



## Stakeholders Advisory Group Meeting #3 - Summary

Wednesday, January 30, 2008

4H Building, Miller Park

Time: 10:30 AM – 12:30 PM

### Agenda

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1. Updates
2. Present Scenarios with key pad polling
3. Discussion
4. Wrap-up

### Attendance

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**CAC:** Lorin Wilson, Scott Pierson, Rob Cheek, Franz Camenzind, Brian Grubb (in place of Darrel H.), Laurie Andrews, Sean O'Malley, Kelly Lockhart, Tim O'Donoghue, Anne Hayden

**Staff:** Jeff Daugherty (County), Jeff Noffsinger and Tyler Sinclair (Town), Ben Herman and Lesli Ellis (Clarion), Bill Collins (Collins Planning), and Carlos Hernandez (Fehr & Peers).

**City Council/BOCC:** Bob Lenz

**Guests (signed in):** Larry Kummer, Robert Gill, Jim Terry, Bill Schwartz

### Meeting Summary

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#### Scenarios with Key Pad Polling

The planning team presented the scenarios and key pad questions to the committee, as a dry run before going to the public meeting that evening. Results and the PowerPoint are attached.

#### Discussion Regarding Scenarios and Polling Questions

- One committee member expressed concern about the TDR-related questions, such as "designating large agricultural areas in Alta as sending areas" and attaching the question to a particular density number (i.e., 1 unit/160 acres). He thought it complicated the question, because while he was in favor of the "sending area," he was not in favor of that particular density.
- Another committee member suggested separating questions regarding potential commercial and residential development—especially with regards to South Park area development. The South Park area also needs to be addressed as two distinct areas on the map—north and south.
- Committee members also suggested that some of the questions regarding growth areas were unnecessarily tied to trade-offs (e.g., density shifting from one local to another) and suggested simplifying them.
- The committee had some discussion about buildout and density and why all the scenarios appear to reduce density. Was this a conscious choice? The planning team explained that the current zoning buildout number includes all the possible density bonuses, whereas most of the scenarios do not assume density bonuses. However, the planning team did make a decision not to bring forward scenarios that present buildout increases.

- The committee asked if Status Quo is an option. The planning team suggested that it is, but it may not be the best option, given that the community is having so much debate about its drawbacks.
- One committee member suggested adding a question about whether the community should “increase buildout” to accommodate housing needs. That option was not presented. The reduction of buildout in 1994 may have contributed to the need for that option.
- The committee discussed whether the questions adequately address the resort aspect of the community? The planning team explained that for the public, an additional series of “values and trade-off questions” will be presented. The planning team showed the committee a preview of those questions for discussion.
- The committee discussed whether questions about the number of stories in town make sense, given that Snow King has been approved.
- Committee members suggesting making the question format more consistent—all as statements. They are a bit confusing as presented currently. They also suggested adding better maps (e.g., for the “Y”).
- The planning team thanked the committee for their input and ideas and stated that they would be fine-tuning and finalizing questions for the meeting that evening and for the on-line survey and community survey.

# Jackson/Teton County Plan Update



## Welcome! Agenda / Format:

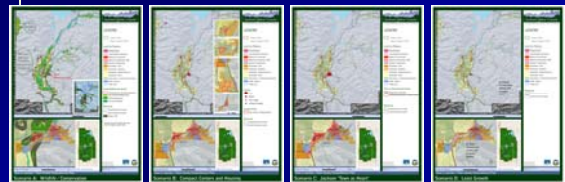
1. Presentation/Update
2. Interactive Questions:
  - a) Warm-up Questions/Demographics
  - b) Scenarios, Patterns, and Trade-offs
  - c) Policy Directions and Implementation Tools
  - d) Overall Preferences
3. Discussion



## Scenarios Purpose

- Evaluate development and conservation patterns through scenarios, each with a different focus
- Menu of choices, not idealized future
- Help you prioritize values
- Lead to preferred plan

## I DON'T WANT TO CHOOSE!!



## How to Approach Scenarios...

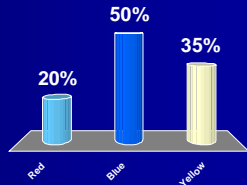
- They represent concepts and ideas, not ideals
- Not mutually exclusive
- Don't get hung up on the details!

## Part 1: Warm-up Questions & Demographics

# Jackson/Teton County Plan Update

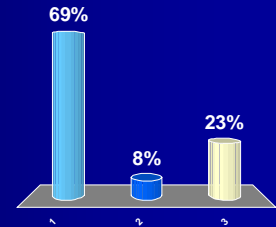
**Warm Up 1: Prioritize these colors in order of your preference. (pick in order of preference)**

1. Red
2. Blue
3. Yellow



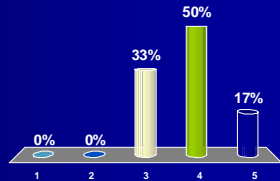
**Warm Up 2: Have you ever lied to your mother? (select one)**

1. Yes
2. No
3. Don't recall



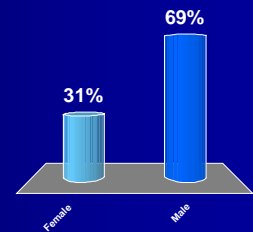
**What is your age? (select one)**

1. Under 18 years
2. 18-29 years
3. 30-44 years
4. 45-64 years
5. 65 years and older



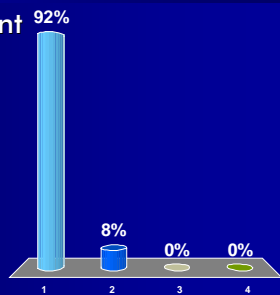
**What is your gender? (select one)**

1. Female
2. Male



**What is your connection to the area? (select one)**

1. Full-Time Resident
2. Part-Time Resident
3. Work but don't live in Teton County
4. Visitor



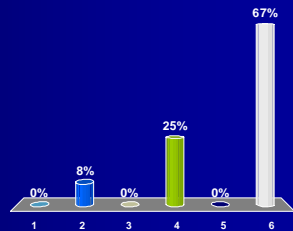
**Where do you live (full or part-time)? (select one)**

- |     |                               |
|-----|-------------------------------|
| 0%  | 1. Buffalo Valley or Kelly    |
| 46% | 2. Town of Jackson            |
| 0%  | 3. Wilson                     |
| 8%  | 4. Alta                       |
| 8%  | 5. Teton Village              |
| 31% | 6. South Park Area            |
| 0%  | 7. Hoback Junction Area       |
| 0%  | 8. Other part of Teton County |
| 0%  | 9. Teton County, Idaho        |
| 0%  | 10. Outside Teton County      |

# Jackson/Teton County Plan Update

## How many years have you lived in Teton County? (select one)

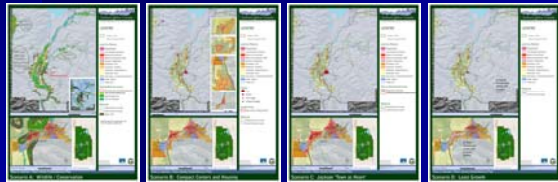
1. Less than 1 year
2. 1-2 years
3. 3-5 years
4. 6-10 years
5. 11-20 years
6. Over 20 years



## What is your field of work or affiliation? (select one)

- |     |                                                   |
|-----|---------------------------------------------------|
| 23% | 1. Local, state or federal government             |
| 31% | 2. Non-Profit                                     |
| 0%  | 3. Education or healthcare                        |
| 15% | 4. Land development or construction               |
| 8%  | 5. Agriculture/ranching                           |
| 15% | 6. Service industry (retail, recreation, tourism) |
| 0%  | 7. Mining / energy sector                         |
| 0%  | 8. At-home caregiver                              |
| 0%  | 9. Retired                                        |
| 8%  | 10. Other                                         |

## Part 2: Scenarios, Patterns, and Trade-offs

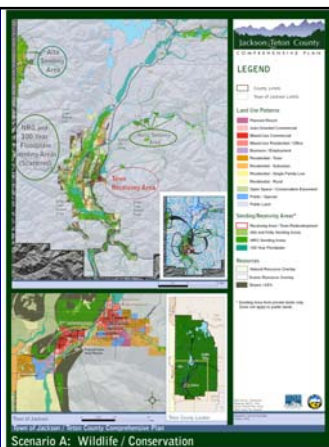


## Four Scenarios:

- A. Wildlife/Conservation Focus
- B. Compact Centers and Housing Focus
- C. Jackson "Town as Heart" Focus
- D. Least Growth Focus

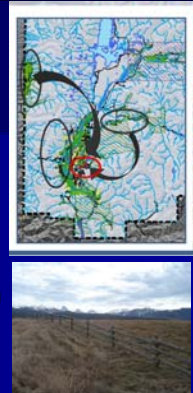
## Scenario A

Maximize wildlife habitat and resource protection above all other values



## Key Features

- Limit growth in resource areas
- Transfer density into town "receiving areas" from resource and agricultural lands
- Stronger resource protection standards
- Possible TDR and PDR programs
- Elimination of bonus options



# Jackson/Teton County Plan Update

## Patterns and What it Means

- Reduced growth in the county
- Town to become recipient of transferred density from resource areas
- Largest shift in population from County to Town of all scenarios

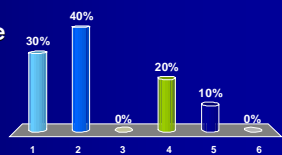


## Questions about Scenario A



**To minimize development of agricultural lands and wildlife habitat, the county and town should allow landowners to move the right to develop from one parcel of land to a different parcel of land. (select one)**

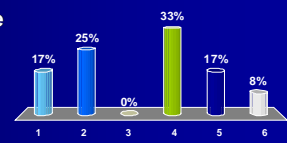
1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



**The county should designate large agricultural areas in Alta as "sending areas" (with 1 unit/160 acre density).**

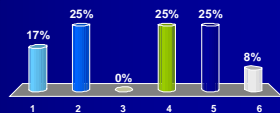
(select one)

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



**The county should designate the resource areas (wildlife habitat, floodplains, steep slopes) as "sending areas"—with density no more than 1 unit per 160 acres. (select one)**

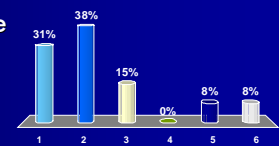
1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



**The town should allow an increase in development in the Downtown (outside town square) and the "Y", as a tradeoff for conserving resources in designated areas.**

(select one)

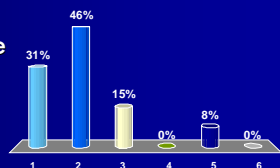
1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



# Jackson/Teton County Plan Update

The county and town should limit development in county rural and resource areas while increasing development in "centers" and the Town of Jackson as a trade-off. (select one)

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



## Scenario B

Emphasis on locally-based "centers" around the county and in town:

- Wilson
- South Park
- Other smaller nodes



## Key Features

- Focus on workforce housing and community services
- Creating centers as "places" that foster community (schools, shopping, civic uses)
- New centers in town outside of core area ("Y", West Broadway, Snow King)
- May be closest scenario to 1994 plan policies

## Patterns and What it Means

- Emphasis on workforce housing in centers
- Some expansion to the south (South Park)
- Some additional growth in county centers and new centers in town
- Highest amount of residential growth in the county and overall

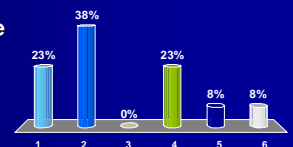


## Questions about Scenario B Patterns



Do you agree with some additional residential development within ½ mile of the Aspens/Teton Pines commercial area as a tradeoff for lower levels of development in rural areas? (select one)

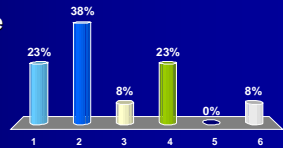
1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



# Jackson/Teton County Plan Update

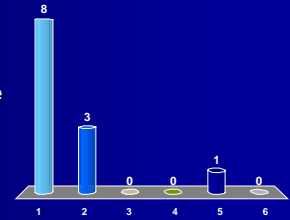
**Do you agree with some additional residential development near the Wilson core area as a tradeoff for lower levels of development in rural areas? (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



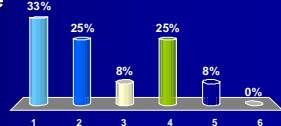
**Do you agree with some town residential density in South Park near the high school and near South Park Loop Road as a tradeoff for lower levels of development in rural areas? (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



**Do you agree with additional residential and mixed-use development near the Hoback Junction as a tradeoff for lower levels of development in rural areas? (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

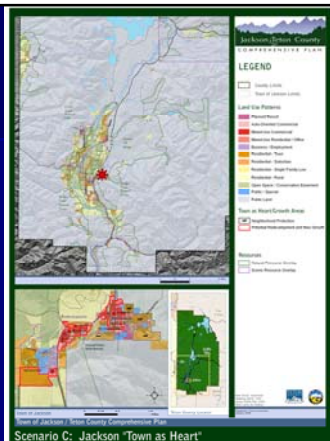


**Should we remove any of the growth centers on Scenario B? (select all that apply)**

- 50% 1. Aspens/Pines
- 38% 2. Wilson
- 0% 3. South Park near High School Road
- 63% 4. South Park (Loop Road)
- 0% 5. Town of Jackson
- 75% 6. Hoback

## Scenario C

Emphasis on strengthening the role of Jackson as the heart of the valley



## Key Features

- Focus on redevelopment and infill in town
- Strong approach to preserving stable neighborhoods
- Less focus on growth in county centers
- Concentration of workforce housing in town



# Jackson/Teton County Plan Update

## Patterns and What it Means

- New mixed-use center at the "Y" through redevelopment over time
- Increase in overall development in town
- More emphasis on major corridors, transit service, and walkability



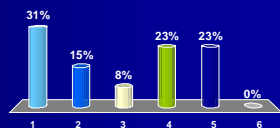
Long-term redevelopment of the "Y" = tighter street grid and smaller mixed-use buildings.

## Questions about Scenario C Patterns



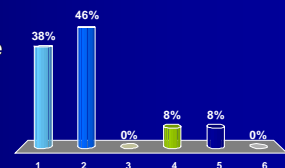
Should the town limit downtown redevelopment to **2 stories** in the area immediately surrounding the town square? (select one)

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



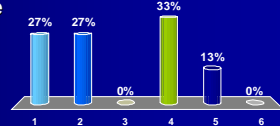
Should the town allow downtown redevelopment with mixed-use and housing to **3 stories along major corridors** outside of town square, especially south to Snow King? (select one)

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



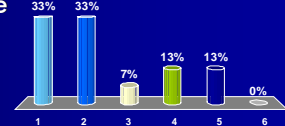
Should the town allow downtown redevelopment with mixed-use and housing up to **4 stories along major corridors** outside of town square, especially south to Snow King? (Not currently proposed in C) (select one)

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



Do you agree with emphasis on increasing the provision of workforce/affordable housing as a priority over additional commercial or resort development? (select one)

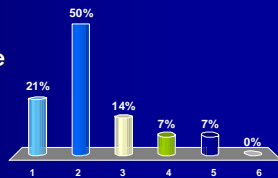
1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



# Jackson/Teton County Plan Update

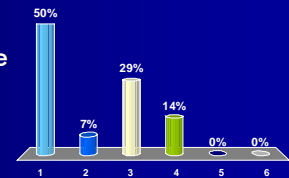
**Do you agree with long-term redevelopment of the Jackson "Y" area (improve network, pedestrian-oriented, additional workforce housing and services)? (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



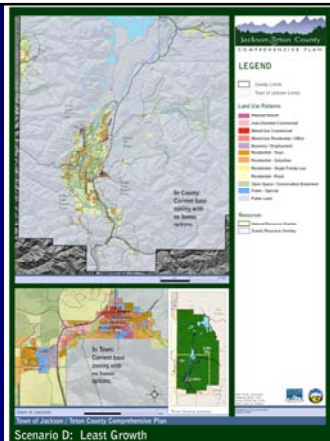
**Do you agree with allowing town residential and some commercial development south of the high school as an extension of the Town of Jackson? (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



## Scenario D

Emphasis on limiting the overall amount of growth in the town and county



## Key Features

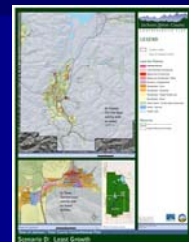
- Overall reduction in county growth through elimination of zoning options
- Possible PDR program to reduce development levels
- Development in town at base zoning levels only
- Less emphasis on workforce housing production



## Patterns and What it Means

- Least amount of new housing growth overall
- Significant reduction in buildout population
- Still considerable potential for non-residential development in county, potentially leading to highest jobs/housing imbalance

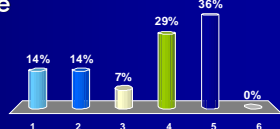
## Questions about Scenario D Patterns



# Jackson/Teton County Plan Update

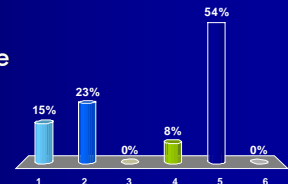
**Do you agree with limiting development overall in rural parts of Teton County and limiting redevelopment of Jackson?**  
(select one)

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



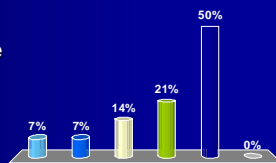
**Do you agree with the idea to minimize future change in downtown and residential neighborhoods?** (select one)

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



**Do you agree with providing workforce housing outside of the county in neighboring communities as a trade-off for limited development in Teton County and Jackson?**  
(select one)

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



## Part 3: Policy Directions and Implementation Tools



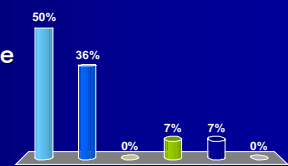
## Conservation Strategies

- Transfer of Development
- Acquisition
- Stronger Standards
- Zoning Changes



**The county should consider and implement a Transfer of Development Rights (TDR) program to accomplish objectives such as agricultural and wildlife habitat protection.**  
(select one)

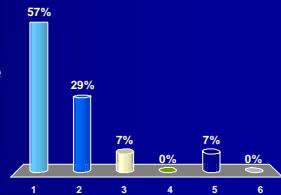
1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



# Jackson/Teton County Plan Update

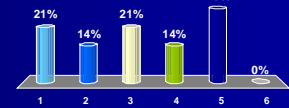
**The county should establish a funding source (i.e., a bond, fees, sales or property tax) to acquire open space or conservation areas for critical habitat. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



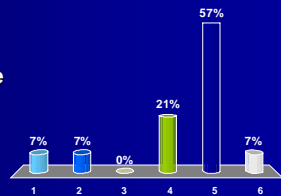
**The county should implement stronger standards for new developments to protect natural resource areas as part of new developments. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



**The county and town should make zoning changes to eliminate all bonus options (i.e., PUDs, ARUs) to protect natural resources and rural character. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



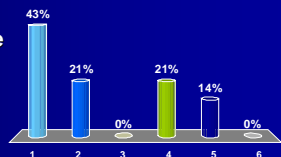
## Housing Strategies

- Require affordable housing
- Incentive programs for workforce/affordable housing



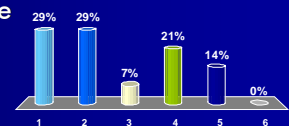
**The county and town should require a higher proportion of workforce housing to be built as part of new developments. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



**The county and town should continue to use incentives, rather than increased requirements to encourage more workforce housing in new development. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



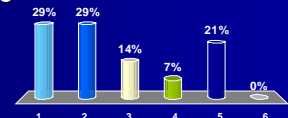
# Jackson/Teton County Plan Update

## Growth Management Strategies

- Reduce overall potential development in county
- Growth rate limitations

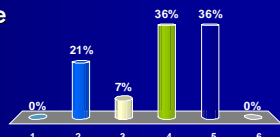
To protect natural resources and rural character, the county should reduce potential development in remote unplatted areas to 1 unit/35 acres. (select one)

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



The county and town should set a restriction on the amount of annual growth allowed (e.g., 1 or 2% increase per year). (select one)

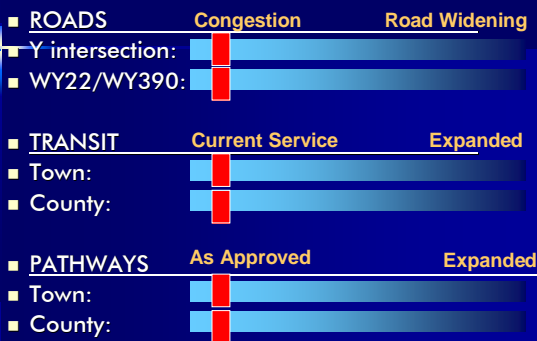
1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



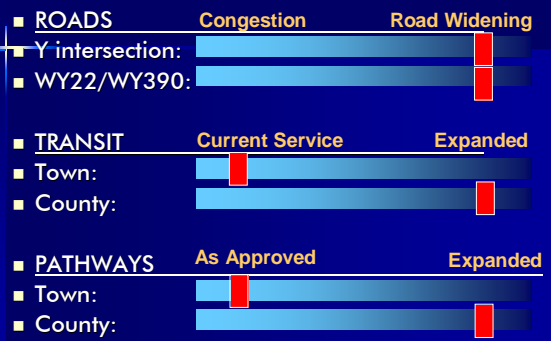
## Transportation Strategies

- Road Widening
- Carpool lanes, transit focus
- Pathways

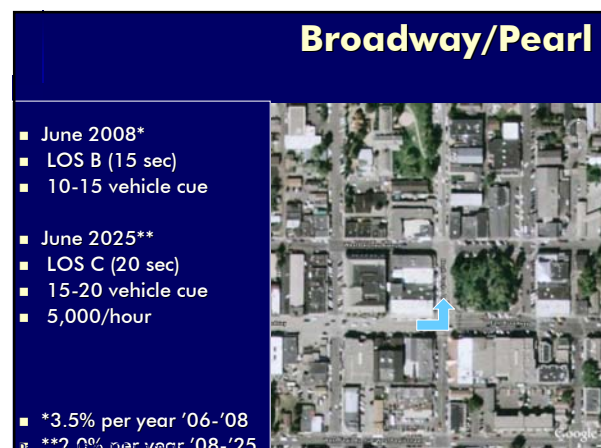
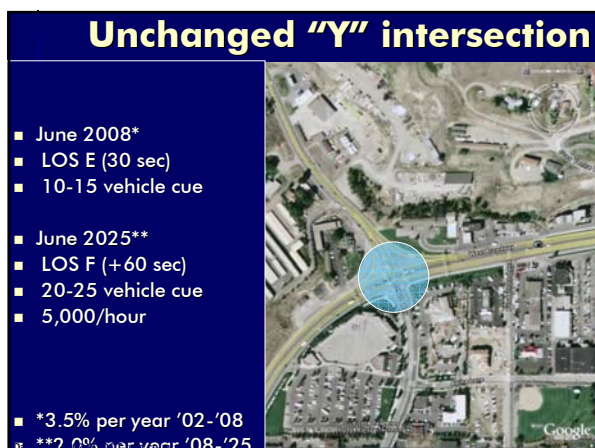
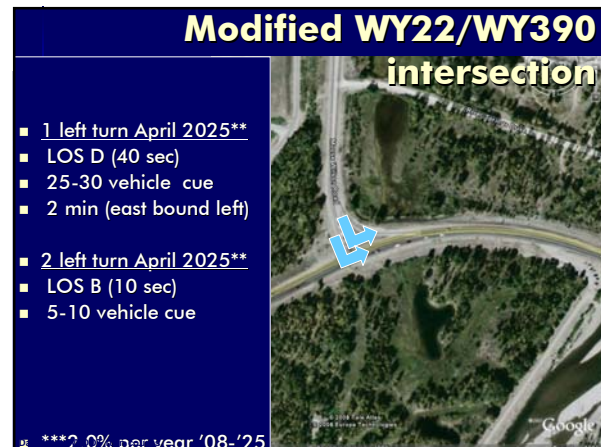
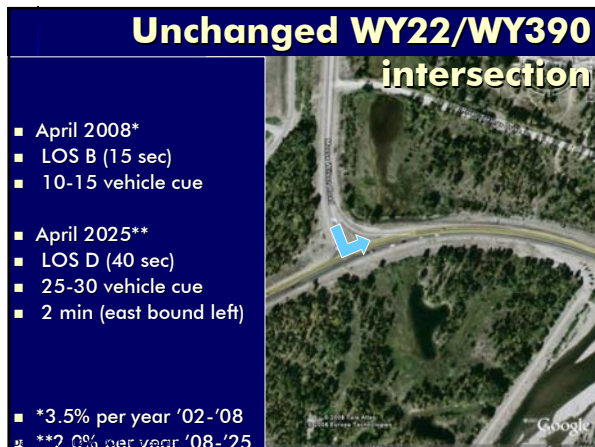
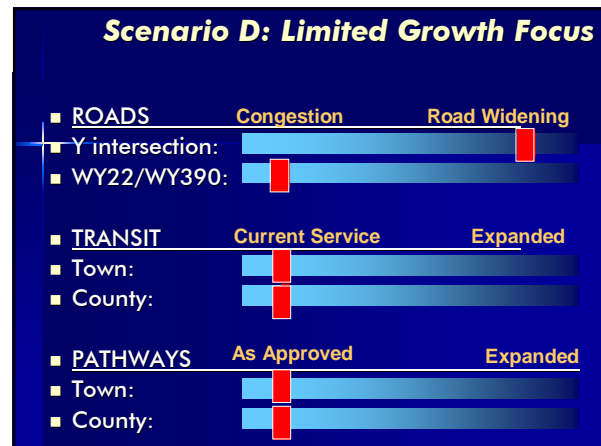
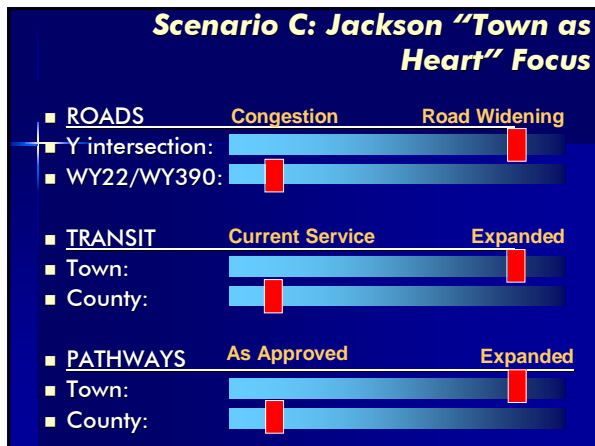
### Scenario A: Wildlife / Conservation Focus



### Scenario B: Compact Centers and Housing Focus



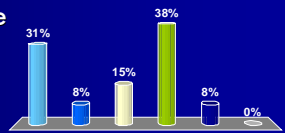
# Jackson/Teton County Plan Update



# Jackson/Teton County Plan Update

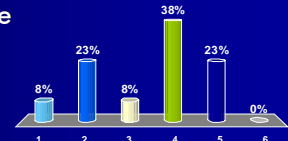
**The county and town should promote walking, bicycling, transit, and carpooling over widening roads. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



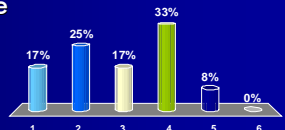
**The county and town should promote road widening for carpool and transit lanes. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



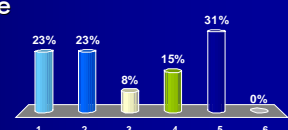
**The county and town should add more lanes to existing roads and intersections (e.g., the "Y") to relieve traffic for all modes of travel. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



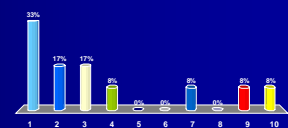
**The county and town should construct new roads (e.g., Spring Gulch Road) to provide traffic relief for all modes of travel. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion



## Overall Rating Scenario A (1 is high)

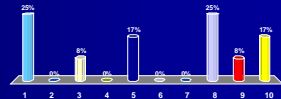
1. ...
2. ...
3. ...
4. ...
5. ...
6. ...
7. ...
8. ...
9. ...
10. ...



# Jackson/Teton County Plan Update

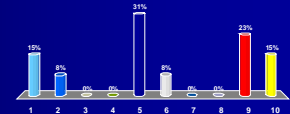
## Overall Rating Scenario B

1. ...
2. ...
3. ...
4. ...
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6. ...
7. ...
8. ...
9. ...
10. ...



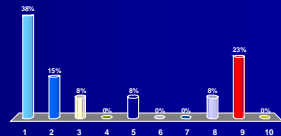
## Overall Rating Scenario C

1. ...
2. ...
3. ...
4. ...
5. ...
6. ...
7. ...
8. ...
9. ...
10. ...



## Overall Rating Scenario D

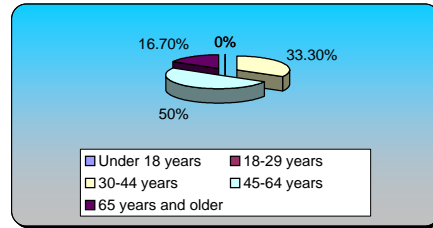
1. ...
2. ...
3. ...
4. ...
5. ...
6. ...
7. ...
8. ...
9. ...
10. ...



## Conclusion / Discussion

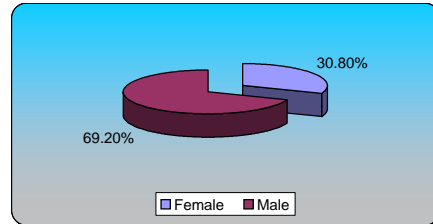
3.) What is your age? (select one)

Responses		
Under 18 years	0	0%
18-29 years	0	0%
30-44 years	4	33.33%
45-64 years	6	50%
65 years and older	2	16.67%
<b>Totals</b>	<b>12</b>	<b>100%</b>



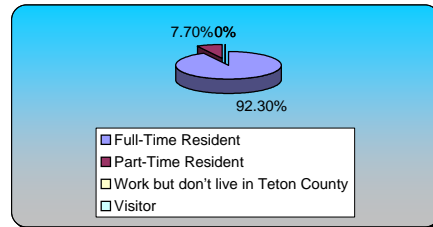
4.) What is your gender? (select one)

Responses		
Female	4	30.77%
Male	9	69.23%
<b>Totals</b>	<b>13</b>	<b>100%</b>



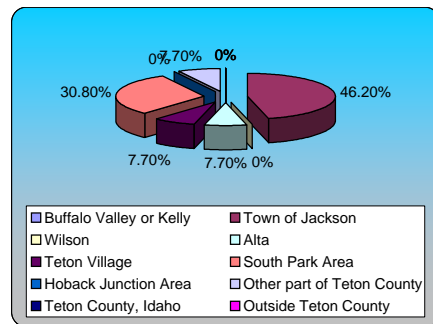
5.) What is your connection to the area? (select one)

Responses		
Full-Time Resident	12	92.31%
Part-Time Resident	1	7.69%
Work but don't live in Teton County	0	0%
Visitor	0	0%
<b>Totals</b>	<b>13</b>	<b>100%</b>



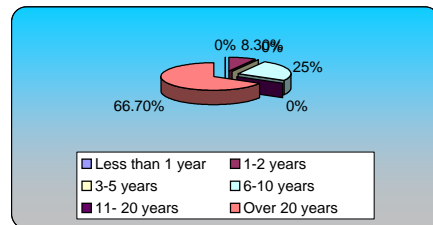
6.) Where do you live (full or part-time)? (select one)

Responses		
Buffalo Valley or Kelly	0	0%
Town of Jackson	6	46.15%
Wilson	0	0%
Alta	1	7.69%
Teton Village	1	7.69%
South Park Area	4	30.77%
Hoback Junction Area	0	0%
Other part of Teton County	1	7.69%
Teton County, Idaho	0	0%
Outside Teton County	0	0%
<b>Totals</b>	<b>13</b>	<b>100%</b>



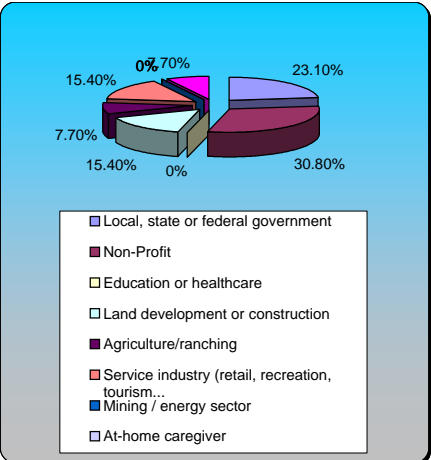
7.) How many years have you lived in Teton County? (select one)

Responses		
Less than 1 year	0	0%
1-2 years	1	8.33%
3-5 years	0	0%
6-10 years	3	25%
11- 20 years	0	0%
Over 20 years	8	66.67%
<b>Totals</b>	<b>12</b>	<b>100%</b>



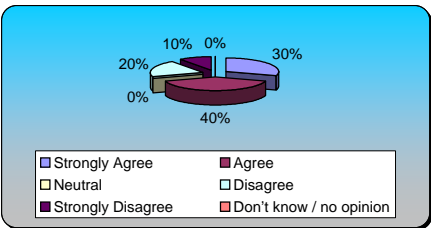
**8.) What is your field of work or affiliation? (select one)**

	Responses	
Local, state or federal government	3	23.08%
Non-Profit	4	30.77%
Education or healthcare	0	0%
Land development or construction	2	15.38%
Agriculture/ranching	1	7.69%
Service industry (retail, recreation, tourism...	2	15.38%
Mining / energy sector	0	0%
At-home caregiver	0	0%
Retired	0	0%
Other	1	7.69%
<b>Totals</b>	<b>13</b>	<b>100%</b>



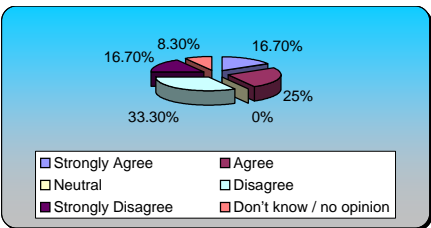
**9.) To minimize development of agricultural lands and wildlife habitat, the county and town should allow landowners to move the right to develop from one parcel of land to a different parcel of land. (select one)**

	Responses	
Strongly Agree	3	30%
Agree	4	40%
Neutral	0	0%
Disagree	2	20%
Strongly Disagree	1	10%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>10</b>	<b>100%</b>



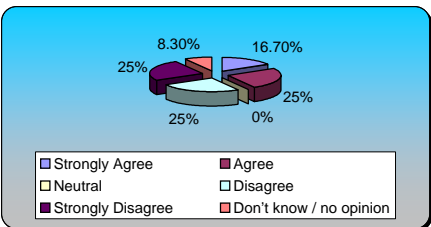
**10.) The county should designate large agricultural areas in Alta as "sending areas" (with 1 unit/160 acre density). (select one)**

	Responses	
Strongly Agree	2	16.67%
Agree	3	25%
Neutral	0	0%
Disagree	4	33.33%
Strongly Disagree	2	16.67%
Don't know / no opinion	1	8.33%
<b>Totals</b>	<b>12</b>	<b>100%</b>



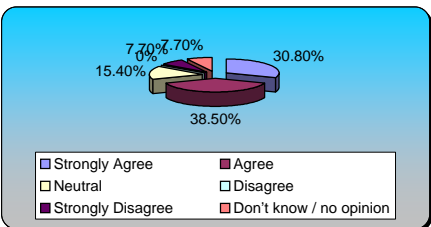
**11.) The county should designate the resource areas (wildlife habitat, floodplains, steep slopes) as "sending areas"—with density no more than 1 unit per 160 acres. (select one)**

	Responses	
Strongly Agree	2	16.67%
Agree	3	25%
Neutral	0	0%
Disagree	3	25%
Strongly Disagree	3	25%
Don't know / no opinion	1	8.33%
<b>Totals</b>	<b>12</b>	<b>100%</b>



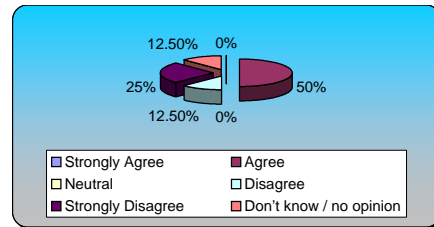
**12.) The town should allow an increase in development in the Downtown (outside town square) and the "Y", as a tradeoff for conserving resources in designated areas. (select one)**

	Responses	
Strongly Agree	4	30.77%
Agree	5	38.46%
Neutral	2	15.38%
Disagree	0	0%
Strongly Disagree	1	7.69%
Don't know / no opinion	1	7.69%
<b>Totals</b>	<b>13</b>	<b>100%</b>



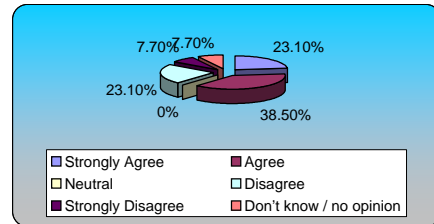
13.) The county and town should limit development in county rural and resource areas while increasing development in "centers" and the Town of Jackson as a trade-off. (select one)

	Responses	
Strongly Agree	0	0%
Agree	4	50%
Neutral	0	0%
Disagree	1	12.50%
Strongly Disagree	2	25%
Don't know / no opinion	1	12.50%
<b>Totals</b>	<b>8</b>	<b>100%</b>

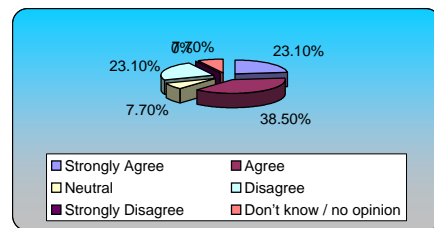


14.) Do you agree with some additional residential development within ½ mile of the Aspens/Teton Pines commercial area as a tradeoff for lower levels of development in rural areas? (select one)

	Responses	
Strongly Agree	3	23.08%
Agree	5	38.46%
Neutral	0	0%
Disagree	3	23.08%
Strongly Disagree	1	7.69%
Don't know / no opinion	1	7.69%
<b>Totals</b>	<b>13</b>	<b>100%</b>

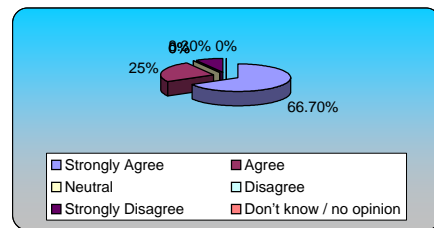


	Responses	
Strongly Agree	3	23.08%
Agree	5	38.46%
Neutral	1	7.69%
Disagree	3	23.08%
Strongly Disagree	0	0%
Don't know / no opinion	1	7.69%
<b>Totals</b>	<b>13</b>	<b>100%</b>



16.) Do you agree with some town residential density in South Park near the high school and near South Park Loop Road as a tradeoff for lower levels of development in rural areas? (select one)

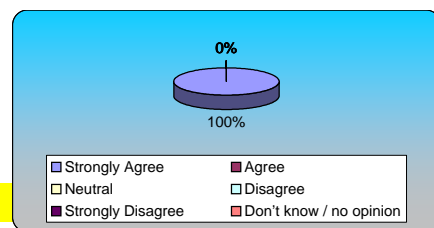
	Responses	
Strongly Agree	8	66.67%
Agree	3	25%
Neutral	0	0%
Disagree	0	0%
Strongly Disagree	1	8.33%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>12</b>	<b>100%</b>



17.) Do you agree with additional residential and mixed-use development near the Hoback Junction as a tradeoff for lower levels of development in rural areas? (select one)

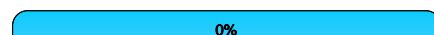
	Responses	
Strongly Agree	1	100%
Agree	0	0%
Neutral	0	0%
Disagree	0	0%
Strongly Disagree	0	0%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>1</b>	<b>100%</b>

THIS RESPONSE REPELLED BELOW



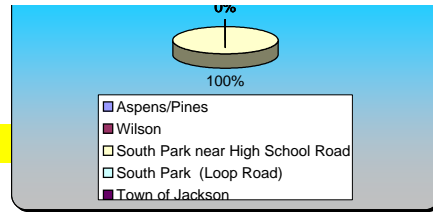
18.) Should we remove any of the growth centers on Scenario B? (select all that apply)

Responses



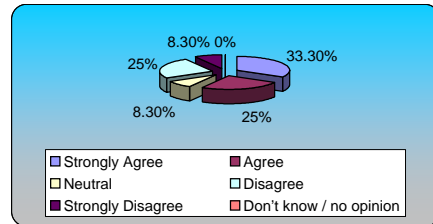
Aspens/Pines	0	0%
Wilson	0	0%
South Park near High School Road	1	100%
South Park (Loop Road)	0	0%
Town of Jackson	0	0%
Hoback	0	0%
<b>Totals</b>	<b>1</b>	<b>100%</b>

THIS RESPONSE REPELLED BELOW



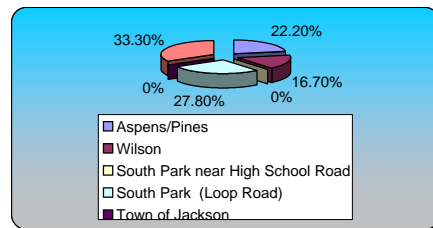
19.) Do you agree with additional residential and mixed-use development near the Hoback Junction as a tradeoff for lower levels of development in rural areas? (select one)

	Responses	
Strongly Agree	4	33.33%
Agree	3	25%
Neutral	1	8.33%
Disagree	3	25%
Strongly Disagree	1	8.33%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>12</b>	<b>100%</b>



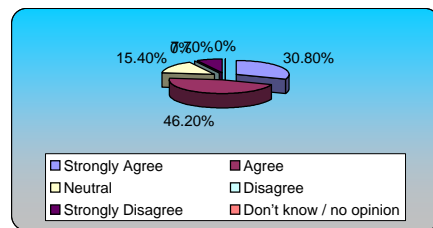
20.) Should we remove any of the growth centers on Scenario B? (select all that apply)

	Responses	
Aspens/Pines	4	22.22%
Wilson	3	16.67%
South Park near High School Road	0	0%
South Park (Loop Road)	5	27.78%
Town of Jackson	0	0%
Hoback	6	33.33%
<b>Totals</b>	<b>18</b>	<b>100%</b>



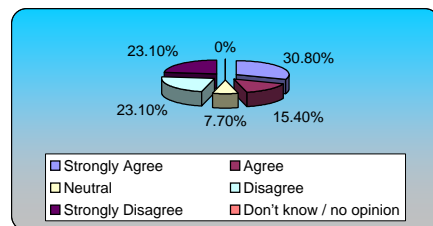
21.) The county and town should limit development in county rural and resource areas while increasing development in "centers" and the Town of Jackson as a trade-off. (select one)

	Responses	
Strongly Agree	4	30.77%
Agree	6	46.15%
Neutral	2	15.38%
Disagree	0	0%
Strongly Disagree	1	7.69%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>13</b>	<b>100%</b>



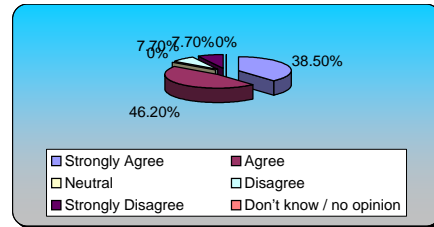
22.) Should the town limit downtown redevelopment to 2 stories in the area immediately surrounding the town square? (select one)

	Responses	
Strongly Agree	4	30.77%
Agree	2	15.38%
Neutral	1	7.69%
Disagree	3	23.08%
Strongly Disagree	3	23.08%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>13</b>	<b>100%</b>



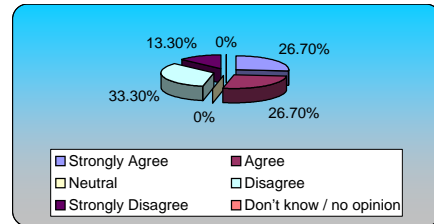
23.) Should the town allow downtown redevelopment with mixed-use and housing to 3 stories along major corridors outside of town square, especially south to Snow King? (select

one)	Responses	
Strongly Agree	5	38.46%
Agree	6	46.15%
Neutral	0	0%
Disagree	1	7.69%
Strongly Disagree	1	7.69%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>13</b>	<b>100%</b>



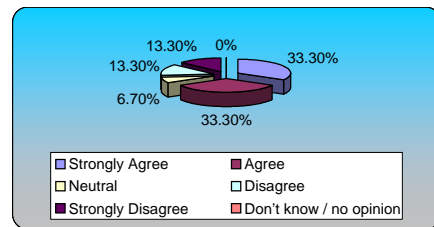
24.) Should the town allow downtown redevelopment with mixed-use and housing up to 4 stories along major corridors outside of town square, especially south to Snow King? (Not currently proposed in C) (select one)

	Responses	
Strongly Agree	4	26.67%
Agree	4	26.67%
Neutral	0	0%
Disagree	5	33.33%
Strongly Disagree	2	13.33%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>15</b>	<b>100%</b>



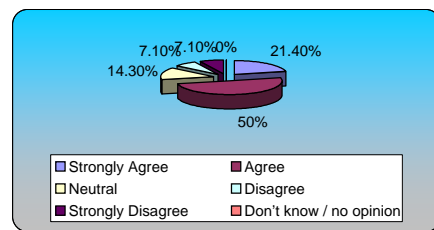
25.) Do you agree with emphasis on increasing the provision of workforce/affordable housing as a priority over additional commercial or resort development? (select one)

	Responses	
Strongly Agree	5	33.33%
Agree	5	33.33%
Neutral	1	6.67%
Disagree	2	13.33%
Strongly Disagree	2	13.33%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>15</b>	<b>100%</b>



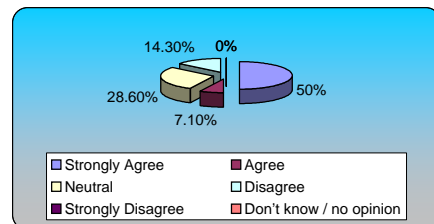
26.) Do you agree with long-term redevelopment of the Jackson "Y" area (improve network, pedestrian-oriented, additional workforce housing and services)? (select one)

	Responses	
Strongly Agree	3	21.43%
Agree	7	50%
Neutral	2	14.29%
Disagree	1	7.14%
Strongly Disagree	1	7.14%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>14</b>	<b>100%</b>



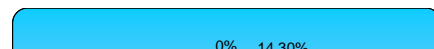
27.) Do you agree with allowing town residential and some commercial development south of the high school as an extension of the Town of Jackson? (select one)

	Responses	
Strongly Agree	7	50%
Agree	1	7.14%
Neutral	4	28.57%
Disagree	2	14.29%
Strongly Disagree	0	0%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>14</b>	<b>100%</b>

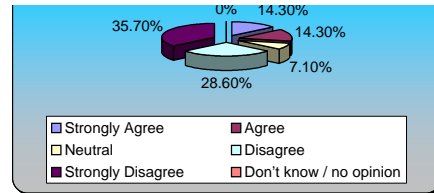


28.) Do you agree with limiting development overall in rural parts of Teton County and limiting redevelopment of Jackson? (select one)

	Responses	
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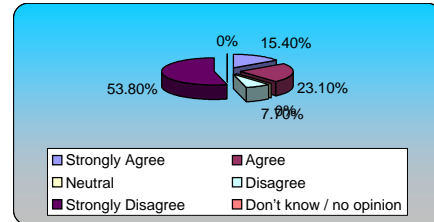


Strongly Agree	2	14.29%
Agree	2	14.29%
Neutral	1	7.14%
Disagree	4	28.57%
Strongly Disagree	5	35.71%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>14</b>	<b>100%</b>



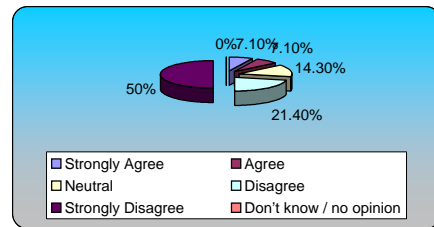
29.) Do you agree with the idea to minimize future change in downtown and residential neighborhoods? (select one)

	Responses	
Strongly Agree	2	15.38%
Agree	3	23.08%
Neutral	0	0%
Disagree	1	7.69%
Strongly Disagree	7	53.85%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>13</b>	<b>100%</b>



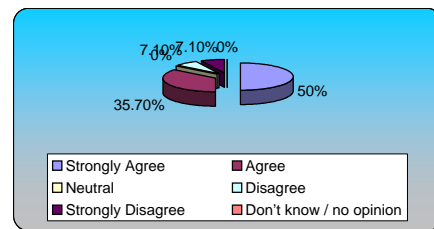
30.) Do you agree with providing workforce housing outside of the county in neighboring communities as a trade-off for limited development in Teton County and Jackson? (select one)

	Responses	
Strongly Agree	1	7.14%
Agree	1	7.14%
Neutral	2	14.29%
Disagree	3	21.43%
Strongly Disagree	7	50%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>14</b>	<b>100%</b>



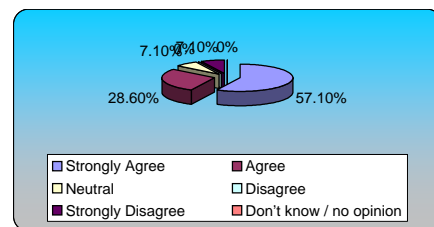
31.) The county should consider and implement a Transfer of Development Rights (TDR) program to accomplish objectives such as agricultural and wildlife habitat protection. (select one)

	Responses	
Strongly Agree	7	50%
Agree	5	35.71%
Neutral	0	0%
Disagree	1	7.14%
Strongly Disagree	1	7.14%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>14</b>	<b>100%</b>



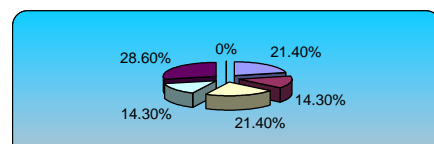
32.) The county should establish a funding source (i.e., a bond, fees, sales or property tax) to acquire open space or conservation areas for critical habitat. (select one)

	Responses	
Strongly Agree	8	57.14%
Agree	4	28.57%
Neutral	1	7.14%
Disagree	0	0%
Strongly Disagree	1	7.14%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>14</b>	<b>100%</b>

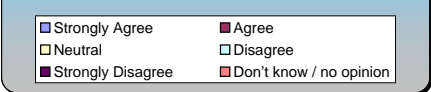


33.) The county should implement stronger standards for new developments to protect natural resource areas as part of new developments. (select one)

	Responses	
Strongly Agree	3	21.43%
Agree	2	14.29%
Neutral	3	21.43%

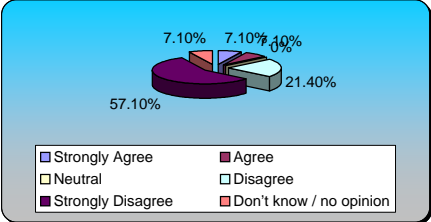


Disagree	2	14.29%
Strongly Disagree	4	28.57%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>14</b>	<b>100%</b>



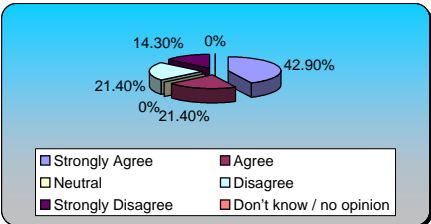
**34.) The county and town should make zoning changes to eliminate all bonus options (i.e., PUDs, ARUs) to protect natural resources and rural character. (select one)**

	Responses	
Strongly Agree	1	7.14%
Agree	1	7.14%
Neutral	0	0%
Disagree	3	21.43%
Strongly Disagree	8	57.14%
Don't know / no opinion	1	7.14%
<b>Totals</b>	<b>14</b>	<b>100%</b>



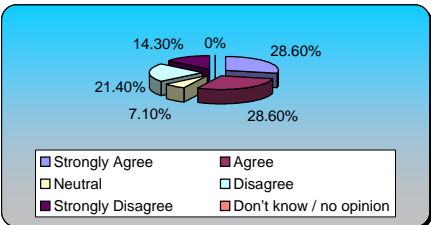
**35.) The county and town should require a higher proportion of workforce housing to be built as part of new developments. (select one)**

	Responses	
Strongly Agree	6	42.86%
Agree	3	21.43%
Neutral	0	0%
Disagree	3	21.43%
Strongly Disagree	2	14.29%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>14</b>	<b>100%</b>



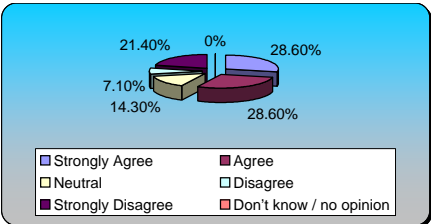
**36.) The county and town should continue to use incentives, rather than increased requirements to encourage more workforce housing in new development. (select one)**

	Responses	
Strongly Agree	4	28.57%
Agree	4	28.57%
Neutral	1	7.14%
Disagree	3	21.43%
Strongly Disagree	2	14.29%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>14</b>	<b>100%</b>



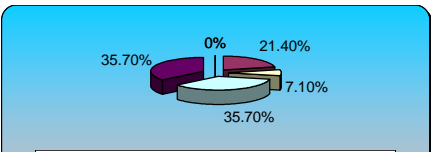
**37.) To protect natural resources and rural character, the county should reduce potential development in remote unplatted areas to 1 unit/35 acres. (select one)**

	Responses	
Strongly Agree	4	28.57%
Agree	4	28.57%
Neutral	2	14.29%
Disagree	1	7.14%
Strongly Disagree	3	21.43%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>14</b>	<b>100%</b>

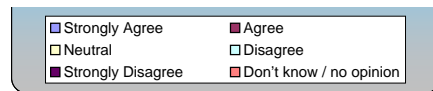


**38.) The county and town should set a restriction on the amount of annual growth allowed (e.g., 1 or 2% increase per year). (select one)**

	Responses	
Strongly Agree	0	0%
Agree	3	21.43%
Neutral	1	7.14%
Disagree	5	35.71%

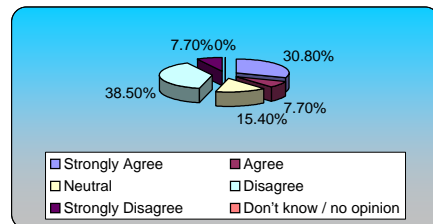


Strongly Disagree	5	35.71%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>14</b>	<b>100%</b>



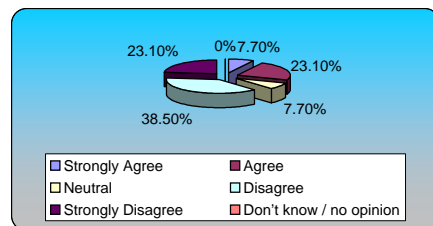
39.) The county and town should promote walking, bicycling, transit, and carpooling over widening roads. (select one)

	Responses	
Strongly Agree	4	30.77%
Agree	1	7.69%
Neutral	2	15.38%
Disagree	5	38.46%
Strongly Disagree	1	7.69%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>13</b>	<b>100%</b>



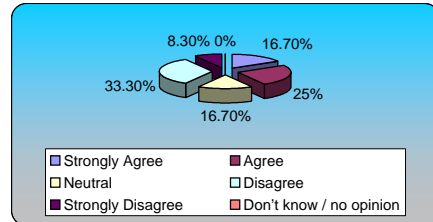
40.) The county and town should promote road widening for carpool and transit lanes. (select one)

	Responses	
Strongly Agree	1	7.69%
Agree	3	23.08%
Neutral	1	7.69%
Disagree	5	38.46%
Strongly Disagree	3	23.08%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>13</b>	<b>100%</b>



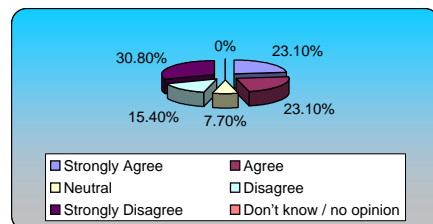
41.) The county and town should add more lanes to existing roads and intersections (e.g., the "Y") to relieve traffic for all modes of travel. (select one)

	Responses	
Strongly Agree	2	16.67%
Agree	3	25%
Neutral	2	16.67%
Disagree	4	33.33%
Strongly Disagree	1	8.33%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>12</b>	<b>100%</b>



42.) The county and town should construct new roads (e.g., Spring Gulch Road) to provide traffic relief for all modes of travel. (select one)

	Responses	
Strongly Agree	3	23.08%
Agree	3	23.08%
Neutral	1	7.69%
Disagree	2	15.38%
Strongly Disagree	4	30.77%
Don't know / no opinion	0	0%
<b>Totals</b>	<b>13</b>	<b>100%</b>

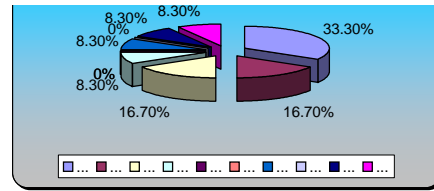


43.) Overall Rating Scenario A

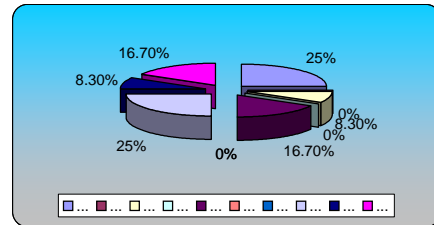
	Responses	
...	4	33.33%



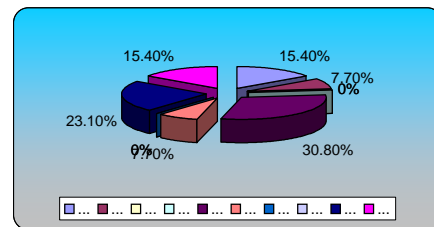
...	2	16.67%
...	2	16.67%
...	1	8.33%
...	0	0%
...	0	0%
...	1	8.33%
...	0	0%
...	1	8.33%
...	1	8.33%
<b>Totals</b>	<b>12</b>	<b>100%</b>



44.) Overall Rating Scenario B		Responses
...	3	25%
...	0	0%
...	1	8.33%
...	0	0%
...	2	16.67%
...	0	0%
...	0	0%
...	3	25%
...	1	8.33%
...	2	16.67%
<b>Totals</b>	<b>12</b>	<b>100%</b>



45.) Overall Rating Scenario C		Responses
...	2	15.38%
...	1	7.69%
...	0	0%
...	0	0%
...	4	30.77%
...	1	7.69%
...	0	0%
...	0	0%
...	3	23.08%
...	2	15.38%
<b>Totals</b>	<b>13</b>	<b>100%</b>



46.) Overall Rating Scenario D		Responses
...	5	38.46%
...	2	15.38%
...	1	7.69%
...	0	0%
...	1	7.69%
...	0	0%
...	0	0%
...	0	0%
...	1	7.69%
...	3	23.08%
...	0	0%
<b>Totals</b>	<b>13</b>	<b>100%</b>

