



VALLEY VIEWS

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

Protecting Teton Valley's Water Supply

by Jeff Carter

We use many techniques to advocate for responsible development. By far, the most effective and efficient method is to bring people together and build community.

We have found that when we actually sit down and talk with one another, we generally share the same values: clean air and water, jobs, housing and a high quality of life. At VARD we consistently extend our hand to build bridges through public education and outreach to those who care deeply about Teton Valley.

Sometimes however, a firmer approach is necessary. It is a sad reality when the laws in place to protect the environment and us are broken, overlooked or inadequately enforced. In these instances, legal action is the only avenue for resolution. Legal action stirs controversy because by definition it is an "us versus them" dynamic. Yet, who speaks out when groundwater is threatened by pollution or when the public is excluded from community decisions? In each case, VARD has stepped in to protect the community using legal action, a tool that every citizen possesses in a democracy.

One Case in Particular

Over the past 2 years VARD has engaged in legal action to protect ground and surface water in Teton Valley from the effects of too many proposed individual septic systems in a high groundwater area (wetlands, springs, creek, and the

river). We requested a review by the court of our county commissioners' decision to approve a residential development that was shown in two scientific studies by VARD and the

Department of Environmental Quality (DEQ), to pollute groundwater. The development in question was the Fox Springs and Fox Meadows developments located on 600 South in Victor.

Throughout the public hearings leading to the approval of the development, VARD questioned the allowed density (number of lots) and the wisdom of numerous septic

systems in such a wet area. As well, we questioned the fact that DEQ and the District 7 Health Department would only allow the development to go forward with "sanitary restrictions" rather than the customary "approval" required by county ordinance. During the Teton County Commissioners' deliberations they did not address these concerns; nor were their reasons spelled out verbally, or in writing, for approving the development. As a result VARD felt it was necessary to have the decision reviewed by the court.

The outcome of the judicial review corroborated VARD's views on the development. Following is a brief synopsis of the issues and the judge's ruling.

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Photo: Greg Yaskot

VARD demonstrated that individual septic systems, as approved by Teton County, in the Fox Springs and Fox Meadows Subdivisions would pollute ground water and the Teton River (above).

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A note from the President

By now you may have heard that I have decided to run for county commissioner and you may also be wondering what that decision will mean for VARD.

No matter who sits on the Board of County Commissioners, city council, the city or county planning and zoning commissions there will always be a need for a strong citizens' group to provide input and support, as well as to demand the best from our officials. We must have a strong citizens group to research the pressing issues facing our valley, and to share that information with all the citizens of Teton County, as well as with our elected and appointed officials.

VARD is blessed with a strong and committed board. Kathy Rinaldi has been invaluable on staff. So much so that we have promoted Kathy to co-director where she will share the ultimate responsibilities of keeping VARD viable with Willy Warner (introduction on pg. 3). I will remain in the loop as Board President and acting executive director to help train Willy and ensure that VARD does not 'miss a beat' if I am elected as a county commissioner.

VARD will need your support and good efforts during this transition. Many of you are helping with ongoing projects while others are patiently waiting to be called upon. While I have donated my time as acting executive director, Willy will need to be paid. We have hired him to work 3/4 time with a salary. VARD is looking to you, its members, to renew your membership and contribute what you can, as well as bring in new members and donors to maintain VARD's important role in the community. Together we can ensure that Teton Valley develops in a way that enhances the economic prosperity of all sectors of the community through responsible growth that capitalizes on the unique and beautiful natural resources of the valley.

A very clear line must be drawn between my candidacy and VARD. VARD's non-profit status allows us to speak to the issues we feel are important in the coming campaign, but prohibits us from engaging in any electoral activities. Meaning, VARD cannot support or oppose any candidate.

This is the only time you will receive, via VARD, anything to do with me as a candidate. If you have questions of me as a candidate please email me at jeffjoandn@tetontel.com or call me at home at 208.787.2858. Kathy and Willy will not be able to discuss anything regarding my run for county commissioner on VARD time or as a paid staff for VARD. However, they are free to express their views outside of VARD.

Thank-you all for your continuing support of VARD's mission.

Sincerely,



Jeff Carter



JEFF CARTER
Board President



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

New Staff Joins VARD Efforts: And Fills Important Shoes

VARD is pleased to announce the hiring of Willy Warner as the new co-director, with Kathy Rinaldi, for VARD. He will be filling some big shoes as he takes over Jeff Carter's role and Jeff focuses on his campaign for county commissioner.

Willy has been coming to Teton Valley on and off since 1989 to ski and teach leadership and wilderness travel. He moved to the valley in 2002 with his wife, Abby, who is the current director for the National Outdoor Leadership School's (NOLS) Teton Valley Branch. "Abby's work was an opportunity for us to live in the valley. We were drawn here because of the recreation opportunities, the natural beauty of the valley and surrounding mountains," states Willy.

Willy was born in Adelaide, Australia, and grew up in Winnipeg, Manitoba, Canada. After finishing college with a bachelors degree in physical education, where he captained the varsity hockey team, Willy played semi-pro hockey for teams in Germany and Australia.

While playing hockey in Germany, Willy became interested in wilderness and leadership education. Willy went back to Winnipeg to earn a bachelors degree in education while concurrently becoming an instructor for the National Outdoor Leadership School (NOLS) based in Lander, Wyoming. Willy has been an instructor and has held administrative roles with NOLS. He instructed backpacking, mountaineering, sea kayaking and winter travel courses throughout the western lower 48, as well as in Alaska, Canada and Chile. The highlight of Willy's administrative roles at NOLS was establishing and directing the NOLS Yukon Branch in the Northern Territories of Canada.

Willy comes to VARD with experience as a mediator and communication consultant. He is a trained mediator and has a master's degree in coaching and organizational consulting. Groups he has worked with include Metrocorp Publishing, NASA, Wyoming Outdoor Council and the Teton Valley Community School where he consulted on organizational development issues such as strategic planning, communication training and leadership development. Recently, Willy was a mediator for small claims court in Idaho Falls for Bonneville County. Willy states, "It is an exciting time to be working with VARD. The advocacy role it plays in responsible development and sustainable use of resources is invaluable in creating a healthy and vibrant community."

VARD has experienced a tremendous increase in its program over last year as the community continues to cope with the pressures of growth. In a bold move by the VARD Board of Directors, they decided it was important to grow VARD's program to better deal with community growth. Jeff Carter, VARD Board President stated, "It was a tough decision because there were so many interested and qualified candidates for the position. We went with Willy because of his personality, integrity and professional experience with mediation and communication as well as conflict resolution. We at VARD feel these are the skills necessary for helping the community come together around a shared vision with the comprehensive plan and dealing with the many issues related to growth." Kathy Rinaldi, VARD Co-director stated, "I'm very excited to work with Willy. He brings an enormous amount of experience with him and I know he will be a huge asset to VARD."



Willy working in the canyonslands of southeast Utah

(continued from front page “Protecting Teton Valley’s Water Supply”)

VARD contended that:

- 1) The Board of County Commissioners failed to issue any findings and conclusions, as required by law, to demonstrate their reasons were based on the comprehensive plan and relevant county ordinances.
- 2) An impromptu lunchtime meeting between District 7 Health and the County Commissioners to discuss the development constituted an illegal meeting that influenced the final plat approval later that afternoon. The public had no knowledge of the meeting and was not able to comment on the facts discussed.
- 3) The Board of Commissioners violated its own ordinance by approving the development without an approval from DEQ and District 7 Health as called for in our Teton County Ordinance. District 7 put ‘sanitary restrictions’ on the development rather than granting an approval for the development.
- 4) There were no findings that supported the density that was allowed for the Planned Unit Development (Fox Springs) portion of the development.

Ultimately the judge ruled (in VARD’s favor) that:

- 1) The Board’s (Commissioners’) failure to issue any findings and conclusions violated the law.
- 2) The Board’s failure to disclose its conversation with District 7 officials violated due process, and on remand the Board was instructed to disclose the nature of the meeting and to permit public comment related to information gained at that meeting.
- 3) and 4) The court found the remaining issues ‘not yet reviewable’ (by the court). As the judge stated in his decision, “the Board has yet to actually issue a decision explaining what facts it found and what it concluded based on those facts, those particular decisions remain a mystery and are not ‘reviewable.’”

Since the judge’s ruling, the county commissioners have re-heard public comment and reissued their findings and conclusions to again approve the Fox Springs and Fox Meadows developments. VARD had hoped that the scrutiny given to these developments, the scientific studies produced, and the ongoing discussion would cause the commissioners to look more closely at the potential threat to our water quality from increased development in and near wetlands.

The judge addressed many of the procedural errors conducted by the commissioners to make their decision. However, the merits of the case - the basis of the commissioners’ decision - have yet to be addressed. VARD has since re-filed our complaint for a judicial review of the commissioners’ re-issued findings, conclusions and decision.

The Root of the Problem: “Passing the Buck”

During this process we uncovered that our local governmental agencies are deferring their responsibilities to other agencies and the laws in place to protect us are essentially being overlooked.

In the instance of Fox Springs and Fox Meadows, the Army Corps of Engineers (federal) passed the responsibility of water protection to the Department of Environmental Quality (state). DEQ then passed it to District 7 Health (state/local), where it then went back and forth between District 7 and Teton County (local). Teton County eventually failed to protect the water by ignoring their ordinance and allowing the development to proceed. In the end, Teton County passed the responsibility onto the developer who ultimately dropped it in the lap of the individual lot owners.

Now that the responsibility is on the individual lot owners it is nearly impossible to ensure that water quality is protected. What is lost in this “passing of the buck” is the ability for us to know the cumulative impacts of all the individual septic systems in a proposed development and to make an informed decision regarding the health, safety, and welfare of the public.

How to do a Better Job at Protecting Teton Valley’s Water

Teton County commissioned a water study that is proving invaluable in many respects. The overall view it affords is a sobering picture of a closed water system. What goes into the ground will enter the aquifer and make its way relatively quickly to the river and only via the Teton River will it exit the valley.

Commonsense dictates that there is a limit to how many individual septic systems we can allow in the valley before the cumulative impacts begin to affect the quality of our drinking water. There are some Teton County Commissioners and members of the County Planning and Zoning Commission that have expressed this concern, but feel they do not have the tools to deal with the problem.

A tool that Teton County can employ to ensure that the community’s water is protected is the use of scientific studies. In the instance of Fox Springs and Fox Meadows, VARD and the Department of Environmental Quality (DEQ) both commissioned a Nutrient Pathogen Study (NPS) to examine cumulative impacts of individual septic systems over time. In this case, both studies showed an expanding plume of pollution flowing down gradient from the development at a level dangerous to humans and wildlife. Currently, there are only two health districts in the State of Idaho that do not incorporate the use of NPSs in decision making. Our district is one of them.

(continued on next page)

Announcements

New VARD Member



Mitchell Carter

Congratulations to Jeff Carter and Jo Warden on the arrival of the newest VARD member!

Mitchell Carter blazed into the world on December 16, 2003 weighing in at a hefty 6lbs. 14oz. Older brother, Nathan, is anxious for Mitchell to get more mobile so they can play trucks.

VARD Staff Appointed to P&Z



Kathy Rinaldi

The City of Driggs recently appointed Kathy Rinaldi to the Driggs Planning and Zoning Commission. Kathy was instrumental in the formation of the Downtown Driggs Community Association. She has focused her efforts on revitalizing downtown Driggs and creating an economically prosperous and sustainable community.

Additionally, mapping tools have also proven to be very helpful in decision-making. During the meeting that District 7 had with the Teton County Commissioners, District 7 mentioned the use of “Areas of Concern” which identified areas that have a high water table or are typically wet. If a property was within an Area of Concern a developer would be aware that additional studies would be required. If necessary, the proposed methods of sewage treatment and water systems would be subject to a greater degree of scrutiny and more costly systems could be required.

The use of these tools in particular are valuable for the county to use in making decisions. The county commissioners have the ability to institutionalize the use of these tools to ensure that the community’s water is protected at a level that currently does not exist. When we incorporate science with policy we can more accurately ensure that we have made the best decision for today and the future.

There are many lessons to be learned from the Fox Springs and Fox Meadows saga. One thing is clear: to use legal action is cumbersome, time consuming, expensive, polarizing, and an inefficient option. Unfortunately it was the only option left in this situation. Also, the protections currently in place do not address the problems on the ground. For instance, District 7 Health Department has stated they have no way of addressing the “aggregate” or cumulative effect of all the individual septic systems in a development. Now it falls to groups like VARD or individual citizens to watch all of the proposed developments as they wind their way through the approval process for those that might negatively impact our groundwater. The agencies that are mandated to protect our water should have the proper tools in their system of review to deal with these situations.

Let’s learn how to be proactive before it is too late.

Downtown Core or Commercial Sprawl Along the Scenic Corridor

Commercial Sprawl: Its Impacts on the Local Community

Sprawl is defined by the National Trust for Historic Preservation as “poorly planned, low-density, auto-oriented development that spreads out from the center of communities.”

Impacts of Sprawl

-It destroys the economic and environmental value of land.

-It encourages an inefficient land-use pattern that increases the cost of essential services (i.e. fire, police, schools and roads).

-It fosters redundant competition between local governments, an economic war of tax incentives.

-It forces costly infrastructure development at the edge of towns.

-It causes dis-investment from established core commercial areas.

-It requires the use of public tax support for revitalizing rundown core areas.

-It degrades the visual, aesthetic character of local communities.

-It weakens the sense of place and community.

-It masquerades as a form of economic development.

Resource: Norman, Al, “Sprawl-Busters: The Case Against Sprawl.” 1999.

Over the past few months a lot has been happening with downtown Driggs redevelopment. The Downtown Driggs Community Association (DDCA) was formed, comprised of Driggs business and property owners and concerned citizens who are focused on beautifying downtown Driggs to encourage economic vitalization. VARD and the DDCA have banded together to identify the resources and tools to help local land use decisions that will revitalize Main Street, Driggs.

Although Downtown Driggs suffers from vacant lots and high real estate prices, it has also had many successes such as the revamping of Little Ave. with attractive, human-scale street lamps and landscaping. However, as many steps as Driggs takes to improve its downtown, Teton County counter-steps to make it more difficult. Recently, the county approved downtown commercial zoning on property around the Ford Garage, zoning which directly competes with downtown. More commercial zoning is expected to be requested around the Ford Garage, which will be equivalent to the amount in the Central Business District. The county is also entertaining the idea of adding a commercial zone to the county land use chart, which could add even more commercial zoning along the scenic corridor (Hwy. 33) between Victor and Teton.

One of the most fundamental components of any downtown project is zoning. It is also probably the most difficult to understand. Thoughtful commercial zoning is critical to business and economic health; however, the opposite is also true. One of the biggest threats to the downtown vitality is the temptation to sprawl, especially along Hwy. 33 (see sidebar). By allowing the spread of commercial zoning we open the opportunity for the deterioration of our town’s economic diversity and we compromise our unique community character.

Healthy, safe, vibrant cities are good for all Teton Valley residents. What is good for the city is also good for the county, and vice versa. There shouldn’t be a constant battle between the city and the county. We need to start working as a community of neighbors to find solutions that have long-term benefits for the entire community.

Over 100 community members spoke out against the zoning by the Ford Garage. When the county commissioners overruled the city’s decision to deny the zoning they cited the county’s comprehensive plan. However, they failed to address the Driggs Comprehensive Plan, which is quite clear on downtown zoning. In defense of the city’s comp plan, the downtown and the many residents who spoke out against the zone change, VARD filed a judicial review of the commissioners’ decision and an explanation of how they considered the city’s comp plan in their decision.

Judicial review is a time consuming process. Hopefully, a judge’s ruling will come quickly. Meanwhile, the recently granted zoning will probably be developed with downtown uses and more commercial zoning requests will continue to come before the city and county. Although we are confident the city will stick by its comp plan, we are not as confident with the county. Not only is democratic decision-making more efficient than a judicial review, it’s fair. Who suffers from poor community decisions? We all do. Let your decision-makers know they are accountable.

Tools for Downtown Revitalization

Business Improvement Districts

by Kathy Rinaldi

Downtown revitalization, particularly boosting economic vitality by attracting more visitors, is on many people's minds. While Driggs battles with commercial zoning requests outside of their downtown and city limits, they have been uncovering tools that enable them to take a proactive approach to growth. Through the implementation of a business improvement district (BID), the city will be able to earmark certain monies toward downtown improvements.

Last fall, Driggs' city officials hosted a workshop where BID professionals and representatives spoke with city and county officials and downtown business owners on the use of BIDs in Idaho. A BID is an organizing and financing mechanism used by property owners and merchants to outline the future of their retail, commercial and industrial areas with the intent of improving the local business area. A BID permits property owners and merchants to band together to use the city's tax collection powers to assess properties, thereby creating a reliable, multi-year source of funds for economic development. There are 1,200 BIDs in North America including Boise, Coeur d'Alene, Nampa, Twin Falls and Idaho Falls, as well as New York City (Times Square) and Washington D.C..

Business Improvement Districts are especially useful in visitor dependent economies where you need to include activities that draw people other than downtown employees, shoppers and residents. Such visitor attractions include entertainment centers, historic sites, art galleries, musical presentations, dramatic presentations, movies, restaurants, festivals, and parades.

Downtowns also need to be attractive to attract visitors. Many BID-financed projects include streetscape improvements such as pedestrian-scale lamp fixtures and lighting that appeals to walkers. As well, trees, crosswalks and street furniture to make downtowns competitive and help contribute to commercial vitality. An attractive and flourishing downtown is not only more interesting, but helps business.

Large projects don't necessarily produce successful commercial areas. For this, a pedestrian environment is required to connect consumers with a mix of appealing destinations. Success consists of economic diversity where visitors move on foot among two or more shops, restaurants, museums, hotels and cinemas.

If the benefit of a BID is understood, assessments represent a small investment to attain an otherwise unattainable objective. BIDs offer a unique ability to raise what might be called ambient property values by means that are unavailable to individual owners. Thus, an increase in assessment should offer the prospect of at least a comparable increase in a quantifiable economic benefit such as sales, occupancy or property values over time.

BIDs have a clear appeal to their economic stakeholders as devices for controlling and enhancing areas in which they have a common economic interest by setting and implementing their own priorities. Nowhere is that more important than in the sensitive economic realm of tourism development.



Downtown Driggs with trees, decorative, human-scale lamp posts and extended sidewalks.

Sketch & photo by Doug Anderson

Accolades

VARD Nominated for Max Dalton Open Government Award: Wins Honorable Mention

It was a great honor to be nominated for the Max Dalton Open Government Award by the Idaho Newspaper Foundation. VARD's nomination was based on our work with the Fox Springs and Fox Meadows developments where we challenged a meeting the county commissioners conducted, outside of a public hearing, as a violation of Idaho's Open Meeting Law (see "Protecting Teton Valley's Water Supply" on pg. 1.)

The Max Dalton Award was conceived by the Idaho Newspaper Foundation to: recognize citizens who have worked to advance the cause of open meetings and open records in Idaho, to enhance public awareness of the extent of secrecy in Idaho government and the need to reform the state's open meeting and open records law. Max Dalton, who owned a milk-testing business in Meridian, had filed a public records lawsuit that resulted in the 1984 landmark Idaho Supreme Court ruling, Dalton vs. Idaho Dairy Products Commission that reinforced the right of every Idaho citizen to have swift, convenient access to state records. By honoring those who emulate Max Dalton's example, the hope is that more citizens will take personal action against needless government secrecy in Idaho.

This year there were eight nominations for the award. The Idaho Conservation League was the overall winner and VARD took the only honorable mention. The nomination for the Max Dalton Open Government Award came at an important time for VARD. We were buoyed to be honored and applauded for our efforts by the Idaho Newspaper Foundation at the same time Commissioner Ron Ramirez was discreetly haranguing VARD in the Teton Valley News for our legal action.

VARD helps City of Driggs Win Design Grant

Last summer VARD approached the City of Driggs with an opportunity for a technical assistance grant from the National Endowment for the Arts, the National Trust for Historic Preservation and the Faculty of Landscape Architecture at the State University of New York in Syracuse. Together, VARD and the City of Driggs submitted a proposal and were awarded the technical assistance grant worth \$22,000 for the "Your Town: Designing Its Future" workshop. Driggs is one of only four communities in the nation to receive the workshop this year.

The Your Town workshop will be held at Grand Targhee from July 22 to July 24, 2004. The workshop is focused on the role of design in community planning so that effective solutions to problems facing rural communities like Driggs, such as rapid growth, sprawl and a shifting economy, can be identified and articulated. Presentations by experts from around the nation will speak to issues related to architecture, planning and design. Participants will then put their knowledge to work in small groups to develop both a community-wide vision and solutions to specific local problems such as historic preservation and downtown revitalization, commercial expansion and residential growth.

This summer, look forward to

VARD Annual Meeting & Fun-raiser!

Tentatively scheduled for July 31st.



Updates

Development Along Ski Hill Road: The Case of Targhee Ridge

by Jeff Carter

Since July 2003, VARD has been working with the residents of the Targhee Ranch subdivision and other adjacent landowners regarding the proposed Targhee Ridge subdivision that would place 25 units on 8 acres between Targhee Ranch and Ski Hill Road.

The root of this issue, like many of the issues in which VARD is engaged, is with zoning and due process. The area in question is currently zoned R1 (single family residential with minimum lot size of 9,000 sq ft. or 1.5 acre). Many of the adjacent landowners believed the area was zoned Ag.RR 2.5 (single family with minimum lot size of 2.5 acres), much less dense than the proposed density of the Targhee Ridge subdivision and not in character with the area.

Initially, VARD was reluctant to get involved. We assumed the zoning allowing the proposed density was legal – that the time to argue over the density (when the Area of Impact and zoning was adopted in 1995) was over. After much outcry from long-time residents who say they had never been notified of a zone change, VARD chose to scrutinize the zoning more closely.

VARD, in collaboration with citizens of the area of impact, researched the public notification on the zone change and discovered that indeed it was questionable. Idaho State Statute requires that a public notice be placed in the local newspaper whenever a zone change is proposed. In this instance, the notice announced the public hearing dates for adoption of the Area of Impact, but failed to mention the proposed area or a zone change; a clear violation of the State Statute.

Idaho law is specific about notification of landowners and neighbors affected by a zone change. Before the adoption of the area of impact, the Targhee Ranch area was zoned Ag.RR 2.5. During the 1995 area of impact adoption the zoning purportedly changed to R-1, allowing one house per 9,000 sq. ft. We believe the notification, per Idaho law, was not followed in 1995. This was a non-issue until now when new developments have surfaced that will utilize the R-1 density.

A tool that is used to resolve disagreements of law is the 'declaratory relief action.' Defined as “a judgment of a court which determines the rights of parties without ordering anything be done or awarding damages or a judge's determination of the parties' rights under a contract or a statute often requested in a lawsuit over a contract. The declaratory relief is used to nip controversies in the bud. The theory is that an early resolution of legal rights will resolve some or all of the other issues in the matter” (from American Lawyer Media's law.com).

For the past 10 months, VARD has been working with the City of Driggs to find a solution to the zoning conflicts and avoid legal action. In good faith, the city, in adopting a new ordinance to govern the Impact Area, noticed hearings to discuss changes to the R-1 zone and the area in question. The Driggs Planning and Zoning Commission's recommendations reflect VARD's input and the input of residents from Targhee Ranch. Their recommendations incorporate average density zoning in the area of impact, a tool used for communities to grow from the core out.

At the time of the more recent area of impact hearings, it appeared that the developers of Targhee Ridge might not continue with their plans. Unfortunately, they have decided to go ahead and use the disputed R-1 zone as a basis for their density. VARD thinks it is important to go ahead with the declaratory relief in order for a judge to decide the merits of the zone change that occurred in 1995.

In an effort to stop the approval of the development until the validity of the zone change is determined, VARD has requested an injunction, which also includes a request for mediation between the parties. VARD hopes that the affected neighbors and the developer can arrive at a compromise density that will be more in keeping with surrounding density and still allow the developer to earn his investment.

The motion for the injunction has not yet been heard or ruled on by a judge. The decision to approve or deny Targhee Ridge's Final Plat application was scheduled for the Driggs City Council and they voted to 'table' their decision until the judge's ruling.

The Vision for Teton Valley's Future: The County Comprehensive Plan

by Kathy Rinaldi

Ugh, the comprehensive plan... we hear about this thing all the time. From city councils to planning and zoning commissions to VARD, it's all over the place. So, what's the big deal?

It dawned on us one day as we spoke in our land-use lexicon that the comprehensive plan, although basic in its intent, is a pretty complex thing. In its most tangible form the comprehensive plan is everything we see in the valley. From billboards to open space to wildlife corridors and pathways, they all have a root in the comprehensive plan. Essentially, the comp plan is our 'guide book' on how we, as a community, want to grow. And growing we are.

Like any guidebook, there are options. Like any guide book it doesn't tell you exactly where to go or what to do. The question stems from how we use the comp plan. When the community makes open space, water quality or jobs a priority in the comp plan, what does that mean in terms of day-to-day government?

Although the comp plan is not a local ordinance, or a state statute, there is a state statute that says our local zoning ordinances must be 'in accordance' with our comp plan. We must craft our ordinances in such a way that they implement the vision of our comp plan. The plan provides the broader frame of reference in which ordinances are crafted and day-to-day decisions are made.

Below is a quote excerpted from an Idaho Supreme Court Case that eloquently speaks to the role of a comp plan in zoning:

"Underlying the entire concept of zoning is the assumption that zoning can be a vital tool for maintaining a civilized form of existence only if we employ the insights and the learning of the philosopher, the city planner, the economist, the sociologist, the public health expert and all the other professions concerned with urban problems. This fundamental conception of zoning has been present from

its inception. The almost universal statutory requirement that zoning conform to a 'well-considered plan' or 'comprehensive plan' is a reflection of that view. The thought behind the requirement is that consideration must be given to the need of the community as a whole. In exercising their zoning powers, the local authorities must act for the calm and deliberate consideration of the alternatives, and



Photo: Greg Yeskott

What road will Teton County chose? Will we chose the road where we steer our growth? Or will we allow someone else to do it for us?

"Change is inevitable, but it does not have to come at the expense of what citizens and communities value. We can either be victims of change or we can plan for it, shape it and emerge stronger from it. The choice is ours."

Luther Probst, Executive Director of the Sonoran Institute.
See the interview with Randy Carpenter on page 4 for more information on comprehensive planning and the Sonoran Institute.

not because of the whims of either an articulate minority or even majority of the community. Thus the mandate (to accord to a comprehensive plan) is not a mere technicality which serves only as an obstacle course for public officials to overcome in carrying out their duties. Rather, the comprehensive plan is the essence of zoning. Without it, there can be no rational allocation of land use."

It went on to note the danger without a comp plan, "zoning, considered as a self-contained activity rather than as a means to a broader end, may tyrannize individual property owners."

There are many components of a good comp plan and how to implement it. Two of the most important ones are: 1) leaders who think critically, ask questions and listen to their constituents and 2) an informed and dedicated public providing input to their leaders. We also need to continue to go back to our comprehensive plan for, well...guidance. A comp plan does nothing if it sits on a shelf to gather dust. Fortunately, every application for a change to our zoning ordinance, or application for a development, must speak to its relationship to the comp plan. It is referred to daily and it is important that it accurately reflects the community's vision of how we want our community to grow and change over time.

Recently, VARD has taken some strong stands in defense of our comp plans. Whether they are the plans for the county or the cities, they are inseparably important. Why do we put so much energy into the comp plan? Every
(continued on next page)

decision made by our local government is measured in relationship to its vision. Every new ordinance should further the plan's goals. Although our mission is to advocate for responsible development and sustainable use of the natural resources, we often find ourselves invariably fighting for due process, "so people are treated fairly and equally, that citizens have a right to have their views heard, that necessary information is available for an informed opinion to be developed, that conflicts of interest are avoided and that, the appearance of, as well as the fact of, corruption does not exist" (quoted from the Idaho Municipal Guidebook). The comp plan is an essential component of the process as mandated by Idaho State Law. It ensures that decisions are made in light of the vision of the entire community, and the desires of a single individual can not hold sway over the welfare of the community.

So what does this mean to you and what can you do? Of course, your easiest option is to continue to support our work. However, our staff is small and you know the old adage - many hands make light work. The most efficient and effective way to ensure our community grows in ways we want is to get involved and let your local decision-makers understand your views.

Soon the county will release the county planning & zoning commission's revisions of the citizen sub-committee's draft of the comp plan for public input. They will hold public meetings to inform you of the changes they have made, answer your questions, and listen to your input. This is your time to make your voice heard!

Open space, water quality, wildlife corridors, jobs, economic prosperity, a healthy and safe environment for children and seniors, affordable housing, health care, etc.; all of these stem from the comprehensive plan. Ask yourself, what is important to you? What do you love about this community? What would you like to change? You pay taxes, you vote and you have a voice. A comp plan that accurately reflects the community's vision defines for local government, and VARD, what constitutes 'responsible' development and makes the job of advocating for responsible development far easier.

VARD will let you know when the public meetings are scheduled. We will also do our best to educate you to the contents of the proposed draft in time to allow for informed public input. Let's make sure that what is important to us as a community is included in our guidebook for growth, the Teton County Comprehensive Plan.

Give us a call if you want more information on how to get involved. **Help us help you make a difference.**

Send us your email address!

And we'll send you up-to-date news and information on community events and land use issues in Teton Valley. Join the network today!

If you are interested in receiving email updates and alerts from VARD, please contact vard@tetontel.com with your email address and we'll add you to our growing list of members and friends.

We use a strict privacy policy and will not give or sell your email address to anyone.

Teton County Participates in the Western Community Stewardship Forum

VARD talks with Randy Carpenter from the Sonoran Institute

After Teton County's participation in the Western Stewardship Community Forum (WCSF) last winter, sponsored by the Sonoran Institute and the National Association of Counties (NACO), VARD's Kathy Rinaldi spoke with Randy Carpenter, land use planner for the Sonoran Institute and facilitator of the forum.

What is the Western Community Stewardship Forum?

Basically, it is Growth Management 101. It is a forum for rural counties located in the Intermountain West where teams of county representatives take part in 3.5 days of learning about growth management issues and tools.

Why did the Sonoran Institute and NACO create the WCSF?

We created the WCSF to fill a need. It provides assistance to fast growing, rural counties who typically have very little resources or training in dealing with growth issues. The key to this forum is the concept of team. Counties are required to bring a team of 5-7 people from diverse backgrounds who deal first hand with growth issues; particularly the county commissioners and members of the planning and zoning commission but also private individuals such as developers, conservationists, planners, etc.

Why was Teton County invited?

Teton County has all the criteria to be a participant because it is rural and certainly has the growth issues and the need for tools to deal with the growth. We also felt there was somewhat of a willingness and capacity to deal with the issues. This last aspect is very important in the selection of a county to participate and a balanced team is integral.

I know the team from Teton County was pretty diverse. From your interactions with them, what do you think was the most useful part of the forum for them/us?

In general, I think the most useful part for any team is the combination of being away from their community, the presentations by the Sonoran Institute and the teams sitting and interacting together. I noticed with Teton County that during their lunches and breaks, the city, county and community representatives were talking about the issues in the context they were presented. Sometimes there are

groups who don't come with very open minds and subsequently don't get much out of the forum.

The first part in any planning process is essentially finding those shared, common interests and values, and an agreement on core issues. Usually, thoughtful, sincere people will come forward with the things that are most important to them: quality of life, wildlife, good jobs, maintaining property rights, a good economy, etc. We can agree on those things, we may disagree on how we get there, but that is where collaborative planning comes in. Zoning needn't be a zero sum gain. That is, if we approve a regulation to protect wetlands, let's say, from development, we've gained something there- wetland protection. That needn't mean that someone else loses the same amount of value. It is about finding win-win solutions.

What do you hope Teton County comes away from the forum with?

I hope that the partnerships Teton County addressed in their working groups are formed and strengthened. There is a bigger tenet for planning efforts. I hope they understand the inherent conflicts that are going to happen if a laissez-faire attitude toward land use planning takes place such as do-whatever-you-want-with-your-land vs. maintaining rural character. The question is: are you really coming to grips with property rights and community rights? It goes back to the adage that "you have a right to swing your fist until it reaches the tip of my nose." An important thing to keep in mind is that win-win solutions, ones that protect private property rights and community rights, can be acquired if a community is willing to find them.

How important is a community vision or an inventory of assets?

Without a vision the community shall perish. The community vision is used to help people realize what they want their community to be, and then finding the tools and strategies to realize it. Hopefully, after visioning, a broadly shared vision emerges.

(continue on next page)



Photo: Tom Arrandale

(continued)

However, the most important aspect is connecting the community's comprehensive plan with what is on the ground. It is critical that the adopted comprehensive plan is revisited every year and, more importantly, that the county start a process for the implementation of it. Comp plans are really important, but if there isn't a plan for implementing it, it sits on the shelf to gather dust. We don't do comprehensive planning to come out with a document, it is to reach some ends.

How important is it that a group like VARD is active in the decision-making and planning process?

It's vital. If you take a collaborative approach, are proactive and can bring more people into the planning process so that they can take part in their community's future - it is absolutely vital.

As a smart growth, advocacy group, how do you see VARD assisting the county in their efforts?

VARD is particularly important with the implementation of the comprehensive plan. VARD can host a series of workshops on how to implement the comp plan and should continue to ask the tough questions pertaining the goals, objectives and strategies of the comp plan and not letting the governing agency forget.

If the commissioners say they can't or don't want to do some things to protect what is in the comp plan, then you point back to the specifics in the comp plan. For example, if the goal is to preserve open space, you can't just ignore community vision because it isn't a good idea or it is difficult to do, it is the law. The zoning ordinances and regulations must be in accordance with the comprehensive plan. A comprehensive plan is to provide policy guidance. It is not regulatory. Generally, comp plans are not concrete. Although, they should be as concrete as possible, but if there are goals in the comp plan, there are usually some specifics. Usually, it is not a black and white issue, but it is, more often than not, easier than perceived.

For more information about the Sonoran Institute's work see www.sonoran.org

Land Use Expert Speaks to Eastern Idaho about Growth

Last summer VARD and the Greater Yellowstone Coalition hosted Ed McMahon, a nationally renowned expert on land use and community design to eastern Idaho. McMahon is the Vice President and Director of Land Use Programs at the Conservation Fund. His presentation, the award winning "Dollars and Sense of Preserving Community Character,"



Ed McMahon speaking in Jackson, WY.

focused on the economic, social, and environmental benefits of preserving community character. Some of the most pertinent topics McMahon spoke to were the intricate role historic preservation, urban design, trees and landscaping and open space preservation play in the shaping our sense of place and community character.

"Every day in America people make decisions about where to live, where to invest, where to vacation, and where to retire based on what our communities look like."

Ed McMahon, Vice President & Director of Land Use Programs at The Conservation Fund

We all realize that Teton Valley is a unique community with exceptional natural amenities. This unique-

ness has attracted a new demographic of residents and a tremendous amount of growth. In the last 10 years this growth has created land-use changes that are threatening the character and ecological integrity of the valley and challenging our efforts to sustain local communities. McMahon shared the "secrets of successful communities." He clearly described how communities, such as Livingston, MT, have succeeded in maintaining quality of life in the face of rapid growth and change.

McMahon stated, "If communities are willing to accept the lowest common denominator of development, then it is guaranteed they will always get it. You can look like every other community in America, if that is what you want. However, if you want to look and be different, the choice is yours."

If you missed Mr. McMahon's presentation last summer you're not out of luck! Ed will be back in Teton Valley this summer as a featured presenter in the Your Town workshop (see pg. 8 for more information). If you would like more information, please give us a call at 354-1707.

Spot Zoning in Teton County: VARD Successfully Opposes Zone Changes from Agricultural To Industrial

by Jim Martin

Last summer five property owners east of Driggs came before Teton County with a request to rezone their properties from large increment agricultural (A20) zone to industrial (M1) zone. VARD strongly objected to this request for a number of reasons.

1. It was against the law.

Idaho's Local Land Use Law requires that amendments to a community's zoning ordinances be made "in accordance with" that community's comprehensive plan (CP). Our CP is very clear that the scattering of commercial and industrial uses at various locations throughout the county will have adverse effects upon both the existing industrial park and the residential or farming neighborhoods into which they are scattered. "Scattering" into those neighborhoods would reduce residential values and impact farms and families who live nearby.

2. There is a large quantity of industrial zoned property in the county that is not being used.

Our current comp plan and zoning ordinances have designated an area of approximately 400 acres surrounding the Driggs Airport as an industrial park. In addition, much land running along Hwy. 33 to the north of Driggs nearly to Hastings Lane is zoned for commercial use. While there has been some very visible development in that commercial strip and around the airport (the airport itself is not technically part of the 400 acre industrial park), particularly with the construction of the Warbirds Café and new hangar facilities, the vast majority of the ground in the 400-acre industrial zone remains untouched by development.

3. The community has stated time and again that industrial uses should be in one specific location, not scattered throughout the county.

The Land Use Committee, which was established by the county commissioners to review the comp plan and to make recommendations for its revision, had examined the issue whether an additional industrial park was needed for the valley and, if so, where it should be located. Their recommendation was that expanding the size of the existing zoned area, rather than establishing an entirely new park, should satisfy any need for additional ground for industrial use. Further, they specifically found that the area just to the east of Driggs should be reserved for long range, medium density residential expansion of the city.

At the inception of the current process for revision of our comp plan, the Teton Area Advisory Forum (TAAF) in September 2001 held a "planning party" to gather senti-

ment of the public vision for the future of the valley. Over eighty community members attended the party and mapped their vision for the future. Issues addressed included locations for high-density residential development, medium density residential, new commercial development, industrial parks and zones, and open space. Their response relating to future industrial development for the valley was nearly unanimous that the industrial zone should locate in the area surrounding the airport and that no further "scattering" of industrial uses throughout the county should be allowed.

4. In the truest sense, it would have been a spot zone.

The proposed rezone would have conferred a special financial benefit on just a few individuals at a very great cost to all of the neighbors. A "spot zone" is defined by the Idaho Municipal Guidebook as a form of discretionary zoning whose sole purpose is to serve the private interests of one or more landowners instead of furthering the welfare of the entire community as part of an overall zoning plan. The test of what constitutes a spot zone lies in its relationship to the existing zoning pattern and guidelines of the local comprehensive plan. In effect, the rezone would have transferred value from the surrounding farm owners and residents to just five businesses located in the new "spot zone".

Members of VARD wrote to the Planning and Zoning Commission, reminding them of the specific goals and objectives in the comprehensive plan which would be violated by approval of the requested "spot zone." We provided evidence to the commissioners that the great majority of the ground in the existing industrial park remains undeveloped and that there remained abundant commercially zoned ground near Driggs, Victor and Teton. Members also provided testimony and input at the public hearings held by the Planning and Zoning Commission and by the Board of Commissioners opposing the rezoning request and reminding them of the vision of the valley held by the majority of residents.

In a small community like ours it is sometimes difficult to make decisions where a neighbor, friend or acquaintance will not be pleased. This is especially the case in the West where private property rights are considered sacred. These decisions are tough. But ultimately, will we make decisions based on the benefits for individuals or an entire community? In the end the Planning and Zoning Commission voted 6-1 and the Board of County Commissioners voted 2-1 to deny the request. This time, the community came first.

This Year's Election

by Kathy Rinaldi

As you have read through this edition of our newsletter, you may have noticed that VARD has been very successful across a full spectrum of activities: from protecting water in Teton Valley to helping craft the comprehensive plan drafts, and from stopping commercial gasoline storage in agricultural lands to helping form citizen groups focused on creating livable communities. As an advocacy organization we have recognized that a systematic change in land use patterns needs to come from a grassroots level, in conjunction with the political process.

This year is a very important one for Teton Valley. We have the opportunity through the comp plan and the political process to make sweeping changes to better our community far beyond the myriad successes of the past. As well, we have the opportunity to ensure that important tools are in place to facilitate responsible growth. During 2004, Teton County will complete the revision of its comprehensive plan and two of our county commissioners are up for re-election.

The county commissioner seats are extremely important and powerful positions in the community. In Teton County there are three elected commissioners, one representing each area of the county (Victor, Driggs and Tetonia). These individuals have the power and authority to appoint the county planning and zoning commission as well as make crucial decisions on land use in the valley. Our current commission has made some good decisions (i.e. turning down commercial gasoline storage in agricultural land), and not so good (i.e. approving residential subdivisions that have shown will pollute water).

The county commissioners do not have easy jobs ahead of them. They will face very tough and critical decisions in these next few years as our community continues to struggle with growth and strive for ways to grow responsibly. During this election year, consider the following criteria for our commissioners. They need to be willing and able to:

- 1) Clearly recognize the challenges inherent to rapid growth.
- 2) Define for us, the citizens of Teton County, those challenges.
- 3) Lead us to the very best responses to the growth in the community.

Whether you feel the current commissioners are those best qualified for this task or not, make it your personal responsibility to understand the issues and demand from those running for office an intelligent understanding and responsible actions. Then, vote accordingly.

As you know, we've worked quite effectively at the grassroots level. We also know that responsible development will only occur when our local officials act impartially and fairly in enforcing development rules and the community's vision of the future through the comp plan. In this vein we are committed to the process of electing the best candidate for the community. VARD will help identify and define the issues of most importance to our community. We will ask hard questions of our candidates to make sure they can effectively address the issues. Ultimately though, it is the citizens who will decide. We hope to see you at the polls.

THE NUMBERS

- Number of acres that subdivisions occupy in Teton County: 9,600
- Number of subdivision lots in Teton County: 3,140
- Number of subdivision lots of the 3,140 that are undeveloped: 2,390
- Number of unplatted acres in Teton County that have been divided: 3,120*
- Number of lots in unplatted acres that have been developed: 1,092
- Number of lots in unplatted acres at build out: 22,670
- Total number of homes that can be accommodated under Teton County's existing zoning regulations: 25,060
- Percent of population increase in Teton County from 1970 to 1999: 142%
- Average annual earnings per job in Teton County in 1970: \$22,933
- Average annual earnings per job in Teton County in 1990: \$16,375
- Number of Teton County Planning & Zoning meetings VARD has attended pertaining the comprehensive plan: 14
- Number of hours VARD has spent in public meetings and hearings over the last year pertaining land use in Teton County: approx. 280

Sources: Teton County, Idaho Residential Buildout Analysis-2001, The Sonoran Institute. Population, Employment, Earnings and Personal Income Trends: Teton County, ID, April 1, 2002, The Sonoran Institute, Bozeman, MT.

*Statistics do not include the 8-10,000+ acres rezoned over the past year.

Community & Events

VARD Welcomes New Board Members



Sandy Mason, Teton

Sandy and his wife, Mary, have been coming to Teton Valley for over 20 years. Initially, they were drawn to the valley by the natural amenities and access to recreational opportunities, but what they admired most was the small town atmosphere. In 1997 Sandy and Mary made Teton Valley their permanent home. Sandy and Mary have been very involved in the community through volunteerism. Mary is a co-organizer for the One Community-One Read project and was instrumental in organizing the October 2003 event with author, Ann Patchett and opera singer/fellow VARD Board member, Kristine Ciesinski. They are also active with the Teton Regional Land Trust as conservation easement donors.

Sandy brings to VARD a vast experience with land use planning. He was an elected member of a planning and zoning board in Massachusetts where he served for 12 years. During his tenure, Sandy faced issues similar to those of Teton County such as preserving agricultural land and open space, grappling commercial and residential sprawl, and preserving community character in a community with a large second-home-owner population. One of Sandy's accomplishments was his role in preserving 1200 acres of land that was slated for a 900 unit residential development. The Nature Conservancy and the State of Massachusetts ultimately bought the property that is now a preserve with cherished open space, wildlife habitat and recreational opportunities for the community.

"We are at a critical juncture in Teton Valley because, as we speak, a new comprehensive plan for the county is being drafted. The valley is under increasing pressures as it becomes more difficult to farm and more people discover the beauty, lifestyle, and quality of life in Teton Valley. As a result it is very important that we, as a community, are committed to a vision that protects the aspects of the community we find important and are willing to make the hard choices to uphold that vision. I've seen what can happen when we don't plan for growth. We don't need to make the mistakes other communities have made," he said.



Georgie Stanley, Victor

After growing up in New Jersey and earning a B.A. in Anthropology from Brown University, Georgie worked for the National Outdoor Leadership School (NOLS) in Lander, Wyoming as an outdoor educator and mountain guide. In 1996 she started guiding in the Tetons for Jackson Hole Mountain Guides (JHMG) and in 1997 moved to Victor, Idaho.

Georgie is an experienced mountain guide having guided multiple climbing expeditions to the Himalayas and Alaska. Among her many accomplishments in the mountains, she is particularly proud to have been the co-leader of the Women's Century Expedition, which became the first American Women's team to summit an 8000-meter peak without supplemental oxygen or Sherpa climbing support.

Although Georgie is no longer guiding and climbing as a profession, her experiences in the mountains have taught her focus, drive, and humility. She hopes to use these skills to help VARD achieve its mission and give back to the community that welcomed her with open arms. Georgie hopes that, as a community, we can learn from the mistakes other communities have made and incorporate innovative tools so, as we grow, the integrity of our landscape, our community, and our economy will not be sacrificed. "I particularly like Ed McMahon's (see article on pg. 13) advice to 'set high standards for your community.' Teton Valley deserves the very best. We should not have to choose between a strong economy or the environment. Instead, our economy and our specialness are intricately tied to our landscape," she said.

This past winter Georgie spent her time skiing the backcountry, teaching avalanche courses for JHMG, throwing pots, taking the Master Gardeners course and helping the Greater Yellowstone Coalition as a member of their board of directors.

Dave Hensel, Driggs



Dave grew up milking cows and baling hay on his family's dairy farm in Minnesota. He graduated magna cum laude from the University of Minnesota in 1974 with degrees in psychology, philosophy and a science minor. It wasn't until after college that he discovered the joys of hiking and boating. It was the pursuit of these interests that brought him to Jackson, WY. in 1977. There he met Julie Robinson and they have been together for the last 23 years. Dave and Julie moved to Teton Valley in 1980, attracted by the rural atmosphere and sense of community. Dave has worked in the building trades since 1975 and is the co-owner of a small contracting business that has been building homes in Teton Valley for two decades.

In the mid 1980's a visit to the valley by a couple of volunteers for a non-profit convinced Dave that an individual can indeed make a difference, but only if that individual is willing to try. Following their visit he became active in grassroots politics. He served on the Snake River Alliance Board of Directors for six years, serving as president for two. While on the Alliance Board he made several successful trips to Washington DC to lobby for legislation. He also served on the board of Citizens for Teton Valley and the Community Association for Responsible Planning. Idaho Vision United recognized Dave for his contributions to progressive Idaho politics.

Dave had the honor of serving on the Victor City Council and helped enact the city's first comprehensive plan. In an effort to get back on the other side of the table he has run for county commissioner a couple of times. Recently he has been working with the Downtown Driggs Community Association in their efforts to revitalize downtown Driggs.

Dave has been impressed by the accomplishments of VARD. He states, "VARD has done an excellent job of being an advocate for its constituents as well as providing a service to the greater community by providing information and education to the County Commissioners and Planning and Zoning Commission. Development issues will never go away and it is crucial that our community has an organization that can help it find a balance between the demands of growth and the other needs of the community. I believe, with some foresight, Teton Valley can have a vigorous economy and maintain its character, its vibrant sense of community and its spectacular environment. I hope that any skills I bring to VARD will be of use to the organization and the community."

Mad Hatter Party!

Our November Mad Hatter Party was a huge hit! Over fifty residents joined us in Mori Bergmeyer's beautiful showroom. Partygoers enjoyed libations and delicious hors d'oeuvres by Jean Crabtree and Susie Work.

What truly made the event unique was the stunning example of creativity by the Teton Valley community. As a "mad hatter" party, revelers were asked to don a unique hat with a prize going to the "best." In preparation, there was even a pre-Mad Hatter party where partygoers got together to collectively tap into their artistic side!

Needless to say, the judges for the Mad Hatter had a difficult decision. There were the traditional derbies, pillboxes, and fedoras. Most noteworthy, were the hats with antlers, stuffed animals, and monopoly pieces, as well as pets and owners with matching hats, and finally the hats with sparkly rhinestones, fancy feathers and even a hat of all natural fibers!

Because the 2003 Mad Hatter was such a success, we're looking forward to the 2004 Mad Hatter. So, start getting your hat ready!

Many, many thanks to Mark Neumann, Jean Crabtree and Susie Work for all their hard work in throwing an absolutely fabulous party!

(Right) Georgina Worthington showing off her winning hat.



(Below) From left to right, Carolyn Sears, Sue Tyler, Brooke Saindon and Bev Palm discussing their unique style in Bergmeyer's beautiful showroom.



THANK YOU

Our membership is our strongest voice and our greatest resource. Valley Advocates for Responsible Development is proud to list the following individuals, businesses and organizations who have generously donated to VARD in the last year. These donations, enable us to ensure that private, public and civic actions will result in responsible development and sustainable use of the natural resources (water, wildlife, air and land) in Teton Valley. Thank you.

Benefactors (\$1,000+)

Anonymous (4)
Abell Foundation
Alison Barkley & David Haworth
Jeff Carter & Jo Warden
Kristine Ciesinski & Norman Bailey
James and Jean Crabtree
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Mike Whitfield & Liz Davy
Richard Young & Bonnie Krafchuk

Volunteers & Special Thanks

Dan Hoke
Mark Neumann
Sabra Steele
Kate West
Jackson Hole Conservation Alliance

MAD HATTER DONORS

Thanks to the following businesses and individuals for their donations to the Mad Hatter Party.

Bergmeyer Manufacturing
Big Hole Music
Dark Horse Books
Jim & Jean Crabtree
Grand Teton Brewing Company
Ronni Neumann & MD Nursery
Miso Hungry Cafe
Mountain Knits
Mark Neumann
Laura Rogers & Jim Martin
Pete & Dot Shumaker
Sierra at Ceridano's
Wood N Needle
Dave & Susie Work
Yostmark Mountain Equipment
Ruth Young

Membership

Old Bill's Fun Run 7

VARD had the fortune to participate in our first Old Bill's Fun Run last year and what a fun and successful event it was! Kathy Rinaldi, VARD's Co-Director, joined with fellow Teton Valley non-profit representatives for a fun-filled, blustery day in Jackson.

VARD gained almost 50 new members through Old Bill's and was able to raise over \$32,000 (nearly half our operating budget!), including a match from the Community Foundation of Jackson Hole. Many thanks to the generosity of the Community Foundation of Jackson Hole, all our generous supporters and the Greater Yellowstone Coalition for their help with Old Bill's.

If you are interested in volunteering for Old Bill's Fun Run 8, scheduled for September 11, 2004, please contact Kathy at 354-1707.



Join the VARD Community! Why membership is important.

It is only through the generous support of our members that we are able to advocate for responsible land use in Teton Valley and promote healthy, livable communities. Your donation goes to work for you every day. Every time VARD is able to successfully advocate for responsible policies and decision-making in Teton Valley, your quality of life is preserved.

Natural amenities make Teton Valley unique. But it is in the strength of the community that empowers ecologically and socially thoughtful decisions. VARD is a united voice for those decisions.

VARD's annual operating budget is approximately \$80,000, which includes all our staff time, legal advice, and public education and outreach. Ask yourself, what it is worth to have greenbelts, healthy wildlife corridors and open space. More land is preserved through zoning than through conservation easements. What's it worth to have safe transportation, attractive downtowns and an economically prosperous community? If it is worth \$2 a month to you, then join VARD today for \$25 a year. Our membership is our strongest voice, please join today.

Yes! I'd like to become a VARD member today!

- _____ Member (\$25-49)
 _____ Friend (\$100-249)
 _____ Supporter (\$500-999)
 _____ Supporter (\$50-99)
 _____ Patron (\$250-499)
 _____ Benefactor (\$1000+)
 I would like to give a gift membership to: _____

Name _____ **Email Address** _____

Address _____ **Phone** _____

City _____ **State** _____ **Zip** _____

Please make checks payable to Valley Advocates for Responsible Development (VARD), PO Box 1164, Driggs, ID 83422. VARD is a 501c3 non-profit organization, all donations are fully tax deductible.



Photo: Greg Yaskot

**Share the beauty of Teton Valley with your family
and Friends....
Join VARD today
and help preserve one of the last best places to live.**

For more information contact
Kathy Rinaldi at 354-1707 or e-mail vard@tetontel.com

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