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Gardiner, Montana: Resident Perceptions Before and After Development

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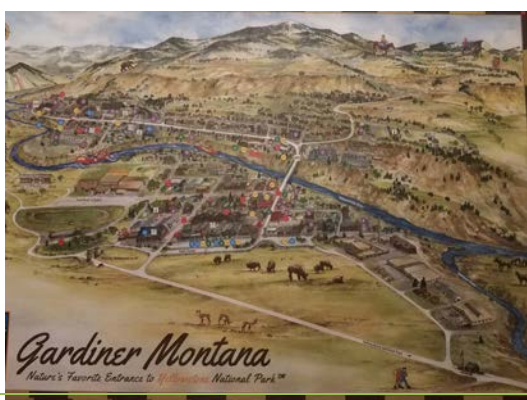
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Resident perceptions before and after development



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Gardiner, Montana
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Abstract

Infrastructure development for the 2016 celebration of the 100th anniversary of the National Park Service in Gardiner, Montana and the north entrance to Yellowstone, provided a unique opportunity to compare resident and visitor attitudes, image and spending before and after development. This report provides the resident study results. Significant differences in image, quality of life attributes, and tourism support were found between the two years pointing to both positive and negative outcomes.

Executive Summary

The purpose of this study was to assess quality of life and image perceptions of Gardiner by residents, as well as their support/attachment to their community before development and after. A door-to-door survey was administered in June, 2013 before infrastructure development began and again in June 2018 after development occurred. The survey was completed by 209 Gardiner residents in 2013 and 185 residents in 2018 for a response rate for both years around 60 percent.

In both data collection years, ninety-one percent of respondents were permanent residents of Gardiner who have lived, on average, 20 to 21 years in the community. The nine percent of seasonal respondents have returned to the community on average 6.5 years.

Sixty-one percent of residents agreed that the resort tax has been good for Gardiner, 45 percent agreed that the new Yellowstone entrance made Gardiner a better community (24% were neutral), and 47 percent agreed that they like the recent infrastructure changes within Gardiner (25% were neutral).

Using Levene's Test for Equality of Variance (t-test) to determine if significant differences existed between 2013 with 2018, residents' image of Gardiner did not change significantly for 10 image attributes. Residents' image of 'ample sidewalks' and 'well maintained roads' went up significantly in 2018 while five image perceptions decreased significantly in 2018, including 'places to purchase local arts and crafts,' 'acceptable traffic flow in the summer,' 'ample parking,' 'a friendly community,' and 'a supportive community'.

Tourism support by Gardiner residents went down significantly in all three of the support questions. In 2018 fewer residents believe that the overall benefits of tourism outweigh the negative impacts (2013 mean = 3.71; 2018 mean = 3.14 on a 5-point scale), fewer residents believe that if tourism increases, their quality of life will increase (2013 mean = 3.11; 2018 mean = 2.32), and more residents think that Gardiner is becoming overcrowded because of more tourists (2013 mean = 3.07; 2018 mean = 3.79).

Residents would be sorry to leave Gardiner and would still rather live in Gardiner than elsewhere, but their attachment to Gardiner is being questioned. Residents were significantly different in the belief that Gardiner's future looks promising between 2013 (mean=3.53) and 2018 (mean= 2.82) showing that the future looks less bright.

Gardiner residents were asked to rate how important forty different quality of life (QOL) attributes were to them and how satisfied they were with those attributes in their life today. All attributes were important to residents with most means being 3.5 or higher on a 5-point scale. Three of the attributes went up in importance from 2013 to 2018 (ES Table 1): preservation of natural areas, availability of housing, and flow of traffic.

Satisfaction with those same attributes showed significant difference on 15 items. Seven of the attributes increased in resident satisfaction and eight of the attributes decreased in satisfaction (ES Table 1).

ES Table 1: Quality of Life Attributes that Changed Significantly from 2013 to 2018

Differences in Importance of QOL Attributes	Mean		Significant*	Direction
	2013	2018		
Attribute				
Preservation of natural areas	4.60	4.75	.026*	+
Availability of housing	4.24	4.56	.001*	+
Flow of traffic	3.99	4.19	.029*	+
Differences in Satisfaction of QOL Attributes				
Preservation of natural areas	3.89	3.68	.027*	-
A feeling of belonging in my community	3.80	3.56	.031*	-
Peace and quiet	3.57	3.30	.011*	-
The beauty of my community	3.45	3.68	.028*	+
Understanding different cultures	3.26	3.06	.041*	-
Gardiner's economy	3.24	3.42	.057*	+
Stores with local/regional foods	3.20	3.44	.013*	+
Controlling urban sprawl	3.16	2.90	.027*	-
Visitors who respect my way of life	3.16	2.70	.000*	-
Restaurants with local/regional foods	3.09	3.28	.051*	+
Flow of traffic	2.90	2.58	.004*	-
Use of a bed tax for promoting Gardiner	2.73	3.04	.010*	+
Quality of roads	2.44	2.72	.015*	+
Public transportation to and from Gardiner	2.25	2.60	.003*	+
Availability of housing	1.94	1.59	.001*	-

In the importance-satisfaction matrix of residents' quality of life attributes, nine attributes were found to be very important but residents were not satisfied. These are the areas that Gardiner could work on:

- a) Housing;
- b) Fair prices for goods and services;
- c) Good jobs for residents;
- d) Litter control;
- e) Resident participation in decision making;
- f) Visitors respecting residents' way of life;
- g) Prevention of drug and alcohol abuse;
- h) Lack of peace and quiet;
- i) More retail shops.

In summary, the quantitative data along with the analysis of comments written by respondents show that residents are concerned most about housing. The before and after image and quality of life attributes have changed, some for the better, some for the worse. What is unclear is the cause. With traffic through the north entrance going up 21 percent during the years in-between data collection, many of their concerns may just be about the unexpected steep growth in visitation. However, the housing issue was a concern in 2013 and more so in 2018 with the added complaint that short-term vacation rentals are taking over the community creating a lack of permanent and seasonal housing. One solution suggested by many residents is for Gardiner to become an incorporated town. This would allow for local decisions including zoning and planning.

Table of Contents

Abstract.....	iii
Executive Summary.....	iii
List of Tables and Figures.....	v
Introduction	1
Background	1
Methods.....	2
Survey Design.....	3
Results.....	3
Demographics	3
Image of Gardiner	4
Quality of Life Importance and Satisfaction	6
Tourism Support and Attachment to Gardiner.....	12
Resident Attitude toward Infrastructure Changes.....	13
Resident Comments 2018.....	14
Summary and Discussion	18
References	21
Appendix A: 2018 Survey	22
Appendix B: Raw data tables with means.....	27
Appendix C: 2018 Resident Comments.....	30
Appendix D: 2013 Resident Comments Categorized	39
Appendix E: 2013 Resident Comments.....	40

List of Tables and Figures

Table 1: Demographics of Gardiner Respondents: 2013 & 2018	4
Table 2: Resident image of what Gardiner has.....	5
Table 3: Resident image of what Gardiner is.....	5
Table 4: Importance of quality of life attributes.....	7
Table 5: Satisfaction with quality of life attributes.....	8
Table 6: Resident support for tourism and their attachment to Gardiner	12
Table 7: Attitude toward infrastructure changes	13
Figure 1: 2018 responses to quality of life importance and satisfaction.....	10
Figure 2: 2013 responses to quality of life importance and satisfaction.....	11
Figure 3: 2018 Resident Comments about Gardiner	16
Figure 4: Change in traffic at the North Entrance to Yellowstone National Park.....	18

Introduction

Gardiner, Montana, an unincorporated town on the northern boundary of Yellowstone National Park is the world's first gateway community to a national park. Gardiner was officially founded in 1880, but has served as the gateway to Yellowstone since the park's creation in 1872. Residents of Gardiner have catered to, and built a viable tourism economy around the needs of park visitors for over 140 years.

The celebration of the 100 year anniversary of the National Park Service was convened on August 25, 2016 in Gardiner, MT, the gateway community with the iconic Roosevelt Arch. To be ready for the event, infrastructure changes to the north entrance of Yellowstone National Park, including Park street in Gardiner, were completed. In 2012, the Montana Tourism Advisory Council along with the Montana Office of Tourism saw an opportunity to document the effects of tourism infrastructure change on a community. Therefore, the overall purpose of this project was to conduct a 'before' and 'after' analysis of resident perceptions of quality of life and image of their community as well as image and satisfaction of Gardiner by visitors to the community. This report provides results of residents' perception of image and quality of life in 2013 compared with the same questions asked in 2018.

Background

"The Gardiner Gateway Project" was a partnership between local, state and federal agencies working across jurisdictional boundaries to restore and enhance the original and only year-round entrance to the world's first national park – Yellowstone National Park – and the nation's first gateway community – Gardiner, Montana. The Gardiner Gateway Project was geared towards sustainable infrastructure, tourism, and economic development. This included pedestrian friendly zones, a historic downtown district, a welcome center with public restrooms and information and improved signage. The development project was geared toward an improved public safety, historic preservation, community development, economic development, recreation access to public lands, tourism promotion and creation of jobs for Gardiner.

This research project provided the opportunity to assess if tourism infrastructure development affected the perception of the community as seen by residents and visitors alike. The assessment of perception, image, and quality of life of residents in the Gardiner community both before and after the development can be a guide for other communities contemplating development opportunities. Through this research project, Gardiner has served as a longitudinal case study for future infrastructure development within gateway communities to national parks as well as any community that invests in infrastructure development. In sum, the purpose of this study was to assess residents' image of their community, how they view their overall quality of life, and their support of tourism as well as attachment to their community both before and after development.

Image can be defined as mental impressions or perceptions. Images and perceptions of a community have been described as a critical promotional tool for the tourism industry (Schofield, Philips, & Eliopoulos, 2005). Schofield, et. al (2005) conducted a study in which resident perceptions of the suitability of their town for increased tourism development were measured (e.g., a day trip, an overnight stay etc.). Resident and visitor perceptions did not differ systematically, and both felt the town had potential. Socio-demographic and behavioral variables were further explored and were correlated with some differences in overall image of the town of Warrington. These methods and results highlight the importance of gathering both resident and visitor images of a town to inform potential development and infrastructure changes.

Although there are benefits and drawbacks to tourism development, tourism offers a means to improve economic conditions for communities (e.g., Andereck, Valentine, Knopf, & Vogt, 2005). Research suggests that the images residents hold may influence support for tourism. The images and perceptions that residents have of their own community, however, have rarely been researched (Haywantee & Nunkoo, 2011).

The Gardiner gateway project aimed to improve the quality of life of Gardiner residents. Quality of life (QOL) is a subjective, multifaceted construct, and is related to an individual's thoughts and feelings. One definition of QOL is satisfaction with life, and feelings of contentment or fulfillment with one's experience in the world (Andereck, Valentine, Vogt, Knopf, 2007). Theoretically, the Gardiner Gateway project aimed to bring economic development to the community which may also improve the residents' QOL. To assess this, questions associated with resident QOL were also asked. In this study we used Andereck and Nyaupane (2011) QOL questions -- as these assessed resident perception of the impact tourism has on their QOL as well as relationships of QOL measures and support for tourism within the community. Eight domains were identified and indicators were grouped in categories related to community well-being, urban issues, way of life, community pride and awareness, natural/cultural preservation, economic strength, recreation amenities, and crime and substance abuse. Both how important these dimensions were to Gardiner residents and how satisfied they were with these dimensions were used in this study.

Objectives of this study:

- To assess residents' image of their community.
- To assess quality of life perceptions among Gardiner residents.
- To compare image, quality of life, and resident demographics before and after development.

Methods

Door-to-door survey collection with drop-off and pick-up was the method used for this study in both 2013 and 2018. According to Andereck & Vogt (2000) this method has proven to provide better sample sizes than traditional mail-back and telephone surveys when conducting research in small communities. In 2013, we first mapped out the entire community on paper to create a plan of action for reaching every residential home in Gardiner. Since Gardiner is an unincorporated town, there are no town boundaries, therefore after consultation with the Chamber of Commerce Director and President as well as one of the "Gateway Project" leaders, it was decided that the boundaries would consist of every home connected to the community water and sewage.

In 2013, the Gardiner Facebook page became the local communication method for residents to learn about the survey. This was an unintended benefit as local residents were encouraged by other residents to be sure to complete the survey. In 2018 researchers worked with the Gardiner Chamber of Commerce who posted the upcoming survey distribution on both the Facebook page and in the Chamber weekly newsletter. These methods of prior communication regarding the upcoming survey assisted in the sample size attained both years.

In 2013 and 2018, researchers knocked on each door, explained the project to the resident, provided as many surveys to the resident as there were the number of adults 18 and over in the household, then returned to pick up the completed surveys later that day or the next morning. If no one answered the door, researchers hung the survey in a plastic bag from the doorknob with an explanation of the study attached to the survey and a request for the resident to complete it, then hang it back on their doorknob for later pick-up by the researchers.

The door-to-door surveying took place on a Saturday through Tuesday in mid-June 2013, and Monday through Wednesday in early June 2018. In both data collection years, some houses were inaccessible due to “Do not enter” signs, dogs, and fortress type fences. In 2018 researchers skipped the houses with keypad door entries as those had been turned into vacation rental homes. The useable number of residential houses was thought to be 291 households in 2013 and approximately the same in 2018.

In 2013, 176 households were contacted and completed the survey. This resulted in a 60 percent response rate (176/291). The total number of completed surveys in 2013 was 209 or 1.19 survey respondents per household. In 2018, 172 households were contacted with 185 completed surveys (59% response rate) and 1.08 survey respondents per household.

Survey Design

The survey instrument used for this study was adopted from two research topics after an exhaustive review of the literature on community image and residents’ perception of quality of life. As discussed in the background literature, residents’ image of their own community is not a well-researched area, however the study by Schofield et al. (2005) provided survey questions which were adapted for use in this study. On the other hand, research on quality of life is abundant and upon review of numerous articles, adapting the survey used by Andereck and Nyaupane (2011) was deemed the best choice for the Gardiner area. A few questions were also added about resident support toward tourism and attachment to their community. Finally, in 2018 questions about residents’ assessment of the new Yellowstone entrance, the recent infrastructure changes, and the resort tax that was added during this research period were included. The full 2018 survey can be found in Appendix A.

Results

Results of the study are presented as follows: 1) frequencies and means (when appropriate) of each topic area are displayed in table format for both 2013 and 2018 studies. The topic areas are demographics, image, quality of life importance factors, quality of life satisfaction factors, and; attachment to Gardiner and tourism support for Gardiner. 2) T-test results showing significant differences in all topic areas between the two research years, 2013 and 2018. 3) Quality of life importance/satisfaction matrix to identify areas where Gardiner is doing a good job as well as suggested areas of improvement. 4) Open ended questions coded and discussed. All the open-ended questions are provided verbatim in Appendix B for readers to understand the depth of suggestions and concerns provided by residents of Gardiner. Both 2018 and 2013 comments are provided in the appendix.

Demographics

The demographics of Gardiner respondents were nearly identical for the two years of data collection. Median age was the same (51 yrs.) and employment status similar, however slightly more business owners replied in 2018 (17% compared to 9%). Females represented 55 percent of the respondents in 2013 dropping down to nearly 51% in 2018. Ninety-one percent of the respondents for both years of the study were permanent residents of Gardiner with nine percent seasonal residents. The average permanent residency in Gardiner went up slightly from 19.83 years in 2013 to 21.4 years in 2018 (see Table 1 for all demographic data).

Table 1: Demographics of Gardiner Respondents: 2013 & 2018

Demographics		2013	2018
	Male	44.9% (93)	50.5% (93)
	Female	55.1% (114)	49.5% (91)
	Age	Range =18-84 Mean = 51.76 yrs.	Range = 18-89 Mean= 51.94 yrs.
Employment	Employed	70%	61%
	Retired	24%	27%
	Business Owner	9%	17%
	Student	3%	3%
	Homemaker	3%	9%
	Unemployed	3%	1%
Children in Gardiner School	YES	19%	17%
	If yes, # of children	1 child: 53% (20) 2 children: 37% (14) 3 children: 5% (2)	1 child: 55% (16) 2 children: 38% (11) 3 children: 7% (2)
Permanent resident of Gardiner		91% (191)	91% (168)
	Years permanent residency	Mean: 19.83 yrs.	Mean: 21.40 yrs.
Residency in Montana		Mean: 26.64 yrs.	Mean: 26.09 yrs.
Seasonal Residents – # of yrs. returning to Gardiner		Mean: 6.47 yrs.	Mean: 6.69 yrs.

Image of Gardiner

Residents responded to two forms of image questions: one asked what they felt Gardiner **has**, the other asked about what Gardiner **is**. On a 5-point scale, with 1 being strongly disagree and 5 being strongly agree the means show the highest agreement that Gardiner has a unique and rich heritage. Five of the image attributes were significantly different between the two years.

Their image that Gardiner has well-maintained roads and ample sidewalks went up significantly from 2013 to 2018, however, the mean for well-maintained roads was still in the disagree side of the equation...they just disagreed a little bit less in 2018. The mean image of ample sidewalks went into the neutral spot but leaning to the agree side. Their image that Gardiner has places to purchase local arts & crafts, acceptable traffic flow in the summer, and ample parking all went down from 2013. All other image attributes in Table 2 were not seen as significantly different before and after development. See Appendix B for percentage response on all data points for each attribute.

Table 2: Resident image of what Gardiner has...

Gardiner has...**	Mean		Significant*
	2013	2018	
Unique and rich heritage	4.13	4.15	.851
Places to purchase local arts & crafts	3.61	3.26	.001*
Nice community/county parks	3.34	3.48	.241
Good signage	3.19	3.14	.675
Well maintained business & store fronts	3.09	3.19	.313
Opportunities to experience local cuisine	3.05	3.12	.522
Adequate business services	2.92	2.89	.778
Acceptable traffic flow in the summer	2.76	2.15	.000*
New & different activities to do in town	2.66	2.67	.949
Ample sidewalks	2.62	3.14	.000*
Well maintained residential areas	2.52	2.54	.804
Exciting night life	2.52	2.37	.161
A range of retail shopping opportunities	2.38	2.54	.076
Ample parking	2.33	2.02	.006*
Well maintained roads	2.11	2.36	.027*

*Significance at the .05 level

**5-point scale from 1 (strongly disagree) to 5 (strongly agree)

In response to seven image attributes of what Gardiner is, residents have dropped their image perception significantly for being a friendly community and a supportive community. While their image is lower, both means were still on the agreement side. The remaining five image attributes of what Gardiner is did not differ significantly between before and after development (Table 3). To view all data points on the image attributes, see Appendix B.

Table 3: Resident image of what Gardiner is...

Gardiner is...**	Mean		Significant*
	2013	2018	
A friendly community	4.15	3.86	.003*
A supportive community	4.05	3.76	.005*
A trusting community	3.94	3.82	.209
A fun place	3.84	3.69	.155
Pedestrian friendly	3.48	3.51	.806
Bicycle friendly	3.11	2.92	.121
Well maintained	2.82	2.85	.779

*Significance at the .05 level

**5-point scale from 1 (strongly disagree) to 5 (strongly agree)

Quality of Life Importance and Satisfaction

Residents were asked to respond to 40 different quality of life attributes in terms of how important those attributes were to them (Table 4) and then how satisfied they were with those attributes of quality of life (Table 5).

The **most important** attribute for residents' quality of life in both years of data collection continue to be 'my personal quality of life,' 'clean air and water,' 'preservation of wildlife habitat,' and 'access to outdoor recreation opportunities.' Twenty-nine of the 40 attributes had a mean of four or higher on the five-point scale in both years indicating that many quality of life aspects help make their life better and are important to Gardiner residents (Table 4).

Responses of three of the QOL attributes on the importance scale were significantly different between before development and after development and all three attributes became more important to them in 2018. These attributes were: 'preservation of natural areas,' 'availability of housing,' and 'flow of traffic.' As these three attributes became more important, their satisfaction of them declined.

There was more diversity in the mean responses of satisfaction than in the mean importance attributes of quality of life. It appears that most everything is important to residents, but the level of satisfaction ranged from a high mean of 4.30 in 2013 and 4.37 in 2018 for satisfaction to access to outdoor recreation opportunities, to a low of 1.94 (2013) and 1.59 (2018) for the availability of housing (Table 5). Only four attributes in 2013 and three attributes in 2018 received means above four on the five point scale signaling less overall satisfaction by residents of Gardiner (Table 5).

Before and after development, residents were **most satisfied** with access to outdoor recreation, clean air and water, fire protection, and their personal quality of life.

There were significant differences in satisfaction levels of 15 of the QOL attributes between 2013 and 2018. Satisfaction with seven of the attributes went up (Table 5): the beauty of my community; Gardiner's economy; stores with local/regional foods; restaurants with local/regional foods; use of bed tax for promoting Gardiner; quality of roads, and; public transportation to and from Gardiner.

Satisfaction with eight of the QOL attributes went down significantly after development including (Table 5): preservation of natural areas; a feeling of belonging in my community; peace and quiet; understanding different cultures; controlling urban sprawl; visitors who respect my way of life; flow of traffic, and; availability of housing.

Table 4: Importance of quality of life attributes

QOL Importance Attributes	Mean		Significant*	Direction
	2013	2018		
Attribute				
My personal quality of life	4.76	4.82	.208	
Clean air and water	4.75	4.83	.145	
Preservation of wildlife habitat	4.64	4.71	.255	
Access to outdoor recreation opportunities	4.63	4.69	.293	
Preservation of natural areas	4.60	4.75	.026*	up
The preservation of my way of life	4.57	4.61	.629	
Fire protection	4.53	4.49	.529	
The prevention of crime and vandalism	4.52	4.57	.514	
Litter control	4.47	4.47	.931	
Preservation of cultural/ historical sites	4.45	4.51	.470	
Peace and quiet	4.42	4.45	.679	
Enough good jobs for residents	4.41	4.42	.823	
The beauty of my community	4.36	4.32	.576	
Fair prices for goods and services	4.36	4.37	.852	
The value of my house and/or land	4.34	4.24	.294	
A feeling of belonging in my community	4.32	4.28	.675	
Community pride	4.30	4.18	.139	
Gardiner's economy	4.27	4.23	.575	
Visitors who respect my way of life	4.25	4.36	.225	
Availability of housing	4.24	4.56	.001*	up
Awareness of natural heritage	4.23	4.25	.763	
The prevention of drug and alcohol abuse	4.22	4.40	.078	
Resident participation in local decision making	4.19	4.34	.096	
Community leaders who make sound decisions	4.16	4.22	.591	
Quality of roads	4.12	4.23	.264	
Controlling urban sprawl	4.06	3.98	.482	
Awareness of cultural heritage	4.03	4.11	.415	
Funding source for use in Gardiner	4.03	4.14	.255	
Zoning/land use in Gardiner	4.00	4.15	.177	
Flow of traffic	3.99	4.19	.029*	up
Law enforcement around Gardiner	3.96	3.98	.800	
The image of my community to others	3.93	3.73	.085	
Stores with local/regional foods	3.92	3.89	.754	
Restaurants with local/regional foods	3.89	3.83	.534	
Understanding different cultures	3.87	3.91	.727	
Plenty of restaurants	3.61	3.49	.233	
Access to indoor recreation opportunities	3.59	3.54	.685	
Use of a bed tax for promoting Gardiner	3.58	3.46	.368	
Plenty of retail shops	3.30	3.10	.062	
Public transportation to and from Gardiner	3.19	2.97	.098	

Table 5: Satisfaction with quality of life attributes

Top 20 QOL Satisfaction Attributes	Mean		Significant*	Direction
	2013	2018		
Attribute				
Access to outdoor recreation opportunities	4.30	4.37	.434	
Clean air and water	4.28	4.18	.220	
Fire protection	4.14	4.10	.603	
My personal quality of life	4.04	3.95	.349	
Preservation of natural areas	3.89	3.68	.027*	down
The prevention of crime and vandalism	3.87	3.73	.140	
A feeling of belonging in my community	3.80	3.56	.031*	down
The preservation of my way of life	3.76	3.59	.124	
Preservation of wildlife habitat	3.68	3.64	.741	
Law enforcement around Gardiner	3.66	3.68	.871	
The value of my house and/or land	3.62	3.57	.629	
Community pride	3.60	3.44	.128	
Preservation of cultural/historical sites	3.60	3.49	.283	
Peace and quiet	3.57	3.30	.011*	down
The beauty of my community	3.45	3.68	.028*	up
Awareness of natural heritage	3.45	3.47	.857	
The image of my community to others	3.41	3.36	.644	
Plenty of restaurants	3.41	3.32	.392	
Understanding different cultures	3.26	3.06	.041*	down
Awareness of cultural heritage	3.26	3.31	.620	
The prevention of drug and alcohol abuse	3.25	3.08	.144	
Gardiner's economy	3.24	3.42	.057*	up
Litter control	3.22	3.18	.727	
Stores with local/regional foods	3.20	3.44	.013*	up
Controlling urban sprawl	3.16	2.90	.027*	down
Visitors who respect my way of life	3.16	2.70	.000*	down
Plenty of retail shops	3.11	3.13	.832	
Restaurants with local/regional foods	3.09	3.28	.051*	Up
Resident participation in local decision making	3.06	2.92	.216	
Community leaders who make sound decisions	2.97	2.85	.262	
Flow of traffic	2.90	2.58	.004*	down
Enough good jobs for residents	2.76	2.70	.560	
Use of a bed tax for promoting Gardiner	2.73	3.04	.010*	up
Funding source for use in Gardiner	2.66	2.99	.002	
Fair prices for goods and services	2.62	2.70	.492	
Zoning/land use in Gardiner	2.54	2.34	.104	
Access to indoor recreation opportunities	2.53	2.63	.379	
Quality of roads	2.44	2.72	.015*	up
Public transportation to and from Gardiner	2.25	2.60	.003*	up
Availability of housing	1.94	1.59	.001*	down

To further understand relationships between the importance of QOL attributes compared to their satisfaction with those same attributes, Figure 1 displays the importance/satisfaction matrix for 2018. Figure 2 displays the 2013 results for comparative purposes by the reader. The importance/satisfaction matrix was created in the Statistical Package for the Social Sciences (SPSS). The median was used for both the X and Y axis reference lines. Note, the median was not used in the 2013 analysis so comparison with that report will show differences.

We will concentrate on the 2018 results as these are recent data points. However, it is revealing to note that the top six areas that needed attention (upper left quadrant in Figure 2) in 2013 were:

- 1) There is a lack of available housing;
- 2) There are not fair prices for goods and services in Gardiner;
- 4) There are not enough good jobs for residents;
- 7) Litter control;
- 11) Visitors do not respect our way of life;
- 13) Gardiner's economy.

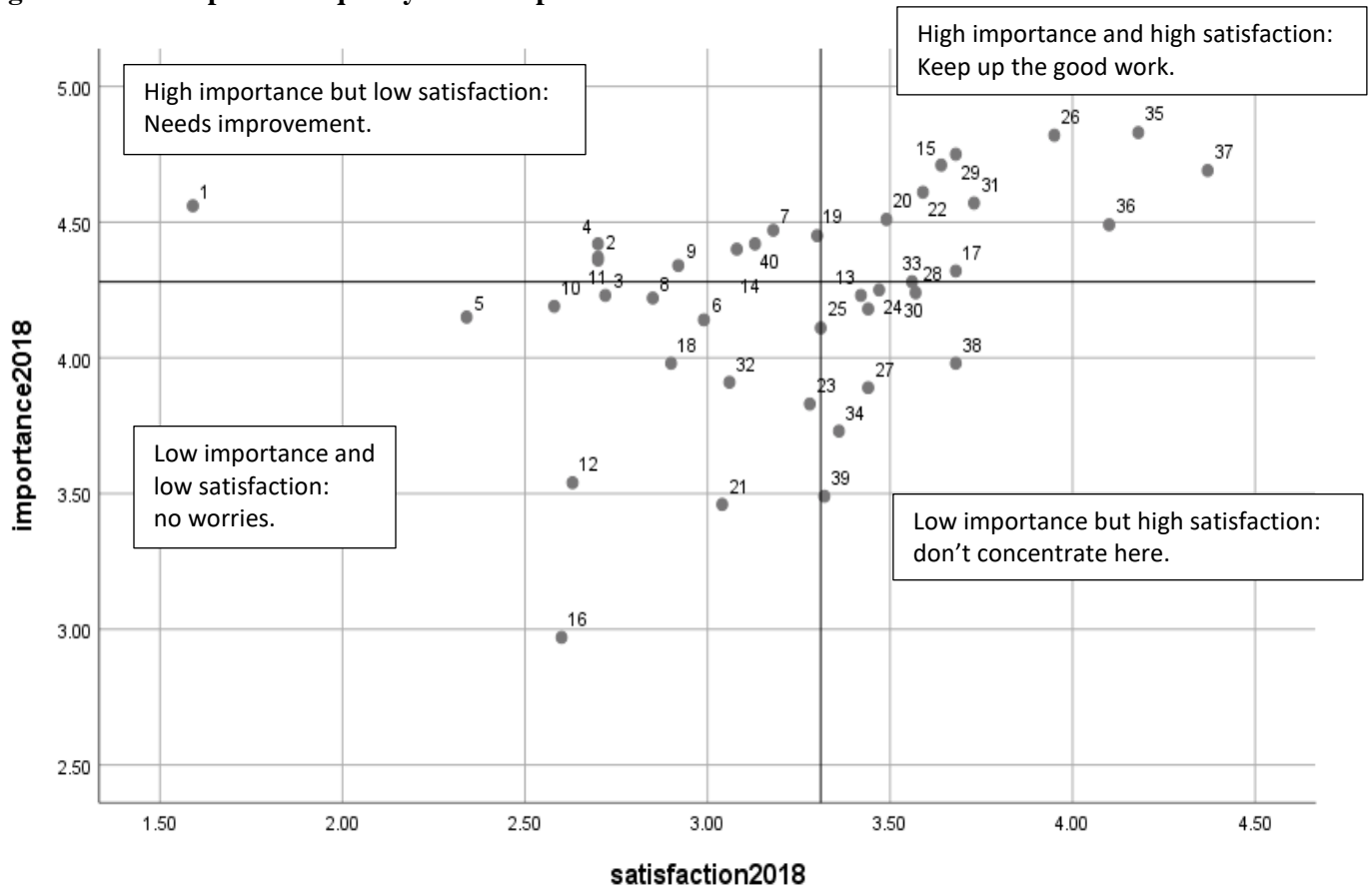
The only QOL attribute that dropped out in the upper left quadrant in 2018 was the Gardiner economy, so five QOL attributes in 2013 remained as attributes that need to be worked on and an additional four showed up in 2018 for a total of nine QOL attributes that residents deemed important but not as satisfied with them. These included:

- 1) There is a lack of available housing;
- 2) There are not fair prices for goods and services in Gardiner;
- 4) There are not enough good jobs for residents;
- 7) Litter control;
- 9) Need better resident participation in local decision making;
- 11) Visitors do not respect our way of life;
- 14) Prevention of drug and alcohol abuse;
- 19) lack of peace and quiet;
- 40) Plenty of retail shops.

In Figure 1, the upper right quadrant displays those QOL attributes that are high in importance and have high satisfaction marks from the residents in 2018. These are areas that Gardiner is doing very well in and include:

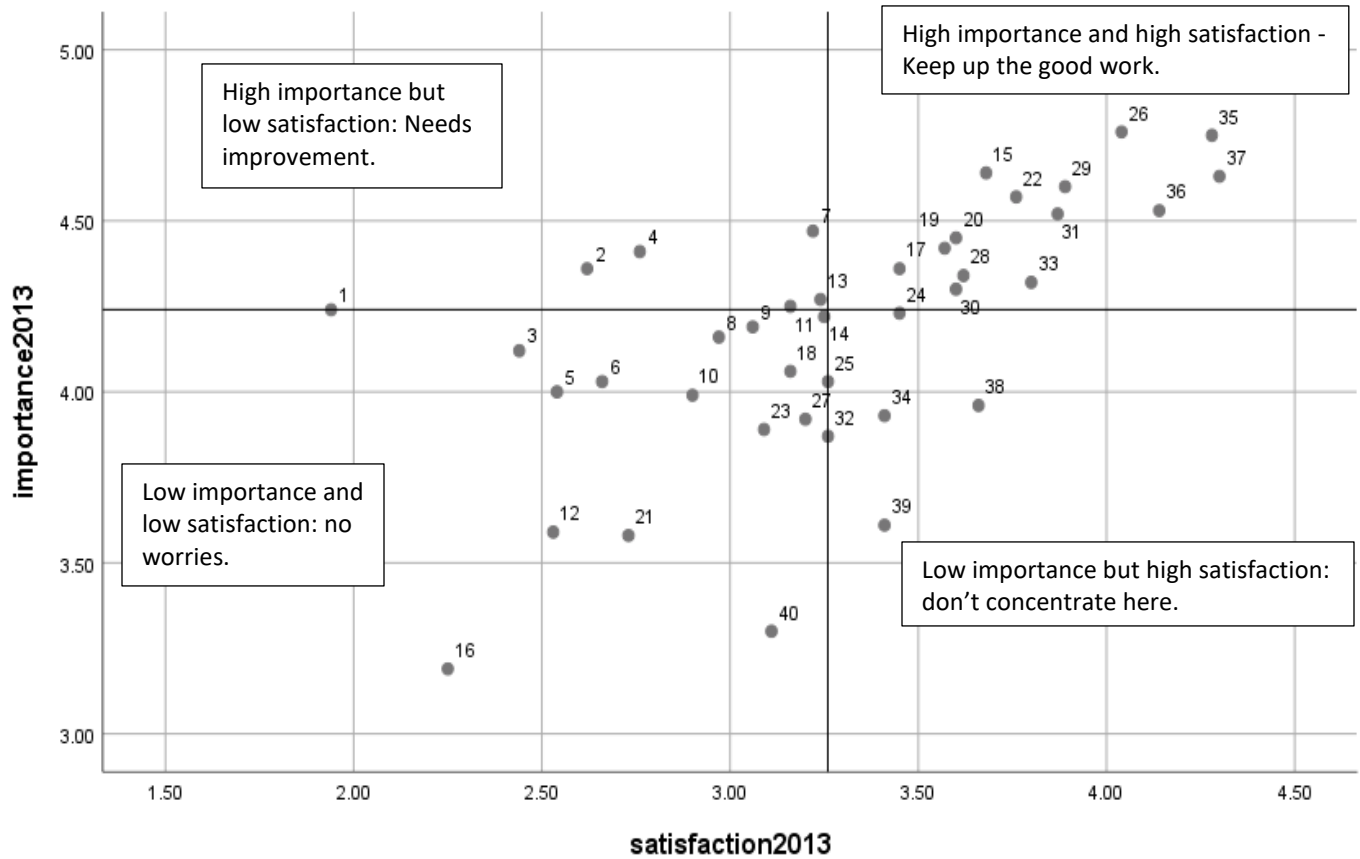
- 15) Preservation of wildlife habitat;
- 17) The beauty of my community;
- 20) Preservation of cultural/historical sites;
- 22) The preservation of my way of life;
- 22) My *personal* quality of life;
- 28) The value of my house and/or land;
- 29) Preservation of the natural resources;
- 31) The prevention of crime and vandalism;
- 33) A feeling of belonging in my community;
- 35) Clean air and water;
- 36) Fire protection;
- 37) Access to outdoor recreation opportunities;

Figure 1: 2018 responses to quality of life importance and satisfaction



1	Availability of housing	21	Use of a bed tax for promoting Gardiner
2	Fair prices for goods and services	22	The preservation of my way of life
3	Quality of roads	23	Restaurants with local/regional foods
4	Enough good jobs for residents	24	Awareness of natural heritage
5	Zoning/land use in Gardiner	25	Awareness of cultural heritage
6	Funding source for use in Gardiner	26	My personal quality of life
7	Litter control	27	Stores with local/regional foods
8	Community leaders who make sound decisions	28	The value of my house and/or land
9	Resident participation in local decision making	29	Preservation of natural areas
10	Flow of traffic	30	Community pride
11	Visitors who respect my way of life	31	The prevention of crime and vandalism
12	Access to indoor recreation opportunities	32	Understanding different cultures
13	Gardiner's economy	33	A feeling of belonging in my community
14	The prevention of drug and alcohol abuse	34	The image of my community to others
15	Preservation of wildlife habitat	35	Clean air and water
16	Public transportation to and from Gardiner	36	Fire protection
17	The beauty of my community	37	Access to outdoor recreation opportunities
18	Controlling urban sprawl	38	Law enforcement around Gardiner
19	Peace and quiet	39	Plenty of restaurants
20	Preservation of cultural/historical sites	40	Plenty of retail shops

Figure 2: 2013 responses to quality of life importance and satisfaction



1	Availability of housing	21	Use of a bed tax for promoting Gardiner
2	Fair prices for goods and services	22	The preservation of my way of life
3	Quality of roads	23	Restaurants with local/regional foods
4	Enough good jobs for residents	24	Awareness of natural heritage
5	Zoning/land use in Gardiner	25	Awareness of cultural heritage
6	Funding source for use in Gardiner	26	My personal quality of life
7	Litter control	27	Stores with local/regional foods
8	Community leaders who make sound decisions	28	The value of my house and/or land
9	Resident participation in local decision making	29	Preservation of natural areas
10	Flow of traffic	30	Community pride
11	Visitors who respect my way of life	31	The prevention of crime and vandalism
12	Access to indoor recreation opportunities	32	Understanding different cultures
13	Gardiner's economy	33	A feeling of belonging in my community
14	The prevention of drug and alcohol abuse	34	The image of my community to others
15	Preservation of wildlife habitat	35	Clean air and water
16	Public transportation to and from Gardiner	36	Fire protection
17	The beauty of my community	37	Access to outdoor recreation opportunities
18	Controlling urban sprawl	38	Law enforcement around Gardiner
19	Peace and quiet	39	Plenty of restaurants
20	Preservation of cultural/historical sites	40	Plenty of retail shops

Tourism Support and Attachment to Gardiner

As stated in the 2013 report, Gardiner is a tourism town. While some mining has existed in the past, the economy of the town is plain and simple, tourism. Therefore it is important to look at residents' support for tourism as well as their attachment to the town of Gardiner.

In general, more Gardiner residents are either neutral or supportive of tourism than not, however there is a change occurring (Table 6). All three tourism support variables went in a less supportive direction and were significantly different between 2013 and 2018. Only 40 percent of residents now agree that the overall benefits of tourism outweigh the negative impacts compared to 65 percent in 2013. As few as 16 percent agreed that if tourism increases in Gardiner, their quality of life would improve, compared to 36 percent in 2013. Finally, a majority (61%) believe that Gardiner is becoming overcrowded because of more tourists compared to only 32 percent who thought that in 2013 (See Appendix B for percentages).

In terms of residents' attachment to Gardiner, there was no significant change in their attachment based on the statement that they would be very sorry to leave Gardiner if they had to move away and the statement "I would rather live in Gardiner than anywhere else." Residents seem to really like where they live. However, there was a significant difference in the positive outlook for Gardiner. Almost half the population of Gardiner (46%) do not think the future of Gardiner looks promising. Thirty-one percent did agree with the promise of a good future which is down 22 percent from 2013. See Appendix B for percentages within each statement.

Table 6: Resident support for tourism and their attachment to Gardiner

	Mean		Significant*	Direction
	2013	2018		
Tourism Support**				
The overall benefits of tourism in Gardiner outweigh the negative impacts.	3.71	3.14	.000*	down
If tourism increases in Gardiner, the quality of life for Gardiner residents will improve.	3.11	2.32	.000*	down
Gardiner is becoming overcrowded because of more tourists.***	3.07	3.79	.000*	up
Attachment to Gardiner				
If I had to move away from Gardiner, I would be very sorry to leave.	3.92	3.83	.447	
I think the future of Gardiner looks promising.	3.53	2.82	.000*	down
I would rather live in Gardiner than anywhere else.	3.44	3.38	.627	

*significant at the .05 level

**5-point scale from 1 (strongly disagree) to 5 (strongly agree)

***Because this is a negative statement, the higher the mean, the more of a problem crowding is to Gardiner

Resident Attitude toward Infrastructure Changes

The 2018 survey included three questions about the recent infrastructure changes. These three questions related to the new entrance, overall infrastructure changes in Gardiner, and the resort tax implemented in 2014.

About one-quarter of residents responded in the neutral category for each of the three questions (Table 7) but overall, there was more agreement that these changes were good for Gardiner than not. The satisfaction with the resort tax (implemented summer of 2014 only during the peak tourism season from Memorial Day to Labor Day) received the highest level with 61 percent of residents agreeing or strongly agreeing that the resort tax has been good for Gardiner.

Forty-five percent of residents agreed or strongly agreed that the new entrance to Yellowstone makes Gardiner a better community while 30 percent disagreed or strongly disagreed. Similarly, 47 percent of residents agreed or strongly agreed that they liked the recent infrastructure changes within Gardiner while 29 percent disagreed (Table 7).

While Table 7 shows more satisfaction to the changes within Gardiner, only the resort tax received a majority who seem to approve of the tax. The other two changes show a split in satisfaction with Gardiner’s infrastructure changes.

Table 7: Attitude toward infrastructure changes

To what extent to you disagree or agree...	Strongly disagree					Strongly agree	Mean
	1	2	3	4	5		
The new entrance to YNP makes Gardiner a better community.	14% (26)	16% (29)	24% (44)	26% (48)	19% (35)	3.20	
I like the recent infrastructure changes within Gardiner.	18% (32)	11% (19)	25% (44)	27% (48)	20% (36)	3.21	
The resort tax has been good for Gardiner.	7% (13)	11% (20)	21% (37)	24% (42)	37% (67)	3.73	

Resident Comments 2018

At the end of the questionnaire, residents were asked to make any additional comments they may have about Gardiner. Fifty-nine percent of all respondents submitted spontaneous comments ranging from a short phrase of “Gardiner has changed and most of that change has not been good” to long paragraphs with suggestions on what Gardiner should be doing in regards to improvements. All the comments can be found in Appendix C. There were 110 residents who wrote a comment in 2018 with 258 unique comments/suggestions. To help the reader digest the variety of comments, all the comments were coded and categorized then truncated into nine main categories (Figure 3). Those categories and an example statement for each category are described below. If comparison with 2013 is desired, all 2013 comments and themes can be found in Appendix D and E.

Theme- Housing: 23% of comments related to issues of housing such as the following statements:

- “Not enough year-round housing for long-term residents and employees.”
- “Not enough affordable housing.”
- “Too many residents and long-term employees are being displaced.”
- “Difficult to attract families to Gardiner due to housing issues.”

Theme – Quality of life: 16% of comments related to this theme such as the following statements:

- “School enrollment has declined, has led to fewer engaged families/citizens.”
- “Gardiner is becoming a tourist trap/losing its sense of community.”
- “Difficult for families to reside in Gardiner.”
- “Areas in town that need to be cleaned up.”

Theme –Vacation Rentals: 15% of comments related to this theme such as the following:

- “Every available property is being turned into a vacation rental.”
- “Too many vacation rentals.”
- “Stop prioritizing vacation rentals over community housing.”

Theme – Attitude about Gardiner: 12% of comments were related to their attitude about Gardiner:

- “Gardiner community is very special/caring/friendly.”
- “Beautiful town/special place/great place.”
- “Gardiner is not what it used to be.”
- “New norms and values are taking over the town.”

Theme – Government: 12% of comments related to government such as the following:

- “Zoning laws are needed.”
- “Could make better use of resort tax funds.”
- “County could do a better job of maintaining town.”
- “Hold county commissioner meetings later in day so more residents can attend/commissioners could engage with citizens in a better manner.”

Theme – Infrastructure: 11% of comments related to this theme including:

- “Fix or pave the remaining streets in town.”
- “Parking issues/shortages for residents.”
- “Areas in town that need to be cleaned up or better maintained.”

- “Problems with traffic flow/control of traffic.”

Theme – Business: 5% of comments related to Business such as the following:

- “Businesses are greedy/hurting town/only out to make money.”
- “Businesses are using up residential parking spaces.”
- “Businesses should provide housing for employees.”
- “Hard to find employees due to the lack of housing.”

Theme – Suggestions: 3% of comments related to suggestions for Gardiner such as the following:

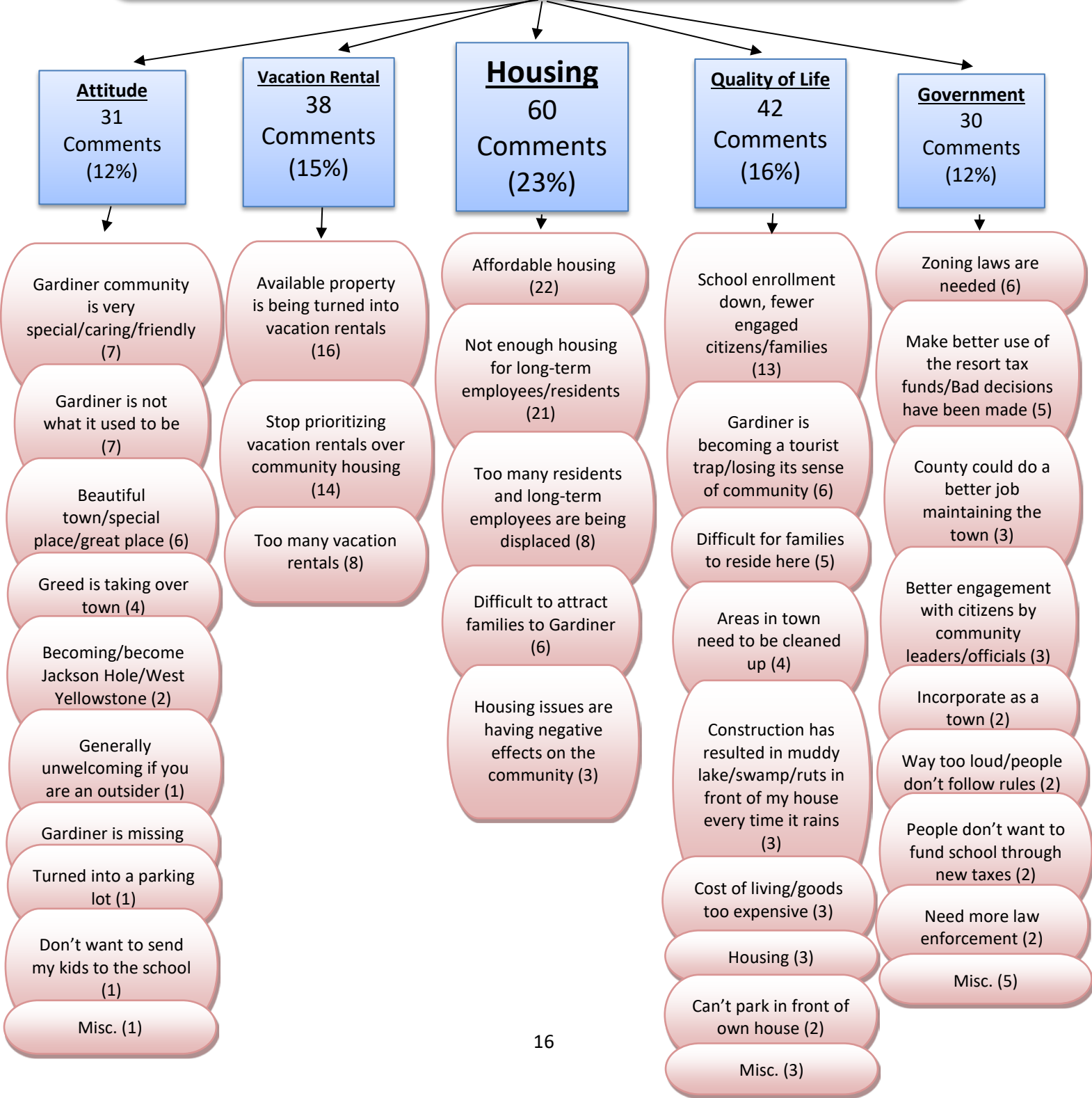
- “Would like to recommend a place where we have a compost collection at the dump. Also maybe a covering for the dump so the birds don't get into in and so the wind doesn't scatter the litter all over.”
- “I recommend greater tax incentives for those who choose to rent to locals, families, and seasonal workers. Higher taxes to vacation rentals where funds go to Gardiner community is recommended.”
- “I would like to see a drastic reduction and curfew on fireworks! No one can sleep for weeks when they are sold in town and it's bad for pets and horrible for wildlife. Thank you! I'd like to see our school funded better too.”
- “The school needs more funding! I would like to see a new track/football field, a community swimming pool, a new and improved library with free internet access, adult education courses. More sheriff patrol, and funding and a clinic.”
- “I think Gardiner should minimize light pollution at night and become a "dark sky" community.”
- “Would love to see more focus on Native American/Natural History. Gardiner is a "fun place" because of local community and Yellowstone. Don't need additional "attractions".”

Theme – Miscellaneous: 2% of comments related to this theme such as the following:

- “Limit land grabbing.”
- “Thank you for your time and assistance in putting this survey together and putting the data to good use!”
- “Seasonal workers' alcohol consumption is rampant.”
- “I stay here for the work week. I am in Bozeman for the weekends.”
- “What happened to the gate expansion that was on the plan before the centennial?”

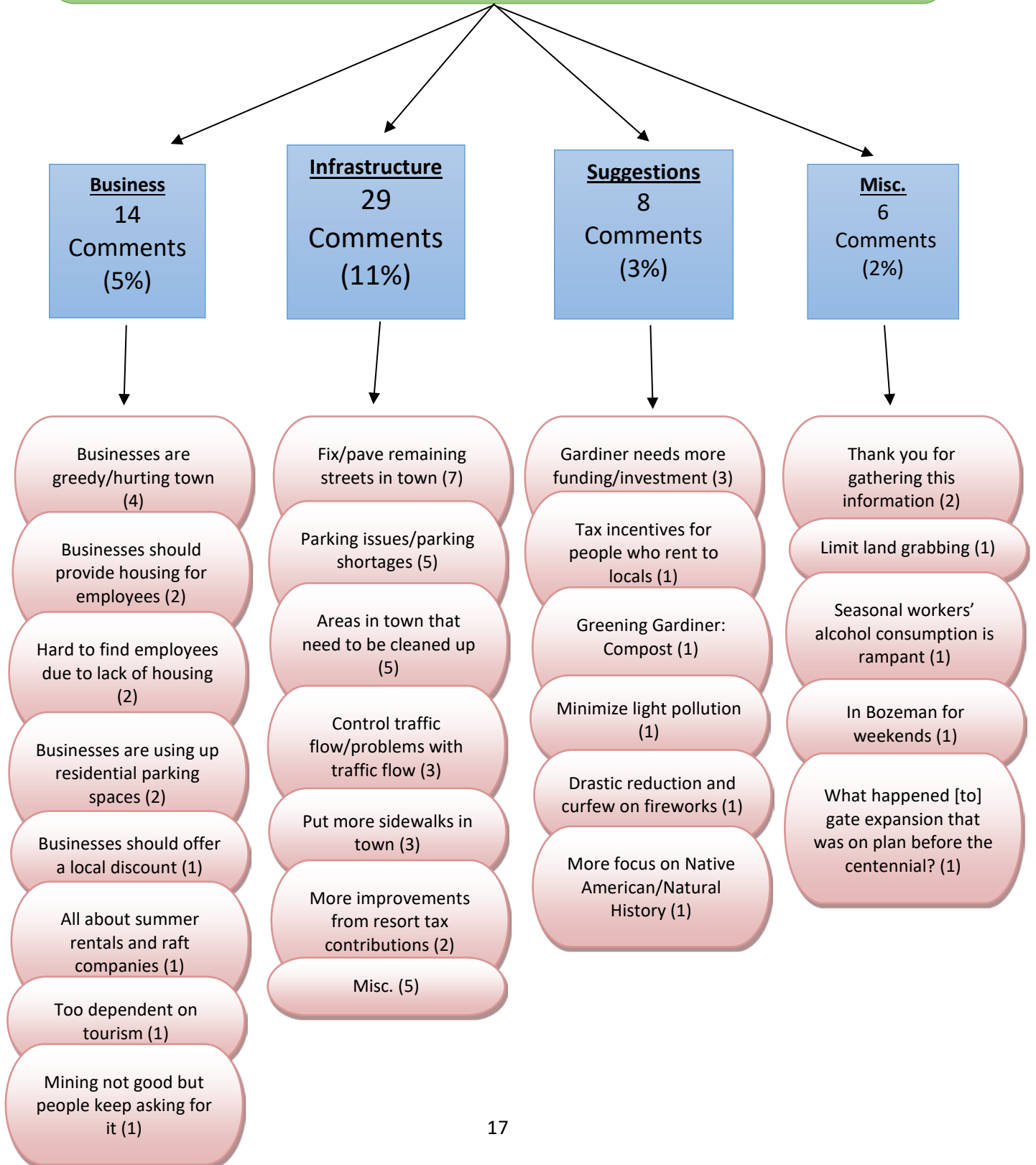
Figure 3: 2018 Resident Comments about Gardiner (Continued on next page)

2018 Resident Comments about Gardiner
 110 residents commented with 9 different themes (59% of all respondents made at least one comment) 258 unique comments fit within the 9 themes



2018 Resident Comments about Gardiner (Continued)

110 residents commented with 9 different themes (59% of all respondents made at least one comment) 258 unique comments fit within the 9 themes



Summary and Discussion

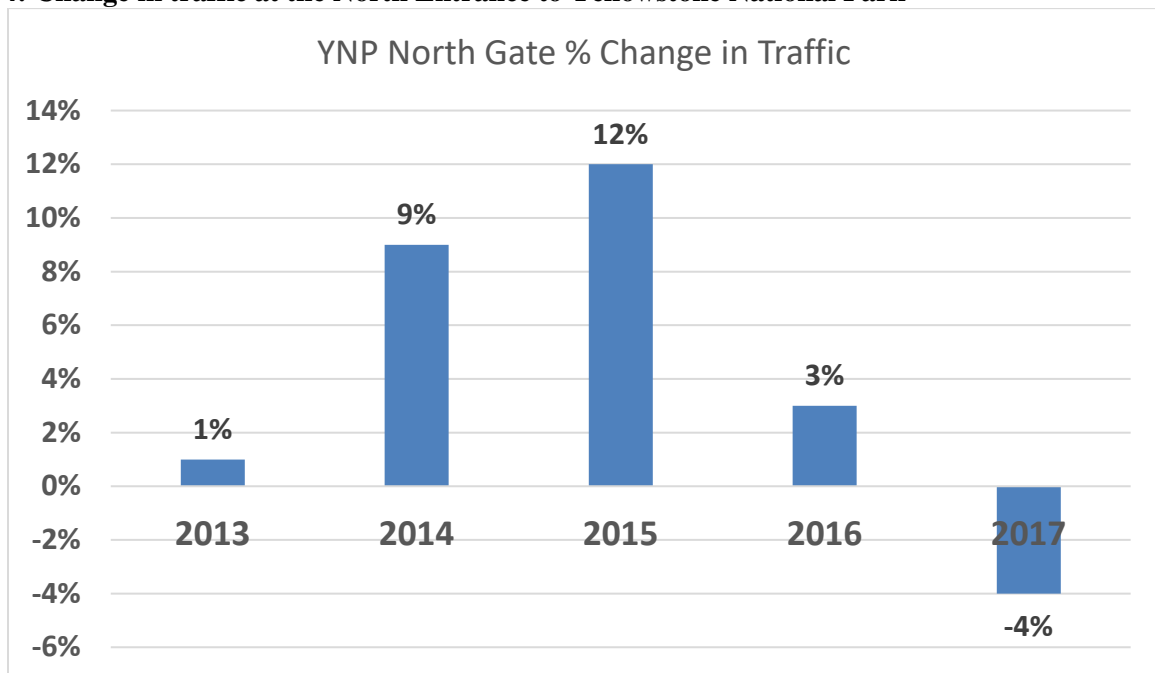
The purpose of this study was to understand the perceptions of quality of life and image of Gardiner by residents as well as their support/attachment to their community before and after infrastructure development. The questionnaire was administered identically as a door-to-door survey in 2013, before development, and in 2018 after development.

Things have changed in Gardiner in the past six years. An upgrade of the Roosevelt Arch with added pedestrian walkways, a new road that takes traffic into the park but not through the Arch, a separate and designated parking lot on Park Street for those who want to shop, an expanded visitor center and Gardiner Chamber of Commerce with public restrooms and a new Yellowstone National Park sign welcoming visitors are just some of the obvious and visual changes. Sewer, sidewalk and street upgrades between Park and Main streets have also been completed along with some newer store fronts and sidewalk crossing. It's a community on the move from most perspectives.

On the one hand, Gardiner is seeing a facelift. On the other hand, Gardiner is now not the 'same old place' it used to be. This study shows that residents still love their community but perhaps these changes are coming at a cost to resident attachment, residents' quality of life, and residents' feelings about how tourism is affecting their community.

Before we draw any conclusions, however, it is important to note a trend that has occurred at the same time these developments have been implemented. Traffic to Yellowstone through the north entrance has increased 21 percent in just those 5 years (Figure 4). So, while we may be quick to conclude that the infrastructure development did not increase residents' image of their community and their quality of life, it may simply be that the added visitation has merely taken a toll on residents.

Figure 4: Change in traffic at the North Entrance to Yellowstone National Park



A majority of the image attributes seen by residents did not significantly change from before to after development. Two attributes significantly increased in image perception: ample sidewalks and well-maintained roads. This is a good finding since the infrastructure changes aimed to add sidewalks and to fix the roads, indicating that this part of the project achieved its goals. On the other hand, four image attributes went down significantly after development. Residents were significantly less likely to say that Gardiner has places to purchase local arts and crafts, less likely to say that there is now acceptable traffic flow in the summer, less likely to say that their community is a friendly community, and less likely to say it is a supportive community. Recall, however, that the means for a friendly community and a supportive community are still above the neutral point. On the other hand, the reduced image of acceptable traffic flow in the summer is a concern since this was a major reason for the infrastructure development in the first place and the mean score dropped to 2.15 in 2018, squarely in the unacceptable range.

In addition to the image residents hold for Gardiner, assessing their quality of life was almost more important. Residents answered what was important to them for their quality of life, then said how satisfied they were with these attributes of QOL. This is where differences emerged. Forty QOL dimensions were assessed. As expected, most all dimensions are important to Gardiner residents such as clean air and water (highest mean), personal quality of life, preservation of natural areas, and so forth. When it's important but they are not satisfied with that attribute, the concern is raised. In 2018, the lack of available housing showed up as very important (4.56 on a 5-point scale) but received the lowest satisfaction level of 1.59 on the 5-point scale. These are very dissatisfied residents when it comes to the housing issue. Additionally, fair prices for goods and services was very important (4.37) but satisfaction was only 2.70. In total, nine attributes were found to be very important but residents were not satisfied. These are the areas that Gardiner could work on: a) housing; b) fair prices for goods and services; c) good jobs for residents; d) litter control; e) resident participation in local decision making; f) visitors respecting residents' way of life; g) prevention of drug and alcohol abuse; h) lack of peace and quiet; i) more retail shops.

Other areas of concern for the future of Gardiner is the change in resident support for tourism between 2013 and 2018 and their attachment to Gardiner. All three tourism support variables decreased in support. Less support for the main industry of the community could indicate difficulties in the future as it relates to policy decisions, finance, and resident interaction with visitors. This is a wake-up call for the community. The areas of QOL that are important but have little satisfaction would be a valuable starting area for creating better support for tourism in Gardiner.

Encouragingly for Gardiner, all three changes that had occurred in the community after the first survey indicate that residents thought the YNP entrance is better for Gardiner, that they like the infrastructure changes, and that the resort tax is good for Gardiner. This positive acceptance of the changes Gardiner has already experienced shows a community that appreciates the efforts to improve where they live.

In any community it is important to understand what the residents think their community has, and is, in order to understand where possible gaps exist. For Gardiner, the friendly and supportive people are important attributes for the well-being of the community. Yet, these two attributes which were among the highest in 2013, dropped significantly in 2018. What has happened? As we conducted the door-to-door surveys we heard repeatedly that finding affordable housing was impossible and that homes were being converted into short-term vacation rentals. One resident sadly said that she has no neighbors anymore...it's all vacation rentals. Weekly visitors cannot replace a reliable, supportive full-

time neighbor. These types of comments show a strain on the relationships between the business mindset and the community camaraderie.

Analysis of the resident comments brings about clarification in their specific views of what is good and bad about Gardiner. A glaring topic is that of housing. Whether housing is not affordable or whether there is no housing for both permanent and seasonal workers (many former houses being turned into vacation rentals), people are very unhappy. In the 2014 report, this paragraph was written:

“As with any community, there are many areas that could be targeted for improvement. The data in this study point to one quality of life attribute that is more important than any other attribute: Availability of housing. This is not a new piece of information to residents of Gardiner, but this study puts the issue at the top of the list. Whether it is housing for permanent residents or housing for seasonal employees, there is a serious problem in Gardiner.”

Apparently things have not changed on the housing front since data was collected in 2013. It actually has worsened. Residents in 2018 feel significantly less enthusiastic about Gardiner’s future. Without hope, people will leave and perhaps the most daunting reason for leaving is lack of housing for residents. Without housing, people will not work in town or they live elsewhere and commute. This causes a ripple effect of no employees, less children in the school system and eventually a place where people do not want to live. It has already started.

This ‘before and after’ study was conducted with the somewhat naïve view that infrastructure improvement in a community would lead to a better place to live. It would improve Gardiner’s economy, which these results show residents think the economy has improved (for the businesses). It became more pedestrian friendly, was beautified, and more stores and restaurants with local foods/products provided some aspects in which residents are proud. But a community is a collection of people who live, breathe, play, work, and call it their home with neighbors to chat with over the fence. It’s not always about infrastructure.

Gardiner is in a unique position, as the original entrance to the world’s first national park, to take control of what they like about their town and make sure the positive qualities of the people and place are sustained and improved for the future generations. Some have suggested incorporation as a city so they will have more say over what happens in their community. The first on that list would be to address housing. Suggestions include limiting the number of vacation rentals as well as taxing these second homes more than those homes with permanent residents. Taking some of the resort tax to build employee housing and dorms is another idea as well as charging businesses to place their employees in these housing units. Steps like these will not be easy, but it is imperative to stop the current demise of the Gardiner that people want to call home.

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Appendix A: 2018 Survey

This study is being conducted by the Institute for Tourism and Recreation Research (ITRR) at the University of Montana. The objective of the study is to learn how residents of Gardiner view their community. The results will help community residents and leaders identify areas of satisfaction and concern. The study is completely anonymous. Your name is never known. If you have questions please use the attached business card and contact ITRR Director, Norma Nickerson. Thank you for your assistance in this important study.

Please circle the number that best corresponds with your level of agreement with each statement below.

	<div style="display: flex; justify-content: space-between;"> Strongly Disagree Strongly Agree </div>				
1. Gardiner has...					
A range of retail shopping opportunities	1	2	3	4	5
Unique and rich heritage	1	2	3	4	5
Exciting nightlife	1	2	3	4	5
Opportunities to experience local cuisine	1	2	3	4	5
Good signage	1	2	3	4	5
Places to purchase local arts/crafts	1	2	3	4	5
New and different activities to do in town	1	2	3	4	5
Nice community/county parks	1	2	3	4	5
Adequate business services	1	2	3	4	5
Acceptable traffic flow in the summer	1	2	3	4	5
Well maintained roads	1	2	3	4	5
Well maintained residential areas	1	2	3	4	5
Well maintained business and store fronts	1	2	3	4	5
Ample parking	1	2	3	4	5
Ample sidewalks	1	2	3	4	5
2. Gardiner is...					
A trusting community	1	2	3	4	5
A supportive community	1	2	3	4	5
A friendly community	1	2	3	4	5
A fun place	1	2	3	4	5
Pedestrian friendly	1	2	3	4	5
Bicycle friendly	1	2	3	4	5
Well maintained	1	2	3	4	5

Please circle the importance level of each item on the left side and then circle your satisfaction with each item on the right side.

	3. How <u>IMPORTANT</u> are the following characteristics to you?					4. How <u>SATISFIED</u> are you with following characteristics of Gardiner?				
	Not at all Important		Extremely Important			Not at all Satisfied		Extremely Satisfied		
Peace and quiet	1	2	3	4	5	1	2	3	4	5
Clean air and water	1	2	3	4	5	1	2	3	4	5
Law enforcement around Gardiner	1	2	3	4	5	1	2	3	4	5
Fire protection	1	2	3	4	5	1	2	3	4	5
Community leaders who make sound decisions	1	2	3	4	5	1	2	3	4	5
Public transportation to and from Gardiner	1	2	3	4	5	1	2	3	4	5
The beauty of my community	1	2	3	4	5	1	2	3	4	5
Quality of roads	1	2	3	4	5	1	2	3	4	5
Flow of traffic	1	2	3	4	5	1	2	3	4	5
Controlling urban sprawl	1	2	3	4	5	1	2	3	4	5
Litter control	1	2	3	4	5	1	2	3	4	5
Zoning/land use in Gardiner	1	2	3	4	5	1	2	3	4	5
My personal quality of life	1	2	3	4	5	1	2	3	4	5
The preservation of my way of life	1	2	3	4	5	1	2	3	4	5
A feeling of belonging in my community	1	2	3	4	5	1	2	3	4	5
Resident participation in local decision making	1	2	3	4	5	1	2	3	4	5
Visitors who respect my way of life	1	2	3	4	5	1	2	3	4	5
The image of my community to others	1	2	3	4	5	1	2	3	4	5
Understanding different cultures	1	2	3	4	5	1	2	3	4	5
Awareness of natural heritage	1	2	3	4	5	1	2	3	4	5
Awareness of cultural heritage	1	2	3	4	5	1	2	3	4	5
Community pride	1	2	3	4	5	1	2	3	4	5

Please circle the importance level of each item on the left side and then circle your satisfaction with each item *in Gardiner* on the right side.

	5. How IMPORTANT are the following characteristics to you?					6. How SATISFIED are you with the following characteristics of Gardiner?				
	Not at all Important		Extremely Important			Not at all Satisfied		Extremely Satisfied		
Preservation of wildlife habitat	1	2	3	4	5	1	2	3	4	5
Preservation of natural areas	1	2	3	4	5	1	2	3	4	5
Preservation of cultural/historical sites	1	2	3	4	5	1	2	3	4	5
Gardiner's economy	1	2	3	4	5	1	2	3	4	5
Stores with local/regional foods	1	2	3	4	5	1	2	3	4	5
Restaurants with local/regional foods	1	2	3	4	5	1	2	3	4	5
The value of my house and/or land	1	2	3	4	5	1	2	3	4	5
Enough good jobs for residents	1	2	3	4	5	1	2	3	4	5
Plenty of retail shops	1	2	3	4	5	1	2	3	4	5
Plenty of restaurants	1	2	3	4	5	1	2	3	4	5
Fair prices for goods and services	1	2	3	4	5	1	2	3	4	5
Access to outdoor recreation opportunities	1	2	3	4	5	1	2	3	4	5
Access to indoor recreation opportunities	1	2	3	4	5	1	2	3	4	5
The prevention of crime and vandalism	1	2	3	4	5	1	2	3	4	5
The prevention of drug and alcohol abuse	1	2	3	4	5	1	2	3	4	5
Funding source for use in Gardiner	1	2	3	4	5	1	2	3	4	5
Use of a bed tax for promoting Gardiner	1	2	3	4	5	1	2	3	4	5
Availability of housing	1	2	3	4	5	1	2	3	4	5

Note: Question 7 below was only asked in the 2018 survey

7. To what extent do you disagree or agree....	Strongly Disagree		Strongly Agree		
The new entrance to YNP makes Gardiner a better community	1	2	3	4	5
I like the recent infrastructure changes within Gardiner	1	2	3	4	5
The resort tax has been good for Gardiner	1	2	3	4	5

8. To what extent do you disagree or agree....	Strongly Disagree		Strongly Agree		
	1	2	3	4	5
If I had to move away from Gardiner, I would be very sorry to leave.	1	2	3	4	5
I would rather live in Gardiner than anywhere else.	1	2	3	4	5
I think the future of Gardiner looks promising.	1	2	3	4	5
Gardiner is becoming overcrowded because of more tourists.	1	2	3	4	5
The overall benefits of tourism in Gardiner outweigh the negative impacts.	1	2	3	4	5
If tourism increases in Gardiner, the quality of life for Gardiner residents will improve.	1	2	3	4	5

9. What best describes your residency in Gardiner? (check one then answer the questions that follow)

- ____ 1. Permanent resident
 1a. **How long have you lived in Gardiner?** _____ year(s)
 1b. **How many total years have you lived in Montana?** _____ years
- ____ 2. Seasonal resident
 2a. **How many years have you returned to Gardiner?** _____ year(s)

10. Do you have a child in the Gardiner public school system? (Check one. If yes, answer the questions that follow)

- ____ 1. Yes
 1a. **If yes, number of children in Gardiner school system?** _____
 1b. **What age (s)?** _____

____ 2. No

11. What is your age? _____ years old

12. Are you? Male Female

13. Are you currently: (circle all that apply)

1. Business owner 2. Employed 3. Unemployed 4. Student 5. Homemaker 6. Retired

14. Please provide any additional comments about Gardiner. Add your own paper if you need more room!

The final report for this study will be available to you at www.itrr.umt.edu in late 2018.

Appendix B: Raw data tables with means

Appendix Table 1: Resident image of what Gardiner has...

Gardiner has...		Strongly Disagree 1	2	3	4	Strongly Agree 5	Mean
Unique and rich heritage	2013	1% (3)	7% (15)	15% (31)	30% (63)	47% (98)	4.13
	2018	3% (5)	2% (4)	19% (34)	30% (56)	46% (85)	4.15
Places to purchase local arts & crafts	'13	1% (3)	13% (28)	28% (59)	37% (78)	20% (42)	3.61
	2018	7% (12)	19% (34)	32% (59)	28% (51)	15% (27)	3.26
Nice community/county parks	2013	5% (10)	20% (41)	31% (64)	27% (57)	18% (38)	3.34
	2018	7% (13)	12% (22)	26% (48)	35% (63)	20% (36)	3.48
Good signage	2013	6% (12)	17% (35)	39% (82)	29% (60)	9% (19)	3.19
	2018	8% (14)	17% (31)	37% (66)	30% (55)	8% (15)	3.14
Well maintained business/store fronts	'13	4% (9)	23% (49)	37% (77)	31% (64)	5% (11)	3.09
	2018	5% (9)	19% (35)	36% (66)	34% (62)	7% (13)	2.36
Opportunities for local cuisine	2013	9% (19)	21% (42)	35% (71)	26% (52)	9% (19)	3.05
	2018	8% (14)	20% (36)	34% (63)	30% (54)	9% (16)	3.12
Adequate business services	2013	8% (17)	27% (57)	35% (74)	23% (48)	6% (13)	2.92
	2018	11% (20)	20% (36)	40% (73)	27% (48)	2% (4)	2.89
Acceptable traffic flow in the summer	'13	18% (37)	24% (50)	30% (63)	22% (46)	7% (14)	2.76
	2018	38% (69)	28% (51)	19% (34)	14% (25)	2% (4)	2.15
New & different activities to do	2013	14% (30)	31% (66)	34% (71)	16% (33)	5% (11)	2.66
	2018	13% (24)	31% (58)	34% (63)	19% (35)	3% (5)	2.67
Ample sidewalks	2013	22% (47)	27% (56)	26% (55)	18% (37)	8% (16)	2.62
	2018	9% (17)	21% (38)	28% (52)	31% (58)	11% (20)	3.14
Well maintained residential areas	2013	19% (39)	34% (70)	29% (60)	16% (33)	3% (7)	2.52
	2018	19% (34)	31% (57)	31% (57)	17% (31)	3% (5)	2.54
Exciting night life	2013	16% (33)	37% (75)	31% (64)	12% (24)	4% (9)	2.52
	2018	21% (38)	37% (67)	27% (49)	11% (20)	3% (5)	2.37
Range of retail shopping opportunities	'13	16% (34)	45% (93)	26% (55)	10% (21)	2% (5)	2.38
	2018	11% (21)	39% (71)	36% (66)	13% (23)	2% (3)	2.54
Ample parking	2013	28% (60)	32% (68)	22% (47)	12% (26)	5% (10)	2.33
	2018	40% (74)	31% (58)	17% (32)	10% (18)	2% (3)	2.02
Well maintained roads	2013	37% (79)	30% (63)	21% (44)	8% (17)	8% (17)	2.11
	2018	25% (46)	35% (65)	22% (41)	15% (28)	3% (5)	2.36

Appendix Table 2: Resident image of what Gardiner is...

Gardiner is...		Strongly Disagree 1	2	3	4	Strongly Agree 5	Mean
A friendly community	2013	2% (4)	2% (4)	13% (27)	46% (97)	37% (79)	4.15
	2018	3% (5)	8% (15)	20% (36)	39% (70)	31% (56)	3.86
A supportive community	2013	3% (7)	3% (6)	13% (28)	46% (98)	34% (72)	4.05
	2018	5% (10)	8% (14)	21% (38)	38% (70)	28% (52)	3.76
A trusting community	2013	1% (3)	5% (10)	19% (39)	49% (103)	26% (55)	3.94
	2018	3% (5)	5% (10)	26% (47)	40% (73)	27% (49)	3.82
A fun place	2013	2% (5)	9% (18)	20% (42)	41% (86)	28% (59)	3.84
	2018	5% (9)	8% (15)	26% (47)	35% (64)	26% (47)	3.69
Pedestrian friendly	2013	5% (10)	14% (30)	29% (61)	32% (68)	20% (42)	3.48
	2018	5% (10)	14% (25)	25% (46)	36% (67)	20% (36)	3.51
Bicycle friendly	2013	11% (24)	20% (43)	28% (58)	28% (58)	13% (28)	3.11
	2018	16% (30)	20% (36)	30% (56)	23% (43)	10% (19)	2.92
Well maintained	2013	13% (27)	24% (51)	40% (83)	13% (28)	10% (20)	2.82
	2018	9% (16)	28% (51)	38% (70)	21% (38)	5% (9)	2.85

Appendix Table 3: Resident support for tourism and their attachment to Gardiner

		Strongly Disagree 1	2	3	4	Strongly Agree 5	Mean
Tourism Support							
The overall benefits of tourism in Gardiner outweigh the negative impacts.	2013	8% (17)	5% (10)	23% (47)	36% (74)	29% (59)	3.71
	2018	14% (25)	15% (27)	32% (58)	24% (43)	16% (30)	3.14
If tourism increases in Gardiner, the quality of life for Gardiner residents will improve.	2013	12% (24)	16% (33)	36% (74)	22% (45)	14% (29)	3.11
	2018	34% (63)	23% (42)	27% (50)	9% (16)	7% (13)	2.32
Gardiner is becoming overcrowded because of more tourists.*	2013	11% (22)	19% (40)	38% (79)	16% (33)	16% (33)	3.07
	2018	4% (8)	9% (17)	25% (46)	26% (48)	35% (65)	3.79
Attachment to Gardiner							
If I had to move away from Gardiner, I would be very sorry to leave.	2013	5% (11)	8% (16)	18% (37)	28% (59)	41% (85)	3.92
	2018	6% (11)	8% (15)	22% (41)	25% (46)	39% (72)	3.83
I think the future of Gardiner looks promising.	2013	7% (14)	7% (14)	33% (69)	33% (69)	20% (42)	3.53
	2018	20% (36)	26% (48)	23% (42)	16% (30)	15% (28)	2.82
I would rather live in Gardiner than anywhere else.	2013	10% (20)	14% (30)	24% (50)	26% (55)	26% (53)	3.44
	2018	10% (18)	13% (23)	34% (62)	19% (47)	26% (47)	3.38

*Because this is a negative statement, the higher the mean, the more of a problem crowding is to Gardiner

Appendix C: 2018 Resident Comments

<p>#211 Put a sidewalk in going up the Jardine road by Rocky MT campground - very dangerous walking area Put sidewalk in and around the north entrance for the locals who like to walk year round. Also would be safer for the tourists. Which I think is in the new reconstruction plan! :) Provide more apartments /housing for year round people at affordable prices - low income. Get the county to do their job by grading and fixing the roads. Fix all the pot holes or re do the road where both of the laundry mats are. Old Yellowstone road trail when they grad this road (which is rare) but good...all these old nails are pulled up that cause a ton of flat tires. Ask the county if they can do anything to at least eliminate some of the nails. I tried for years with the county to do something but they did nothing. In the 3/12 years I lived out there I probably got 25 flat tires at 22 to get fixed at the tone Iron. You would think nails on a road is a hazard but apparently the county didn't care or shall I say (name omitted) from the county didn't care. Would like to recommend a place where we have a compost collection at the dump. Also maybe a covering for the dump so the birds don't get into in and so the wind doesn't scatter the litter all over. Thanks for asking our opinion!</p>
<p>Control our traffic. Limit land grabbing</p>
<p>Housing for the work force is the biggest issue. If every available property is converted to vacation rentals, the people who take care of the vacationers end up living in sub-standard housing with more people than is safe or comfortable.</p>
<p>there is not enough year round places to rent for permanent employees. Too many vacation rentals that only rent to locals in the off season. Myself and many friends have had to struggle to find a place to live.</p>
<p>There is no affordable housing. There is no hope for affordable housing. Rent is too high, house prices are unreasonable on a "normal" income, something has to give or this will be a ghost town or a tourist trap.</p>
<p>There are too many VRBOs and not enough housing for full-time, year-round employees to be able to purchase. We would like to purchase homes and not pay rent to slum lords. I say slum lords as the rental housing that is available is not taken care of by the owners. But if you complain you get evicted and there are no affordable other options.</p>
<p>We need people to stop prioritizing vacation rentals over community housing. Residential opportunities are awful in this town and its destroying our community.</p>
<p>Residential rentals are in short supply. I hate that so many properties are being turned over to vacation rentals. Several friends have to live in Bozeman and Livingston and commute in. Plus, the rafting companies have tent-cities to house their guides, they're living like homeless people!</p>
<p>I was thrilled to read about the new proposed food bank building. Gardiner is lacking in local services. I am a homeowner and damned lucky to be one. The lack of available affordable housing is one of Gardiner's worst problems.</p>
<p>We need more sheriffs to catch the speeder!</p>
<p>It's a beautiful town, but needs more employee housing for the new businesses that keep opening.</p>
<p>Housing shortages, obviously. Concerned that low-income and even middle class workers will be forced out due to a few greedy landowners, like the Alabceman. My rent has increased 20% in 3.5 years. School system is in trouble and old timers don't want to fund through additional taxes. Mining is not good, yet a few loud (minority) continue asking for it.</p>

There is no PARKING. Residents on Scott St. lose their parking. With some businesses, provide no customer parking which is wrong. This street is a congested mess as well as some places up town as the development of rock sidewalk curbs have narrowed streets, mainly Main St and some turns that have become dangerous. Bad decisions have been made

Zoning laws are needed here. It's crowded and impossible to find housing. For the sake of Gardiner's future we must stop promoting tourism. Tell everyone Montana's terrible to avoid further expansion.

Illegible response. Phone Number was listed if more info was needed.

Housing is a big issue here. Too many locals have to move out of town because there's nowhere to live. Rent is too high if you find somewhere to live.

(26) My daughter went to the Gardiner School 1-12 and I feel she got a better education here than if I had moved to any other community. The Gardiner community is very special and caring and friendly community. I hope this continues but unless something is done about housing for long term residents I see a major change coming.

(28) There is a shortage of housing and parking.

(29) Housing is a big issue (not for me as I own my house) more tourists means more places will be converted into vacation rentals. I don't know the solution besides regulating a max number. Some higher density year-round housing would help.

(31) Please continue the pavement into the residential areas. These areas also have a lot of vacation rental and business traffic. The dust coming off the unpaved streets needs to be controlled for both health and safety reasons. The areas that have been paved look greatly improved and nice landscapes.

(32) More year-round rentals for workers are needed less vacation rentals.

(33) If you aren't a business owner then you seem to be nothing more than a tax payer. I work full-time, have 2 side jobs, but can't park in front of my own house half the time. Too many full-time residents being displaced for the seasonal rentals. I think this town is not my town anymore.

(34) Gardiner is turning into a snake pit. Money and greed are becoming the new norm. The average couple or family can't find any place to rent or buy because of the sickness of the vacation rental plague.

(36) The placement of a sidewalk on Stone St. for the kids to walk to school, resulted in a muddy lake in front of my home every single time it rains. The trucks and traffic on 3rd St. make the gravel road nothing more than pothole and nobody graded it till the neighbor from Cowboy Lodge used his own equipment and material to do so fix more than the business district facing the park too. That's a nice front.

(37) The improvements are nice but I wish they would pave the rest of the streets. I live on S 3rd St. and since they put sidewalks and streets, we now have a swamp and ruts in front of the house every time it rains. Please finish the roads- all of them!

(38) Most of the infrastructure changes have been fine, sidewalks are too wide and there doesn't seem to be a discernible reason for the rocks other than to wrench ankles and catch weeds.

(39) Gardiner is a spectacular place to spend half of the year working. The outdoor opportunities are endless and the presence of wildlife makes it truly special. Tourism and the short-term rental economy make finding affordable housing difficult.

(40) The housing situation causes a negative ripple effect through the community. School enrollment down, fewer engaged citizens, more travel for employees.

(41) Gardiner is in dire need of affordable housing both to rent and purchase. Businesses are doing well with the increase in tourism, however, it is difficult to find seasonal or year round employees due to the lack of affordable housing. There are not many high paying jobs (lack of mining, timber, ranching) making it difficult for families to reside here. Thus the reduction in students at the Gardiner School.
(42) Gardiner has become the trendy and dependent upon tourism. We need year round jobs. Housing is impossible and therefore families are not able to move here. We have become a Jackson Hole and West Yellowstone.
(45) There needs to be a collective change of minds in order to not lose the soul and community of Gardiner. There are plenty of people who would buy a house and settle here, perhaps to raise a family, but the housing that does come available for sale is so far out of anyone's reach except a developer. Shame on the real estate agents. And either more housing has to be made available for projects and people or we need to put some sort of moratorium on vacation rentals or something! People I know who could offer people permanent jobs in the park service cannot recruit good people (or anybody sometimes) because of the lack of affordable housing. Our K-12 school has lost 100 students in the past 5 years (down 162 from 250). A significant hit to the community.
(46) Who writes this? Gardiner used to be awesome. You cannot control urban sprawl if there is nowhere to sprawl to. The value of my home is controlled by vacation rentals with no employee housing. Resident participation in local decision making would be nice if the county commissioners would have meetings later in the day when locals get off work.
(47) Gardiner need a rest area (restrooms) on Park Street with an easy access for buses.
(48) We need more housing for the work forces as most of the residential housing is now vacation rentals.
(49) This is dumb!
(51) It's all about summer rentals and raft company! It's way too loud and people don't follow the rules of manners. They run stop signs, pull u turns, walk out in front of you! Park where they feel! The plant they planted on Park street block your sight for oncoming traffic. There is no longer long term rentals for the people that have made this their home! I was lucky to be able to buy my own home.
(53) There are areas in town that need to be cleaned up- residential and commercial
(54) The increase in vacation rentals is killing the city of Gardiner
(66) I chose to retire in Gardiner because it is adjacent to Yellowstone and is funky, not sterile suburbia, which I abhor. I lived and worked in YNP for 15 years and in Grand Teton for 18 years prior to that. I found a perfect house to rent so I wouldn't have to spend time and money owning a house. I like being able to easily walk from one end of Gardiner to the other. I'm sympathetic to folks who can't find affordable housing to rent or own due to the increasing number of VRBOs.
(67) Town dies at 10pm!
(70) We have 8 parking spaces around our home and a business in a residential area uses most of them, and we often can't park in front of our home.
(73) The people who want to live here- raise a family can't because of vacation rentals- causing school enrollment decline too! There is no structure!
(74) There is no way for my family to plan a future here when we will never be able to afford a house here with the kind of jobs that are available. Also goods (groceries and personal items) are very expensive. The improvements in town are nice but it does not seem there is any plan to maintain them.
(78) Thank you for your time and assistance in putting this survey together and putting the data to good use!

(79) The housing is getting bad- prices of homes/apartments are over what people can afford with their income. The increase in vacation rentals is also making it impossible for employees in Gardiner/Park to find housing. With the new design of the road, traffic is worse.
(83) Lack of housing for residents/local employees (seasonal and permanent is reaching a crisis stage in my opinion and is leading to a lower quality of life for the town as a whole.
(84) We need a side walk up Jardine Rd. from Absaroka lodge to White Lane to keep pedestrians safe and from walking 3 and 4 abreast in the road on the curve/hill. We need fewer vacation rentals and more long-term rentals for residents/families/workers.
(88) Gardiner is a very cohesive community. Affordable housing is a big issue, population is highly transient due to unstable business and cost of living. Tribal hunt needs to be managed.
(89) Due to the increase in "recreation rentals", yearlong rentals are scarce and home/land prices are very high. This affects our school and businesses. Cost of living in Gardiner is high.
(92) Because there is no affordable year-round housing it has been impossible for the daycare (Little People's) in Mammoth to hire good child care employees. The same applies to seasonal housing during the busy summer season, it's impossible for Gardiner to house the needed seasonals in order to support the number of visitors. Everywhere is understaffed so service is poor!
(93) There is a real housing crisis in this community. Affordable and even simply available housing is scant and there is no incentive for home owners to retain extra housing for local needs. I recommend greater tax incentives for those who choose to rent to locals, families, and seasonal workers. Higher taxes to vacation rentals where funds go to Gardiner community is recommended. Better good options would be good too.
(97) Ironically, what keeps Gardiner as a healthy, happy community is the fact that there is no room to grow. A smaller community is a cleaner, friendlier community.
(98) 1) The loss of the mining industry in our community has forced Gardiner to depend on tourism and lodging. 2) Park Street renovation seems to have created more parking issues than it solved. 3) Use of our resort taxes seems poorly thought out.
(99) I can't say Gardiner is best place to be but not the worst either. It missing something. . .
(101) Land. Real Estate. Housing is not affordable for Middle class wages, driving families to move, leaving less numbers at public schools. Vacation rentals are affecting the community in very negative ways. Money doesn't stay in our community.
(102) All the housing and land is priced at a rate the government employees at Mammoth can afford. Residents with a normal paying job in the area can not afford housing /property.
(104) Not enough affordable housing for families! Enrollment to school is dropping. Stop new VRBO!
(105) The housing crisis in Gardiner is having a terrible impact on our community. Airbnb/VRBOs have taken over and have put long term residents out on the streets. People can get jobs but they can't afford to live here or find a place that's even available year-round. The town cannot support families. The school budget is dire, jobs are few and housing is terrible. The lack of zoning or sensible planning is making our community an eye sore. People want to do what they want on their property but the in-filling and shanties are making it a ghetto.
(106) I would like to see zoning implemented in Gardiner. This would include restricting commercial activity (i.e. vacation rentals and motels) on residential street. Gardiner has a housing crisis for working people because of the flood of vacation rentals. This is making it difficult for working people to stay in Gardiner and keep their kids in Gardiner schools.

(109) I would like to see more of the bed tax used for tax (property) relief! The park is maxed out for tourists, we don't need to attract more Asian visitors, it's becoming overcrowded and too expensive for families.
(111) Number one issue is lack of housing.
(112) I have very few neighbors left as numerous houses have been turned into vacation rentals.
(113) Gardiner is great. The summer verses winter has always been the big difference.
(116) We need more parking, proper rain water drainage in our neighborhoods. The school needs more funding! I would like to see a new track/football field, a community swimming pool, a new and improved library with free internet access, adult education courses. More sheriff patrol, and funding and a clinic.
(117) In relation to question 9: No pre-k, what's that? No child care?! Only 7 kids in a class!? Everything is based on pushing the locals out to make room for profit. Community will soon be a thing of the past. Family is moving to Bozeman like so many others.
(118) In relation to question 9: 1 in Gardiner and 1 in Preschool in Mammoth. No preschool in Gardiner Moving to Bozeman because houses are not available because of VACATION RENTALS ruining Gardiner. School is setting budget cuts.
(119) The landscape company/ Fed Acct could maintain the job done better. Overgrown and weeds are abundant. Fencing is necessary but looks shabby. Rocks need weed control on streets.
(120) The recent landscaping was not kept up and is overgrown. I personally know that when they came to weed and trim, the PARK SERVICE said NO DON'T that they planted a wild flower mix for the butterflies. This is great but the place look like a weed patch now. All fencing wasn't gated to allow access for maintenance. Also, rattlesnakes and bullsnares living in rocks. WEEDING!
(121) No affordable housing for residents, rent increases way beyond paychecks, VRBOs should be required by law to put money into building townhomes to replace everything that was bought. VRBOs should also put more dollars into the community! Gardiner is no longer a town I will revisit since I will be leaving this area because of VRBOs. Gardiner has NO FUTURE/No School!
(122) No housing for locals/employees. (I) Am being forced to relocate elsewhere due to unavailability of affordable, well-kept housing. Cheap housing here = junky! Actually, there is no housing. Affordable or otherwise. Not a long-time sustainable proposition. Trashy town, garbage strewn about i.e. cig. butts. Someone needs to clean it up. Smoking should not be allowed at business entrances along the sidewalks. Too much focus on tourists, not enough focus on locals/employees. Need pet friendly affordable housing and better pay. Good luck folks! You'll need it.
(123) A) Park county can't even control the garbage! B) The dump and treatment plant are adjacent to drinking water wells! C) The town has a propane plant in town (A potential bomb)
(126) Gardiner is steadily losing its charm for me, it is being turned into a tourist trap, with the false fronts and the zebra striped rafts becoming the norm. Business owners are starting to treat g-town like a prostitute, taking her money and leaving town or building more money makers. Greed! Greed!
(127) Thank you for gathering this useful information!
(128) I think Gardiner should minimize light pollution at night and become a "dark sky" community. Signs like the gas stations and hotels are obnoxious and distract from our beautiful night sky!
(130) There are too many vacation homes- there is no limit or restrictions. So very little housing for employees. Raft company takes up all available parking spaces. No place to even eat breakfast. Restaurants make up their own hours every week. Not a very good tourist town- no services.

(132) Reasonably priced housing options for local, permanent residents is not available. Do not encourage more vacation rentals/motel rooms, as local families can't afford to reside in Gardiner.

(133) Housing, housing, housing. Family numbers are declining, school enrollment has declined- because of WAY TOO MANY VACATION RENTALS! We need laws to limit more vacation rentals. And affordable housing opportunities for families. Our school is dying.

(134) I believe Gardiner would benefit from incorporating as a town. That would allow leaders to better plan for changes in Gardiner.

(136) VRBO/ Airbnb in Gardiner and nightly rental homes have ruined the opportunities for families in Gardiner. Less families = less children = less kids attending schools = less education funding. This is VERY sad to me that we've lost the sense of community in this town. There are opportunities in Gardiner for jobs, but NO housing! Build more rental homes, but no housing for the staff to maintain it?! Sad . . .

(143) I love Gardiner and enjoy both the dynamic nature of Gardiner in the season with so many more people in town as well as the quiet nature of Gardiner in the off-season. I am worried about the future of Gardiner from the standpoint of housing from both the perspective of declining enrollment at our school and the lack of housing for year-round residents. We need a balance of VRBOs and year-round housing.

(145) So many people have moved here just to make money, every piece of property that sells becomes a business or a vacation rental most of the neighborhoods are dying. Progress sucks. The town has turned into a parking lot.

(147) I love this town, grew up in its community. It has a lot of challenges right now. A lot. I continue to work for progressive and smart solutions for Gardiner and its residents.

(148) I would like to see Gardiner become incorporated and more regulation around big investors purchasing houses and turning them into vacation rentals. I would like to see more rental housing for local workers. I would like to see a drastic reduction and curfew on fireworks! No one can sleep for weeks when they are sold in town and it's bad for pets and horrible for wildlife. Thank you! I'd like to see our school funded better too.

(149) I think housing is the biggest issue in Gardiner. I currently rent, but even with a decent paying job I believe I will never be able to purchase a home here.

(150) Gardiner's issues become more obvious the longer one lives here. Seasonal workers' alcohol consumption is rampant. Housing prices exorbitant. Lack of respect for the history of Gardiner is lacking. Condition of roads in town continues to deteriorate. I could go on. I love the people in this community. They are the best!

(151) I moved to the area because of employment in Y.N.P. I raised 4 children here. They attended school from k thru 12. The last child graduated 2004. We had a very negative experience with the Gardiner School system but only after my 4 children entered high school, before that we thought the school was great. My children were discriminated against. This town is very clicky. People on the school board mostly had children in the school system and seemed to use their position to influence their own particular child's better interest. There also was an attitude that if you weren't born here that you were a transient even if you lived here for 10 or more years. I think the new N. Entrance traffic flow is dangerous especially the intersection near the Sinclair. The people exiting the park north are usually driving too fast and the local traffic making a left into the employee park entrance have to cross over the oncoming traffic flow which to me presents a potential for accidents. I just stay up here for the work week. I am in Bozeman for the weekends. There are very nice people here who I like very much but all in all with the school situation, isolation, housing and job shortage and shortage of services and a general unwelcoming attitude to newcomers I could never recommend moving here. It's a great place if you love the park or fish and hunt after that it has very little to offer! Except beauty and solitude.

(152) Community leaders (water District Board) should work with the citizens of the community. Instead of suing us thru lawyers. Water district takes our fees every month and receives resort tax money on top of it.

(153) Resort tax money is being spent on to many OTHER things. Should see more infrastructure for resort tax funds.

(154) We need more law enforcement. Sick of seeing crackheads and tweakers walking around. Community is not supportive to local business and the school has nothing to do with the community.

(156) Re: #8 on this page. I thought I wanted to spend the rest of my life in Gardiner, but I'm not sure any more. Our small town atmosphere has changed dramatically, even in the last two years; noise, people, development. So sad how our neighborhoods are now full of vacation rentals and other businesses that they are no longer neighborhoods! Gardiner residents are being displaced by "outsiders" that want to make money by turning people's homes into hotels. I am so fortunate to own a home here but I am now surrounded by commercial establishments. We need ZONING! and low income housing. Businesses should be regarded to provide housing for employees.

(160) Gardiner is not what is used to be. If you want profit from the tourists it's doing good. For a family or a retired person or a worker this town sucks!

(161) Gardiner is a great little town. Tourism is the only industry and every business is out to make money with it. (Every business's reason for being). There is no civic leadership to promote the community. There are only individuals or groups of individuals competing for their place in the sun. On one hand it would be nice to have leaders unite the community, on the other it would change the basic nature of Gardiner.

(162) The housing situation in Gardiner is horrible. More and more tourists stay in Gardiner (and subsequently more vacation rentals overtake resident housing) but more and more housing is taken away each season.

(163) We have children that will soon be in school but don't want to send them here. There are not a lot of reasons to stay in Gardiner if you have a family.

(164) I love living in Gardiner for many reasons. Mainly having Yellowstone and surrounding state land as my playground. And because everyone in (almost everyone) town is friendly and looks out for one another. Our main issue is housing. We need more affordable housing units.

(165) Don't like the way NPS manages the gate entry for locals. Don't like the way NPS allows the gate entrance traffic to back up into the town of Gardiner.

(166) My biggest gripe is with the inconsiderate pet owners who allow their pets to defecate on the sidewalks and other public places and not pick up after them.

(168) Gardiner is not the same frontier town I settled into 35 years ago. The people moving into town these days have no sense or value of place and view Gardiner as a business opportunity at the expense of local residents. In 30 years it will not have a small town feel. It will become a tourist hub owned by a very few wealthy people.

(169) I dislike the flow of traffic on Park St. Too many curves and obstacles that block a driver's view. I dislike the fact that 2 billionaires buy up all the affordable housing which could be available to local people. Otherwise I love the location relative to so much public land! There is a very nice, supportive group of local people who live here. I worry about the future since like-minded people cannot afford to buy a home here now.

(170) Much of the money spent on the recent "Do Over" (upwards of \$300,00: By all accounts-Research!) -"To Blend Better" was used to improve private property -ie driveway approaches and cement and asphalt driveways- New stairs and rails etc. while one asphalt stretch of road (storm drain install) was removed and dirt took its place. It took ten years to get this busy, dusty road asphalted for dust control. It is obvious that the few hundred feet of "retail" is all that matters. The quality of our lives went down for various reasons. Why didn't every area get improvements? A facade for sure! Outrageous the total money spent and then shorting in so many regards. We sure have more traffic- vehicle and foot!

(171) Law enforcement not allowed to issue tickets for violations because it's a tourist town- so wrong! No regard for safety. Many residents are also violators. Poorly placed cross walks, lack of proper signage, parking spaces too close to crosswalks. Streets not within the project area and left in worse shape than prior to water/sewer improvements. No snow removal on sidewalks in project area. Speed limit too high for traffic and pedestrians. Roads in residential areas in dis-repair.

(172) I think we suffer from lack of zoning. Gardiner looks like a dump! Crap piled everywhere, pot holes- we have it all fixed up for tourists who all driving thru to get to the park but the rest of us have to turn off and navigate through all the ugly stuff to get to where WE live! We need to use some tourist money to help US, not the one time visitor!!!

(173) Too many vacation rentals. People buying and developing who don't care about the community. No available or affordable housing for locals.

(174) Gardiner at one time was a nice small town. A good place to live and raise a family. It has now become a total tourist trap fueled by greed. Businesses do not support local activities unless there is money to be made. The proliferation of vacation rentals has changed the cultural and social aspects of the town. Not many people value quiet residential areas with any degree of privacy. The current mantra for the community, seems to be "more people-more money...more people-more money" (Things change but not always for the best!!)

(175) What happened to the gate expansion that was on the plan before the centennial.

(177) Zoning to rid residential areas of vacation rentals giving housing back to residents not tourists. Higher resort tax on tourist that put the most pressure on aging infrastructure: water, sewer, roads, fire and police response. Require businesses to provide housing for the number of employees it proposes to employ. Fewer vacation rentals- more housing (or raise property taxes on those "houses" that are not occupied year round.

(178) The Gardiner economy is heavily influenced by tourist visitation- charge them higher bed taxes! Gardiner is the only year round gateway community to Yellowstone, yet the roads- especially residential streets- are in poor shape - Fix this- it's called blacktop! Again, for a gateway community to YNP- store fronts are dated, residential areas/properties need a good house cleaning. The takeaway- Gardiner needs investment, a good cleanup, and affordable housing especially for the service industry employees.

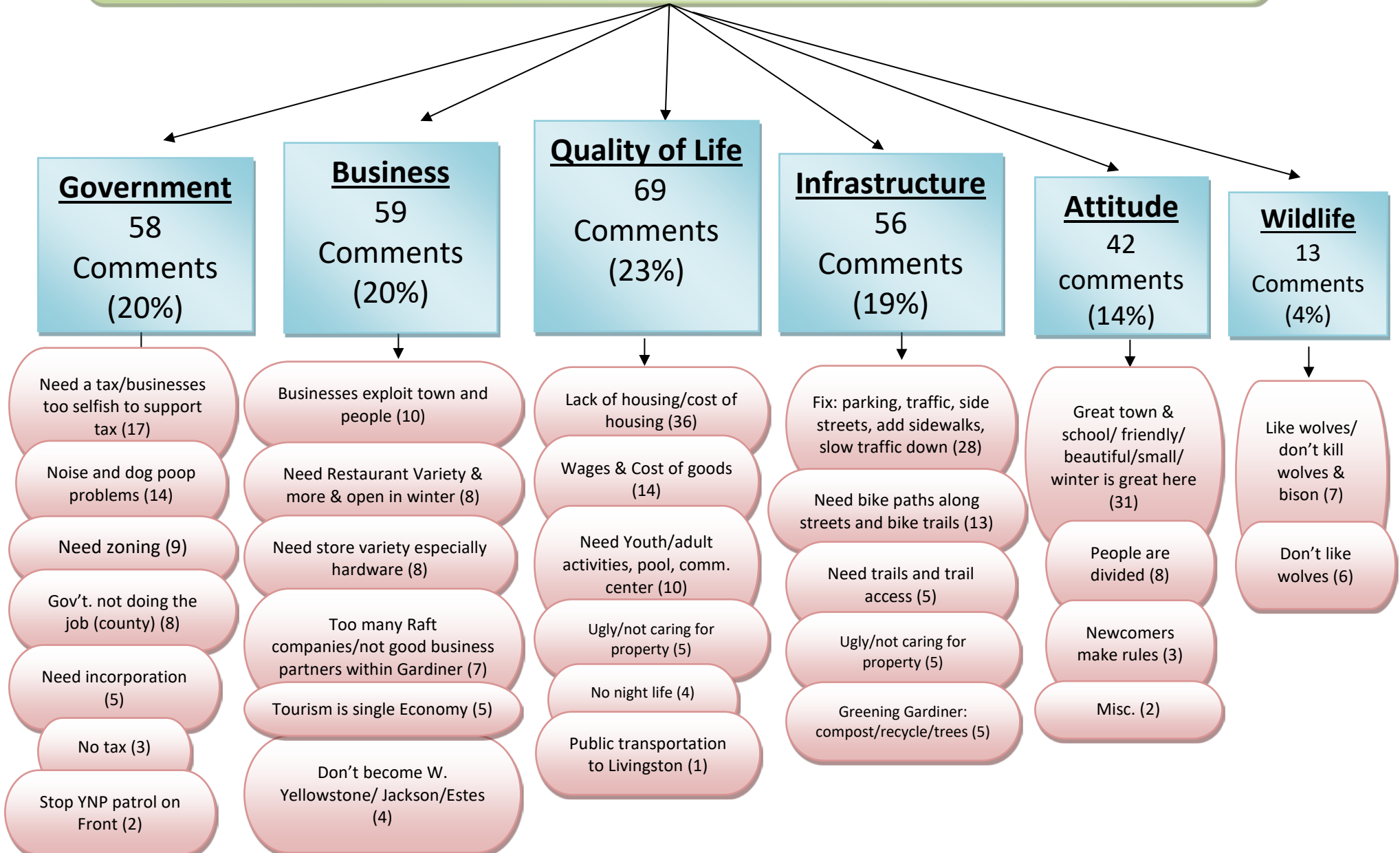
(179) Gardiner has changed and most of that change has not been good.

(181) Not satisfied with the housing in town. Most places are turned into vacation rentals, leaving no homes for permement residents. This is effecting our school and people moving here for employment. Some businesses are just in it to make as much money as they can. They don't care about the town. Unfortunately it is not the friendly town it once was!

(182) Need community playground; don't care about mining, RR, jail history- would love to see more focus on Native American/Natural History. Gardiner is a "fun place" because of local community and Yellowstone. Don't need additional "attractions". The "value" of my house and land is not monetary. It's because of proximity to public lands, wildlife and community. Don't need ziplines, mini golf, more rafts, etc. "outdoor rec" is nature, not Disney. Recent infrastructure is dangerous and ridiculous (Park St.). We need tourists but this constant draw for more is ruining our quality of life, school is downhill, no neighbors, noise and safety issues are too much! Businesses should offer a local discount.

Appendix D: 2013 Resident Comments Categorized

2013 Resident Comments about Gardiner
 117 residents commented with 35 different issues (55% of all respondents made at least one comment)
 297 unique comments fit within the 35 issues



Appendix E: 2013 Resident Comments

103 I have lived in Gardiner/Mammoth area for 33 years. All the positives far outweigh the negatives. Only reason I would move from Gardiner is after retirement, to be closer to golf courses and hospitals and warmer winters.

108 Housing is hard because everything is vacation rentals and jobs are hard for residents because internationals take a lot of the jobs. Plus the only thing to do at night here is hang out in bars so underage people don't do much.

109 Gardiner seems to be a town divided - those who resist change and those who embrace the opportunity to change and make it better - more welcoming, more functional. Driving through town it is evident who is open to improvements and who is not. We have new businesses that are visually inviting older businesses making improvements and several are just plain embarrassing.

111 Our wildlife tourism business participate in Chamber and Bear Creek Council dislike some Gardiner people's attitude toward wolves and bears which makes us look like dumb hicks, a PR problem for tourists. Gardiner needs incorporation and resort tax, is very foolish to not have this. It would benefit residents greatly without big downside. County gov't is disappointing - not good for Gardiner.

117 Have to remember that Gardiner is not a true "Town," it's a collection of homes and tourists driven businesses under County's jurisdiction. If we had a tax base for real improvements (i.e., roads, sidewalks etc..) things would improve. There is little to no rules of how the community lives or promotes outward appearances. This is why you have a shack trailer next to a 1/2 million dollar home. The only reason for Gardiner's existence is Yellowstone Park and everything is driven by that with businesses exploiting that opportunity with little give back to Gardiner in general.

119 Retired from Dept. of Defense. Now work in Yellowstone.

120 The problem is Gardiner is not incorporated so there are no rules/zoning etc.. The cost of living is going up and we are landlocked. It is becoming increasingly difficult to find affordable housing because so many people are converting their houses to vacation rentals. This will eventually hurt businesses and the park because there is not enough housing for employees. We need better roads, more sidewalks. It would be nice to have a community center with a pool for the community and local kids. There isn't enough space for kids to safely travel. Incorporate, bed tax etc... is needed!!!

127 Cost of living high for local wages.

132 Gardiner is a very friendly community. The influx of vacation rentals is a negative influence as it makes a very tight housing market even tighter. This situation reflects the lack of zoning/planning plus vacation rentals do not create a sense of community and distract from it. A bicycle path along the river would be great!!

133 Summer vacation visitors impact local residents. Noise late at night affects working people who have to get up early to go to work. Summer vacation rental adversely affect housing availability for local and seasonal residents.

134 Business interests seem to dictate how town is run (i.e., anti- town tax). No control over vacation rentals - seems that they can build more Attitude about "less government' is out of place being next to park. I'm glad the NPS is working towards more community involvement. Residents should accept it. Old rail line should be bike trail! Trail to confluence of Gardiner and Yellowstone Rivers need maintenance.

-
- # 139 It is critical that FWP commissioners recognize that Yellowstone Park and its wolves are important to Gardiner's financial well-being.
-
- # 141 Positives: small town in the Yellowstone ecosystem. Low crime and feel safe. Negatives: Very GREEDY town. Many cliques. Needs to do more for wildlife, especially buffalo. The Montana tourism lobby needs to be stronger than the cattle lobby concerning wildlife and buffalo.
-
- # 144 The biggest problem in Gardiner is housing. Rentals have been turned into "vacation rentals" if tourism increases the overall economy improves - but where will the workers live?
-
- # 146 Pet peeve is people who moved in make a big change then want to make rules so others can't.
-
- # 150 The last couple years appears everybody is doing their own thing. Not a community. Sorta dog eat dog now. If I can make a dollar and close you down, so be it, and Yellowstone association isn't helping any. You pay and they don't have to tax exempt! Hardly pay any taxes on all their property. No wonder Park county hasn't any money. I have to tax records also same business use if county fund.
-
- # 151 no new taxes!!
-
- # 192 Thanks!
-
- # 197 Filling the potholes and paving the gravel roads, while providing adequate drainage would be nice.
-
- # 204 The roads are awful anytime you get off of HWY 89 - its embarrassing. We need indoor activities - especially for our youth. There YA, the local nonprofit has bought many residences and some businesses in Gardiner thus limiting the availability of housing. There are numerous vacation rentals in town which ALSO limits the availability of housing and drives process up. The lack of affordable housing is detrimental when we are trying to attract employees including teachers and a principal for the school Although I am a homeowner and happy to see my property value increase, homes and land around town are prohibitive for most residents and locals. Gas is regularly .20 cents per gallon, more than in Livingston which is ridiculous. It cannot cost that much more to haul it here Night life in Gardiner is limited to bars - no other choices for kids of non-drinkers. I would love to see a lodging tax to help support the community - we need more places to clean up and dispose of dog poop, a pool for kids, more sage biking opportunities and a movie theater. Is nowhere safe to ride bikes in or around town. There is no enforcement of the speed limits in town - especially in busy summer months. The lack of zoning has negatively impacted many homeowners.
-
- # 64 Gardiner, as one of 5 gateway communities to Yellowstone, is a dump! This community is the only one that is at a YNP entrance that is open year round....and yet offers few services! Gardiner needs to get over the fact that the service industry and the government are the only employers. If Yellowstone weren't there, Gardiner would not be a destination for anyone. Embrace tourism, capitalize on it and develop a money pool to make this town respectable. Funny how property values are way out of balance with wages. Affordable housing is a major problem that needs to be addressed.
-
- # 65 It's hard to accept gov't funding for improvements and be opposed to gov't influence at the same time. Gardiner needs to decide to improve with other funding sources or decide to go it alone.
-
- # 66 Great little town!
-
- # 69 Gardiner needs other restaurant options. Ones with fresh salads, soups and sandwiches instead of pizza and burgers. Drivers need to slow down on Jardine road and pet owners need to pick up after their dogs on the sidewalks in town.
-
- # 70 Gardiner has tremendous potential but lack of zoning and local government could eventually create real problems.
-
- # 73 Need a hardware store
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-
- # 74 More than anything, wish they would change the rules on fireworks. Gardiner can shoot fireworks year round and I believe it is hard on the animals and a lot of people's peace of mind.
-
- # 75 I only live here because of Yellowstone. In my opinion Gardiner does nothing for those living here. All the businesses treat you like tourist in pricing range. As everything is too darn high to live here, I think its a greedy town with everything too darn high to have money.
-
- # 78 Gardiner years ago used to be a fun place to live as far as night life goes. But I do have to say that the Rangers who should be patrolling Yellowstone National Park instead of sitting in front of the businesses has really put a damper on town functions? No one likes to go out any more in fear that they will get hassled. They need to show up to businesses when called upon not wasting tax payers money just sitting and watching just waiting for an incident to occur. Very Bad for local businesses!!!
-
- # 82 Great community - we are moving and we are very sad. Best small town we have ever lived in. County often seems to put us on backburner when it comes to maintenance. Needs better parking/traffic flow around down town and especially in summer. More sidewalks on side streets.
-
- # 83 I have lived through war days - earthquake - church Universal and good and bad times in Gardiner. The worst thing is the introduction of wolves in 1995. It changed everything here.
-
- # 90 Gardiner is a very nice community. Yes it needs help to both clean/spruce it up and make better roads and sidewalks.
-
- # 93 I love Gardiner but do not like how housing continues to be converted to summer tourist rentals. Soon there will be no housing left for permanent employees. I also wish local shops would offer locals discounts. I'm always a good local customer until summer arrives: the prices are jacked up. Also, the Iron Horse should never have been allowed in the middle of a residential area. Too loud of people every night.
-
- # 97 Gardiner has serious parking issues along Highway 89.
-
- # 98 Protecting the park wildlife during hunting season should be a top priority. Killing our wildlife kills our tourism.
-
- #106 We need a sidewalk on the Jardine Road. As more people are using bikes the need for a bike lane has increased. [in regards to the question about sales/bed tax this person said: "not sure how to answer on 1-5. Really want to have one so it is either 1 or 5"
-
- #113 While overall Gardiner is a nice place, it's difficult seeing properties bought by some newcomers or a few people in town that can afford it - then developing into tourist-oriented businesses. And other buying homes and turning them into vacation rentals. I would love to own a home here, but can't afford it. Good apts. are hard to come by. I would eat out more, but food is overpriced (again - towards tourists) and there isn't much selection. With a couple of exceptions you can get burgers, Tex Mex, and pizza here. That's not a lot. Gardiner market selection for a small grocery. Would LOVE to see some of the residential streets get fixed - horrible potholes.
-
- #123 Accommodating the resident is as important (and is reflected) as well as the desire to draw consumers. Business zoning definitely needs to overhauled!
-
- #128#9 - had children in Gardiner public school, both have chosen to go out of state for college.
-
- #135 Don't want it to be a west Yellowstone. Too many raft companies. Better year round restaurants. YMCA would be good!
-
- #136 The town has too much litter. Too much dog dirt laying around. People need to pick up after their pets.
-
- #137 My husband and I started visiting Yellowstone annually in 1999 and found Gardiner as a place to stay when we visited. We fell in love with the town and community and decided to buy a house here in 2010. I don't want major changes to Gardiner just maintenance improvements. I don't want any major chains to set up business here but just want local businesses to continue to build.
-

#138 The tourist leave their brains at the gate - who stops in the middle of the road and gets out of cars to take pictures. How would they like it if we did it in their town.

#140 Worst things about Gardiner: Low wages, expensive housing, washboard roads. Best things: Good community spirit, natural beauty, public land.

#149 This should be in the Livingston Enterprise first part of the weeks say June 17 or 18 going to be worded a little different in spots. April 5, 2013 Dear _____, On the Gardiner Gateway Project, Park County Commissioners get up date the picture shown is a drawing of the proposed Gardiner Gateway Project in the paper. Road into the Park. My proposal Map and write up has never been shown to the public, even after it was put up for view to some folks attending the meeting. All we got from the two attending on the panel was the road into the park from Third street. Even when a couple gals said that the map and picture shown on the other proposal is a better plan, one member on the panel said that was for discussion next time. It was time to close down for the evening. It has never been shown always an excuse: 'not on the program tonight.' I, and the community sure don't support the third street entrance into Yellowstone National Park, say within 300 feet you have three left hand turns = bottleneck! My plan comes straight in off the Yellowstone River Bridge on Second Street into the Park and meets the road coming from the Arch. Arriving on Park Street you could also go right into the Park via the Arch. You would have a two way into the Park from Second and connecting with the Arch road from there to the Ranger Station would be a two way in the Park. Since 80-85 percent of the cars don't stop at the Arch. Now coming from the Ranger Station to Third Street is a mile long and cars and buses waiting in line from 25-35 minutes later get through the gate Ranger Station and arrive at Mammoth and the Restroom area Parking space is full of cars and buses, so another 15-30 minutes later you may use the bathroom like a lady from England said after one of the meetings, she would have gladly paid \$200 for a use of a bathroom! Working with tourists for years, bathroom areas are the main problem. Also a complaint that the Arch is too narrow and they had to wait 30 minutes with this RV to come out of the Sharp curve. Yes my plan is to use second street out, which takes care of the narrow curve with only a one way in. As shown on National Historical Register as the Arch Park Road to Yellowstone National Park. We have as many tourists in one day what we had in a week a few years ago. My plan calls for a bathroom between Park Street and Arch Park Road say about 100-150 feet into the area, lots for room for buses, RVs and Cars to park. And use the bathrooms. I bet you \$100.00 it will clear the traffic jam at Mammoth. We do agree on making more room on Park Street with parking, sidewalks and lights. My plan also calls for moving the fence back 20-30 feet and level the area for RV parking. Yes you could also put up a boardwalk form Third Street across and meet the welcome sign to Yellowstone National Park. Make a walkway around the Arch, maybe a tree or two, and a couple of picnic tables. In June 2012, Governor Brian Schweitzer stood beneath the historic Roosevelt Arch in Gardiner and signed a Memorandum of Understanding with the Park superintendent and representative from Park County and Gardiner Community groups. This is a WAKE UP CALL, if we are building a road into Yellowstone National Park for years and generations to come and use County State and Federal money for the road - let's build it so people can use it and not a road that's obsolete before it is built. Not a special drive-in for private businesses as their plan calls for and really does not say much. Money in Park County coffers-anybody got any questions? I will be glad to visit with you, facts are facts-nonfiction and ace is still an ace. If you need pictures to see where cars are parked, I have two sizes available for viewing. I also have additional write-ups on roads, Arch Park another project etc... Respectfully, XXX Gardiner. Bozeman chronicle on April - 13 2013 also carried small article on the road in the opinion section write by me chronicle write up on June 15-2013. When the Governor was here community don't agree.

#152 Tourism is Gardiner's business - it's only business. there is no future other than non-skilled work in the service industry for Gardiner's youth or citizenry, nor is there any interest in providing any service business or industry other than that which is related to tourism.

#154 Gardiner has business developments with no concept of impact. No business parking in lots of places, total congestion in summer. A total lack of concern of how property owners are impacted with business development. Poorly maintained streets.

#155 Tourism controlled (the amount) - Raft companies loading/unloading clients somewhere else than the streets (Scott). Their customers take up the parkway spaces on Scott Street making it difficult for residences.

#158 Gardiner has turned greedy. It is all about making money and not investing back into the community. Business do not want to pay taxes to improve the quality of life. They want everything free and let the local home owner to pay the price. Most do not live in the community. They hire @ low wages to manage and work the guest for maximum profit. As a result the harassment of longtime residents had become an enjoyable pastime for the seasonals.

#162 #We don't need property, bed, or any other taxes. We could use additional fire fighters. Wolf population eating all the elk and sheep etc...

#163 I love Gardiner, it's my favorite place at this time in my life.

#164 # 166 Gardiner's location is its saving grace. Access to Yellowstone NP, Gallatin, NF, the Yellowstone River for floating and fishing and reasonable proximity to larger towns/cities makes living in Gardiner a treat. Things that could be better include: trail access from town to surrounding public lands, community gardens, dog park (S); public transportation, public library (existing library is very limited) more community center activities (music, classes, arts crafts, health); greening Alt energy, more recycling and composition facilities. Thanks!

#165 Don't like killing bison

#167 Needs more support for access to recycling. All the hotels and lodging don't use...very sad! Also could have community compost, for use, re-use in gardens! Co-op garden. :) Community center could offer a much wider variety and amount of classes: arts, crafts, music, instrument lessons language training, massage, yoga lessons, adult dance/movement, physical activities etc...Gardiner really needs a swimming pool and access to public trail dog park, gardens, like a river trail, and xeroscaping! It is a nice town that could improve through the quality of housing, lodging and dining facilities for all residents and tourists, and is surely lacking in open-mindedness to diversity whether American or foreigner. Plus very limited opportunities for indoor activities, library extremely limited, diversity of retail, medical opportunities. Has potential! Lovely quiet in winter respect need for tourists dollars and business in Summer. This has always been Gardiner's heritage. Market redesigning is awesome!! Needs more recycling (not just plastic 1 and 2) but all, plus glass). and solar/wind energy use. So much could be utilized and hydrothermal! Sorry my comments are so disorganized and messy! Thank you for doing this survey! Wonderful idea! :)

#168 I stay because I love Gardiner just the way it is! Am a photographer and enjoy the closeness of the park and the surrounding natl. forests, mountains etc.. Turning Gardiner into Mt. Rushmore or West Yellowstone is not progress. Park will look ridiculous. We have Western Charm!!

#169 It's a good town with lots of good people, the town not too small or big, just in between. And like it the way it is. with peace and quiet.

#173 Yes we are a tourist town. But October through April it's just us. The school is hugely important. There are no adult recreation facilities. There is no transportation to and from Livingston for the ones without cars to stop or medical appts.

- #174 The reintroduction of wolves to YNP and the improper management of the wolves have been devastating to Gardiner's winter economy. I favor having wolves as part of the Yellowstone ecosystem, however, their management to this point has been terrible.
-
- #175 I sometimes miss the Gardiner I moved into 20 yrs. ago.
-
- #176 Some questions are meant for summer and not winter!
-
- #177 Do not promote bicycle use here. I come from a big city that was ruined by bicycles on roadways. Trails would be fine but not sharing the road. Plan on being out of Gardiner in Aug. I have told other not to come and visit in Aug due to the bikes.
-
- #178 You should have questions about the wolves and there negative effect on the economy and their effect on the eco-balance of the region.
-
- #181 Gardiner is a desert. we need more trees planted along the streets as in the old days. We also need much less lighting in town.
-
- #182 Need better paying jobs. Need better housing. Need noise regulations – esp. in residential areas. Bombarded with Iron horse noise.
-
- #183 Grocery store too expensive on many items. Gas pricess outrageous for locals. Good restaurant variety in summer - too many close in winter. Side streets in disrepair - very pot-hole!! Need zoning regulations - Iron Horse bar in middle of housing area - noisy and stress inducing on residents. Wild animals are amazing, as is view of electric peak. can be very dusty here. Alcoholism seems high esp. with seasonal employees.. Traffic at stop sign by Sinclair is gnarly in the summer. Need better services for RV'ers - dump station etc..
-
- #184 The last frontier town in the lower 48.
-
- #188 Need to pave more of the roads, fix potholes need more sidewalks some people need to clean up their properties/face lifts need to create a biking trail on the old railroad track need more affordable housing need a swimming pool/recreation center
-
- #189 Slowing down the traffic June 1st to Sept 1st between the grocery store down to the flying pig would make it safer for both bike and pedestrian travelers. That area really gets crazy busy in mid-summer. Any improvements for bike riders would be great - even signs to remind people that kids are on bikes in the summer and to be aware.
-
- #190 First season in Gardiner, and so far it has been amazing. I plan on returning after this season.
-
- #194 Locals need places to love. Stop vacation rentals. Otherwise, Gardiner is a wonderful place to live.
-
- #196 Gardiner is a very special town. I wish that there were a few stores which provide items that are needed in our homes. Must go to Livingston or Bozeman to find basic as well as get better pricing on food and home items.
-
- #200 Lack of zoning makes for an unplanned and distorted community. What used to be primary residential area now is scattered with businesses, parking lots, etc... Limits sidewalks. No bike lanes, dangerous to walk or bicycle on most streets. Not many activities or places to go/do for youths. An indoor pool was an option when the school was rebuilt, but votes turned it down. The base is eroding with non-profit Yellowstone association buying up property.
-
- #201 Many changes over the years, I have always loved Gardiner's free spirit and open-minded that business and residential was mixed, until the raft companies moved in. they have taken over houses , some historic, parking and the rail fishing is nearly impossible. Gardiner is not incorporated and they can do as they please. It is very sad.
-
- #203 Does not have much to offer for a retired person.
-
- #205 :) Thanks for doing this for our community.
-
- #206 The ITRR does an amazing job at gathering statistics for the state of Montana!
-

#208 I raft guide but I'll probably stay through the year.

#209 Gardiner is a nice place to live. We enjoy fishing and the area is beautiful. We do most of our shopping in Livingston and Bozeman.

#211 Put a sidewalk in going up the Jardine road by Rocky MT campground - very dangerous walking area Put sidewalk in and around the north entrance for the locals who like to walk year round. Also would be safer for the tourists. Which I think is in the new reconstruction plan! :) Provide more apartments /housing for year round people at affordable prices - low income. Get the county to do their job by grading and fixing the roads. Fix all the pot holes or re do the road where both of the laundry mats are. Old Yellowstone road trail when they grad this road (which is rare) but good...all these old nails are pulled up that cause a ton of flat tires. Ask the county if they can do anything to at least eliminate some of the nails. I tried for years with the county to do something but they did nothing. In the 3/12 years I lived out there I probably got 25 flat tires at 22 to get fixed at the tone Iron. You would think nails on a road are a hazard but apparently the county didn't care or shall I say Ed from the county didn't care. Would like to recommend a place where we have a compost collection at the dump. Also maybe a covering for the dump so the birds don't get into in and so the wind doesn't scatter the litter all over. Thanks for asking our opinion!

#61 None!

#77 This is f...ing awesome

#84 Gardiner is influenced too much by Yellowstone Park. Ex: wolves, Bison (their low enforcement). A plus for Gardiner would be to govern front street (Park Street) instead of Rangers from Yellowstone Park.

#88 Limited housing for permanent residents.

#89 We need a resort tax.

#92 Gardiner, MT is a wonderful gateway community to Yellowstone National Park. However, improvements do need to be made. The passage of bed tax for Gardiner will help this community in many many ways. There also needs to be more housing for year round employees. The people of Gardiner are VERY friendly, supportive, kind, and unique.

#99 Self-employed It has been extremely difficult the past few years to witness the astronomical development in Gardiner with no regard for anything except who can make the most money. And to learn that the put alive "property rights" of the business owners trumps all personal property and personal property rights. Development is taking place with absolutely no conscience as to the community and those who actually live here - and some of us for a very long time. Without incorporation and in the absence of zoning and codes personal/residential property owners have absolutely NO recourse as our residential neighborhoods are being invaded by summer/tourist businesses. I have seen my property value plummet as the house across from me was moved to make space for a raft company bus parking lot. And the tiny ally, which was never designed for traffic larger than a pickup truck - and a 1910 one - now sees constant bus and trailer traffic in and out, in and out. My safety is compromised as the busses back within several inches of my fence, my yard, and my house fills up with diesel and the alley is blocked while the busses hitch and unhitch the raft trailers. By midsummer the alley is so full of potholes it is almost impossible to drive. ALL of us who live on the alley - which was quiet and peaceful - have been majorly impacted. The county commissioners have been worthless. This is only one story of which is happening all over Gardiner. Historic houses are being gutted and turned into store fronts/raft companies. Buildings are constructed without any consideration of the view shed or the impact on the neighbors. The Iron Horse was built in a residential area and near the historic jail with no concern to its impacts - traffic, view shed, or noise levels. The rumor about town is that the historic tour cafe building has been sold to a National hotel chain who intends to construct a multi-story building (8?) on the site restaurants

owned by locals, and which stayed open year-round, have been replaced by T-shirt shops, or restaurants owned by "out-of-towners", which are open only for the summer season. Housing for "locals" continues to dwindle as absentee landowners buy property and convert them to vacation rentals. The reasons I moved to Gardiner are quickly disappearing as Gardiner morphs into a full-out Estes Park. The community which was here 20 years ago is disappearing into a tourist economy, where it is only that economy that matters. It is a very sad time.

All side streets need lots of work. Jardine Rd too.

Gardiner desperately needs to become incorporated. We need a tourism tax to improve our community and utilities. We own a wildlife tourism business and many of our guests boycott staying in Gardiner because of the bad P.R. problem from anti-wolf sentiment, and the MT fish wildlife and Parks aggressive hunting stance on wolves. We should have an annual wolf festival in Gardiner during the low season to boost our economy.

Gardiner has a wonderful opportunity in front of it for future economic growth but the leadership (past/present) is so afraid of growth they have allowed the community to fall into dire straits. And will continue on that path unless they begin to embrace the change for development/growth potential. Even with the opportunities in front of them. The community is afraid of investment. Want to provide good experience for visitors. Nightly accommodations are not adequate for summer months. Concern with retail space. Leadership both state and regional is a concern.

Gardiner has become very business oriented. Everywhere you look there is a B&B or raft company. Houses have been bought up for these businesses leaving fewer residences. The parking on Scott Street thru town has become increasingly congested with buses used by rafters leaving locals nowhere to park.

Gardiner has been a wonderful town to live in. I retired from the park service plus we own several businesses in town. We've been very happy here watching all of the changes and improvements in our town. We plan to sell our home in the near future, moving closer to medical facilities.

Gardiner has the potential to become a great gateway city to YNP. Right now it has very little to offer the tourists, very few decent restaurants, very little nightlife other than bars. Employees are underpaid so don't stay at their jobs so businesses have a hard time in the summer. More emphasis could be made to maintain the city and give the residents a sense of pride - maybe they would take care of their property and stores. Bike paths and trails needed. Develop front street for visitors. More maintained sidewalks. A lot to do. Need money to get them done.

Gardiner lacks many of the facets that make one's life easier - for instance no hardware store. But the benefits of living here make up for most of the inadequacies.

Great community

Housing is an extreme problem. "Outsiders" moving in and taking over has changed the community feel of Gardiner. Real estate prices cause a lot of people to leave the town they love.

Housing is the biggest problem in Gardiner. Owners are choosing to turn their properties into weekly rentals, creating a housing shortage. The prices of homes are so overinflated it makes it impossible to buy.

I have high hopes the resort tax initiative will pass this fall! Gardiner needs: better roads, more garbage cans, dog poop bags, more bike paths/bike friendly roads, and more sidewalks! It's a wonderful place to live now that we've moved off of hwy 89/Scott St. where parking needs improvement, vegetation, needs to be planted to cut down the noise and speed limits need to be obeyed! Thanks

I love living around YNP

I think it's silly/stupid we don't take advantage of the resort tax to improve Gardiner facilities and infrastructure.

I want to see a resort tax voted in, then bed tax and sales tax used for public improvements, River access improved, public info/restrooms, trail access improved.

Limited medical, limited services with business in winter (off season) side roads mainly dirt, vacation rentals have taken over and they are often loud late at night. It would be nice to have improved bike trails or indoor space for cooler weather activities.

Loss of a way of life is happening now. 6 generations of my family lived here. It's changing quickly.

Love it here and see a bright future for Gardiner.

Needs a recreation center (better than the one we have) and needs a community pool.

Not enough housing! Too many rentals for visitors

The best government for Gardiner is no government.

There should be a resort tax and limit on raft companies in Residential areas. If the historic depot will be reconstructed at Arch Park a pond should be installed as well to keep with the original integrity of the area.

These questions are fairly leading. I feel that it is important to improve Gardiner, but not at the cost of longtime local families. Changes that have already occurred have negatively impacted my family's way of life. We are losing a lot of the local heritage, it is being replaced by the views and opinions of many that don't live here or have been here a short time. The views of ALL need to be taken into account. Not just the many and the loud.

This town is perfect for me. I live here 5 months a year (winter too cold. The only disadvantage is distance from hospital, but that's not a big worry.

This woman put "40's" in the age bracket. So I put 40. Remove if needed.

Too many raft companies without parking available. Opportunists make it crowded

Very seasonal community. Access to stores and restaurants very limited in winter. Hard to answer all questions thinking how different community is in summer and winter.

Very seasonal economy and difficult for good folks to buy homes and stay long term - Things seem to be changing - the old pissed off at the world guard is dying off/moving - we need resort tax!!!

We don't want our town to turn into Jackson Hole.

Would love to see more sidewalks - especially from King Lane or Solar Mtn. Rd down to the Cenex (lower portion of Jardine rd). We should promote walking, biking and running in such a small town where pedestrian traffic can replace many of the cars. At this time, however, it is unsafe to walk or bike around the curve by the Rocky Mtn. RV park. Would rather see bed tax go first toward pedestrian sidewalks or bike lanes than on PR to promote the town for tourism.

Would love to see a sidewalk on the Jardine Rd from the Absaroke Lodge to the residential streets (King Ln/Solar Mtn. Rd). Also there's lots of pedestrian traffic from the campground to town.

Increase in vacation rentals has resulted in limited housing/rental for employees/lower income families. No zoning has plusses and minuses for residents. Businesses beside residential areas create parking problems and noise problems. Many businesses are only seasonal and may not be as tied to overall community.
