354.1707