



# **UNIQUELY DRIGGS**

COMPREHENSIVE PLAN

ADOPTED NOVEMBER 4TH, 2020

[www.driggsidaho.org/comprehensive-plan](http://www.driggsidaho.org/comprehensive-plan)



The Comprehensive Plan is organized into three parts:

### Part 1: Background

The background provides context for the Plan and indicates how the history of Driggs has influenced its development and growth today and into the future. The background also describes how other local and regional planning efforts have been incorporated into this Plan and identifies their role in targeted decision-making. Part 1 (Background) sets the stage for the visions, goals, objectives, and actions providing the platform and environment for the proposed actions.

### Part 2: Visions, Goals, Objectives, and Actions

The visions, goals, objectives, and actions provide guidance, policy, and direction. Many of the actions from the 2007 Plan have been successfully implemented, some were removed as they no longer support community visions, and others were maintained in this update to continue projects that support the community's desired future.

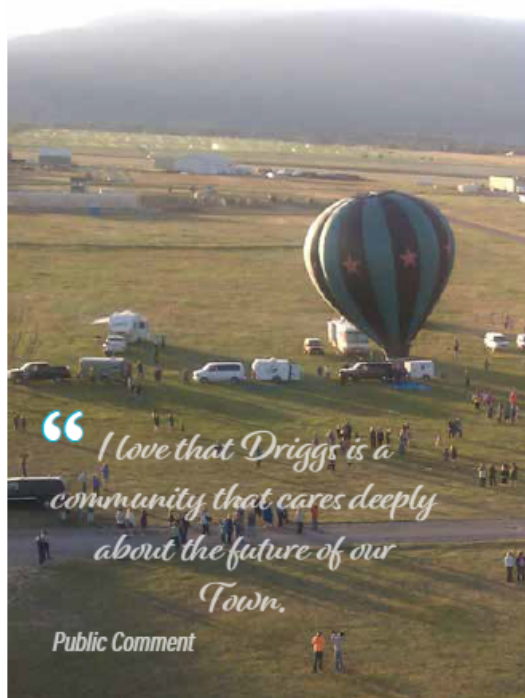
- Visions provide an overarching theme framework that contains the goals, objectives, and actions.
- Goals identify a specific direction or sub-theme the community would like to support.
- Objectives provide the manner in which the goal will be achieved and support the actions.
- Actions are specific, implementable activities to be completed.

Within this part, each vision is paired with a community health callout. These callouts take a deeper dive into an element directly related to community health.

### Part 3: Land Use and Implementation and Monitoring Plan

Part 3 of the Plan has two sections. The first section of Part 3 is the Future Land Use Map, including future connections, pathways, and growth management area, and descriptions of each land use category.

The second section is the monitoring plan, which identifies indicators to track over time and manages progress. The monitoring system allows for a shift in priorities as economy, population, or environmental conditions change. Monitoring housing, economy, environment, development, and pathway progress, as the actions listed in Part 2 are completed, allows the City to gauge progress and update needs. Each action in Part 2 of the Plan is assigned a tier shown in parentheses at the end of the action. For example a tier 2 action would have a (2) at the end of the sentence. Tier 1 actions will directly impact the indicators listed in Part 3. Emphasis should be placed on these actions to improve the trend line toward the goal. Tier 2 actions should be completed within 2-5 years of Plan adoption and tier 3 actions are long-term or ongoing actions. Descriptions of each indicator, metric, and measurement are listed in Part 3.



## PART 2: VISIONS, GOALS, OBJECTIVES, AND ACTIONS

The visions identified in this chapter cover all components required by Idaho State Statute for a Comprehensive Plan. More importantly, these visions set the stage for the Plan's policy structure and represent the desired goals of the community. Vision topics and their corresponding required planning components include:

- Residents (property rights, population, housing)
- Economy (economic development)
- Environment (natural resources, hazardous areas, agriculture, access to healthy food)
- Playground (recreation)
- Services (school facilities, public services, facilities, utilities)
- Mobility (transportation)
- Airport
- Urban Design (land use, special areas or sites, community design)

Each vision topic provides a description of current community conditions and feedback, and details the goals, objectives, and actions identified for the community. All visions, goals, objectives, and actions assume compliance with federal and state regulations with regard to private property rights, environmental and community health, and regional connectivity.

**A** Closer Look at Health

For each vision, there is an accompanying health callout that provides additional detail on a related element. These callout boxes tie each vision to a real-life health component and provide references to studies that support community policy and design that encourage healthy living.

## 2.3 Our Unique Environment

Surrounded by lands conserved through the U.S. Forest Service, National Park Service, and Teton Regional Land Trust, the Valley supports an environmentally rich area with clean water, fresh air, and prime soils for agriculture (Map 4). The Valley provides important habitat and migration corridors for many species including several special status species such as the threatened Canada lynx and the endangered Willow flycatcher. Other regionally recognized species endemic to the area include elk, moose, sandhill cranes, and cutthroat trout. Driggs' dark sky program ensures a healthy nighttime ecosystem, and preserves visibility of the night sky for residents and visitors (Figure 3).



Above: Image of Yellowstone at night illustrates regional night skies with minimal light pollution.

As the City grows, it will be important to continue to monitor environmental health. Tracking indicators such as water quality, which may be at risk with an increase in impervious surfaces, and air quality, which could be impacted by traffic, fire, and temperature inversions, will help decision-makers identify necessary changes to policy and infrastructure to help protect the Valley's habitat.

This rich, natural environment does not come without threats. According to the [Teton County Hazard Mitigation Plan](#), which identifies the frequency, severity, and potential magnitude of natural hazards in the region, Driggs is exposed to severe winter weather, as well as flooding, earthquakes, windstorms, and fire.

Agriculture plays a critical role in the history, culture, and setting of Driggs. The Valley has been in agricultural production for a century, and the picturesque ranches against the Tetons create a unique setting for Driggs. The culture established by farming and ranching continues to be a draw for visitors and residents alike. Produce from the surrounding area is sold at the Driggs Farmers' Market and provides healthy local food options throughout the year.

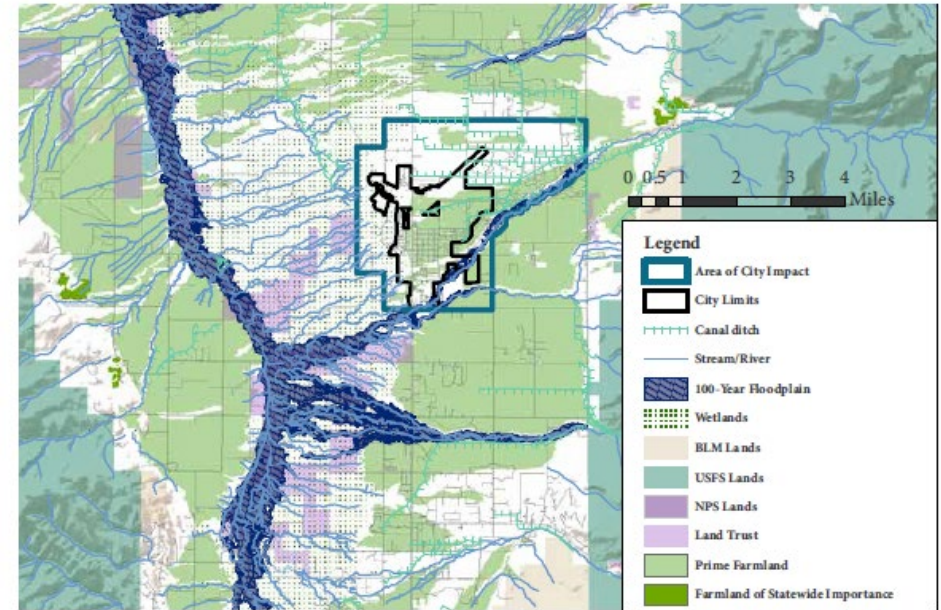
### Close Look at Health

While Driggs is not located immediately adjacent to forest land, there is a vast network of forests surrounding it that may be prone to wildfires. According to the EPA, "Wildfires increase air pollution in surrounding areas and can affect regional air quality. The effects of smoke from wildfires can range from eye and respiratory tract irritation to more serious disorders, including reduced lung function, bronchitis, exacerbation of asthma and heart failure, and premature death. Children, pregnant women, and the elderly are especially vulnerable to smoke exposure. Emissions from wildfires are known to cause increased visits to hospitals and clinics by those exposed to smoke." The EPA notes that respiratory difficulties related to wildfire are likely to continue to increase as there are more fires throughout the West and several studies are underway to better understand the effects. ([Wildland Fire Research: Health Effects Research](https://www.epa.gov/air-research/wildland-fire-research-health-effects-research), <https://www.epa.gov/air-research/wildland-fire-research-health-effects-research>)

#### Things to Consider:

- **Vulnerable Populations:** Identify at-risk populations such as children, elderly, pregnant women, and uninsured, and plan for increased visits in the event of a regional wildfire.
- **Displaced Populations:** In the event of a regional wildfire, displaced populations from evacuated forested areas may seek temporary shelter that still provides access to their employer while they cannot return to their home.

Map 4. Natural Resources



Source: USGS, 2019

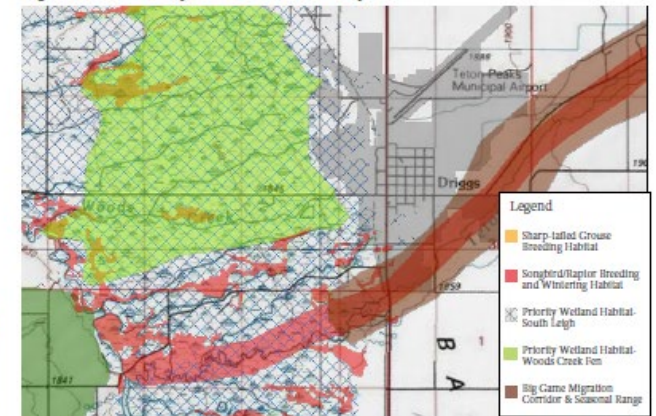
The public is highly aware of the sensitivity and importance of the Greater Yellowstone Ecosystem. Many comments received throughout the public engagement process identified preservation of habitat and migration corridors through the protection of Teton Creek as the southern border of the City and protection of the wetland areas west of the City as important community values. The public also said they would like to continue to see agriculture surround the City within the Area of City Impact and beyond.

Figure 3. Dark Skies



Source: ESRI, 2016

Figure 4. Teton County Wildlife Habitat Overlay



Source: Teton County Wildlife Overlay

*Vision for Our Unique Environment: Protect Driggs' environment by honoring our natural resources and maintaining important habitat while strengthening the ability to adjust to climate change.*

**GOAL 2.3.1:** Enhance the protection of natural resources.

**Objectives:**

- Ensure that new developments and uses are designed to minimize impacts to wildlife habitat, creek function, and scenic resources.
- Promote water conservation.
- Prevent contamination of groundwater from septic systems and other pollution sources and protect surface water quality.
- Increase awareness and continue enforcement of dark skies policies.

**Actions:**

**Action 2.3.1.a:** Use development buffers, lighting reductions, and seasonal restrictions where and when appropriate to protect the Teton Creek riparian area. (1)

**Action 2.3.1.b:** Adopt a wildlife overlay into the City zoning map. (2)

**Action 2.3.1.c:** Identify wildlife corridors and plan for seasonal changes to open space connections with temporary seasonal traffic calming techniques, such as blinking signs or seasonal speed reductions at Hwy 33 and along Teton Creek within the Teton County Wildlife Habitat Overlay. (1)

**Action 2.3.1.d:** Implement a program such as an adopt-a-highway project to ensure trash does not impact natural areas. (3)

**Action 2.3.1.e:** Require development proposals to include an assessment of existing creeks, wildlife habitat, and scenic viewsheds, and require cluster designs to avoid or minimize impacts when possible. (1)

**Action 2.3.1.f:** Educate residents on methods to reduce ground water pollution sources. (1)

**Action 2.3.1.g:** Adopt a well-source protection ordinance. (3)

**Action 2.3.1.h:** Provide information to developers and contractors on the federal permit requirements and Best Management Practices for managing stormwater runoff on construction sites. (1)

**Action 2.3.1.i:** Develop a visual guide and campaign to educate the public on the importance and best practices for protecting the environment. (2)

**Action 2.3.1.j:** In sensitive lands such as the 100-year flood plain, wetlands, and migration corridors encourage low-impact activities and other impact mitigation techniques. Low impact land uses include open space, very low-density housing, and agriculture. (2)

**Action 2.3.1.k:** Develop a City ordinance that will require developments to provide a weed control mechanism. (3)

**Action 2.3.1.l:** Provide an information brochure and install an interpretive sign that provides information on the City's Dark Sky Program. (2)

**Action 2.3.1.m:** Host a Dark Skies festival with speakers from national public lands and community celebration events to educate about and celebrate dark skies in the Tetons. (3)

**Action 2.3.1.n:** Outdoor lighting objectives should address intensity, glare, uplight, visual safety, habitat impacts (natural-light rhythms, and property trespass). (1)

**Action 2.3.1.o:** Enforce the adopted amortization schedule for non-conforming outdoor lights and clarify the standards by taking a multi-pronged approach beginning with education. (3)

**Action 2.3.1.p:** Adopt and enforce commercial and public lighting standards that allow safe levels of lighting and prevent obtrusive or dangerous lighting levels, glare, etc. (1)

**Action 2.3.1.q:** Review night lighting and identify opportunities to improve dark skies. (1)

**Action 2.3.1.r:** Work with the National Park Service and other regional entities to coordinate dark sky efforts. (1)

**Action 2.3.1.s:** Add language to City ordinance regarding greenhouse lighting. (1)

**GOAL 2.3.2:** Collaborate with regional entities on the protection of natural resources and on strengthening climate resilience.

**Objectives:**

- Align local environmental efforts with regional plans and strategies.

**Actions:**

**Action 2.3.2.a:** Monitor Teton Creek water quality; if quality decreases, review opportunities to promote healthy streams. (1)

**Action 2.3.2.b:** Participate with the County and other organizations in a well monitoring program to identify existing high nitrate areas. (1)

**Action 2.3.2.c:** Maintain an updated repository of regional environmental plans (i.e. Teton Creek Corridor Project and flood plain restoration on Teton Creek) to ensure City actions respond to identified needs. (2)

**Action 2.3.2.d:** Ensure City participation in future regional plans and initiatives. (3)

**Action 2.3.2.e:** Work with regional partners to measure and monitor air quality. (1)

**Action 2.3.2.f:** Coordinate and cooperate with the County Extension Agent and weed enforcement program by identifying and reporting weed problem areas and adopt and implement an aggressive weed management Plan in City parks and rights-of-way. (3)

**GOAL 2.3.3:** Minimize risk of damage or injury from known hazards such as flooding.

**Objectives:**

- Adopt the necessary ordinances and codes to assure that unwarranted establishment of potentially hazardous development will not occur without appropriate and effective mitigation.
- Identify potential risks to life and property from known hazards and adopt appropriate mitigation strategies.
- Promote resilience to the impacts of climate change and implement pre-disaster mitigation strategies.

**Actions:**

**Action 2.3.3.a:** Incorporate hazard mitigation into all appropriate plans and policies. (2)

**Action 2.3.3.b:** Plan for coordinated stormwater retention once the City reaches a significant percentage of impervious surface. (3)

**Action 2.3.3.c:** Develop an inventory of assets and develop hazard scenarios such as flooding, fire, and winter storms. Assess the resilience of community assets that may be impacted by a major natural hazard, and organize groups and facilities to provide basic services until assets can be restored. (3)

**Action 2.3.3.d:** Develop a plan for temporarily hosting adjacent community residents displaced by natural disasters. (3)

**Action 2.3.3.e:** Monitor climate-induced migration from other communities impacted by heat, wildfires and sea level rise and adjust population forecasts and linked planning elements as needed. (3)

**Action 2.3.3.f:** Address floodplain protection and Teton Creek restoration in accordance with the Teton Creek Corridor Project with Friends of the Teton River. (1)



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## Economy

Housing and rental affordability are the basic metrics for the Unique Economy indicator. If the median home price is growing faster than the median income, Driggs is not cultivating businesses that can offer competitive wages. If housing is trending closer to median income but rental prices and average wages are not trending closer together, this could be an indication that residents who work remotely are able to live and work in Driggs, but those who live and work in the area are not able to sustain a livable wage. It will be important to ensure diverse employment opportunities, but the primary metric will be whether wages are keeping up with the cost of living. The purchase ratio below is calculated by dividing median home price by median household income or dividing median monthly rent by the average weekly wage (adjusted to a monthly wage by multiplying weekly wage by 4.1) (attainable typically defined as a 3.3 purchase ratio and 0.3 rent ratio). The goal is to balance housing costs with income.

INDICATOR	METRICS	2010	2015	2016	2017	2018
<i>Economy Driggs Income to Housing</i>	Housing and Renting Attainability					
	<b>Purchase Ratio</b>	6.08	5.72	5.82	5.32	5.32
	Median Home Price (County)	\$254,634	\$241,625	\$259,167	\$286,203	\$318,536
	Median Household Income (City)	\$41,894	\$42,216	\$44,565	\$53,779	\$59,844
	<b>Rent Ratio</b>	.33	.42	.42	.43	.43
	Median Monthly Rent (County)	\$760	\$992	\$1,020	\$1,139	\$1,193
	Average weekly wage (County)	\$564	\$576	\$590	\$642	\$674
<i>Economy McCall Income to Housing</i>	Housing and Renting Affordability					
	<b>Purchase Ratio</b>	4.85	4.95	5.2	5.54	7.18
	Median Home Price (County)	\$270,074.00	\$243,174.00	\$257,033.00	\$277,217.00	\$302,553.00
	Median Household Income (City)	\$55,726.00	\$49,141.00	\$49,414.00	\$50,000.00	\$42,112.00
	<b>Rent Ratio</b>	0.36	0.37	0.39	0.44	0.44
	Median Monthly Rent (County)	\$822	\$982	\$1,020	\$1,133	\$1,206
	Average weekly wage (County)	\$554	\$639	\$644	\$635	\$664
<i>Economy Ketchum Income to Housing</i>	Housing and Renting Affordability					
	<b>Purchase Ratio</b>	7.7	8.44	8.54	6.75	7.24
	Median Home Price (County)	\$481,252	\$424,728	\$436,792	\$463,319	\$500,476
	Median Household Income (City)	\$62,500	\$50,319	\$51,119	\$68,629	\$69,107
	<b>Rent Ratio</b>	0.36	0.36	0.38	0.38	0.4
	Median Monthly Rent (County)	\$944	\$1,054	\$1,091	\$1,183	\$1,275
	Average weekly wage (County)	\$644	\$718	\$709	\$762	\$783

## Corrective Actions

If the community is not meeting the Unique Economy goals, the following types of actions could be considered:

- Incentivize commercial development through waiver of certain fees, such as impact and public works fees, for the initial years of a development.
- Explore educational opportunities to expand the skilled construction workforce in Driggs and Teton Valley.

*Measuring the metrics:* Zillow quotes monthly average sale price and rental price for Teton County since 2000 at [zillow.com/research/data/](https://www.zillow.com/research/data/). This data represents an average for the County, but it is the most up-to-date information on Zillow rental information and completed home sales transactions. The ACS can be used to calculate median household income, and the Bureau of Labor Statistics (BLS) provides quarterly county-wide data in the Quarterly Employment Census and Wages (QECW) data tab at this website: <https://data.bls.gov/maps/>. The data listed in the metric is from the 2010 and 2018, third quarter county-wide data.



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