

# Welcome to Teton Valley!





*We have one traffic light!*







A white goat is standing in a forest of birch trees. The goat is facing the camera, and its body is partially obscured by the branches and leaves of the trees. The trees have white bark and green leaves, suggesting a summer or early autumn setting. A blue speech bubble is overlaid on the right side of the image, containing the text "7,791 Vacant Lots!".

**7,791  
Vacant  
Lots!**



9,912 platted lots in the  
unincorporated county

79% are vacant

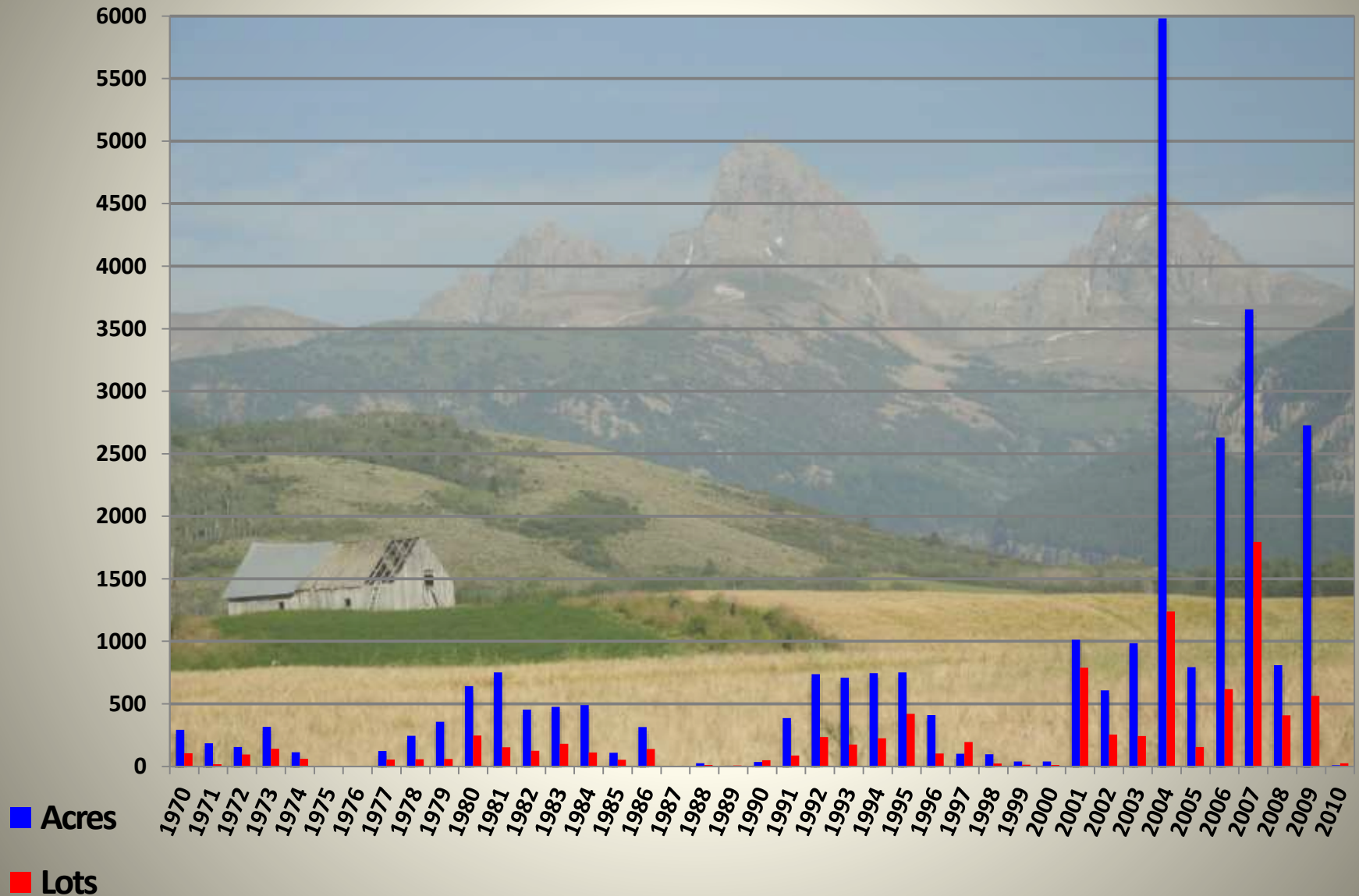
# Approx. 1,000 vacant lots in Driggs

## Victor & Tetonia = UNKNOWN

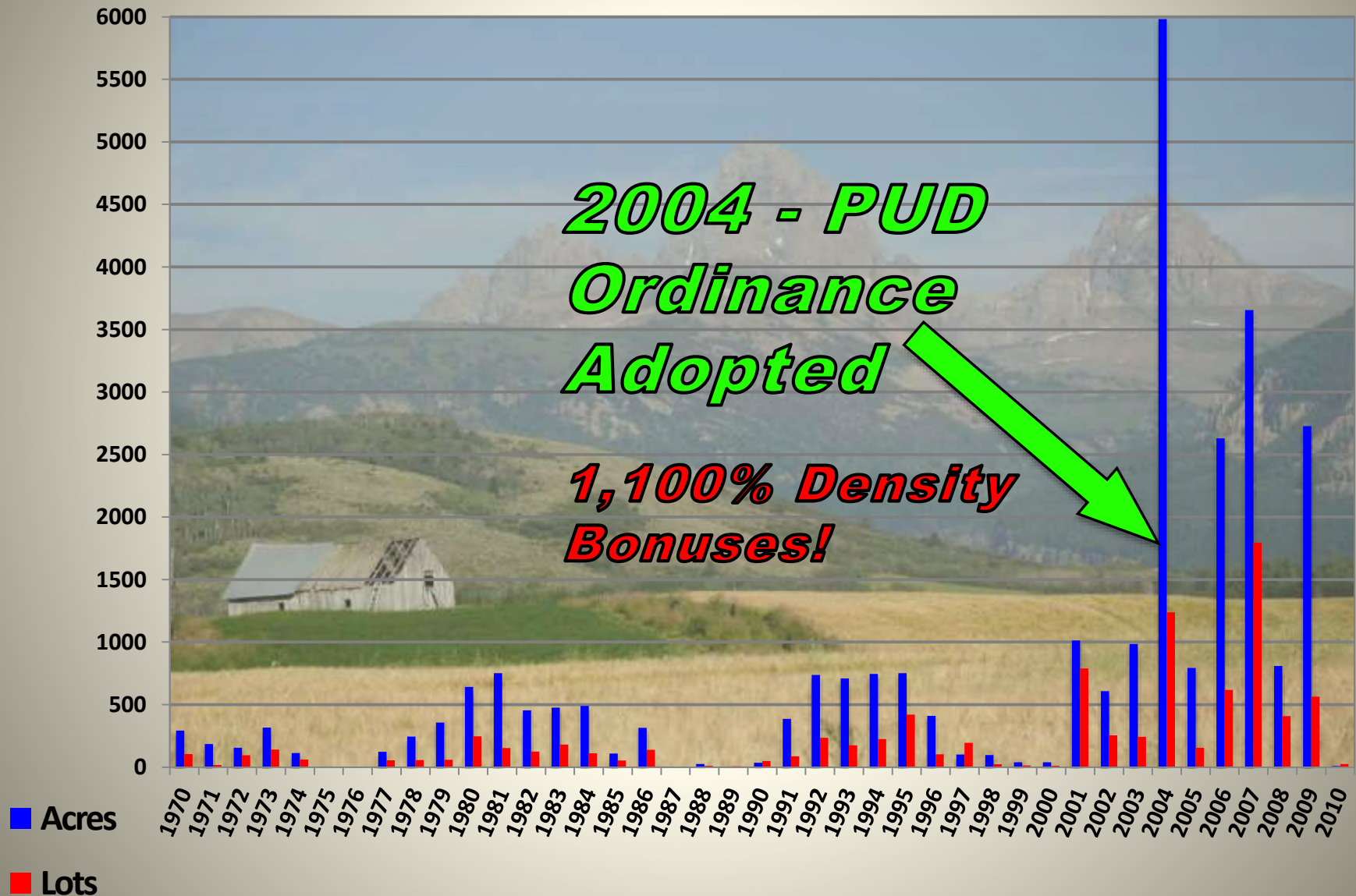




# Teton County Subdivision Trends: 40 Years of Boom Bust

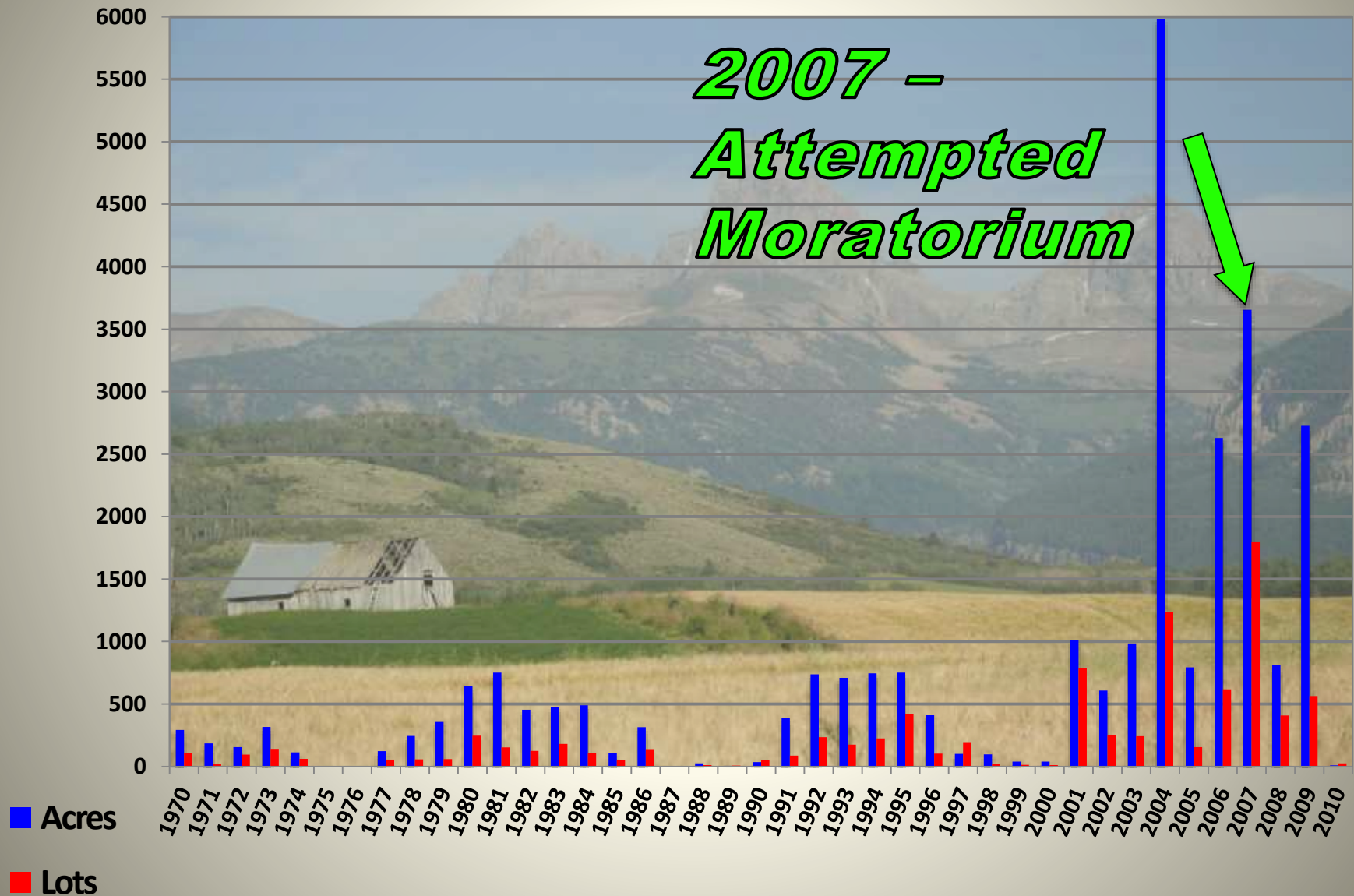


# Teton County Subdivision Trends: 40 Years of Boom Bust





# Teton County Subdivision Trends: 40 Years of Boom Bust



if necessary.

Stevenson was sworn into office Jan. 8, 2007. April 8 would be the earliest an official petition can circulate. County Clerk Mary Lou Hansen said there is very specific wording that must be on a petition, including the reason for the recall. She said that 894 signatures will be needed if a petition is going to be filed. Hansen explained that the number is 20 percent of the electors registered in the last general election.

If the petition is filed Hansen will have 15 days to ensure the signatures are valid. If everything looks valid, Stevenson will be given official notice. Hansen said Stevenson will then have five days to decide whether or not to resign. If she decides against resignation, a special recall election will be held either Aug. 7 or Nov. 6, Hansen said. Stevenson will remain in office until the results of the election are officially declared, she said.

Boyle said it is too early to site official reasons for the recall, but that a written statement will be included with the petition.

"If I get recalled, I get my life back," Stevenson said Tuesday afternoon. She said she is not surprised by the petition and added she doesn't plan to resign. Stevenson also said she has received many phone calls and e-mails of support from people who were not in attendance at the Monday meetings.



Early Tuesday evening those in favor of the recall of Commissioner Alice Stevenson were asked for their signatures in support.

# Differing opinions

By Stacy Simonet

Two local advocacy groups have been active in the planning and zoning issues facing the county. Teton Valley Alliance is opposed to the emergency moratorium that was enacted Monday night while Valley Advocates for Responsible Development are satisfied with the decision.

## TVA

TVA Spokesman Nolan Boyle said the group has several concerns.

"For those involved, it can be very devastating and very personal," Boyle said, adding that a lot of money is being lost because of Monday's 2-to-1 decision by the county commissioners to impose an emergency moratorium. Boyle said he believes the decision is building a wall through the community.

Boyle also said he is concerned not only as a TVA member but also as a taxpayer that Commissioners Alice Stevenson and Larry Young didn't listen the county's attorney when he expressed concern over being able to defend the emergency moratorium.

"They were trying to squelch the county attorney giving his legal advice," Boyle said, adding that when the attorney gave his legal advice more forcefully, the commission proceeded despite counsel's concerns. Boyle said ultimately, taxpayers are going to pay legal fees to defend this decision.

Boyle is fairly certain lawsuits will be filed. "We're looking into the options that are there," Boyle said about whether or not TVA will file suit. He said although there are

people turning to the group for help, TVA is not leading the charge with legal filings.

Boyle said he hates litigation and that it should be a last resort. However, he said that is what Commissioners Stevenson and Young are forcing, the last resort.

## VARD

Kathy Rinaldi, executive director for VARD, said you can't blame one or two people. "This has been building over years," she said. "I think it's unfortunate for the people who are going to be caught up in this," Rinaldi said, referring to the people who are going to lose money on land deals. "But these are things that should have been dealt with long ago."

Rinaldi said VARD believes the commission came to the right decision, but that it is too bad it had to come to a moratorium. She said if you took away all the players - Stevenson, Young, VARD - the problems would still be the same.

"Ultimately the buck stops with the commissioners," Rinaldi said, adding that in the end, she thinks this decision will be a good one for the community.

Rinaldi said she wishes the energy being spent fighting the decision could be used toward working toward solutions in the planning department. Rinaldi also said that she hopes the commissioners can come to agreement on the scope or work for the next six months but noted that she believes the commission will need to bring in outside, professional help to get through some of the issues they are facing.



# PEARL #1: Prepare on the front end!



## **PEARL #2: Understand your environment and community.**

- What recent **CHANGES** have shaped the community's attitude?
- Social dynamics: old timer v new comer
- Previous Successes may conjure up positive emotions
- Previous Failures may conjure up negative emotions





## Pearl #3: Prioritize public communication.

- Budget \$MONEY\$ for:
  - Facebook, Twitter, Website
  - Posters, Newspaper, and radio ads, etc.
  - Appropriate staffing
  - *Make communication dynamic!*
    - Give your staff cameras
    - Give them resources to go on the road
    - Recruit high school students





**Consider doing public polling.**

And if you don't have money for polling,  
here's another resource:

**“The Language of Conservation:  
*How to communicate effectively  
to build support for  
conservation.*”**

Published by the Nature Conservancy.



## Pearl #4: You need to carefully hire your staff.

- They should be tough.
- SMART.
- Optimists.
- Professional.
- Likeable (even to those who disagree with them).
- Trustworthy *to your community*

*Pay them well!*  
*They shovel a lot of poop.*



## Pearl #5: Make friends with the media.





**Pearl #6:** Identify your buzz words: both positive and negative.

Here are some buzzwords for Teton County, Idaho.....

*Meaningful Open Space*

**TAKINGS.**

Special Interest

Groups

Sustainable.

**OVERLAY**

**PROPERTY RIGHTS!**





## **Pearl #7: Identify your agents of change (both positive and negative):**

1. People

2. Places

3. Words

**\*\*\*Recognize that agents of change (to the left or to the right) can have unexpected impacts!**

**Pearl #8: Keep your friends close, and your enemies closer.**





**Pearl #9: Don't cater to the haters.**









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# Comp plan's land use tools hashed out in public

Story

Commenting

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 Tweet { 0 }  Like { 0 }

Posted: Thursday, March 29, 2012 12:00 am

Bridget Ryder |  0 comments

Volunteers from the Teton County Comprehensive Plan committee and consultants for the project, met with valley residents at three separate outreach meetings in Teton, Driggs, and Victor on March 21, 22 and 23 respectively. The discussion centered around means of preserving both the rural character of the valley and property rights.

Cleve Booker, chair of the core committee for the comp plan, who also led the outreach meeting said that its purpose was to discuss a "pot of tools to maintain agricultural heritage and protect property rights."



# **Pearl #10:** Focus on your end game instead of being the hero.



*(Even if it means letting the opposition think they solved all the problems that you allegedly created.)*