**GNAR 10/15 RESEARCH Q&A CHAT**

**Growth & Development Challenges in GNAR Communities**

NOTE: This is the unedited chat from the GNAR 10/15 research session, however names removed to preserve anonymity.

Have a resource you’d like to share with other communities? Put it on our spreadsheet and we’d love to follow-up! : <https://docs.google.com/spreadsheets/d/1LcC8W-64oZHFzkTTQGkik_1ISQOQgsMb3UWRicqGXWo/edit#gid=0>

**PROMPT: What GNARs or GNAR communities do you spend time in or care about?**

* Fruita and Salida, CO
* Stanley, Idaho / Victor, Idaho / Hailey & Ketchum, Idaho
* Jackson, WY
* Driggs/Teton Valley Idaho
* Steamboat Springs, CO
* Whitefish and West Glacier, MT
* Panguitch, UT
* Pagosa Springs, Durango; Southwest Colorado
* Moab!
* Cooke City, Livingston, MT
* Jackson, WY
* Buena Vista, CO; Dillon, MT; Logan, UT
* Gardiner, MT
* West Central Mountains of ID. McCall area.
* Steamboat Springs, Colorado
* Jackson, WY
* Green River, Helper, and Moab, Utah
* Tahoe.
* All the Utah ones you mentioned!
* Whitefish and Bozeman, MT
* Moab
* Moab, UT
* "Wydaho" :-)
* Wood River Valley, Idaho (Sun Valley area)
* Summit County, CO
* Saguaro National Park, East and West
* Ely, NV
* Moab
* McCall, ID
* Big Sky, Montana, Flagstaff, AZ
* Great Basin
* Fruita CO
* Jackson Hole
* park city ut
* Torrey, UT; Bozeman, CO; Logan, UT; Moab, UT
* South Lake Tahoe
* McCall ID
* Whitefish, MT,
* Red Lodge MT
* Big Sky, MT
* Duchesne, Utah
* Eastside gateway to Yosemite - Mono County, Mammoth Lakes
* Springdale, Ut
* Park City and Heber/Midway UT
* Torrey, Moab
* living in Lake Tahoe, CA
* Central and Southern Utah all over.
* Grand Marais, MN
* Alpine and Marathon, TX
* Park City, UT & Estes Park, CO
* cottonwood heights Utah
* Summit County, CO
* Gunnison and Crested Butte, CO
* Deschutes County, OR
* Boulder/Escalante
* Treasure Valley, ID
* That would be a big list. Live in Aspen, CO.
* Elko, NV
* Topsail Island, NC
* driggs Idaho
* Lyons, CO and Laramie, WY
* Southwest Colorado: Fruita CO, Durango CO, Silverton CO, Ouray CO
* Big Sur, CA
* West Yellowstone
* All Yellowstone Park gateways
* Sun valley, ID
* Moab, Springdale, Helper.
* Pinedale WY
* East Kootenay, BC
* Park City, Ut
* Sun Valley, ID
* Bear Lake, Idaho
* Island Park, ID!
* park city ut
* Carson City, NV
* Park City, UT
* Bryce, Coeur d"Alene and Springdale
* Pioche and adjacent communities in Nevada
* Carson City, NV
* Park City, UT
* Santa Fe, New Mexico, Kaslo, British Columbia
* Santa Fe, New Mexico, Kaslo, British Columbia, Similkameen Valley, BC
* East and West Kootenays, BC
* I live in the heart of the Shawnee National Forest is southernmost Illinois.

**PROMPT: How important is a small-town feel for the GNAR communities you’re familiar with?**

* extremely important - everywhere I work people talk about it
* Critical!!!
* Very important!
* Very important
* critical
* Critical
* Important
* very important
* A small town feel is extremely important.
* extremely important
* very
* Very important.
* Very important
* Very, very important
* very important
* Important
* very-why people move and visit
* It is more important the longer a resident has lived here.
* Important
* What people are most worried about losing. That and the wildlife
* Part of Community vision in McCall
* Very important! Its a big part of the reason for the visti
* Important
* it is becoming less important
* Very important!
* The most important component.
* Very!
* Very important
* Top importance
* Very important, but recognizing change is also a reality.
* Desperately trying to retain that here in Steamboat Springs!
* Very important
* Extremely important.
* folks find the changes happening as a threat to that feel
* Very important. Its what people are looking for to visit as well.
* We hold the small town feel very important to our character
* VERY - that's what gives places character
* Critically important, it's embedded in community identity
* Essential & critical to future planning
* It is important to the locals and why the visitors come to Town
* Very Important - it's why I want to move there when I retire
* It is really a central part of why people live here
* Very important
* Important
* Important, and I think the importance has grown over the last 7 months
* Very important! Helps create community
* Somewhat important
* perhaps more important to the visitors than year round residents and workers.
* So important, the ability to walk around town create your own adventure is part of the lure of the town
* very important - gives a sense of belonging - not lost.
* very important in both 85,000 pop Sants Fe and 1000 pop Kaslo

**PROMPT: What are a few key challenges in the GNAR communities you are familiar with?**

* Affordable Housing
* Affordable Housing
* short term rentals!
* What are a few key challenges in the GNAR communities you are familiar
* housing costs
* year round employment
* Traffic, noise, housing
* Adequate income and job opportunities.
* Housing
* Affordable housing/down valley shuffle
* Housing affordability and access
* 2nd homeowners
* Traffic
* Housing affordability.
* Wages, infrastructure
* Traffic congestion, short term rentals, over-loved
* affordable housing and just general lack of housing
* traffic
* Jackson Hole: greatest income inequality in the country.
* recreation access/user conflicts
* Low wage jobs
* Traffic and parking
* Housing and steady employment
* Sewer district
* Your survey nailed it!
* Impacts from recreation
* short term rental, housing, environmental degrade
* Affordable housing
* Lack of infrastructure, affordable housing, highspeed internet, fiber, workforce year round
* Affordable housing, year round employment
* Wages
* Affordable hosuing
* Loss of open space, riparian areas, and wildlife corridors.
* Llack of community
* housing, income inequality, over tourism
* traffic and congestion, affordable housing, decent paying jobs, infrastructure
* water infrastructure
* local businesses can't find workers right now
* Afordability and availability of housing, livable wages
* Broadband and housing availability
* Wages too low relative to cost of housing, fabric of community eroding as long-time locals "cash out" and move away
* affordable housing, income inequality, tourism impacts (traffic, trash)
* housing of high concern
* broadband access
* Housing affordability; STRs; infrastructure funding; traffic & parking; environmental impacts
* Traffic and housing, growth demands more schools,
* Affordable housing, wages/cost of living, lack of a strong middle class
* Always housing affordability (for many years). But more recently with COVID, recreational infrastructure being overwhelmed.
* division between old timers and new locals, education, and housing
* viewing the forest as an asset. Broadband access is also a huge issue for the Shawnee National Forest region.
* Loss of wildlife habitat
* I second "lack of a strong middle class"
* lack of economic diversification; broadband infrastructure; access (limited air service); affordable housing
* unemployment caused by COVID-19
* Expansion of our small local University Campus to attract outside students who would be available as a workforce.
* Loss of local character / small businesses
* inequality and lack of opportunity
* Where can we listen to the recording after the webinar?
* local health care quality and availability is a principal concern in very small places like Kaslo, BC
* STR shortage - think about investment opportunity - repeat visits at same time by people - maybe in the form of ADUs.
* One of our biggest challenges (that havent been mentioned) revolve around are systemic inequities and processes that reward traditional power holders with outcomes that work for them but exclude much of the workforce.
* I second this too
* ^^^PREACH^^^
* there is confusion for both local residents and their elected decision-makers between amenity migration and tourism

**PROMPT: What are your reactions to these findings about growth, tourism, and development in GNAR communities?**

* Not surprised at all
* Resonates 100% with what we are experiencing in Silverton CO
* Not surprised at all!
* Not surprised
* I'm curious about whether respondent drew distinctions between tourists and second home owners and distinct threats.
* Totally not surprised! I have heard all of these statements and issues.
* one way to reduce the inequity challenge you talk about is t form local small CO-OPs.
* These seem very on point to what we are experiencing in the McCall area. Tourist love/hate.
* Sounds familiar, spot on
* Unsurprising — threading the needle between sufficient resources and perceived exploitation is tough
* The findings seem spot on.
* People hating growth more than tourism rings very true
* about right
* Preaching to the choir
* The people moving to the gnar communities are the reason they are facing challenges.
* This sounds pretty accurate
* Spot on.
* Spot on from what I hear from communities
* I would love to see the responses to the same set of questions today. I think pandemic-induced tourism would change the response to the implications of tourism.
* no surprise
* yeah. sounds familiar
* 100% what we are experiencing in Teton Valley.
* Having spent last weekend in Moab traffic - NOT SURPRISED.
* Consistent with personal experience and local opinion in Bozeman/Big Sky MT
* It's somewhat of a relief to know that we are not alone in Whitefish, MT! Similar challeges..
* yep-love/hate relationship
* I agree. I do see more division between "us" (locals) and them (visitors), the haves and have-nots
* Yes, definitely resonates
* completely resonates - especially some of the sentiments of fear (as a young person trying to establish a family in a gnar community)
* : We can relate as an East Coast Gnar
* sounds very familiar
* super interesting findings. Each community will have a unique priority rankings.
* Not surprising, however I think this year has been shocking for us smaller communities. Elko has started experiencing some of those "over-tourism" issues we've only heard about from Aspen/San Francisco/LA and wasn't prepared.
* ^ I also hear those sentiments from young families in the Yampa Valley
* some communities in our region have been welcoming to tourists and they are growing, while others are drying up as they have not invited or been inviting to tourists.
* A classic example of a small CO-Op is Amul Dairy in India - started as a small village coop and now a major international conglomerate touted in international management arenas.
* yep for Moab…and I hope that we can be careful not to perpetuate the ‘don’t become a Moab’ in our group
* I think it's difficult to speak separately about tourism and growth. They're often intertwined, following a systems-thinking approach.
* ^ Agreed and thanks for pointing that out. Traffic aside it was a stellar trip :)
* Yes on regionalism. For housing, climate, transit, etc. Challenging though!
* Diversifying business, jobs, industry etc. are very important in helping resolve some of these issues.
* thx Nikki
* Much of this sounds very familiar. Including the "Locals" v. "newcomers" debate. Our community has not seen much growth in the past decade, but that seems to be changing with a massive trend of in-migration: new people and also 2nd-homeowners making this their permanent home. One concern is city dwellers looking at buying agricultural land with no clue about water, weeds, agricultural practices like overspray, etc.
* ^ Let alone riparian/river stewardship!

**PROMPT: What are your reactions to these findings about proactive planning, additional capacity, and planning support?**

* Aspen is the case I am most familiar with. How common are growth boundaries, growth quotas, and FAR/height limitations in the cases studied here (or in the cases attendees familiar with)
* Capacity is a limiting factor in towns/cities yet even more so in unincorporated communities lacking "staff". Counties are also overwhelmed and thus lack staff to support those communities
* not surprised at all. it's exactly what we are talking about
* : Yes! Also need help changing state law (e.g. Idaho prohibition on regulating STRs)
* I imagine these towns have VERY small planning staffs and limited human capital resources
* Yes but be comprehensive!
* Staff capacity is a huge problem in Grand County (Moab)!
* Implementation is way harder than creating the plan
* often cities/towns and counties have different priorities and it is hard for them to come together
* it clearly resonates as many of our communities react - rather than proactively plan for future development.
* You hit the nail on the head. By the time we are really ready to get after proactive planning it is already too late.
* expected: reactive, vs proactive planning.
* Many smaller GNAR communities don't have a planner on staff.
* they’re concerned with infrastructure
* It is tough to hire additional staff to work on issues like affordable housing, when those staff will need an affordable place to live!
* staff needs capacity building state planning support
* How do you know what you're planning for? Forecasting and modeling tools need to be robust to the specific challenges of GNARS.
* Limited vision by aging elected officials.
* completely agree with being overwhelmed, and resistance to pro-active planning particularly from long time residents
* Hard for communities to formulate a common vision that has buy in.
* While we are trying to catch up to the current situation, we still need to be thinking about how things will be different in 15 years.
* Definitely can relate to the City-County tensions! A requirement to work together from the State might help, but doesn't exist yet in MT
* I recognize that these are very important, but I don't see many answers. I grew up in Jackson, WY and the discussions were the same in the 70's and 80's that they are now. I currently live in McCall, ID and the conversations are the same. What are the answers? I've been looking for 40 years
* Proactive Planning is good but finding a visionary leader in the community is very beneficial. Had one such person on a project I worked on in WV - very helpful to smooth out the kinks.
* GNAR communities should plan for economic diversification so there is a mixture of family wage jobs to go along with the low paying tourism jobs.
* On target, but getting municipalities to coordinate is a challenge.
* GNAR communities have a lot to learn from each other because they are experiencing the same issues. But each GNAR community thinks they are special. I think psychologists call this "GNAR-cissism"
* I think Aspen has about 10 planners and 2 separate commissions that participate (Planning and Zoning; Historic Preservation). They have 7000 residents
* Time, money and energy can be wasted on planning if the plan to implement and sustain are not built in from the beginning
* Need to elevate community understanding of planning related issues so that citizen involvement and input into planning is informed.
* I think it is important to connect with experts but also keep in mind that the people in a community are experts in their community and history. An outsider coming in telling them they NEED to do something can be problematic. Experts coming in but working for not over the community leaders.
* GNAR communities are tied to the marketing and management strategies of the public lands that surround us

**PROMPT: What tools, resources, and capacity do you think would be most helpful for GNAR communities to help them plan proactively and at a regional scale?**

* Desperately needed but we lack the staff and resources to "get ahead of the curve" so to speak. We have one planner that splits time between Town and County, and she is consistently overwhelmed with day to day tasks. No time for forward thinking...
* I think GNARs also need assistance with local governance issues like budgeting and taxation
* RE: Additional capacity/support. Great idea. Assess the ecosystem of existing networks that work w/local govs on various issues and approach capacity building through a partnership model to avoid unintentional redundancy and add additional value.
* Tools for implementation of existing plans
* Strategies for engaging and educating county residents as well as city
* Systems thinking and new opportunities with big data resources.
* Planning definitely lags behind. It isn't until after the growth has already started that people decide it's important to have some limits in place, which means small communities run the risk of always playing catch-up.
* DEPENDS
* A "roadshow" with these types of slides and lessons learned...
* Models for collaborative, regional planning. Case studies on the importance and beneficial outcomes of planning as a region.
* Pool planning resources
* Staff to implement the existing requirements: parking, STRs, updating infrastructure
* A community/regional based leadership infused with researchers and experts to brainstorm solutions.
* examples of creative housing policies and models to enhance housing security for locals
* Organizing: GNAR Innovation Ecosystems
* Statistics for residents working remotely.
* Close coordination with regional planners in the Associations of Governments (Utah).
* model STR ordinances!
* Peer tutoring by communities that are already experiencing these types of concerns and growth
* Funds for environmental studies to guide planning in development in region
* Policy models and best practices
* This forum is one great start as sometimes sharing ideas is the first start
* Conferences, toolkits and network opportunities to share ideas, resources, examples and to collaborate on regional planning and state lobbying.
* Strategies for developing common community vision.
* Examples of proactive policies and ordinances.
* State encouragement and support of regional planning efforts
* I'd love to help with transportation. :)
* first they need to develop a regional mindset. then develop resources that they can easily implement.
* 2nd "strategies for developing a shared community vision"!
* I often am looking for what other GNAR type communities are doing to solve particular issues - a toolbox that has much of that summarized already would be handy! Or a network of people working on similar issues, for easy consultation.
* listserv/sharing site
* channeling these concerns to state legislature
* More communities can't afford much in the way of resources, so lower cost, on-line options. Possibly shared resources between communities. We are working towards regionalism, but it is an uphill battle. Learning from others experiences and what worked and what didn't'
* Help with long-term planning support; funding for consultants; template plans, design standards
* direct support to interested regions to cultivate political buy-in to address challenges via regional approaches. and development of regional governance models.
* The Utah CDO is all about this!
* Funding
* Need to start thinking about planning and growth management in more of a campaign approach.
* Ideas and media for community education
* The professionals dedication to make a difference. I was involved in a project in Ohio some 40 years ago - mutually grew a small $60,000 project to a $5.5 million project as the analysis proceeded. Had the support of the citizen group and the City Planners and Administration.
* models for stakeholder engagement that engage a more diverse population.
* a guide to working with Federal land owners (FS, BLM
* While data and presentations are helpful, GNAR communities need more money and organizations that can help tell our story to state and federal legislators
* dangerous territory here, if communities won’t create their own unique solutions they risk losing their identity
* less analysis and more advocacy
* Interested in some kind of serious game based on real data for stakeholder engagement
* A considerable and common issue in most of the 10 small communities I have researched is they do not have planning staff, if they have (usually only land use planning) this staff does not have the appropriate education to deal understand and deal with amenity migration. When we put this into the typical local socio-cultural context of common change resistance = deadlock for moving forward.

**PROMPT: What innovative things have you seen GNAR communities try? Information on specific communities and efforts are welcome so we can follow up to get more information!**

* check out ISC's report "Regional Collaboratives for Climate Change — A State of the Art"
* Ditto on suggestion about working with federal landowners
* Aspen has worked hard since the 1970s to set growth limits; they also have a really fantastic affordable housing program... even though demand will always outstrip supply.
* Crested Butte paradise park neighborhood for housing
* Maximum chain store ordinance
* My organization and I can really help with jobs and connecting to resources for income issues. USU Extension, Rural Online Initiative. We teach how to work remotely and access jobs and income opportunities remotely including freelancing and Entrepreneurship.
* Sun valley - shuttle transport for employees and skiers - how to fund private/public transit
* Gunnison County (CO) Sustainable Tourism and Outdoor Recreation (STOR) Committee
* Park City - paid parking, employee shuttles
* Chaffee County Common Ground, Colorado.
* Strong design guidelines
* Private property clean up incentive programs to improve the aesthetics of the region.
* We have a regional West Central Mountains Economic Development Council which shares resources, funds, and regional initiatives.
* Tahoe Home Connection - matchmaking between STR owners and long-term renters
* net zero in park city
* lots of street closures for outdoor dining this summer
* Jackson WY has housing mitigation requirements and growth caps.
* Mono County, CA - we have Short-term rental policies specific to each unincorporated community
* Start with an event, destination event. Biking, hiking ext
* Gardiner, MT is trying to establish an investment cooperative that would buy housing for year-round residents. Slow going because these are community volunteers that run businesses, have full-time jobs, etc
* Our remote work initiatives in Utah are very innovative. We have been doing it since 2018 before remote work was cool!
* Grants offered to homeowners willing to deed-restrict their rentals to long-term
* Becoming a Main Street Community has been a game changer. The National Main Street provides terrific support for small and large communities.
* Douglas County Nevada – AgriHousing
* Voces Unidas de la Montanas - a newer org in the RFV to help bring the (historically underrepresented) Latinx community's voice into regional governance and descisionmaking
* Fruita's collaboration/work space
* Growth boundaries (like Oregon's urban growth boundary) that receive regular updates.
* Jackson's joint County/Town comp plan, recent rezone to downzone county & transfer density to the town
* City donating land to affordable housing developments!
* Whitefish has adopted inclusionary zoning - so far not much housing produced
* Increasing lodging tax on STRs to support affordable housing. Exploring land trust and IndieDwell container homes as well as ADU incentives.
* low income housing in park city
* VMT traffic analysis in Park City, JH, and State of CA
* inclusionary and workforce housing ordinances
* Community involvement is crucial. In WV, I would go for City/Town Meetings, and then hang around for a while with the Mayor/Council members and interested citizens - we will trouble shoot, brain storm in an informal manner that resulted in developing trust to the extent when one was received as one of them. Although there was one case where we had to be escorted for safety reasons by the Mayor and the Sheriff.
* McCall's locals housing toolkit!
* Moab - road widening, expanded parking, new land trust housing development, deed restrictions, parklets, expanded outdoor rec infrastructure, and more

**PROMPT: What key challenges do you think COVID-19 presents for GNAR communities?**

* Reduced tax revenue
* growth in economic inequality
* lack of support & resources for businesses in GNAR communities
* Lack of reliable broadband.
* Remote jobs & their high urban salaries further skewing the housing market to be unaffordable for people who exclusively derive their wages locally
* Keeping small businesses open.
* Bringing people here who don't share our values and strict protocols regarding masks.
* Overwhelm in the available health facilities.
* increase of park/trail users
* Inadequate recreation infrastructure
* Aspen =too many people. More demand on schools.
* mental health, stress for service workers from visitors and residetns
* Sustainable and responsible destination management practices
* booming population, at least for now- residential real estate doubled from 3rd qtr 2019 to 2020!
* Intensifies political differences among community members.
* Unemployment and many businesses will never recover. Reduced tax revenue.
* overwhelming demand on local services
* Increased tourism - everyone escaped to the mountains… increased MT’s COVID numbers… housing price increase too
* Economic inequality, mental health.
* Equity issues for impacts of closures, etc.
* increased homelessness on public lands
* public lands are being trashed
* Broadband, hospitals, lost room occupancy tax revenue.
* Incentivizing affordable housing project when we have very limited private land available
* Demand for independent work space,
* Infrastructure and school capacity, natural resource impacts/overcrowding, possible: sudden shift in voter base/values
* bars and restaurants spread COVID, but are critical for jobs, business owners, visitors
* more temporary residents, who work remotely, but aren't contributing to growth or utilizing services in a predictable fashion.
* Housing prices could go up (again) as amenity migrants create pressure on markets
* International visitors and recognition.
* Equity issues with access to open spaces
* Widening income inequality. Especially between service industry workers who've lost their jobs and zoomers whose wages are far beyond what could be earned through local employment
* impacts and crowding on public lands
* Providing adequate health care for the rapid influx of second home owners who now are staying here. 79% of our valley homes are second homes. Availability of PPE so that our businesses can operate safely. Not enough broadband to handle the remote workers.
* school capacity and other infrastructure for zoom towns
* COVID refugees - school enrollment through the roof
* one challenge is how to take the positive aspects and creative aspects and weave them into the old model of planning eg shifting to new design ideas
* More people living illegally off the grid without sanitation services.
* Staying safe, while staying open...especially during the winter
* people moving in from all over the country and bringing covid?
* expectation for services (snow removal)
* Housing demand going through the roof. Families being evicted as homes sell.
* lack of support & resources for small businesses in GNAR communities
* marginalization of the existing Hispanic community and workforce
* a drive fueling gated communities and high end building that will effect land access.
* Erosion of sense of community as the valley bifurcates into a remote worker/independently wealthy class and the working class/workforce. "Live, work, play" turns into "live and play" for some and just "work" to keep up for others.
* Getting grandchildren to sell deceased grandma's house to open existing housing.
* Can you publish the Chat exchange along with the slides and Q&A.
* The ALICE report for our county shows 52% of the population is living on a survival budget.

**PROMPT: What key opportunities do you think COVID-19 presents for GNAR communities?**

* reduced tax revenue, lack of broadband especially with more people trying to use it remotely, income equality, concerns about what the next 6 months look like - when tourists don't typically visit due to winter weather conditions
* Making proactive planning more urgent
* Rethink how much and what kind of tourism we actually want
* shining light on the issues that will hopefully prompt action
* People are learning how to work from home or remotely. We are seeing a lot of people who have moved away to get a career job, coming back into our communities.
* With so many people moving in, perhaps a more diverse population, more diverse political views, more open-mindedness for progressive ideas?
* Capture tax income from remote workers.... effectively use them as an asset rather than a burden.
* We have increased "residents" now and increased recreational tourism so they bring economic benefits if we can meet the increased need.
* Investment on solutions from those moving in.
* Planning
* Unused office space could present opportunities for affordable housing
* Opportunity to weave the fabric of community going forward, have a community visioning process that is inclusive, etc.
* Empty 2nd houses are full and makes the neighborhood more lived in
* in Kaslo, BC, where COVID has been very small, the tourism business is doing well = mainly regional residents (many who usually travel to near-by USA, but are not at this time.
* People are re-discovering their "backyards" so hopefully they value the environmental resources
* Extension of tourism/economic activity into shoulder/off season
* low wages in the service industry and inability to live on minimum wages
* normalizing remote work for SOME of the jobs, which shows potential for helping alleviate congestion. Associated problem is remote worker vs frontline worker inequity :(
* How to be more self-sufficient
* Danya - Send Probletunity to Merriam - Senator Hirono just got "Sexual Preference" edited and redefined overnight. A great opportunity for fame.
* Opportunity to reevaluate our strategic planning because everything has changed.
* When people can work from home, they can live where ever they want; which will often be in GNAR communities. This will give many such communities new talent, new income, new ideas, new vigor, etc...
* Opportunity to rethink and reboot all systems. Focus on improving the quality of life for citizens.
* tourist and remote workers appear to be looking for more remote locations to visit and to live. Are we ready to respond to their need with infrastructure.
* Potential opportunity for remote workers to open up 'satellite' offices that could potentially make remote jobs with larger companies available for the long-time local residents.
* Opportunity to shift thinking or refocus priorities
* more regional travel/less long-distance travel which is better for the environment and community.
* highlight rural needs in statehouses

**PROMPT: What do you think GNAR communities need (or need to do) in order to effectively respond to COVID-19 related challenges and opportunities?**

* prioritizing livability over economic development.
* Tactical Planning
* people getting use to participating in meetings/discussions via Zoom which could actually increase participation in things like City Council meetings, public hearing etc that they previously might not have participated in.
* Buying local is better with higher salaries, and people travel less so buying local has gone up.
* Health-focused comprehensive planning.
* Itinerant worker could pay taxes through community service.
* Love the comment - opportunity to rethink & reboot all systems & focus on improving quality of life!
* ^yes
* Plan, plan, and plan.
* regional focus on resources & support
* Jobs and housing is what I am seeing the biggest issues.
* Getting ahead: moving from reaction to response
* Work with nearby communities
* Be willing to do things differently than they have in the past
* Anything to encourage us to hold our breath and count to 15 before we make drastic policy changes
* first, we need to put energy into keeping people healthy, then we need to figure out how to accommodate the growth
* Work with rural broadband providers to upgrade service, if needed.
* Opportunity to collaborate
* Get the Health Department and the nearest medical hospital involved in doing periodic clinics.
* Hopefully get new residents to build businesses that can create future jobs
* Obtain statistics on remote working %.
* engage a larger and more diverse group in planning processes, rely more on the community and less on developers.
* Need to monitor data/indicators and identify trends and triggers of various actions. Work regionally. Change state laws to allow more local control.
* Kaslo, BC’s (where very little COVID), tourism is doing well. Most are regional dwellers, who typically travel in the USA and can’t now or are afraid to.
* ^ 2nd change state laws. Especially here in Idaho.
* developing frameworks to plan for this emergent normal. an areas where GNAR initiative could really help!
* think more broadly about engaged leadership, looking beyond those with positional power
* ^ 2nd plan for this emergent normal.
* protect our vulnerable populations, particularly low-income households and other protected classes
* People are moving to Sevier County from out of state and buying homes with cash at top dollar. This is pushing up housing prices at an ever increasing pace.
* Do research now to better anticipate what is coming our way.
* deliberately building engagement and leadership through the planning process
* We brought together a team of government, business and healthcare leaders to form an economic recovery task force. Since this is such a rapidly changing time, we meet every week to share information and challenges then work to respond to them We all those key players in one meeting every week, we are informed, flexable and have been very effective in the short term and helping influence long term legislation and stratigies
* High caliber talent. The smallest communities tend to get stuck with whoever lives nearby, which means they might not have staff with the best qualifications.
* Identify where changing conditions - whether due to COVID, or just general GNAR growth - are creating increased costs or demand for service and then look for opportunities to allow local governments to capture revenues from those increased activities in order to pay for rising impacts.
* rural communities need to find a way to Grow employees into high caliber talent.
* I can imagine a “field school” model being really helpful for brining students’ energy and labor to bear on these challenges in small places that do not have capacity
* in your research construct do you define amenity migration, and especially its relationship to tourism. In the webinar today the distinction has not been clear.
* With the virtual possibilities for schools, perhaps there's expanded ability for high school students to access high level studies (AP courses) that have not been available. This has stopped some people/businesses from moving to rural areas

**PROMPT: What are you seeing in your town with Amenity Migration?**

* In one elementary in our area, there were 29 new move-in students this school year.
* Housing is our biggest issues I see.
* asking for housing prices going up
* Flathead Valley real estate sales doubled from 3rd quarter 2019 to 2020! Article in Flathead Beacon
* Massive loss of long term rental housing and families being evicted with no available replacement housing.
* In addition to "amenity migration" we are hearing about continued migration from urban "blue states" due to high taxes, illegal immigration, riots, etc...and that will continue to increase and affect GNAR communities.
* houses selling in record time and above asking price
* In Aspen it's happening....all the things
* Rise of secondary homes rather than permanent residents
* Housing prices. Loss of undedicated open space.
* properties being bought up sight unseen
* 30% increase in housing prices, now untenable to most locals
* People able to make large cash down payments are beating out others putting offers on housing
* More "Texas" license plates on cars on Main Street than Montana licenses!
* Renting seems like the only possible option to live in my GNAR community
* We are seeing rapidly increasing housing/land prices and property moving very fast. Our schools are seeing high new enrollment and we are NOT seeing the seasonal shoulder season slowdown
* the community's lack of interest to address growth, lack of elected official skills & resources to address planning and/or change
* There is not even one single-family home available for sale in the county that is affordable (on a 5% down payment & no revolving debt) for a family of 4 making the median household income.
* Failing broadband
* out-of-state cash buyers buying properties sight unseen
* Houses are on the market maybe a week. Very little rentals and lower income housing.
* Lack of respect for local culture
* Trashing of public lands
* natural resource damage due to increase in recreational tourism
* Summer seasonal residents and visitors have not left this year- there is no shoulder season
* Lack of long-term rentals
* New foundations started in our subdivision nearly every week.
* One thing that's unique to Aspen is that amenity migrants and locals don't really compete within the same housing market. So, there's is mainly just a win with new homebuyers. They have a RETT tax which is huge.
* Water usage soared, stressing our system.
* Increased risk in human-caused wildfires in Colorado
* Housing and tourism are two industries that can’t be exported. The demand will continue to rise, so long as the population does.
* new builders with no idea how to built - staff uses a lot of time explaining the basics
* Similar to my previous comment, people moving here not understanding the environment we live in. I spoke with people who bought a lot at the edge of Hailey to escape fires in California. They didn't think there would be wildfires here because "there aren't any trees"! We have had multiple large fires in our County in the past 15 years.
* I think we are going to see urban populations spreading out into rural areas and it is inevitable. Remote work is making it possible to live anywhere they want. We can’t stop growth in many ares, we just have to be prepared and help the growth match resources.
* Maybe we can just do the Q&A from people, there are a lot coming in
* We think a big winter will help turn some of the migration around!
* Super interesting - I'm wondering if a lot of GNAR communities are positioned as destinations for climate refugees....
* Krishna Shrivastava - Michael Draper states "new builders with no idea how to built(?). Remember that once you approve the plan, no matter what the experience of the builder, you might be equally liable for any damage claims. This has not been tested in the courts but could be. THE LIABILITY OF THE APPROVAL AUTHORITY.
* increased pressure on search and rescue with increase in new resource users.
* We are seeing climate migration (fires) as well so this is practice (and a warning) for larger climate migrations that will happen in the coming decade and beyond.

**PROMPT: What has your community learned over the last 7 months?**

* Regional communication has been HUGE. We have a regional task force of business, government and healthcare leaders that was started in March and we can respond quickly to short and long term issues
* We need Economic Development Diversity.
* key to communication & planning is leadership......and if the leadership isn't engaged and taking on that primary role, the community is in trouble
* We need more housing and building as well as rental options.
* Learning that social divisions are inflamed and we need to address that in order to build consensus on planning issue solutions.
* Put building/planning applications online
* Planning and building systems need to migrate to be digital.
* Staff needs to take some personal time off! We've been worked. It appears the "haves" aka people with property, homes, money are expanding their entitlements, building more, trying to get more permits. etc.
* New environmental health staff on the frontlines to help enforce mask rules and help businesses stay open and engage public/visitors have worked really well.
* From my research, and participant-observations, and consultancies in small high amenity communities, very little is being done about AM, perhaps principally because its not understood and partially because there is little opening to explain it at the local, regional and state/provincial levels. In my 40 years experience with AM, where there is opening for educating its typically and quickly dumbed down to “tourism”. It seems that much of the response is due to public planners (where they exist) have not been educated to compute this
* That are residents can be proactive on solutions once they slow down and stop thinking some one else is taking care of the issue eg pop up neighborhood chats - trail cleanup - etc..
* To some extent, our community has seen a "v shaped recovery" - we went from over 20% unemployment in April back down to under 5%. This is largely due to our local economy's relationship to building and maintaining and remodeling high-end homes. It has shone a spotlight on just how reliant we are on real estate development, etc. To me, this illuminates what a vulnerability that is.
* 1 for learning to go digital!
* Issues like STR's have been exacerbated recently -- our community chose to put off this difficult conversation for years and the consequences of that choice have been painful
* (To be so reliant on development as an economic engine)
* Build a reciprocal collaborative planning processes with neighboring jurisdictions including other locals (cities, towns, counties), and state and federal agencies
* Amenity migration to emerging communities of choice can destroy a small rural community’s entire culture. Almost cancels it out. It’s not unlike inner city revitalization in urban areas in the 1980s and 1990s.
* tourism also can lead to amenity migration
* people like what they see and decide to come back :)
* ^Nailed it. The classic "I came here for one ski season in 1986 and stayed" story!
* I think the blurriness of amenity migration is really important to recognize. Amenities may tip decisions among multiple places/job offers based on amenities, but they’re not there solely for the amenities.
* Is it a choice between grow or retract (and slowly die)?
* I’m not seeing a question from Ryan
* Tough decisions to enact strict zoning ordinances is needed. Bonding for open space to preserve areas for future generations. Growth boundaries and connect growth to resources - water, etc.
* “What was the name of the degree at USU about rural and mountain town planning?”
* Boulder City, NV has a very strict growth control system and they have been successful in growth management and development.
* There is a Small and Resort Town Planning specialization at the University of Utah