

Community Action Plan for Agriculture



Identifying and addressing environmental
issues affecting agriculture in the
Teton River Watershed



Community Action Plan for Agriculture Teton County, Idaho

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The Community Action Plan for Agriculture is designed to educate community leaders on agricultural issues, benefits provided to the community by implementation of agricultural best management practices, and specific community planning, infrastructure, and support needed to continue these practices into the future.

Introduction

Teton Valley, Idaho is a melding of the old and new West, where a strong agricultural economy exists alongside a tourism and recreation-based economy. This area encompasses 1,100 square miles spanning from the Idaho/Wyoming border on the western flank of the Teton Mountain Range to the Big Hole Mountains to the West. The watershed is ranked as one of the Greater Yellowstone Ecosystem's highest conservation priorities, supporting extensive wetlands and riparian habitats that are considered strongholds for numerous native species of concern, including Yellowstone cutthroat trout, trumpeter swans, and sandhill cranes. Agriculture is historically and currently the principal land use in the Teton Basin, though more recently, new residents, second-homeowners and tourists have been drawn to the world-class recreational opportunities and extensive public land this mountain community has to offer.

The socioeconomic blend of agriculture and recreation—from farming to fly-fishing, and ranching to rafting—depend heavily on water resources. The 6,000 ft. elevation, short growing season, and arid climate limit availability of water for irrigation, fish and wildlife, while the shallow depth to groundwater throughout much of the Teton Valley results in a high vulnerability from land management practices. Increasingly, the effects of climate change, water demands, and transition from agriculture to development threaten the region's intact riparian areas, ground and surface water supply, and native Yellowstone Cutthroat Trout populations.

While farms and ranches in Teton Valley have been the cornerstone of the community for generations, the landscape in Teton Valley is changing. Over the last 20 years Teton Valley has seen significant population growth and an increase in land value resulting in a notable loss of agricultural land. Between 2001 and 2016, 900 acres of agricultural land in Teton County, ID was lost to development (Freedgood et al., 2020). From 2016–2022 steady development has continued so we can only assume that the number of acres of agricultural land lost is notably higher now. In addition to losing agricultural land, water availability is changing in Teton Valley. While overall demand for water is growing with the increase in population, water availability is decreasing as the region faces more consistent years with moderate to severe drought classification. This changing landscape threatens the livelihoods of Teton Valley farmers and ranchers and compromises the ecological and cultural benefits provided by keeping agricultural land in production.



Background and Need

In the United States agricultural land is being lost at an exceptional rate of 2,000 acres per day (Freedgood et al., 2020). The state of Idaho has seen a similar trend with 68,800 acres of agricultural land lost between 2001–2016. Of the 68,800 acres of agricultural land lost, 80 percent was considered Idaho's best agricultural land and 25 percent was classified as nationally significant agricultural land, or the best agricultural land in the county. (American Farmland Trust, 2020) Land use changes in Teton County, ID are similar to the national and statewide trends but land is being converted out of agriculture at a faster rate than anywhere else in Idaho. In Teton Valley, agricultural land is primarily being converted into low density residential development like subdivisions or large-lot housing developments. This has resulted in a loss of some of the most productive agricultural ground available in Teton County because the housing density has increased to the point where agriculture is either displaced, compromised or it is no longer practical for farmers to farm. This has in turn led to a loss of food production, loss of economic opportunities and a loss of the social and environmental benefits provided by well-managed farm and ranchland.

For geospatial mapping showing the overlap of farmland and development visit:
<https://csp-fut.appspot.com/>

Historically agriculture was the main economic driver in Teton Valley. Characterized by cold winters and a short growing season the primary crops produced include barley, hay for forage, potatoes, wheat and more recently quinoa, buckwheat and diversified vegetable farms. Livestock, primarily beef cattle and a few remaining dairies, also play an important role in the agricultural economy. In the past few decades agricultural production has declined as resort and recreational tourism sectors have grown. In 1970, agricultural production and services accounted for 45 percent of county jobs. In 1999, farm production accounted for only approximately one-fifth of local jobs (Teton County, Idaho, 2012). However, in recent years there has been a significant increase in direct-to-consumer sales of local agricultural products. The Teton Valley Farmers Market has reported a 200% increase in sales over the past 3 years. While the agricultural economy is changing in Teton Valley the growing population presents potential new economic opportunities including increased direct-to-consumer sales and agritourism.

Well-managed agricultural lands also provide important non-market goods and services. This includes habitat for wildlife, clean water, groundwater recharge and carbon sequestration. One example of a non-market service provided is when migratory sandhill cranes make a critical stop in Teton Valley each fall to forage on harvested grain fields. This allows the sandhill cranes to build up their energy reserves before making their annual migration to the southern US and Mexico.

Learn more about the Greater Yellowstone Sandhill Crane Initiative:
<https://tetonlandtrust.org/engage/greater-yellowstone-sandhill-crane-initiative/>

Another example of non-market services provided by agricultural land includes the vast network of irrigation ditches that transports water to individual farms while providing critical groundwater recharge. Each spring as water flows through the unlined canals it seeps into the aquifer below recharging the groundwater supply. With an increasing demand on groundwater from a growing population and reduced water availability due to changing environmental conditions, irrigation ditches and the incidental recharge provided by water flowing through the unlined canals play an important role in the future of water availability in Teton Valley.

Read more about how water moves through Teton Valley:

http://www2.humboldt.edu/henrysfork/Documents_Presentations/HFW%20Booklet%20final.pdf

Converting farmland to development has detrimental long term environmental impacts. Keeping land in agricultural production while working to improve farm and ranch management practices offers the greatest potential environmental benefits.

Additionally, keeping land in agricultural production is often less expensive for local governments. Working lands may generate less revenue than residential, commercial or industrial properties, but they require little public infrastructure and few services. Cost of Community Service Studies conducted over the last 30 years show working lands generate more public revenues than they receive back in public services (American Farmland Trust, 2016). In comparison, residential land uses often use more money in services than they generate. In Bonneville County, ID a 2017 study found that for every dollar received in revenue residential property received between \$1.19 and \$1.49 in services, commercial property received between \$0.52 and \$0.82 in services and agricultural land received between \$0.27 and \$0.49 in services. Across the four counties studied in Idaho, residential land received more in services than it paid in tax revenues, while commercial and agricultural land classifications received less in services than they paid in taxes (Walburger, 2019). Although Cost of Community Service Studies are not the only tool that should be used when conducting fiscal impact analyses, they can provide a straightforward and inexpensive way to measure the contribution of agricultural lands to the local tax base.

In Teton County, ID residents and visitors alike enjoy the rural character afforded by working lands, open space, and scenic views. As identified in the Teton County Comprehensive plan it is important for this community to “maintain, nurture and enhance the rural character and heritage of Teton Valley” (Teton County, Idaho, 2012). While sometimes hard to quantify, farm and ranchland contributes to the unique community character of Teton Valley and enhances the quality of life for residents and visitors alike. The open space afforded by agricultural land contributes to the aesthetic appeal of Teton Valley.

Keeping agricultural lands working in Teton Valley provides economic opportunities, is critical to proper ecosystem functioning, generates more in revenue than receives in services and affords a high quality of life for residents and visitors alike. This guide is intended to address the challenges that we, the Teton Valley community, face if agricultural land continues to be lost at the same rate. It is also intended to provide tools and resources for addressing these challenges. This guide was written with participation from farmers and ranchers, local agricultural organizations, community decision makers and local conservation organizations. This plan is intended to be a blueprint for community action that evolves as the common issues facing agriculture also change.

Community Planning Participants

Teton Water Users Association, Teton Food and Farm Coalition, Teton County Soil Conservation District, Teton Regional Land Trust, Teton County, ID Farm Bureau, Teton County, ID, City of Driggs, City of Victor, Teton County, WY Conservation District, American Farmland Trust, Teton Regional Economic Coalition, Teton Valley Farmers Market, Family Farm Alliance, Natural Resources Conservation Service, Henry's Fork Foundation, The Nature Conservancy, Legacy Works,

Farmland Preservation

In Teton County, ID agricultural land is primarily being transitioned out of agriculture into low-density residential development. Development pressure has fragmented agricultural land into less useful pieces, made land less affordable to agricultural producers and made lease agreements for agricultural producers less desirable. Teton Valley farmers and ranchers identify development pressure as one of the main threats to keeping agricultural land in production. A farmer in Driggs, ID described a piece of ground where it no longer makes sense to farm because it has been subdivided. While the subdivision is largely undeveloped with just a few houses, the subdivision roads and cul de sacs break the farm ground into unusable pieces. A farmer in Victor, ID shared that they are only able to sign a year to year lease on land they have farmed for years so that the owner can sell the property when the conditions are favorable. This type of agreement is challenging for farmers who are planning crop rotations years in advance and provides little incentive for farmers to make long term management decisions that promote sustainable land use practices.

Challenges:

- High and increasing costs of land throughout Teton County, Idaho.
- Shortage of affordable, available farmland for long term lease or purchase.
- A significant amount of platted, partially developed subdivisions fragmenting agricultural land into unfarmable pieces.

Assets

- New Land Use Code being adopted in Teton County, ID spring 2022. While the new code will be adopted soon, opportunity exists to make recommendations for future amendments that would support agricultural land protection.
- The local land trust, Teton Regional Land Trust, has a long history of permanent land protection through voluntary conservation easements in Teton County, ID.
- Teton County Comprehensive Plan includes strong language about preserving the agricultural heritage in Teton County and specific action items and identified timelines to reach those goals.

Recommended Actions:

- Create an “Agricultural Advisory Committee”. This volunteer committee would be composed of key stakeholders such as farmers, ranchers, and community leaders and would make local policy recommendations to local decision makers.
- The Teton County Board of Commissioners have identified two potential short term goals for agricultural land protection in Teton County. These will not be included in the Land Use Code that will be adopted in the spring of 2022 but anticipate implementing these land use policies as amendments.
- Support the development and implementation of a Transfer of Development Rights (TDR) program in Teton County, ID and the cities of Victor and Driggs. This would allow for the transfer of development rights from one parcel to another protecting key agricultural land. Specific support is needed identifying sending and receiving areas for the transfer of development rights.
- Explore the adoption of an agricultural land preservation overlay as an amendment to the land use code to protect the highest quality agricultural land. The highest quality agricultural land is best suited for producing food, feed and other crops while also offering the greatest ecosystem services such as carbon sequestration. While the highest quality land shouldn't be the only agricultural land protected it should be prioritized.
- Continue to evaluate and incorporate land use policy tools that support agricultural land preservation.
- Explore open space funding options and voluntary incentives that would be oriented to the protection of open space and large farms.



Land Use Planning Policy Tools

Local governments, Teton County and the cities of Victor, Driggs and Teton, can work together with a suite of planning and zoning tools to reduce the rate of conversion from agricultural land to development and in some cases permanently protect agricultural land in the county. Below are a few examples of policy tools that could be applicable to Teton County, ID. Multiple methods will be needed to mitigate the loss of agricultural land.

Agricultural Protection Zoning

Agricultural Protection Zoning (APZ) is a form of zoning that designates areas where farming is the primary land use and discourages other land uses in those areas. APZ stabilizes the agricultural land base by keeping large tracts of land relatively free of non-farm development, which can reduce the likelihood of conflicts between farmers and non-farming neighbors. Also by limiting development potential, APZ can help keep land affordable to farmers and ranchers and can help promote orderly growth by redirecting development to areas with adequate infrastructure to support it. One of the criticisms of this planning tool is that it devalues the land of the farmer or rancher that is often land rich but cash poor. If we are going to use this tool we need to address these challenges and address who the financial burden is being placed on.

Agricultural Protection Zoning Example: Skagit County, WA Agricultural Natural Resource Lands (Ag-NRL) code.

Cluster Zoning

Cluster zoning allows or requires houses to be grouped together at densities that exceed the usual requirements. Clustering houses on a small portion of a larger parcel can protect open space. In the context of farmland protection, cluster zoning can allow or require new houses to be sited on less productive soils while keeping more productive land available for agriculture. However, some question the effectiveness of cluster zoning as a farmland protection tool because the use of remaining open space may be limited. Some communities use this form of zoning between urban and rural areas rather than relying on cluster zoning to keep land available for agriculture.

Cluster Zoning Example: Colorado Cluster Development Statute

Mitigation Ordinances

Mitigation policies to require developers to offset the impacts of developing farmland. These ordinances sometimes require developers to purchase easements to permanently protect an equivalent or greater amount of farmland than they develop. Boulder County, CO adopted a non-urban planned unit development process that offered agricultural landowners an increased development density while requiring a minimum of 75% of the land to be placed in a conservation easement held by the county. In Stanislaus County, CA, developers converting agricultural land are required to offset the loss by a one-to-one ratio. If the total land to be converted is twenty acres or larger, then land must be set aside in perpetuity in a conservation easement. The soil quality of the mitigation land must be of equal or greater quality to the converted land, and the water supply to the land must be protected in the easement. Additionally, the final approval of any development project is contingent on the execution of the agriculture conservation easement (Bryan et al., 2015).

Agricultural Mitigation Case Studies: Program Summaries and Stakeholder Perspectives from Seven Western Communities

Transfer of Development Rights

Transfer of development rights (TDR) programs enable the transfer of development potential from one parcel of land to another. TDR programs are typically established by local zoning ordinances. In the context of farmland protection, TDR is often used to shift development from agricultural land to designated growth zones located closer to municipal services.

Transfer of Development Rights Example: Transfer of Development Rights Code Payette County, ID

For additional resources and a searchable database of local, state and federal laws, administrative regulations, state executive orders and state attorney general opinions related to farmland protection: <https://farmlandinfo.org/laws/>



Photo: Eric Soyland

Generational Land Transfer

Another concern for local farmers and ranchers is the transfer of land from one generation to the next. In Idaho, the number of farmers over 65 is 3-4 times more than the number of farmers under 35 (American Farmland Trust, 2020). This indicates that a significant portion of agricultural land will be handed over to the next generation soon. Agricultural land can be the most vulnerable to conversion at this point as the next generation navigates the complexities of the farmland transfer process. Whether the next generation decides to sell out of desire or necessity, the development pressures in Teton Valley and the associated land value can have significant impact in this process.

Farm transitions are complex, take time to plan and often take years to implement. Successful farm succession plans often include goals to keep the land stewarded and in active agriculture, ensure a secure exit from farming for the retiring generation, pass a viable farming/ranching opportunity to the next generation or other young producers, minimize negative financial impacts (asset protection, business viability, tax planning) and build from the operation's legacy with a vision for the future. A combination of federal, state and local tools will be useful to aid in the transfer of land from one generation to the next in Teton Valley.

Challenges:

- Aging farming population makes land vulnerable to sell for non farming uses in the transition of land to the next generation.
- Lack of local resources and succession planning support for farmers and ranchers.

Assets:

- Strong local land trust. The local land trust, Teton Regional Land Trust, plays an important role in permanent land protection through voluntary conservation easements. Their relationships and history of land protection are an invaluable asset for permanent land protection.
- Strong and growing culture of collaboration with multiple conservation organizations to support and enhance Teton Regional Land Trust's local work of land protection through conservation easements. These organizations include The Nature Conservancy, Natural Resources Conservation Service, Legacy Works, and Heart of the Rockies.



Photo: Camrin Dengel

Recommended Actions:

- **Agricultural Conservation Easements**

Agricultural conservation easements can help protect productive agricultural land, ground and surface water, wildlife habitat, historic sites or scenic views. They are a deed restriction landowners voluntarily place on their property to protect resources and keep land available for agriculture. In general, Agricultural Conservation Easements limit subdivision, nonfarm development and other uses of the land that are incompatible with farming. They often provide farms with several tax benefits including income, estate and property tax reductions helping farmers and ranchers transition to the next generation.

- **Idaho State Department of Agriculture Succession and Estate Planning Resources**

The Idaho Farm and Ranch Center provides tools and resources for farmers and ranchers to help with the process of succession and estate planning. <https://agri.idaho.gov/farmcenter/transition/>



Viability of Farm Businesses

In addition to challenges associated with increased development pressure, Teton Valley farmers and ranchers often point to weakening farm viability as a top concern. Farm input and infrastructure costs continue to rise, farm labor costs have increased as labor availability has decreased and it has become harder and harder to find farm services such as a welder or tractor mechanic. These costs have all increased while farm incomes have declined and more farmers and ranchers take off-farm jobs to make ends meet. When asked about rising costs, a farmer in Victor shared that he was considering putting in a new center pivot irrigation system but the cost of the project had gone up 30% and fertilizer cost was up 150% from the previous year. Uncertain about the amount of money his crop would bring in, he held off on completing infrastructure improvements for his operation this season. Tools available to help strengthen farm viability included supporting the development of and increasing access to premium markets, promoting direct-to-consumer sales of agricultural products and encouraging the development of community supported infrastructure.

Challenges:

- Rising input costs, including fertilizer, infrastructure, equipment
- Shortage and cost of farm labor
- Lack of access to technical farm services (welder, tractor mechanic etc.)
- Uncertainty of traditional markets for products

Assets:

- A growing community of residents willing to pay a premium for locally produced goods. This presents an opportunity for increasing direct to consumer sales allowing more of every dollar spent to go directly to the producer.
- A strong interest in and support for the expanding local food system.
- Effective community collaboration. A network of nonprofits, local government leaders and business entities are invested in supporting farm and ranch business for the benefit of the entire community. An additional opportunity exists for strengthened community collaboration and multifaceted projects that include multiple organizations and entities all supporting the business side of farming and ranching.



Recommended Actions

- **Develop Premium Markets**

Farmers and ranchers in Teton Valley may have access to markets that pay a premium price for meeting certain quality standards. Examples of these certifications include organic, biodynamic, certified naturally grown, or salmon safe certifications. To qualify, farmers and ranchers must meet a certain set of criteria including growing practices and documentation to have access to that market.

- **Promote Direct-to-Consumer Sales**

Across the U.S. support for local food is growing. Peoples, businesses and institutions are purchasing more directly from farmers and ranchers creating new markets and infrastructure and improving community food systems. In Teton Valley, the growing population presents an opportunity for direct-to-consumer sales for farmers and ranchers. Current direct-to-consumer sales, such as the Teton Valley Farmers Market have seen a significant increase in total sales over the past 3 years. To capitalize on this potential growth opportunity, local governments and organizations can work to promote local food and farms through producing maps, resource guides, interactive websites and by supporting the development of a “buy local” marketing campaign.

- **Support Community Infrastructure Improvements**

While the interest in local foods is growing and more consumers are purchasing directly from farmers and ranchers, lack of regional processing facilities limits the sale of some products directly to consumers. For example, ranchers selling direct to consumers are often limited by the lack of availability that local meat processing facilities have often needing to be on waitlists up to a year in advance. Due to this long lead time producers are often not able to increase production to meet the growing demand for their products. Other infrastructure improvements that would allow for significant growth in the direct-to-consumer markets include a meat processing and packaging facility, cold storage facilities and packing sheds, and regional grain processing and malting facilities. Local governments can play a key role in enabling these facilities through technical assistance, public financing, land use policies and streamlined permitting processes. Infrastructure planning can also be incorporated into comprehensive or economic development plans.

- Explore funding options and incentives for maintaining the financial viability of farm operations

Loss of Ecosystem Functions

Well-managed, privately owned agricultural lands provide essential ecosystem services that benefit the entire Teton Valley community. When agricultural land is converted to development we lose critical wildlife habitat and food sources, the ability to manage water quantity and water quality resources for the benefit of the entire community and significantly reduce our ability to be resilient when faced with a changing climate. Keeping land in agricultural production while working to improve farm and ranch management practices offers the greatest potential environmental benefits.

Teton Valley and the surrounding watershed is ranked as one of the Greater Yellowstone Ecosystem's highest conservation priorities, supporting extensive wetlands and riparian habitats that are considered strongholds for numerous native species of concern, including Yellowstone Cutthroat Trout, trumpeter swans, and sandhill cranes. Additionally, many big game animals such as mule deer, elk and moose utilize agricultural land for food and winter habitat particularly in our stream corridors. Well-managed, privately owned agricultural land is a critical resource for numerous big game species, songbirds and raptors and native fish.

In recent decades, water availability has changed significantly in Teton Valley presenting a significant challenge for farmers, ranchers and residents alike. Teton County Idaho's aquifer has been in decline and well depths have dropped roughly 25 to 55 feet in some localized areas. Residential and agricultural wells have gone dry impacting the entire community. With the aquifer in decline, surface water flows are also impacted in the Teton River which impairs fishing, wetland habitat and overall riparian health.

The reasons for the change in water availability are varied, but three key factors seem to be driving it; changes in snowpack, demand and irrigation systems. Recent drought and rising temperatures means more spring moisture comes as rain rather than snow, leading to earlier runoffs and less water available in the summer, when both agricultural users and the ecosystem need it the most. At the same time, demand for water has increased. More residential wells draw out groundwater without replacing it and downstream users with senior water rights make earlier calls for water in headwater basins like Teton Valley. The third factor is a change in irrigation methods. Most of Teton Valley's agricultural producers have switched from flood irrigation to sprinkler systems which reduce water use, improve crop production, and decrease labor costs. From the perspectives of both water conservation and production, this is a positive change. However, an unforeseen consequence is that the extra water used in flood irrigation no longer seeps into the ground, and less water emerges into local riparian systems later in the summer.

Challenges:

- Rising input costs, including fertilizer, infrastructure, equipment
- Shortage and cost of farm labor
- Lack of access to technical farm services (welder, tractor mechanic etc.)
- Uncertainty of traditional markets for products

Assets:

- Effective community collaboration between nonprofits, local governments and community members. This collaboration can be an asset for bringing in significant federal and private funds to support the development of programs that pay for ecosystem services provided by well-managed, privately owned agricultural land.
- A network of farmers and ranchers willing to participate in the development of incentive programs for ecosystem services provided.

Recommended Actions

- Amend the Teton County Comprehensive plan to include language that recognizes the critical role that agricultural land plays in climate resilience and effective water and carbon cycling.
- Integrate Teton County, ID with the Teton Climate Action Plan. This is a significant local effort to link climate resilience and sustainable agricultural practices. <https://jhcclimateactioncollective.org/tcap>
- Develop and support incentive programs to pay for the ecosystem services provided by well-managed, privately owned agricultural land.



- **Groundwater Recharge**

In Teton Valley, a new market exists to provide a financial incentive to irrigators for using flood irrigation techniques and canal systems early in the season when water is abundant. By flood irrigating fields when water is abundant, local agricultural producers are turning the area's aquifers into a natural and cost-effective water storage mechanism. Irrigators would then return to conservative irrigation practices after the spring runoff.

[Learn more about the Teton Valley Aquifer Recharge Program](#)

- **Conserved Water Instream**

In late summer, many streams in Teton Valley run low or run completely dry because of the arid climate and legal water withdrawals by irrigators often for crops. This threatens native fish species, like the Yellowstone cutthroat trout, that depend on the healthy flow of rivers and streams throughout Teton Valley for their survival. In Teton Valley, willing landowners can participate in programs to restore flows to key fish habitat through the Columbia Basin Water Transactions Program. The Columbia Basin Water Transactions Program uses temporary and permanent water rights acquisitions and other incentive-based approaches to provide an effective and fair way to balance out-of-stream uses with the need to maintain stream flow for imperiled fish populations. [Learn more about the Columbia Basin Water Transactions Program](#)

- **Carbon Sequestration**

The 2019 Intergovernmental Panel on Climate Change report identified regenerative farming practices that build soil health and sequester carbon are among the most cost-effective and immediate climate solutions available. Regenerative agricultural practices can increase the rate that carbon is captured by agricultural soils resulting in increased productivity and resilience of our working lands. A local carbon offset market is being developed in Santa Barbara County, CA that will pay producers for sequestering atmospheric carbon. [Read more about Carbon Farming in Santa Barbara County, CA](#)

- **Preservation of Wildlife Habitat**

Agricultural land can provide critical wildlife habitat and corridors that allow for the daily and seasonal movement of animals. A number of state and federal programs exist that provide funding for agricultural producers to maintain land for wildlife habitat preservation. Examples of these programs include the National Fish and Wildlife Foundation's Conservation Partners Program, the USDA's Conservation Reserve Program and conservation easements. Local conservation groups are a good source of information and can connect agricultural producers to potential incentive programs for wildlife habitat preservation.

- **Water Quality**

The Natural Resources Conservation Service provides financial and technical assistance to agricultural producers through the Environmental Quality Incentives Program (EQIP). Funding is available to address natural resource concerns and deliver environmental benefits such as improved water and air quality, conserved ground and surface water, increased soil health and reduced soil erosion and sedimentation, improved or created wildlife habitat.

Transition Away from Agricultural Community to Non Farming Community

As land use has shifted away from predominantly agricultural land uses towards more residential development the community perceptions of agriculture have shifted. This has created an increase in conflict between agricultural producers and residents. Complaints from non-farming community members have included concerns of noise disturbance, unpleasant odor, or an undesirable aesthetic. Agricultural producers often express frustration over the lack of patience they receive when driving large farm equipment on county roads between fields. These growing pains will continue to persist as the population grows.

Challenges:

- Increasing conflict between farming and non-farming community members as the population grows and land development increases.

Assets:

- Small community willing to work together towards common goals

Recommended Actions

- Educate community members to increase understanding of ecosystem services provided by agricultural land and increase participation in direct-to-consumer purchasing
- Utilize land use policy tools, such as incentivized cluster zoning, so that new development is concentrated to one area minimizing conflict between agricultural and residential land uses.



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