

“Reshaping Development Patterns”

**Valley Advocates for Responsible Development - Sonoran Institute
- Lincoln Institute of Land Policy - Joint Venture**

Summary

Introduction to this joint venture.

Rapid population growth and development activity is impacting quality of life, fiscal health of cities and towns, and ecosystem sustainability throughout the Intermountain West. With a 70-year supply of lots platted on the ground, Teton County, Idaho has granted development entitlements in the rural countryside sufficient to quadruple their population. Arizona’s Pinal County, approximately 1 million undeveloped lots, many not even platted yet, have been entitled. The current economic downturn may provide an opportunity to address past impacts, better anticipate and prepare for future growth and improve property values. This Joint Venture proposes to develop incentives and best practices for reshaping unsustainable development and entitlement patterns in the West. Additional partners in this effort include the Orton Family Foundation and the University of Utah’s Metropolitan Research Center. The initial phases of this multi-year project will include background research and a series of workshops. This work will ultimately identify policy options and land platting ordinance recommendations targeted both to communities addressing previous entitlements as well as to those who may face future growth challenges.

Teton County, Idaho will serve as the rural case study, and Pinal County as the urban case study for this project, which is entitled “Reshaping Development Patterns.”

PHASE 1 - The Salt Lake City workshop.

To kick off the project, a 2-day workshop was held in Salt Lake City at the beginning of November 2009 in conjunction with the University of Utah’s Metropolitan Research Center. Planners, economists, developers, attorneys, and bankers from around the country came together to discuss the challenges and opportunities faced by unsustainable growth in rural western communities. The goal was to study Teton and Pinal’s patterns of growth and consider the full range of problems and solutions related to premature and obsolete subdivisions. Workshop participants included:

From the legal perspective:

- **Don Elliott** – Clarion & Associates, CO
- **Julian Jurgensmeyer** – Georgia State School of Law, GA
- **Harvey Jacobs** - University of Wisconsin, Urban & Regional Planning, WI
- **Craig Call** - Utah Land Use Institute, UT
- **Grady Gammage** – Gammage & Burnham, AZ
- **Jerry Mason** – Idaho Association of Cities and Counties, ID

Planning perspective:

- **Chris Nelson** – University of Utah Metropolitan Research Center, UT
- **Marty Zeller** – Conservation Havens, CO
- **Peter Pollack** – Lincoln Institute of Land Policy, MA
- **Ralph Johnson** – Montana State Community Development Centre, MT

Economics & fiscal perspective:

- **Jim Nicholas** – University of Florida, FL
- **Gabe Preston** – Rural Planning Institute, CO
- **Jim Musbach** – Economic & Planning Systems, CA
- **Bruce Burger** – Land Decision Resources, MT
- **George “Buzz” Welch** – Chase Morgan Bank, UT
- **Greg Cory** – AECOM, CA

Other participants:

- **John Carney** – Orton Family Foundation, CO
- **Bob Keiter** – University of Utah Law School, UT
- **Teton County Representatives**
 - **Kathy Rinaldi** – Teton County, Commissioner, ID
 - **Jeff Carter** – Teton County Planning and Zoning Commissioner, ID
- **Arizona Sun Corridor Representatives**
 - **Brent Billingsley** – City of Maricopa, Development Services Director, AZ
 - **Arlan Colton** – Pima County, Planning Director, AZ
- **Sonoran Institute Staff**
 - **Jim Holway** – Joint Venture Director, Phoenix
 - **Randy Carpenter** – Planner, Bozeman
 - **Seth Miller** – Legal Intern, Phoenix
 - **Joe Marlow** – Senior Economist, Tucson
- **Valley Advocates for Responsible Development Staff**
 - **Sandy Mason** – VARD Director, ID
 - **Anna Trentadue** – VARD Staff Attorney, ID
 - **Chris Lundberg** – VARD Staff Attorney, ID

From this workshop emerged a host of exciting ideas, tools, and opportunities with the potential to work right here in Teton Valley.

PHASE 2 - Community workshop April 29-30th at Teton Springs Resort.

The second phase of this project will take place this spring when VARD hosts a community-wide workshop at Teton Springs Resort **April 29-30th** to discuss the reality of

premature and obsolete subdivisions. We will explore the ideas raised in Salt Lake City such as facilitated plat redesign and conservation alternatives. This will take place at the conference facilities in Teton Springs. Many of the participants from the Salt Lake workshop will be present *and we hope you will be there too*. Our community has a lot of knowledge and experience to contribute to this project, but we also have a lot to learn.

PHASE 3 – Demonstration of facilitated plat redesign.

The third phase is scheduled for October 2010 when VARD presents the results of our facilitated plat redesign pilot project. The goal of this hands-on redesign process is to identify solutions that are transferrable to other projects and to develop an environment where public-private mechanisms will help local markets heal themselves.

Studies and maps commissioned for this project:

The following studies and maps were prepared as tools for the Salt Lake workshop and Teton County workshops:

- “Teton County Fiscal Impact Study” by Gabe Preston of RPI Consulting
- "Premature Subdivisions and What to Do About Them" by Don Elliott of Clarion & Associates
- "Rural Real Estate Markets" by Bruce Burger of Land Decision Resources
- “Teton County Quick Facts” (as of January 2010) by VARD
- “Teton County Acreage Statistics” by Teton County Planning Department
- A graph of the past 40 years of subdivision trends
- A map of the past 40 years of recordings
- A map of county's zoning with a development overlay
- A map of all the current and pending subdivisions

All of these studies, reports, maps, and other information are available on our website: www.tetonvalleyadvocates.org. If you need paper copies of the studies - just ask and we can get them for you.