

City of
TETONIA

COMPREHENSIVE PLAN



A Panoramic View

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CONTENTS

INTRODUCTION.....	1
PURPOSE.....	1
PLAN ORGANIZATION	1
OVERVIEW.....	2
VISION STATEMENT	2
SCOPE.....	2
HISTORICAL PERSPECTIVE	2
2007 SURVEY	3
NEEDS.....	3
ANALYSIS.....	6
PROPERTY RIGHTS.....	6
POPULATION	6
SCHOOL FACILITIES AND TRANSPORTATION	8
ECONOMIC DEVELOPMENT	8
LAND USE.....	9
NATURAL RESOURCES.....	10
HAZARDOUS AREAS.....	11
PUBLIC SERVICES, FACILITIES, AND UTILITIES	12
TRANSPORTATION	14
PARKS AND RECREATION	16
CULTURAL AND HISTORICAL SITES	16
HOUSING	17
COMMUNITY DESIGN.....	17
IMPLEMENTATION.....	18
ENHANCE AND PRESERVE THE CHARACTER OF TETONIA	18
MANAGE GROWTH AND DEVELOPMENT	19
PROMOTE SUSTAINABILITY OF TETONIA	21
LAND USE AND TRANSPORTATION	23
LAND USE MAP	23
TRANSPORTATION MAP.....	24

INTRODUCTION

PURPOSE

The Local Land Use Planning Act, Idaho Code 67-6508-09, requires that communities adopt a comprehensive plan and update as needed. The purpose of the plan is to promote health, safety, and general welfare as follows:

- Protect private property rights and enhance property values.
- Ensure adequate public facilities and services are provided to the people at reasonable cost.
- Protect and enhance the state and local economy.
- Protect and enhance the regional and local environment.
- Encourage and protect prime agricultural lands.
- Encourage appropriate urban development.
- Avoid undue concentration of population and overcrowding of land.
- Ensure land development is in harmony with the physical characteristics of the land.
- Protect life and property in areas subject to natural hazards and disasters.
- Protect wildlife and recreation resources.
- Minimize water and air pollution.
- Invite school districts to participate in community planning and development.

PLAN ORGANIZATION

The Tetonía Comprehensive Plan is based on a ten year period and includes analysis of existing conditions, projections for future growth, and steps for meeting that growth. It is a legal document for the city's vision and as such is the foundation for all city management. Future development is to be guided by goals, objectives and policies identified in the plan.

Components of the plan include the following:

- Overview
- Analysis
 - Property Rights
 - Population
 - School Facilities and Transportation
 - Economic Development
 - Land Use
 - Natural Resources
 - Hazardous Areas
 - Public Services, Facilities, and Utilities
 - Transportation
 - Recreation
 - Cultural and Historical Sites
 - Housing
 - Community Design
- Implementation

OVERVIEW

VISION STATEMENT

Citizens of Tetonía support a family-friendly, small-town setting; endorse residential neighborhoods and core economic growth; and, strive to preserve the Teton Valley scenic vista and environmental quality.

SCOPE

Tetonía's location, heritage and citizenry create a way of life unique to the Teton Valley. Retaining local control, while also forming area partnerships, is essential in maintaining the quality of life and livability of Tetonía. The general scope of community leadership is to preserve the community's most important assets.

Residential Community

Tetonía is principally a residential community.

City Services

Tetonía residents and business owners need and expect safe, efficient, quality city services.

Education

The community is committed to supporting education at the local and county level.

Livability

The quality of life in Tetonía depends on safety, physical and environmental attributes, and cultural and recreational opportunities.

The Environment

Scenic beauty, majestic mountains, abundant wildlife, clean air and clean water are highly valued. In considering community decisions, protecting water, air, soil, trees, open space, the scenic vista, and environmentally sensitive lands will be given high priority.

Economic Vitality

Core economic growth is essential to the sustainability of Tetonía.

HISTORICAL PERSPECTIVE

The Tetonía town site was established November 3, 1910 on the original homestead of John Letham. By 1912, with the expansion of the railroad, buildings from nearby Haden were moved to Tetonía by teams of horses. Eventually Main Street was lined with stores

and shops, including a bank, various mercantile stores, two pool halls, a post office, a blacksmith shop, a dentist office, a doctor's office, a newspaper and even a race track complete with a judge's stand. Two churches and a three-room brick schoolhouse completed the town buildings.

Based on an agrarian economy, Tetonía lost farmers and businessmen due to the succession of dry years and crop failures, the economic slump of 1920 and the Great Depression of 1930. Since 1950 little economic or residential growth has occurred.

2007 SURVEY

Survey results are based upon thirty returns or approximately one third of the surveys sent out to city water users. Citizens responding see planning and zoning issues, snow plowing, open communication with government and public utilities as very important city services. The greatest need in Tetonía by ninety-six percent is responsive, functional government. Over sixty percent see a need for a new sewer system, better streets and improved property maintenance.

Fifty-six percent believe the city should encourage economic growth with Main Street retail/service and commercial development being preferred, and recreation/tourism and crafts/artisans following. Commercial growth should reflect a small-town atmosphere and preserve the scenic view, Tetonía's most important asset.

Citizens want single-family homes on small or large lots. More than half see a need for multifamily and mixed use housing; while less than one-fourth favor "McMansions" and second homes.

Using tax dollars to support community recreational facilities is supported by a third of the respondents. Seventy-five percent believe bike, walking and hiking trails should be available in Tetonía and fifty percent consider a multi-use recreational facility important.

NEEDS

Problems, Issues, and Concerns

Currently the city has the opportunity to plan and direct growth with the express purpose of preserving the community's assets, which are a family-friendly, small-town setting, core development potential, and magnificent scenic vistas and high environmental quality. With an increase in growth imminent, the decisions made now will significantly affect the quality of life for future generations. Problems, issues and concerns of the city and impact area have been identified to assist in the planning process.

Problem	P	A current matter or situation requiring a solution. Immediate attention and action are needed.
Issue	I	A point or question in dispute, which will necessitate a decision. Resolving the issue will set a course of action and help alleviate problems.
Concern	C	A matter of interest or importance in the context of how it will affect the future. Future problems and issues arise from unheeded concerns.

City and Impact Area Problems, Issues, and Concerns

Property Rights

- C Balancing individual rights with the rights of neighbors and of the community as a whole.

Population

- C Growth will change the city's demographics, requiring an analysis of potential population increases as well as the distribution of age and income levels.
- C An increase in population will impact schools, public facilities, parks and recreation, housing, economic development, land use, community design, and transportation.

School Facilities and Transportation

- C When will new schools be needed? Where will they be located?
- C The city and the school district should work together in planning new schools.
- C Should sidewalks be added in areas of high pedestrian traffic?

Economic Development

- I New areas of economic development should develop from the city core out.
- I How can the city encourage new retail commercial and business development within the core area?
- I What area defines the city core?
- I Where should highway and community level commercial development be placed?

Land Use

- P Update the land use map to reflect a 10-year future.
- P Citizens want the community to grow residentially.
- I Should the city have an Open Space Zone?
- I Should multifamily housing be concentrated in one area or should it be placed between residential and commercial areas as a buffer?
- C Zoning for residential and commercial developments should reflect community values.

Natural Resources

- C Preserve the quality of the city's water supply, air and soil.
- C Ensure a functional water delivery system.

Hazardous Areas

- C Prepare a city emergency plan.
- C Contamination from hazardous materials.

Public Services, Facilities, and Utilities

- P Keep and improve, as necessary, the quality and quantity of water and sewer services.
- C With the increase in growth, the city may need to provide a new city hall, expand infrastructure and hire more city personnel.
- C Citizens see a need for street improvements and improved snow removal

Transportation

- P Review and revise the current transportation map.
- P Identify existing and future arterial and collector roads.
- P Seek harmony with Teton County and ITD transportation access plans.
- C Establish a bike path route and pedestrian walkways including Trails to Rails.
- C Ensure that railroad and highway crossings are well marked.

Parks and Recreation

- I Should the city provide more recreational facilities? What types of facilities?
- I What is the most viable use and management of the rodeo grounds?
- C Providing open space for parks to meet new growth.
- C Upkeep of city parks.

Special Areas and Sites

- P Upgrade and enhance site signs. Develop a site sign standard.
- C Identify and preserve historical assets.

Housing

- P Is there a need for more zones or overlay zones to reflect current and future density patterns?
- I Will multifamily housing detract from the quality of life in Teton?ia?
- I How much multifamily housing should the city allow?
- I How many units per acre should be allowed?
- I Should the city encourage buffer zone planning?

Community Design

- P Run-down housing (especially trailers) and junk in yards.
- P Need for design review before new development is allowed.
- I Should the city develop a community theme and standards for multifamily, commercial, business and manufacturing buildings and sites?
- I Should existing residential streets have sidewalks?
- I Should the city develop a landscaping and building maintenance ordinance?
- I Should subdivision design be more controlled by the city?
- C City corridors should be improved and beautified.

Implementation

- P City ordinances need to be updated.
- P Citizens may be faced with higher taxes and more local improvement districts (LIDs) unless the city receives revenue beyond that provided by single-family homes.
- I How will the city build a stronger tax base?
- C Help citizens understand local government and the needs of the community.

ANALYSIS

PROPERTY RIGHTS

Property rights means the fundamental freedom to own, control, and enjoy land. This freedom includes the liberty to develop, rent, lease, or dispose of—through sale or gift—the land, using the property as desired as long as that use does not infringe on the rights of neighbors or of the community as a whole (see Idaho Constitution, Article 1, Section 1, and Idaho Code, Title 55). Property rights form an indispensable part of a free society.

Federal and state laws recognize that government policies and regulations can encroach on individual property rights. At the same time, these laws recognize that the way individuals use their land can encroach on neighbors' rights and on the community at large. The comprehensive plan endeavors to balance and respect these rights.

POPULATION

Considered a rural community, Tetonia has an approximate population of 250. As indicated in the tables below, population declined from 1980 through 1990, but increased for the 1990–2004 period.

Population*				
	1980	1990	2004	2005
Tetonia	191	132	253	
Teton County	2,897	3,439		7,467

Population Change*			
	1980-1990 Change		1990-2005 Change
Tetonia	-59		121
Teton County	542		4,028

*Source: U.S. Census 2000 and Idaho Department of Commerce and Labor

Age

The median age in 2000 was 28.3. The population in 2000 was 93.5 percent white, 8.9 percent Hispanic, and 5.3 percent other races. Males comprised 51.8 percent of the population, with 48.2 percent females.

Age Characteristics*	
Age Category	Number
Under 5 years	28
5 to 20	62
20 to 44	98
45 to 64	36
Over 65	23

* Source: U.S. Census 2000.

Education

Thirty percent of those 25 and over received a high school diploma and some higher education. Nineteen percent obtained a bachelor's degree or graduate degree.

Education Attainment—Data for persons 25 years or older*		
	Number	Percent
Less than 9 th grade	6	4.5%
9 th to 12 th grade	17	12.8%
High school graduate	41	30.8%
Some college, no degree	34	25.6%
Associate degree	9	6.8%
Bachelor's degree	22	16.5%
Graduate or professional degree	4	3%

*Source: U.S. Census 2000.

Income & Poverty

Income and Poverty Levels*					
Geographic Area	Median income in 1999 dollars		Per capita income in 1999 dollars	Income in 1999 below poverty level	
	Households	Families		Percent of population for whom poverty status is determined	
				All ages	Percent of families
Idaho	\$37,572	\$43,490	\$17,841	11.8%	8.3%
Teton County	\$41,968	\$45,848	\$17,778	12.9%	9.7%
Tetonia	\$42,500	\$42,679	\$17,100	3.9%	4.5%

*Source: U.S. Census 2000.

Population characteristics of Tetonia show it to be dominantly white, with equal percentages of males and females. The population is younger than the state and national median, and there appears to be a higher percentage of high school and college graduates.

In general, Tetonia income measures are higher than the state average and run close with Teton County, but this trend may show a change with the 2010 census. The poverty measures tend to be much lower than state and county averages. The city's per capita income is slightly lower than state averages.

The population of Tetonia and the impact area could double in the next 10-year period based on the growth rate within Teton County. It is certain there will be new growth, suggesting the need for sound policies and plans to accommodate an increase in population.

SCHOOL FACILITIES AND TRANSPORTATION

Teton County School District 401 has centrally located a middle school and high school in Driggs, Idaho with smaller elementary schools in Teton and Victor. Students from the entire Teton Valley are included in the enrollment table.

School District 401 Enrollment*					
School	Location	2005-06	2006-07	2007-08	Capacity
Tetonia Elementary	Tetonia	119	128	123	110
Driggs Elementary	Driggs	246	284	278	240
Victor Elementary	Victor	174	194	225	150
Teton High School	Driggs	448	437	490	500
Basin High School	Driggs	n/a	18	22	30
Teton Middle School	Driggs	321	308	360	300
Teton Education Center Kindergarten Center	Driggs	119	118	144	120
Other Enrollment					
The Learning Academy of Teton Valley	Driggs	30	40	50	-
Christian Academy	Driggs	-	-	20	-

* Source: School District 401

In the summer of 2009 a new middle school is planned to open in Driggs and the existing middle school may become an intermediate school, providing classrooms to grades 3, 4, and 5 with grades K thru 3 remaining in the local elementary. The school district is also aware of the need for a new elementary school in Tetonia. Four buses provide transportation to approximately two hundred students from Tetonia and nearby areas, including Packsaddle Road. Students attending grades 3, 4 and 5 at Tetonia Elementary will be bused to the intermediate school, increasing the number of students being bused.

ECONOMIC DEVELOPMENT

Tetonia residents rely on the economy of the Teton Valley, Jackson and surrounding counties. Agriculture, small industries, construction, manufacturing, professional services, tourism, government, retail businesses, and public education facilities provide employment opportunities for the Teton County area.

Tetonia Labor Force*		
	Number	Percent
Employed persons 16 years and older in 2000	125	100%
Agriculture, forestry, and fisheries	5	4%
Construction	29	23.2%
Manufacturing	5	4%
Wholesale	8	6.4%
Retail trade	17	13.6%
Transportation, warehousing, and utilities	5	4%
Information	0	0%
Finance, insurance, real estate, and rental leasing	4	3.2%
Professional, administrative, and related services	3	2.4%
Educational, health, and social services	20	16%

*Source: U.S. Census 2000.

The economy of Tetonia can be strengthened by its close proximity to major tourist and recreational properties, and its location along Highway 32 from Fremont County and Highway 33 from Madison County leading into Driggs and on to Jackson. Increased economic development in Tetonia will provide employment and much needed revenue for city facilities expansion and improvements.

Commercial, manufacturing, light industry and other business development should occur in those areas where there is an established pattern. Developing the downtown commercial core initially before extending outwardly should be a priority of the city, while also seeking economic compatibility with the city's vision and scope. An economic development plan will facilitate orderly, proactive economic growth in the community.

There are many economic development resources within the region that the city and its residents can utilize. For example, East Central Idaho Planning & Development (ECIPDA) operates two direct financing programs - an EDA funded Revolving Loan Fund and the Small Business Administrations Certified Development Company 504 loan program. They also partner with several banks in implementing the SBA 7(a) guaranty program.

The Regional Development Alliance is an organization created to assist the Governor of the state of Idaho in the utilization of the Idaho National Laboratory (INL) Settlement Fund program as a catalyst to affect and enhance quality job creation opportunities, activities and efforts in Bannock, Bingham, Bonneville, Butte, Custer, Teton, and Madison counties.

LAND USE

Land is the most valuable resource of Tetonia requiring wise and conscientious stewardship. The comprehensive plan arranges major land use areas to preserve residential areas, agriculture and scenic vistas, while providing for development of a manufacturing center and a commercial activity core. Projected land uses include: residential, commercial, public facilities, open space, manufacturing and agriculture.

Comprehensive Plan Land Use Map

The Comprehensive Plan Land Use Map is intended to mediate between property owner rights, and the city's vision and capacity for future growth. Specific land use zoning districts are defined and boundaries are outlined in the city planning and zoning ordinance

Land Use Designations

Land Use	Description
Residential	Low to medium-density residential dwellings.
Commercial	General retail needs, including central business areas and service-based activities.
Open Space	Parks, walking trails and other recreational activities, conservation of land and natural resources, and historic or scenic site preservation.
Manufacturing	Technical park/research and development facilities and manufacturing activities including production, distribution and storage of goods.
Public Facilities	Land, buildings or structures servicing the public.
Agriculture	Rural residential and other types of open land areas. Established to protect against spasmodic, disorderly, and indiscriminate development that would adversely affect agriculture.

The objectives of projected land use include reducing the burdens placed on the community by new growth, achieving orderly growth, and avoiding unnecessary and costly extensions of infrastructure. Arrangement of land uses should be orderly, convenient and compatible with each other and the natural setting.

NATURAL RESOURCES

Climate

Tetonia's climate is typical of a high-mountain environment with moderate summers and cold winters. Annual precipitation averages 13.8 inches; with an annual snowfall of 73.7 inches. The average maximum temperature in July and August, which are the hottest months, is 80°F, while the average minimum temperature in these months is 48°F. The average maximum temperature in December and January, which are the coldest months, is 30°F, while the average minimum temperature in these months is 5°F. Winds are mostly from the southwest and occur throughout the year. There are 55 to 85 frost-free days each year. Air quality is good.

Water Supply

The Teton River flows from south to north approximately four miles west of Teton. The river is used for irrigation and recreation. Spring Creek runs on the south side of Teton from east to the Teton River and occasionally becomes dry approximately 1 mile to 2.5 miles west of Teton.

The underlying stratum in Teton is part of the stream flow source area for the Eastern Snake River Plain Aquifer, which has been designated by EPA as a Sole Source Aquifer. This designation means this aquifer supplies more than 50 percent of the drinking water for the people in the area and there is not another viable source of drinking water in the area.

Soils

Teton is located at the broad, open end of Teton Basin on the northeast corner of an ancient alluvial plain. Soil types include Driggs, Wiggleton, Felt, Packsaddle, Richvale, Teton and Feltonia.

Floodplain and Wetland

Teton is not located in a 500-year flood plain as shown on the FEMA flood plain map. Wetland areas have not been identified due to the Teton Valley experiencing a 5-year draught.

Wildlife Habitat

Ducks, geese, and sandhill cranes survive on cultivated crops. Mourning dove and cottontail rabbit are common with a few sage grouse and sharptailed grouse. Small populations of Chinese pheasant and Hungarian partridge are found. Larger wildlife species include deer, moose, elk, mountain lions and black bear.

Source *2005 Teton Wastewater Facility Planning Study

HAZARDOUS AREAS

Seismic Activity

Teton County is located within the Intermountain Seismic Belt. The eastern half of Idaho has been classified as susceptible to severe damage from a seismic event.

Wildfire Hazard

Drought conditions and uncut grass and weeds contribute to the wildfire hazard within the city and the open area surrounding the city and area of city impact.

Industrial Hazards

Guidelines setup by the United States Environmental Protection Agency, the Occupational Safety and Health Administration, Idaho Department of Environmental Quality and Idaho General Safety and Health Standards will be enforced.

Underground Storage Tanks – Underground storage tanks constitute a hazard in that leakage from these tanks can result in contaminating ground water supplies. Locating such tanks underground typically mitigates fires and explosions.

Hazardous Chemical Storage – Hazardous chemicals stored properly do not pose an immediate hazard to the public. However, if the chemicals are spilled or are involved in an accident that could lead to a release, the public may be exposed.

Drain and Dump Areas – Industrial waste should be disposed of in proper containers and hauled away to appropriate sites. Drainage pools should be secured with fencing and kept free of excess debris.

Ponds

Mosquito-based disease is becoming a greater threat each year. Identification, cleanup and control of nesting areas should be a priority. City support of county wide abatement programs will assist in reducing the mosquito population.

PUBLIC SERVICES, FACILITIES, AND UTILITIES

Government

Mayor and City Council

Tetonia elects a mayor and four council members to serve a four-year term. The city council supervises city departments and committees.

Planning and Zoning

The Planning and Zoning Commission functions as an advisory committee to the city council.

City Administration and Maintenance

City administration and maintenance are under the supervision of the mayor, assisted by a city clerk. One full-time employee is responsible for the city maintenance with other part-time employees hired as needed. Offices and maintenance shops are located at 105 Perry Avenue, Tetonia. An attorney, an engineer and an auditor provide professional services.

Facilities

Water System

City water is supplied from one well with a capacity of 340 gallons of water per minute located at the west end of Perry Avenue. A 100,000 gallon water storage tank is located above the north entrance to the city on an eastern hilltop. The city's greatest priority is improving and upgrading city water facilities including the acquisition of water rights.

Wastewater Treatment

The wastewater treatment system consists of an influent lift station and a single facultative lagoon. In 2005 the average daily flow was 31,000 gallons. More information is available in the City of Tetonia Wastewater Facility Planning Study.

Garbage

An independent sanitation contractor is available to pick up city garbage weekly. Residents may also deposit basic refuse at the Teton County transfer station located east of Driggs.

Services from Teton County

Fire Department

Teton County Fire District Station #3 is located next to city hall in Teton. Volunteers man two large capacity pumper trucks and two smaller brush trucks. Station #1 in Driggs is equipped with a ladder truck and full-time staff.

Emergency Medical Services

Teton Valley Ambulance service responds to emergency medical situations throughout Teton County, assisted by Teton County Fire District personnel.

Law Enforcement

The Teton County Sheriff's office has a staff of eight to ten officers serving the Teton Valley.

Other Public Services

Hospital

Teton Valley Health Care, located in Driggs, is a Teton County owned and operated critical access hospital providing a full-scope of medical services. The 13-bed facility offers inpatient, outpatient, and emergency services. A full medical imaging department offers x-ray, ultrasound, mammography, CT scan, orthopedic surgery and MRI services.

Laboratory service, full rehabilitation including physical and occupational therapy and speech/language pathology, social services, home health and hospice are also available through the hospital. The hospital also provides the community with home health, hospice and personal care services.

The hospital's community outreach programs provide education and support to maintain health and strengthen families. These services include bilingual translation and interpretation services,

Medical Clinics

Within the confines of Teton Valley there are various medical clinics available to community members. A group of medical specialists beyond family practice make regular visits to Teton Valley Medical Center. These specialties include general surgery, urology, pediatrics, dentistry, plastic surgery, obstetrics/gynecology, and ophthalmology.

Public Health

The City of Teton is served by District Seven Health Department whose office is in Driggs. The department provides the availability of public health nurses, offers vaccinations, and other health screenings.

TRANSPORTATION

Regional

Tetonia is centrally located within the Idaho/Wyoming transportation corridor with accessibility to major regional highways from Highway 33. Traffic to Driggs, Victor and Jackson from Fremont, Jefferson and Madison counties passes through Tetonia at an average of 2400 cars per day.

Highway 33 is the primary route for regional and interstate traffic, including truck traffic. Growth projections underscore the need for new roads, specifically a second minor arterial and various major collectors, to serve future traffic volumes. Cooperative long-range planning with Teton County and the Idaho Department of Transportation is imperative to facilitate traffic access plans addressing the future needs of Tetonia and the regional area.

Teton Scenic Byway

Beginning at Swan Valley, the Teton Scenic Byway travels east on Idaho 31 through Pine Creek pass to the town of Victor, and then north on Idaho 33, along the western side of the Teton Range to Tetonia. West of Tetonia, the byway turns north on Idaho 32, offering glimpses of the Tetons and Fall River until it reaches Ashton, where the Mesa Falls Scenic Byway begins.

Street Classification

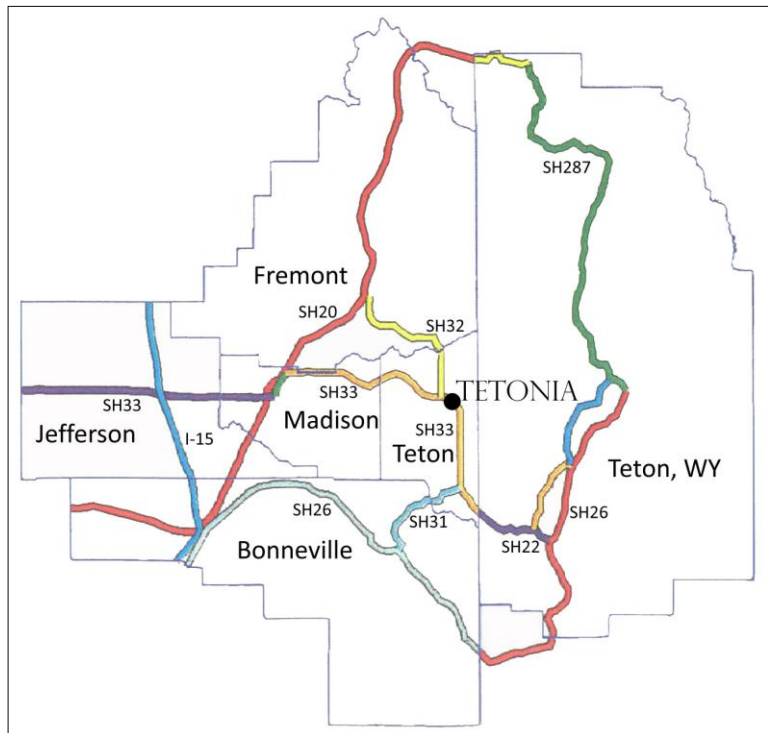
Under the Rural Functional Classification System, which is based on guidelines prepared by the Federal Highway Administration, Tetonia has three types of roads: a minor arterial, collector streets, and local streets.

Minor Arterial

The main arterial in Tetonia and all of Teton County is Idaho Highway 33. Minor arterials move a moderate volume of traffic through a community at moderate speeds. These highways carry traffic to collector streets and may intersect busy crossings. They should be designated so that commercial and residential properties do not have direct access onto them. For safety and mobility, these highways normally have limited access to residential streets.

Major Collector

Major collector streets connect two or more local streets and a minor arterial. These roads generally serve light commercial areas and residential neighborhoods. Normally



they should be designated so that commercial and residential properties do not have direct access onto them.

Minor Collector

Minor collectors serve business and residential properties. Direct access from commercial or residential property is not as restricted as a major collector. These roads are generally used to preserve a grid system of development throughout the city and into the city's impact area.

Local Street

Local streets include neighborhood streets, which provide direct access to homes, shops, and parks. Existing local streets are arranged in a grid pattern and provide vehicular access to neighborhoods, businesses, and public facilities. Street improvements are necessary to provide safe and efficient transportation within the core of the city.

Traffic Access

The traffic carrying capacity of the arterial, collector and section line roads in the city and area of city impact should be protected by initiating a program to control the property access onto these facilities.

Pedestrian Walkways and Safety

As Tetonia grows, pedestrian safety will require the inclusion of sidewalks in new residential developments and possibly the addition of sidewalks in established neighborhoods. The official school crossing from Perry Avenue across Highway 33 should be given priority safety provisions as the city population increases.

Bicycle Paths and Walking Trails

Tetonia will benefit from linking to the Driggs-Victor and Ashton Trails to Rails systems and creating a trails plan to connect the area's future residential and commercial uses. Roadway shoulders allowing for bicycle and pedestrian transportation along minor arterials and major collectors should be a minimum of 6 feet wide.

Motorized Vehicle Routes and Equestrian Trails

The U.S. Forest Service and Bureau of Land Management have established designated ATV routes and equestrian trails in various areas surrounding Tetonia. For more information about travel management on Idaho's Federal lands, contact the U.S. Forest Service or the Bureau of Land Management. ATV users are required to follow the Idaho Motorized Vehicle Restriction Rule.

Public Transportation

Public transportation is provided by CART, Inc as a request response service to the general public. Service runs to Driggs, Victor and extended areas.

Aviation

The Driggs-Reed Memorial Airport provides chartered air service into the Teton Valley.

PARKS AND RECREATION

Open Space

A properly planned system of open space, including natural and recreation lands, and community parks, can greatly reduce the impacts of urbanization. Currently Tetonia has two community parks maintained by the city. The Ruby Carson Memorial Park, located on west Perry Avenue has picnic and playground facilities. Community parks promote constructive leisure opportunities and recreational experiences and programs. Tetonia will preserve a scenic, rural atmosphere by providing natural open space corridors. Population projections anticipate continuing growth; further necessitating the need for open space.

Park Classification

Parks are classified as playground, neighborhood, community, special, or linear. The chart below lists basic standards and guidelines for each classification.

Playground	Structures such as swings and jungle-gym equipment for preschool to early grade school children. Two acres or smaller shall be adequate with a five minute walking time for patrons.
Neighborhood	A combination of active and passive recreation for varying age groups. Centrally located within a neighborhood, picnic areas, shade trees, walking paths and play areas should be provided. Two to five acres within ½ mile walking distance for patrons.
Community	Developed with good auto access and parking. Playing fields, playground equipment and picnic areas may be incorporated. Five to ten acres within ½ to three miles maximum distance for patrons.
Specialty	Unique and specific in the type of recreational opportunity such as a golf course, historic site or swimming pool.
Linear	Corridors of land providing public access for recreational or transportation purposes. Improvements can include walking, hiking or bicycling paths and horse trails.

Rodeo Grounds

City owned property south of Tetonia provides a rodeo arena with chutes and spectator bleachers. A rodeo club uses the arena for practice and rodeo competition at the high school and local adult levels.

CULTURAL AND HISTORICAL SITES

Properly preserved and maintained historic buildings and sites contribute to the overall appearance of a community and provide a tie to the past. Remaining structures of the earlier era in Tetonia include various buildings throughout the city.

HOUSING

Based on data from the 2000 US Census there are 93 housing units in Tetonia with a median value of \$81,300 and a median rent of \$500. 65 of the 87 occupied housing units are family based and 19 are householders living alone. The average household size is 2.84. 49 units are owner occupied and 16 units are renter occupied. There are 49 single-family houses, 16 single-family mobile homes and 2 multifamily dwellings.

With the expectation of new housing, a growth management plan would provide strategies and guidelines necessary to meet the anticipated increase. Growth management is the process of ensuring new growth happens in conjunction with the extension of city services and at a pace comfortable for the community.

COMMUNITY DESIGN

Entryway Corridors

Entryway corridors to Tetonia are a blend of commercial districts with agriculture and residential areas. Old and new buildings can be found. Some in good repair, others requiring improvement.

Design Review

Monitoring site and building design of commercial, business, manufacturing and multifamily residential development will add to the unity and beautification of the city and impact area.

IMPLEMENTATION

Goals

Goals usually are stated in broad terms to reflect community-wide values. The ultimate purpose of a goal is general in nature. It provides the community a direction to travel, not a location to reach.

Objectives

Objectives define the meaning of the goals, describing how to accomplish them. An objective advances a specific purpose, aim, ambition or element of a goal. It can describe the end state of the goal, its purpose, or a course of action to achieve the goal.

Policies

Policies are specific statements or implementation strategies to meet objectives. They imply clear commitment and express the manner in which future actions will be taken. They are, however, flexible so that they can be adapted to different situations and circumstances.

ENHANCE AND PRESERVE THE CHARACTER OF TETONIA

Goal 1. Revitalize the City of Tetonian.

Objective 1. Strive to create an aesthetically pleasing community.

- Promote city maintenance and upkeep of public property. Encourage upkeep of private property to enhance the attractiveness and characteristics of the community.
- Encourage the planting of native trees and bushes that will create beauty and add to the healthy environment of the city
- Encourage the screening or fencing of any salvage and junkyards.
- Develop a visual gateway into the city to improve citywide identity.
- Encourage the creation and enhancement of landscaping throughout the city.
- Discourage proliferation of visual clutter along public rights-of-way, such as billboards, signs and dumpsters.
- Develop and update standards of design for the community.
- Enforce design standards in new and renovated development.
- Maintain and create visual and functional similarities between city parks and open space.
- Stress city maintenance and upkeep of public property. Encourage upkeep of private property to enhance the attractiveness and characteristics of the community.

Objective 2. Preserve the rural, small-town essence of Tetonian.

- Develop and enforce signage regulation to support a small-town, rural setting.

- Develop and implement regulation to require landscape buffers to separate land use changes and to maintain the open, rural nature of Tetonía.
- Develop, implement and enforce a Night Sky Ordinance.

Goal 2. Preserve and protect natural and scenic resources and open space.

Objective 1. Prevent groundwater contamination of the city water supply.

- Map groundwater flow for the city water supply.
- Base land use decisions on the integrity of water supply preservation.

Objective 2. Protect natural and scenic vistas and view corridors.

- Identify and map scenic vistas, view corridors, and landmarks.
- Develop land use guidelines to ensure view protection when considering new development.

Objective 3. Protect wildlife corridors and critical habitats for the ongoing presence and survival of wildlife in the region.

- Utilizing information from the Idaho Department of Fish and Game, require development to map wildlife activity including, but not limited to, deer and elk corridors and wintering habitats; standards for protection should meet or exceed those created by federal, state and local regulations.
- Form partnerships with county, state and federal agencies to facilitate the survival of wildlife in the Teton Valley.

Objective 4. Protect natural waterways and watersheds for present and future generations.

- Require development to identify natural waterways and watersheds and present management plans and protection measures.
- Promote the protection of wetlands and riparian areas to secure their value as wildlife habitat and for aquifer recharge.

MANAGE GROWTH AND DEVELOPMENT

Goal 1. Plan for moderate, stable growth consistent with the city’s vision and fiscal capability.

Objective 1. Provide adequate regulation and standards to implement city and impact area land use.

- Review and restructure land use in the city and impact area.
- Amend the zoning ordinance to implement the Comprehensive Plan Land Use Map.
- Organize Tetonía’s subdivision, zoning, and all other land use regulations into a unified, comprehensive document.

- Revise the planned unit development regulations to encourage clustered development, which preserves a development parcel's desirable open space and environmental features; and to provide development incentives for such preservation and for the inclusion of affordable housing.

Objective 2. Strive for a pattern of medium density residential development within the city core surrounding Main Street.

- Revise and update zoning districts.
- Evaluate and revise, as appropriate, minimum and maximum densities in each zoning district.

Objective 3. Encourage varied types of housing to meet the needs of a growing population.

- Allow for the siting of manufactured homes as defined in Idaho Code and amend zoning ordinances to meet State law.

Goal 2. Provide for necessary and appropriate public facilities and services to serve the existing population and new growth.

Objective 1. Develop a public facilities and capital improvement plan.

- Establish clear service area boundaries for city water and sewer.
- Plan for the expansion and upgrade of city water facilities.
- Contract a carrying capacity analysis, including capacities of water, sewer, fire, police, emergency services and infrastructure and adopt a growth scenario based on the analysis.
- Annually evaluate population forecasts and growth trends to ensure compatibility.
- Maintain and preserve the Ruby Carson Memorial Park.
- Plan for a new city hall facility.
- Plan for city sewer expansion and upgrade.

Objective 2. Require developer participation in public facilities analysis and implementation.

- Require developers to prepare necessary studies to fully understand, assess, and mitigate impacts, including but not limited to traffic and transportation, streets and public rights of way, erosion and sedimentation, storm water management, landscape treatment, paths, parking, water, wastewater, schools, parks, recreation, natural systems, and open space.
- Evaluate the need for development fees for new construction, both residential and commercial, to assist in meeting the demands of new growth on public facilities and services in Tetonía.
- Negotiate contributions toward desired street, park, sewer and water improvements at the earliest step in the development process.

- Encourage the consolidation of power lines on single distribution poles and consolidation with other utilities. Whenever practical, utilities should be placed underground.

Objective 3. Manage land acquisition into the city and impact area to be consistent with the public facilities analysis.

- Proactive management of growth will conserve resources and ensure wise expenditure for improvements and infrastructure.
- Support efforts with Teton County in establishing land boundaries and jurisdiction, and cooperation to avoid land use inconsistencies.
- City code shall require new development outside the city limits to be compatible with city public facilities requirements so future city expansion is supported.

PROMOTE SUSTAINABILITY OF TETONIA

Goal 1. Preserve the integrity of Highway 33.

Objective 1. Initiate a Transportation Access Plan.

- In coordination with Teton County and the Idaho Transportation Department develop and adopt a Highway 33 Transportation Access Plan.
- Identify an alternate truck route through the city reducing truck traffic along Highway 33.

Objective 2. Maintain the historic visual edge of the City of Teton along Highway 33.

- Provide areas of open space adjacent to the highway and original city edge.
- Integrate clustering and setback regulation in the land use code to preserve the historic visual edge.

Goal 2. Manage the orderly development of the area's economic potential.

Objective 1. Create an economic development plan.

- Encourage, and support the downtown core for economic development with emphasis being given to preserving a small-town residential environment.
- Preserve the zero setback or minimal setback for Main Street buildings.
- Encourage business and industry that have minimal environmental impact.

Objective 2. Encourage an economic base complementary to Teton's identity.

- Discourage excessively large single entity businesses that would jeopardize the competitive business environment.

Objective 3. Identify and preserve potential highway and community level commercial development areas.

- Medium density commercial areas should be unobtrusive to the scenic vista, served by minor arterials and major collectors, serviced by adequate city infrastructure and compatible with adjacent land use.

Goal 3. Encourage the location of schools to meet local educational needs.

Objective 1. Encourage multiple-use of school facilities according to school district policies.

Objective 2. Encourage integration of school sites with land use, transportation systems, parks and recreation sites and other elements of the plan so that schools can function as neighborhood centers of activity in safe, efficient, and attractive settings.

Goal 4. Parks and recreational facilities will benefit the general population of the city and impact area.

Objective 1. A variety of parks and recreational facilities shall be dispersed throughout the city and impact area.

- Develop a bike and pedestrian trails plan.
- Prepare a “Rail to Trail” plan incorporating the City of Teton.
- Incorporate motorized vehicle routes and equestrian trails compatible with Federal and State land plans.

Objective 2. Community recreation shall be available to all qualifying citizens.

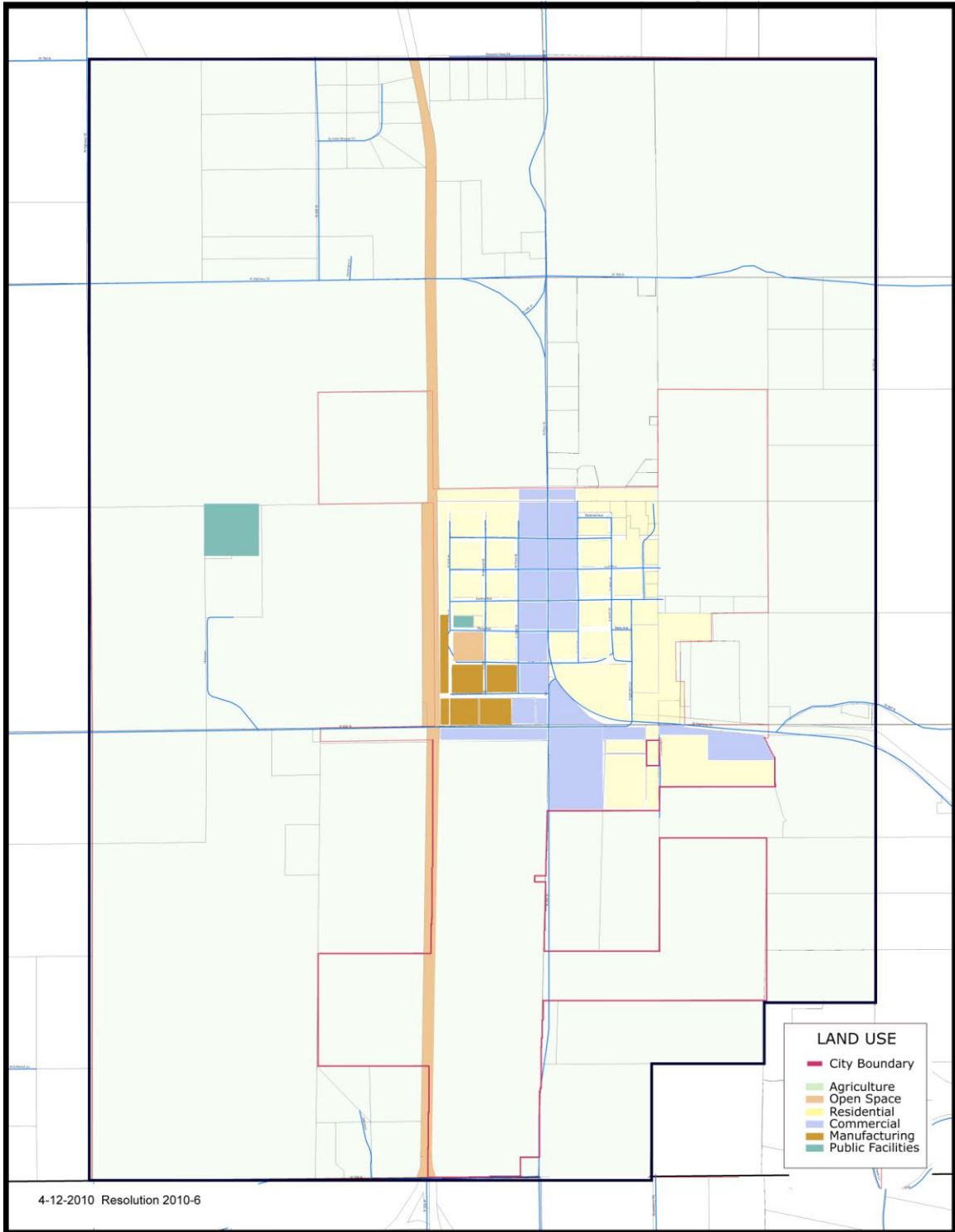
- Develop recreational programs based on local need.

Objective 3. Preserve and enhance parks and recreational facilities.

- Prepare a parks and recreational facilities master plan identifying current facilities and future needs.

LAND USE AND TRANSPORTATION

LAND USE MAP



TRANSPORTATION MAP

