



# Valley Advocates for Responsible Development

## That Special Time of Year: Election Day Right Around the Corner!

It's hard to believe that two years have passed since we published our last election-edition newsletter.

This newsletter reflects one aspect of VARD's mission, which is to be a resource to the community regarding land-use and development issues. Since elections put in place the decision-makers who take care of land-use issues, we have tried to provide information that will be helpful to voters: voting logistics, the issues at hand and an opportunity to hear from the candidates.

As Idahoans, this time of year sees our mailboxes and commercial breaks filled with political ads for the November election. Locally, there are two county commissioner seats, sheriff and the county prosecutor up for election. These may seem like banal positions that don't affect you, but indeed they affect your everyday life in Teton Valley. Additionally, there is an important vote on whether to impose a two-year supplemental tax levy of up to \$450,000 per year. This would fund additional office space for the sheriff, dispatch, emergency management or probation departments as well as parking, sidewalks, curbs, gutters or landscaping for the new county courthouse.

I think it is easy for us to vote for candidates we relate to because we assume they share our same values. Unfortunately, I don't think that is always the case. As we cast our votes this fall, I encourage you to understand the issues and opinions that our candidates are campaigning on.

There are, and will continue to be, a number of pressing issues facing Teton County for the next five years. Certainly over the past two years the county has continued to wrestle with some of the same challenges that seem to have been around forever: a better plan to

manage growth and how to fund all the growing demands on our county. The hard work on the revised Planned Unit Development (PUD) ordinance and the adoption of a Capital improvement Plan (CIP) are steps in the right direction, but there is always hard work

make your vote  
REALLY count  
by considering  
how the future  
of Teton Valley  
will be impacted  
for years to come

and tough decisions that need to be made. What will the future of our county hospital be?

The commissioners in particular deal with these and other complex issues such as your taxes, economic growth and quality of life. Take the time to ask the hard questions, and vote for the best candidate that addresses the issues that concern you most. Make your vote really count by considering how the decision-makers we elect this November will impact the future of Teton Valley for years to come.

I feel very fortunate to work as executive director with such an amazing group of people who have such a commitment to Teton Valley. The office is an ever-changing, dynamic place. Kim Billimoria

has just had her second child – a girl named Gemma – and she is enjoying her maternity leave. Our newest member, Chris Lundberg, hails from Minnesota and has just passed the Idaho State Bar. He is taking care of our communications and outreach programs. Anna Trentadue continues to be our program person, and if you go to any county meetings you will see her there. Kathy Rinaldi made the courageous decision to throw her hat into the ring and run for county commissioner. Needless to say, we have all been kept busy with the daily goings-on in the valley.

I hope you enjoy the important information in this special newsletter and please feel free to contact VARD with any comments, questions and concerns. —Sandy Mason, Executive Director



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Valley Advocates for Responsible Development

MISSION: To advocate for the private, public and civic actions that will result in the responsible development and sustainable use of natural resources (water, land, wildlife and air) in Teton Valley.

OFFICE HOURS—  
 M-TR 9:00am-4:00pm  
 Friday by appointment

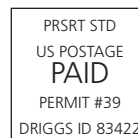
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 355 North Main, Driggs, ID 83422

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STAFF—  
 Sandy Mason, Executive Director  
 Kathy Rinaldi, Development & Finance Director  
 Kim Billimoria, Communications & Education Director  
 Anna Trentadue, Program Associate  
 Chris Lundberg, Communications & Education Associate

BOARD—  
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VARD, PO Box 1164, Driggs, ID 83422



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## VOTE Tuesday, November 4 LOCAL GOVERNMENT DIRECTLY IMPACTS YOUR LIFE

**WHEN—** Tuesday, November 4, 7am-8pm OR fill out an absentee ballot anytime between now and Election Day. You may vote absentee for any reason.

**WHERE—** Teton Valley now has 4 election precincts! Precinct #1 (Victor) votes at the Victor Fire Hall; Precinct #2 (Victor-Driggs) votes at the Catholic Church, 245 S Hwy 33; Precinct #3 (Driggs-Tetonia) votes at the Driggs City Center, 60 S Main; Precinct #4 (Tetonia) votes at the Tetonia Fire Hall.

Contact the County Clerk's office at 354-2905, ext 5, to verify your precinct.

### REGISTER TO VOTE—

You only need two things to register:

1. Proof of residence in Teton County, ID
2. A FREE voter-registration card

### Proof of residence is:

1. A current Idaho driver's license or identification card with your current physical address listed (PO Box address not acceptable); OR
2. Any photo ID plus a utility bill, lease, certificate of car insurance, etc., with name & current physical address.

### Register on Election Day!

Go to your election precinct with your proof of residence, fill out a voter-registration card, and you can vote – it's that simple!

Go to [www.tetoncountyidaho.gov/election.php](http://www.tetoncountyidaho.gov/election.php) for details on voting precincts and any other election-related questions or call the Teton County Clerk at 208-354-2905, ext 5.

For forms & voting information go to [www.idahovotes.gov](http://www.idahovotes.gov)

### If you would rather vote absentee:

**In Person:** Go to the courthouse in Driggs with your proof of residence, fill out a voter-registration card if you are not already registered, and you may cast your vote at the same time.

**By Mail:** Obtain an absentee ballot application by calling 354-2905, ext 5, OR download it from [www.idahovotes.gov/vinfo.htm](http://www.idahovotes.gov/vinfo.htm). Complete the application and return it to the County Clerk by mail or fax, and you will be mailed an absentee ballot. Follow instructions to complete the ballot and mail it back to the clerk. **Absentee ballots must be returned by 8pm on Election Day.**

Requests for absentee ballots must be received by the County Clerk by **Wednesday, October 29**. If you are not yet registered to vote, the deadline to vote absentee by mail has already passed. However, you may still vote absentee in person when you register OR register and vote at your precinct on Election Day.

# GET TO KNOW Your Local Co

On Tuesday, November 4, EVERY voter in Teton County

No matter where you live in the county, you will be a

VARD hopes that the candidates' responses to the questions below

## DRIGGS

**Kathy  
Rinaldi**  
Driggs  
Democrat



**Mark  
Trupp**  
Driggs  
Republican

***What is your vision of Teton Valley 50 years from now?***

With increasing energy costs and population I believe we will become more efficient in how we live, plan communities and use land. With the reality of decreased resource availability there will be an emphasis on conservation instead of consumption. In 50 years we will grow our city centers to be strong economic hubs with thriving neighborhoods around them. Through sensible planning we will protect out natural amenities and the beautiful landscape that makes Teton Valley unique, and we will contribute to a strong and stable economy.

***How do you see yourself contributing to that vision as County Commissioner?***

As commissioner I will work to engage and unite our community to start thinking about a 2060 vision now, to plan and invest in our future today. We need to lay the foundation for that vision with a policy structure that anticipates future costs and builds the framework for community involvement. When we have clear goals and a plan to reach them, we can set aside the resources today for tomorrow. We can make better and more fair decisions, giving the community better control of its destiny.

***If elected County Commissioner, what will you be remembered for?***

Hopefully I'll be remembered for making government less daunting to the public and make it work better for the community. Too often citizens feel they can only react to government decisions instead of being a partner in the decision-making process. There are numerous examples of this in Teton Valley – from access issues to neighboring subdivisions. I want citizens to feel empowered, to be proactive in community planning. Ultimately, I hope to create a process where the community gets involved first – where citizens believe in their capacity to solve our problems and unite under the common banner of solutions.

***How would you describe the role of the landowner in the community?***

Landownership is not only about rights, but also responsibility. Landowners are critical stakeholders in how our community is shaped and ultimately how we implement our community vision. Ownership, whether land or business, is the backbone of our economy – as commodity prices rise and fall, as our downtowns attract and dispel business, so too our community wealth rises and falls. With ownership, individuals have a responsibility to be good stewards not only of the land, but also of the community.

***What is your vision of Teton Valley 50 years from now?***

The future of our county depends on proper planning that both encourages and controls growth in a positive manner. Our comprehensive plan is a critical part of these future processes and serves as a policy guide for future local development. A part of the process is the continual evaluation and updating of those elements that are important, necessary and desirable in guiding the future of Teton County. What is the vision of Teton Valley 50 years from now? The answers lie in the Comprehensive Plan, which is reflective of the community's vision of growth.

***How do you see yourself contributing to that vision as County Commissioner?***

Our comprehensive plan is the policies that guide our future – it is a document that reflects the goals of the community. The most important element is that it allows all members of the public to offer opinions, ideas and information that will help steer the development of our community. Therefore it's important for me, as a county commissioner, to continue to empower, listen and facilitate a shared vision to ensure Teton County remains a sustainable place to live, work and raise our families. The vision has to be shared, or it simply doesn't work.

***If elected County Commissioner, what will you be remembered for?***

As a County Commissioner, I work for you, the citizens of Teton County. People often try to pigeonhole elected officials views as left, right; red, blue; liberal, conservative. Here in small rural counties, we have a more bipartisan approach as we all work together to make the most sense of the issues at hand. In the past, it has been terribly difficult to balance public opinion with what is allowed by Idaho statutes. I hope I will be remembered as a commissioner who balanced citizen input with the laws under which we were governed. I may have made decisions that have frustrated people, but I hope that people will understand that at times, commissioners' hands are tied by Idaho statutes.

***How would you describe the role of the landowner in the community?***

Landowners play an important role in managing the landscape of Teton County. Not only do they manage the landscape, but they play a role in shaping local government. More specifically, the role of the landowner and all members of the community are to communicate their concerns with elected officials and play a participatory role in local government. The landowners have been integral in increasing the quality of life here in the valley. Landowners have agreed pay higher taxes to support quality education and our local hospital. Although my opponent would blame these tax levies on growth, there are other issues that attributed to their financial needs.

# County Commissioner Candidates

County will be able to vote for two County Commissioner candidates.

able to vote for BOTH a Driggs candidate and a Victor candidate.

Now will provide insight into their respective visions for the future of Teton Valley.

## VICTOR

**Bob  
Benedict**  
Victor  
Democrat



***What is your vision of Teton Valley 50 years from now?***

With careful planning now, our children and grandchildren will continue to enjoy spectacular scenery, an awesome river system and abundant wildlife. They will drive well-maintained roads and have first-class local health care. They will shop locally for clothes and other necessities and have safe trails and paths for walking or biking. Each city will have a vibrant town center providing amenities for families in the urban areas, while rural homesteads, farms and open space will occupy the outlying areas of our county. There will be options for affordable housing. Local schools will provide high-quality education, and with a diversified job market the valley's economy will be robust.

***How do you see yourself contributing to that vision as County Commissioner?***

I will bring 30 years of experience in business and fiscal management to my job as County Commissioner. In the past, many issues were not identified early enough for a cost-effective solution. I will work with residents and county staff to anticipate problems and resolve them proactively. The ability to pay for our needs will be a challenge. I will use my financial experience to look at new approaches to fund our future infrastructure. I recognize that a shared vision of our future is crucial and relies on input from all segments of the community. Together, we will develop a long-term plan and prioritize our responsibilities.

***If elected County Commissioner, what will you be remembered for?***

I hope to be remembered as one of many community members who acted to protect this amazing place we all call home, and as someone who brought people together to work for solutions. I want to be known as a county official who honestly listened to members of the community, who treated people with respect and who made decisions fairly. Working with everyone to solve problems, I hope they will say Bob Benedict helped to create a strong foundation for the future.

***How would you describe the role of the landowner in the community?***

Home and property owners enjoy the security of a permanent place to live, work and play. They also have a responsibility to be good stewards, using their land in a way that doesn't infringe on the property rights of neighbors. Landowners pay taxes to support our police, fire protection, ambulance and county services. In return, they benefit from these services. But landowners should understand that they are not alone because other community members also pay taxes and fees. A combination of state taxes, fees and property taxes supports other services such as roads, schools, hospital and waste disposal. Our entire community contributes to our success, and everyone needs to be equally involved in the decisions that keep our valley a wonderful place to live.



**Kendall  
Jolley**  
Victor  
Republican

***What is your vision of Teton Valley 50 years from now?***

Fifty years from now, I hope to see Teton Valley still a vibrant, beautiful place to live. I want to see steady economic growth. I want to see a strong, safe community where people still help each other and where we have all the community services necessary for quality of life. I want to see respect for all groups of people. A good steward of land respects wildlife and encourages their safety, so, I want abundant wildlife to be seen on a daily basis. I want our citizens to feel safe, and our valley noted for its diversity AND unity.

***How do you see yourself contributing to that vision as County Commissioner?***

To make Teton Valley a great place to live in 50 years, I will enable citizens of Teton Valley to share their ideas and views with me as commissioner by listening and showing true respect to ALL voices in Teton Valley. My hope is that future citizens will love the valley just as we do now. By carefully moderating and balancing the needs and wishes of all, I will make a positive contribution toward making Teton Valley a safe haven in a complicated world. Since moving here 12 years ago, I have always been an active voter and an active participant in valley issues. I am a great listener and have great enthusiasm. Because I understand local needs and issues and have a grasp of balanced solutions, I will be a notable commissioner.

***If elected County Commissioner, what will you be remembered for?***

If elected County Commissioner, I will be remembered for my common-sense and fair play. I will be remembered as a true listener and reasonable arbiter of difficult issues. I will be remembered for my high energy, hard work and follow through. Retaining respect of people on all sides of issues is vital to being a commissioner, and I can and will do this.

***How would you describe the role of the landowner in the community?***

The role of the landowner in Teton County is paramount. Whether we own a half-acre lot or 1000 acres, we have responsibilities to protect and maintain our stewardship over our land. We have the responsibility to share in the cost of community services if our land is developed. We must keep our land clean, help it flourish and protect it for future generations. Fifty years from now, people should have the same right we do now to build, live on and enjoy their land.

## VARD Staff Changes

The VARD office has seen some changes over the past few months: Kathy Rinaldi, Development Director, is running for County Commissioner; Kim Billimoria, Communication & Education Director, is on maternity leave; Lucy Flood, Program Associate, has reduced her hours in order to pursue a writing career but will continue to keep track of what's happening in Victor. Chris Lundberg joined the staff as Communication & Education Associate at the end of June. Chris is a recent graduate of the University of Minnesota law school and was admitted to the Idaho Bar on September 30. He is also an avid runner and skier who fell in love with Teton Valley 20 years ago and is thrilled to finally call the valley home!

VARD



VARD welcomes Chris Lundberg as Communication & Education Associate. An avid runner, Chris competed in the Tin Cup Challenge in July, taking first place in the marathon.

## Thanks for your Support!

Thank you to all of our generous donors who gave through the Tin Cup Challenge! This year 134 donors gave to VARD through the Tin Cup, raising a total of \$55,026.66. Every donation helps us meet our budget and serves as an indicator of the support

we have within the community for VARD's work as an advocate and resource for smart growth and responsible development. Thanks! VARD



## Finish Line for Revised PUD Ordinance

Thanks to overwhelming public support and over 18 months of community engagement, the Teton County, ID, Board of County Commissioners was conducting the final round of deliberations on the revised PUD ordinance at press time. Thank you to everyone that has been involved in this lengthy process – each one of you has made a difference in the future of Teton Valley! VARD

## Matt Hatter Slated for November 14

2007's Mad Hatter attendees were all smiles while showing off creative headgear (right). This year's event will be held at the Milk Creek Grill in Driggs.



Don't miss out on the best party of the year! This year's Mad Hatter party – featuring outrageous, creative and development-issue-specific hats – will be held at the Milk Creek Grill in downtown Driggs on Friday, November 14, from 6-9pm. We hope you can join us for an evening of fun and revelry as we take a moment to celebrate another year of working towards a future that Teton Valley can be proud of. Watch your email for more information or look for Mad Hatter posters around the valley. VARD

## VARD: Resource for Local Government

Valley Advocates for Responsible Development recently collaborated with the leading Idaho real estate development law firm Givens Pursley, LLP, to produce a legal primer for local governments seeking guidance in reviewing Planned Unit Development (PUD) applications.

VARD's legal primer addresses in great detail the authority of the county to process PUD applications, the grounds upon which an application may be recommended for approval or denial, the role of the comprehensive plan, the weighing of conflicting evidence, reductions in density, and it presents real-life examples from other counties facing similar issues.

The legal primer was developed specifically for use by the Teton County Planning & Zoning Commission (P&Z), however, the lessons that it contains are applicable for other bodies of local government in Teton County and beyond. The primer has been submitted to the Teton County P&Z and is available as a resource for other local government bodies through VARD's Web site at [www.tetonvalleyadvocates.org](http://www.tetonvalleyadvocates.org). VARD

## Making a Difference for Teton Valley

by Nancy Siverd, VARD Board Member



After many biking, hiking, fishing and hunting vacations in the Intermountain West, my husband and I decided to buy property, build a house and move to Teton Valley. We moved here after decades of living and working in a metropolitan area. Our house is in Alta, Wyoming, and Teton Valley Idaho/Wyoming is our home and our community.

We moved here for the outdoor recreational opportunities, the wildlife, the small-town atmosphere, the beautiful views in all directions and the more relaxed pace of life. In addition to these outstanding aspects of the valley, we found wonderful and interesting people. Teton Valley is an incredible community of people, and there are numerous opportunities for participation. We have become active in a number of nonprofits that contribute in so many ways to the vitality and sustainability of the quality of life in this valley. A wonderful example of the community coming together was the first annual Tin Cup Challenge for which hundreds of individuals volunteered their time, energy and monetary donations to make the first annual event an overwhelming success.

Since moving to Teton Valley, we have seen many changes which are now presenting other challenges for the community. In view of the challenges before us, local government is of primary importance. These challenges require bringing expertise to bear on community financial crises (including healthcare, education and infrastructure), protection of the valley's most important assets (open space, wildlife, clean water and air) and responsible development that will provide for economic stability and environmental sustainability.

It is important for all of us to think about the future of Teton Valley and to participate in the upcoming local election. In local government, we need responsible leadership with a vision for the future, leadership that understands the importance of financial management and planning, and leadership that will plan for and manage growth and development with the community's best interests in mind.

In the years that I have lived in Teton Valley, I have come to recognize that this truly is a place where each and every individual can make a difference. This provides incredible opportunity. Whether an individual can vote here or not, everyone who participates in what happens in this valley makes a difference. If you can vote, please do so. If not, please volunteer to support your candidates of choice. VARD

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

name \_\_\_\_\_  
 address \_\_\_\_\_  
 city \_\_\_\_\_  
 state \_\_\_\_\_ zip \_\_\_\_\_  
 e-mail \_\_\_\_\_

**MEMBERSHIP LEVELS**

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

Members will receive meeting invitations, regular newsletters and e-mail updates.

PLEASE RETURN THIS FORM AND YOUR CHECK TO: **VARD** P.O. Box 1164, Driggs, ID 83422

VARD IS A NONPROFIT 501 c3 ORGANIZATION. DONATIONS ARE TAX-DEDUCTIBLE.