

July 1, 2008

Hoback/Hog Island Comp Plan Update Meeting

Guest:

Bill Robertson	Hog Island
Kathy Robertson	Hog Island
Dave Schwindt	Point Store
Heather Mathews	Hoback River Rd.
Mike Robertson	Hog Island
Nicole Robertson	Hog Island

Notes/Comments:

- Why impose 1du/per 35 acres in Hog Island when there are only 2 lots over 35 acres in that area? "We own one of the lots (104ac). Why couldn't we subdivide with what is alike to either side, 1-3 acre lots? At 1/35 ac our land is useless. It won't help affordable housing. The local guy couldn't afford 35 acres."
- Residents had a hard time filling out survey as the website has been down. The questions are slanted towards one side.
- "Who drew the NRO lines? Who gave the Alliance this authority? The NRO line is down the middle of my hay fields, making development more expensive. Why should we be penalized for having a part in the NRO? It makes it expensive to hire for EA and we are losing our development rights. This needs to be revised."
- "The Alliance is contracting Teton Science School to review NRO. TSS may have gotten info from Game & Fish. They may start taking info from the property owners since they are the ones who know where the corridors are and if animals frequent their properties. Suggested owners to call TSS." (Info given by attendee who works for Alliance.)
- If Robertson's were to family subdivide rural chunk, what would be allowed...1du/per 35 acres. That number would not help the family.
- What happened to the community water system idea in Hoback? Attendee said that even if they got a federal grant/SPET tax to pay for 100%, residents would still have to pay \$71 per month.
- The build-out number given at last Hoback meeting seemed really high. Jeff explained that the county is working on 2 numbers for Commissioners. One would be the current build-out number possible. It would not take into account slopes, water, setbacks, etc. The proposed number will be either equal to that or reduced.
- "Attendee asked if 65% to house our work force realistic? Why doesn't the county use the state sections to build for affordable housing...to house teachers, service people,

etc.? Why push the local people trying to develop to pay affordable housing fees. It should be the big developers coming to town. As state buys the land for the new Hoback bridge, maybe the county could buy the four cabins on this lot and use to house firefighters."

- To reduce carbon footprint and promote efficiency, why not combine the town and county's services, offices, etc.? It would seem they would be on the same page as well.
- What is the time frame for the comp plan? How will the ideas work? Does the majority rule?
- All in favor of adding density to Hog Island. Make the remaining available land like the other neighborhoods down here, 1-3 ac lots.
- All in favor of Hoback and Hog Island to become more mixed-use. Allow local contractors, businesses more options. There's no property in town...let them run from their homes on small residential lots down here. Create a home business type of subdivision.
- The current comp plan is really not enforceable. Needs to be measurable in some way.