



## BIG Tour of Tiny Homes was a Big Success!

Many thanks to all who attended our 3rd annual valley tour. This year, our sold out tour focused on the growing market for Tiny Homes. Stay tuned for our next tour this fall.

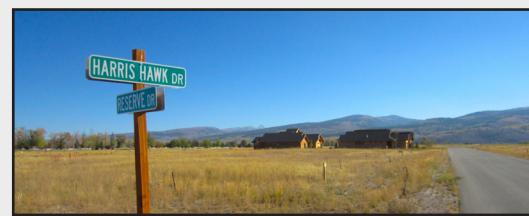
## Thumbs Up for Our *Real Estate Class!*

We had a blast teaching our continuing education class for Real Estate Professionals entitled "Rural Residential Lot Supply and Marketability" at Teton Springs Resort in Victor this May. Stay tuned for our updated course offering coming this fall!

*"Excellent information-very well presented!"*  
- Class Attendee

### DID YOU KNOW?

Valley Advocates is a **FREE professional resource** for landowners and developers!



Do you have questions about:

- Buying a distressed development or property?
- Options for reshaping a subdivision?
- Navigating federal, state, and local regulations?
- Property tax regulations?
- Resources available to assist you?

Contact our office (208) 354-1707 to set up a free property and development consultation.



## ATTENTION HOMEOWNERS ASSOCIATIONS!

Does your HOA have questions about managing:

- Open Space?
- Community Amenities?
- Water or Sewer Systems?
- Weeds?
- Infrastructure Maintenance?

### We can help!

Contact our office (208) 354-1707 to discuss bringing our creative and experienced professional staff to your next HOA meeting.

### WANT UPDATES ON:

- Huntsman Resort Hotel and shopping plaza proposal?
- The relocation of Packsaddle/Milk Creek Road?
- Development of workforce housing in Victor?
- The Victor, Driggs, and Teton County code re-writes?

Sign up on our website to receive our free email updates and get in-depth coverage of these important local planning issues.

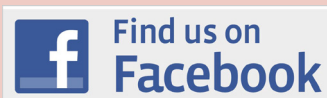
[www.tetonvalleyadvocates.org](http://www.tetonvalleyadvocates.org)

### GIVE TO VARD THROUGH THE



COMMUNITY FOUNDATION OF TETON VALLEY

<b>Office Address</b> 285 East Little Ave. Driggs, ID 83422	<b>Staff:</b> Shawn Hill, <i>Executive Director</i> Anna Trentadue, <i>Program Director &amp; Staff Attorney</i> Brendan Conboy, <i>Program &amp; Development Associate</i>	<b>Board of Directors:</b> Janna Rankin, President David Axelrod, Vice-President Julie Stomper, Secretary Alice Stevenson, Co-Treasurer Linda Unland, Co-Treasurer	Richard Berg Guch Lombardi-Spray Sandy Mason G.L. (Lee) Simmons David Work, Trustee Emeritus Susan Work, Trustee Emeritus	<b>Advisory Board:</b> Jeff Carter Richard Danforth Georgie Stanley
<b>Mailing Address</b> PO Box 1164 Driggs, ID 83422	208.354.1707 phone 208.354.1709 fax			



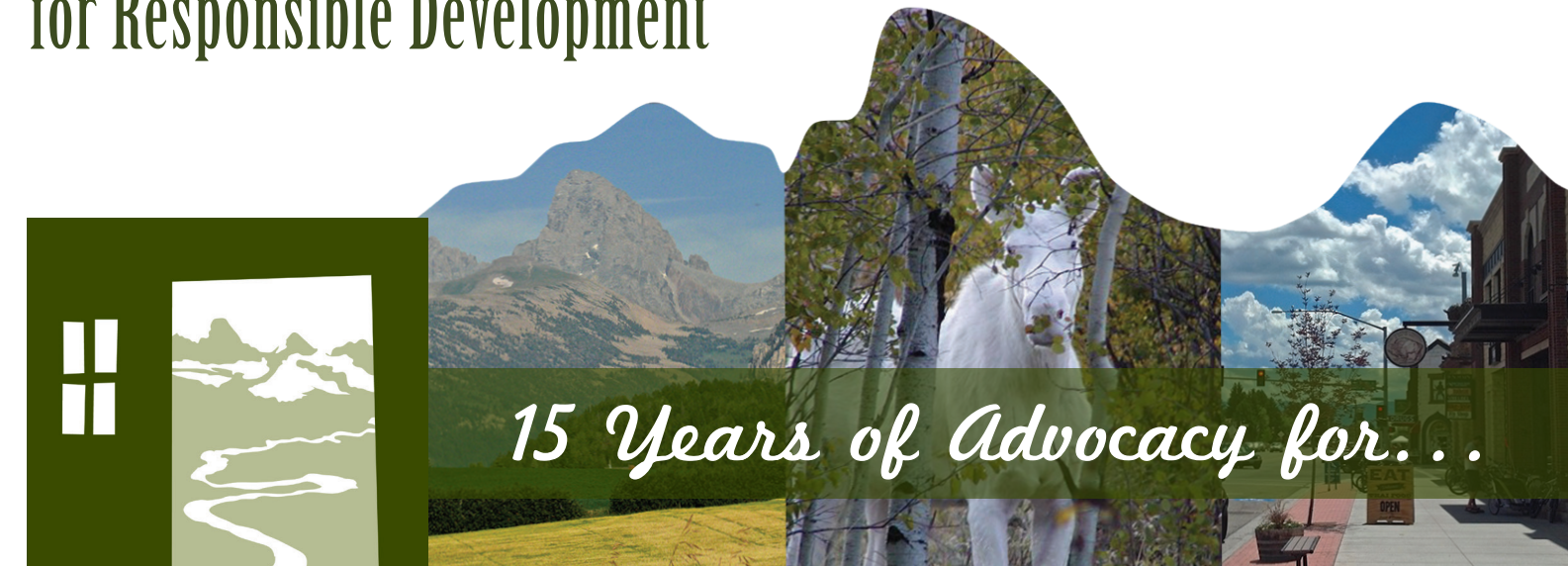
# Valley Advocates for Responsible Development

## July 2016 Newsletter

VARD  
PO Box 1164  
Driggs, ID 83422

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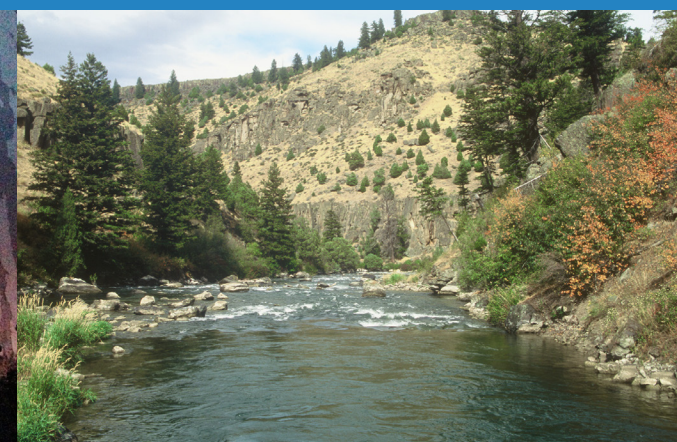
OPEN SPACES

WILD PLACES

VIBRANT TOWNS



Starry night vistas protected by dark skies regulations



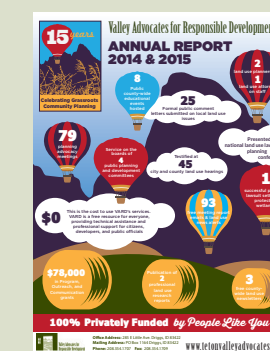
Ground and surface water protections through nutrient pathogen ordinances



Downtown design standards to breathe life into beloved old buildings

Advocating for grassroots community planning is not as glamorous as other environmental efforts, but the truth is, **almost all of the important decisions that can permanently impact our most beloved places are made in local city and county meetings through the land use planning process.**

In the movies, we're taught that advocacy looks like folks showing up to protest the construction of a strip mall, or razing of an old grove of trees. In reality, by the time the bulldozers show up – it's far too late. Those pivotal decisions were already made through the local planning process months (or even years) earlier, **and that's why we're at all of those meetings and hearings.** Successful advocacy efforts are characterized by their capacity to adapt to changing circumstances. Sometimes it's been easy; sometimes it's been hard - but as you can see in the pictures above, persistence pays off.



This year marks our 15th anniversary of grassroots community planning here in Teton Valley, Wy-daho. To celebrate, we have released a bright new 2014-2015 Annual Report. It highlights our recent milestones, accomplishments, and thanks all of our dedicated supporters. Contact us or stop by the office to pick up a copy!



- Shawn Hill, Executive Director

## Get Involved • Become a Member • TETON VALLEY NEEDS YOU!

Members receive meeting invitations, regular newsletters, and email updates.

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_  
Email \_\_\_\_\_

Please return this form with your checks to: VARD, PO Box 1164, Driggs, ID 83422



### Membership Levels

- Benefactor \$1000+/year
- Sponsor \$500-999/year
- Patron \$250-499/year
- Friend \$100-249/year
- Supporter \$50-99/year
- Member \$25-49/year

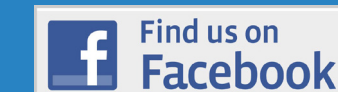


## Advocate

Noun | ad·vo·cate | 'advəkət

the champion of a cause, an active supporter of an idea or policy, one who pleads the case of another

[www.tetonvalleyadvocates.org](http://www.tetonvalleyadvocates.org)

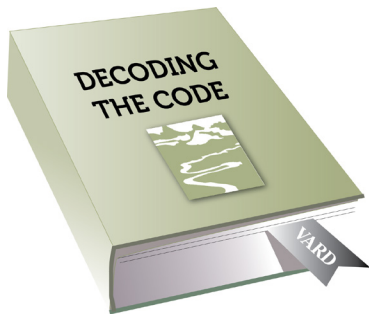


**As the only advocacy organization in Teton Valley, our work looks like this:**

- Consistently attending the long civic meetings
- Engaging in direct dialogue with policy makers
- Community education and organizing
- Issue and policy analysis
- Reading the fine print
- Staking out informed positions

# DECODING THE CODE

An Online Guide to the Implementation of Teton County's Comprehensive Plan



## The Teton County Comprehensive Plan: A Visionary Expression of Community Values

In 2012, Teton County adopted an award-winning Comprehensive Plan that was the culmination of two years of work involving over 4000 public comments and 1800 citizen volunteer hours. This Comprehensive Plan envisions thriving cities set amidst productive farmlands interspersed with protected wildlife and scenic views.

Though the Comprehensive Plan is visionary, it is also vague. It is a collection of wonderful ideas that have yet to be implemented. In order to see the Comp Plan in action on-the-ground, it needs to be codified.

## Why Can't We Just Take What's in the Comprehensive Plan and Codify It As Is?

The challenge before us is that many of the ideas in the plan are just that - ideas. They need to be articulated further so that they can actually become laws. For example, the Comp Plan states that recreational opportunities need to be enhanced.

Does this mean that we require pathways for all new subdivisions? Or does it simply mean that we are supportive of development that voluntarily proposes new pathways? As another example, what about minimum lot sizes? The Comp Plan recommends "low density" for many sensitive areas of the county. But what is "low density?" 20-acre zoning? 40 acres? 80 acres 20 acres with clustered homesites?

## So...how do we make sure the vision of the Comp Plan is executed?

As a community, we need to have a hearty discussion to come up with answers to questions like "what is low density?" "how do we enhance recreational opportunities?" and other fundamental questions.

Decoding the Code breaks these questions down so that you can provide your input, and so that we as a community can craft informed, fact-based answers and ensure that they are embodied in regulations like the Teton County Land Use Code.

"To shape policy, guide development, and provide outreach to preserve natural resources, protect rural character, and promote vibrant communities in Teton Valley through civic action."

VAR.D Mission Statement

## www.VARDDecodingTheCode.com

### INTRO



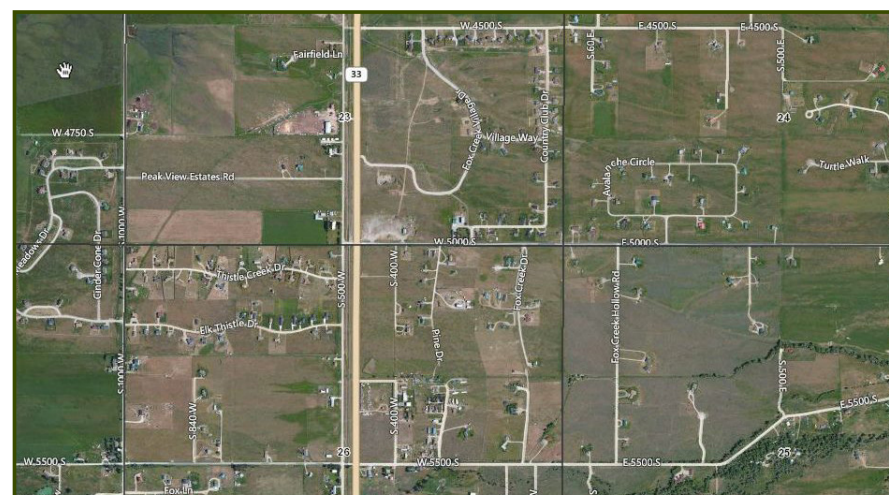
In this Issue, we provide "Comp Plan and Land Use Code 101," how each are related, and how important policy questions must be addressed before our Land Use Code is written.

### ISSUE TWO: CODING CHARACTER PART 2



Driggs, Victor, Teton, and everything in between! How do we make our cities and neighborhoods better? How do we ensure that future development is more orderly and consistent with the Comp Plan's vision?

### ISSUE FOUR: DEVELOPING SUSTAINABLY



In the last decade, our rural county of 10,000 people somehow created 9,000 vacant lots! We discuss how much and what type of development our community can accommodate.

### ISSUE ONE: CODING CHARACTER PART 1



What should the rural areas of the county look like? We tackle the issues of rural zoning in the west and north sides of Teton Valley, and discuss how to best preserve our pristine natural resources and cherished agricultural heritage.

### ISSUE THREE: MAPPING OUR FUTURE



photo by Eric Soyland

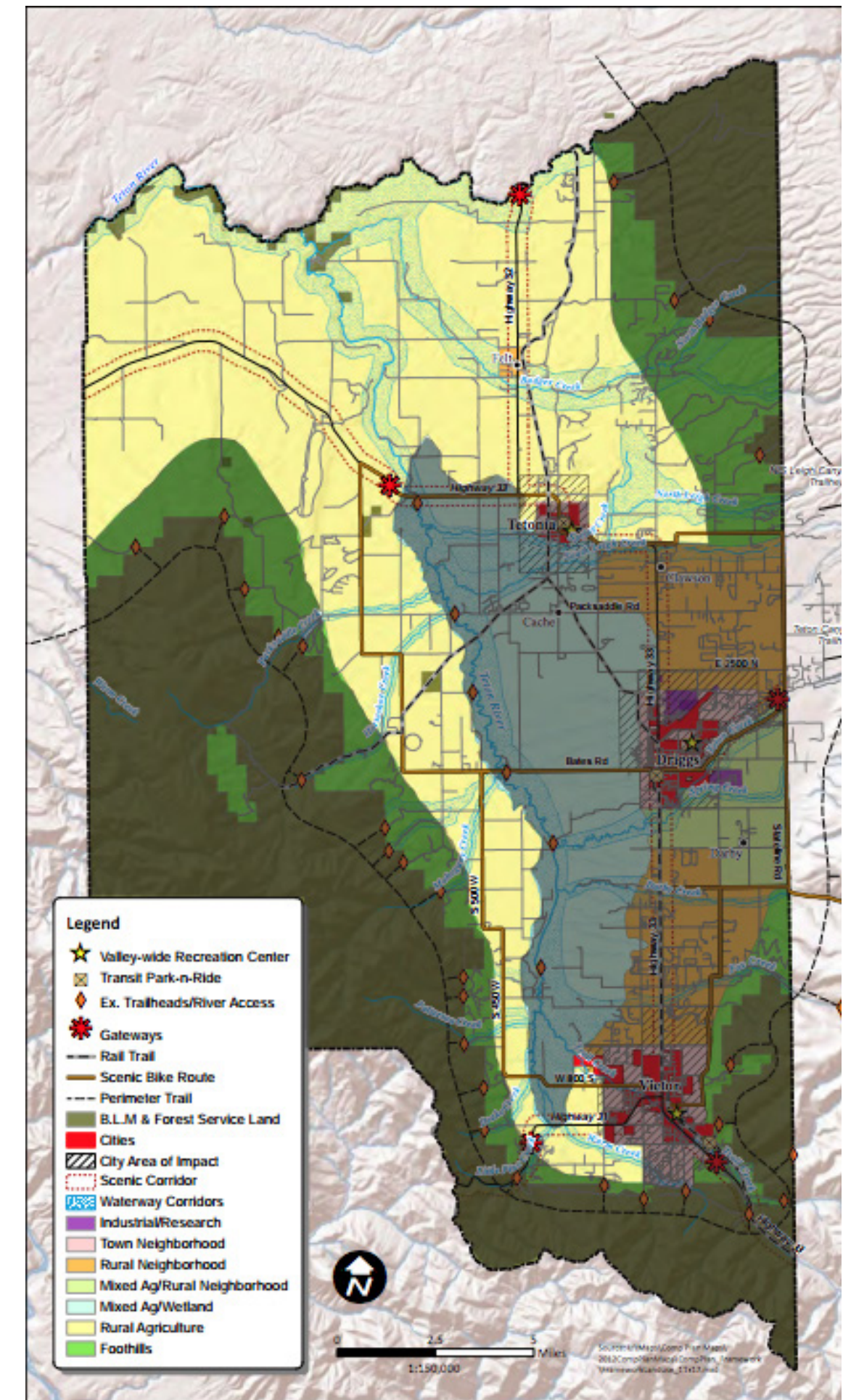
We all know Teton Valley is chock full of scenery and wildlife. How do we protect scenic and natural resource lands if we don't know specifically where they are located? In this issue, we discuss the importance of data and mapping techniques.

### ISSUE FIVE: PROACTIVELY PLANNING FOR HOUSING, TRANSPORTATION AND RECREATION



Teton Valley has seen a marked increase in traffic, demand for recreation facilities, and a shortage of affordable housing. We discuss how to proactively meet these issues head-on rather than letting them become full-blown crises.

Our **DECODING THE CODE** Series is free and available at anytime. Get online and educate yourself to make an effective contribution to this conversation.



We'll keep you informed of opportunities to provide your comments.

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