

June 19, 2008

Buffalo Valley Comp Plan Update Meeting

Guest:

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Notes/Comments:

- Buffalo Valley needs one, single node of viable commercial to support the area
- Some level of affordable housing should be located within walking distance of the commercial node
- Without a viable year round commercial node it will be very hard for this area to maintain any level of community
- The demographic is changing in this area. It may not be what it was in terms of community but people will always live here and work here. Because people are here we should try to provide some level of support. In the long run the impact of this community will be less if somehow it can become more self supporting.
- I would like to see numbers next to each color on map legends that represent both people and infrastructure costs
- Why was Clarion chosen over the other firm that was more data based?
- Give equal thought to where development should not occur as to where
- Appropriate lodging growth in Buffalo Valley, 36 miles outside Jackson, open year round
- Local convenience commercial zoning mixed use village in Buffalo Valley
- W-2 employee affordable housing at Moran school area, Atkinson's, and Blackrock housing area. Rehab gravel pit into affordable housing
- Why no serious discussion about transfer of development rights, Town greater density county reduced ect.

- Existing zoning estimates must include a range for discretionary up zoning currently available and associated costs for infrastructure
- We need to see a set of maps that reflect current zoning and prospective build out to compare with what is being proposed countywide
- Force employee housing to be built first before golf courses ect.
- Strategize to preserve Moran elementary school – more affordable housing
- Preferred plan. Preferred by whom?
- Eliminate PUD-AH except in approved but UN-built commercial ECT.
- Hard ranges, numbers, build out
- Perhaps a peer review of this draft is in order to best serve our community
- Change current zoning to allow more commercial development in Buffalo Valley
- Many of these themes and policies require a realistic cost analysis and feasibility check
- Put business zoning in place in Buffalo Valley – Community auto oriented
- Preserve the wildlife corridors
- Don't eliminate zoning/development tools to enhance housing
- More quantifiable, verifiable, and enforceable LDR's and performance goals
- Eliminate semantics. Clear, compelling, concise definitions with no room for selective interpretations
- How can you have predictability without hard build out numbers annual growth rates ECT? (moving targets)
- Have a grace period transition trial to tweak and amend prior to final approval
- In Teton County, would like to see town expand as shown on the map. Also a road going from the high school through all undeveloped south to south park for future development and access
- Would like to see a tunnel through Teton pass for traffic. If not all traffic then for transit trains or vehicles to supply the workforce to Jackson provided from Idaho. Teton County and Jackson Hole would save a viable workforce for our local community and this will also assist the neighboring communities to stabilize.
- Downtown redevelopment should be greatly encouraged attractive structures and design up to 46' high
- Underground parking and housing for the workforce should be encouraged, but I do have a problem with value deed restricted housing. Let the restriction only be 30+ Hrs per week min year round. Teton County/Town residents employed people as tenants rented out by the owner of the unit.
- In Moran, I would like to see the KOA and Hatchet rezoned as some kind of community supporting commercial.
- The commercial should have standards of good architectural, sensitive building in the SRO/NRO improved to develop densities that are economical for the owners. (the KOA does not need more of the shabby buildings or density. Like to see that cleaned up and serve the local community not be an eye sore.)
- Commercial in Moran should have the right and be encouraged to build local workforce housing maybe 6 condos at each site. (Who knows?)

- We need sustainable housing in the Moran area, year round services, and viable commercial entities.