

July 24, 2008

North of Town Comp Plan Update Meeting

Guests:

William D. Friend	6240 Prickley Pear LN Jackson, 01
Clay & Shay James	755 E. Paintbrush Dr. Jackson, 01
Gregory Griffith	
Tom M	5875 Prarir Clover LN Jackson, 01
Mike Faraday	370 E. Cottonwood Jackson, 01
Betty Garris	9550 Sleeping Indian Dr
Larry Hamilton	P.O Box 3927 Jackson, 01
Karen Langenberg	1216 Melody Creek
Mary Lou & Dick Klene	410 E. Sagebrush Jackson, 01

Promote Stewardship of Wildlife Habitat and Other Environmental Sensitive Areas and Resources
(Theme 1)

- Where does the valuation of agricultural lands fit in? Is it a value any longer? It is another form of open space and should be supported as part of protection of vistas, existing habitat, etc
- Become more involved in Sublette County's air pollution. It will be Teton County's problem before we know it
- 1.5 Do not allow variances on hillsides. Those recently allowed in Town are awful. I agree 1.7b 1.7g and 1.7d
- 1.7a flood plans should not have development
- Principle 1.4 should not exclude South Park
- Maintain migration corridors north of town as well as wetlands
- How would a node around JHG&T be described, defined?

- Take node out of town area. Do not put North Bridge in on Sagebrush Drive to cross Snake River primarily to protect wildlife migration and habitat. I live in this North of town and the wildlife is phenomenal and the migration of elk from the elk refuge is critical. Please keep this area for wildlife and migration intact
- Theme 1 should be the driving force for the whole plan. The #1 priority is the community
- Wildlife habitat stewardship should be the primary concern for planning in Teton County and Town of Jackson
- Preserve efforts to put Kelly properties into conservation easements

Manage growth responsibly (Theme 2)

- Set a level of growth that cannot be exceeded
- Require historic buildings retain their original historic value such as is happening at White Grass. We have precious few truly historic buildings. Require their owners to preserve them.
- The “Jackson is heart” is great concepts please keep that idea in the new plan. The South Park area is important to keep as an area in Teton County as an area for growth because it already has density
- The growth numbers of 7,000 housing units and 1.9 million sq ft of commercial are much too high, and will only exacerbate the infrastructure issues. We don’t want or need to grow this much. Try 2,000-3,000 additional units in total build out. The commercial is additionally worrying due to implications for more people, housing needs, transportation, schools, infrastructure etc. why is so much commercial envisioned and why is it being approved in town as we speak? What are the drivers for this? Try 600-700,000 sq ft added max
- It is widely acknowledged that subsequent to the 1994 plan that population, traffic, housing units; resorts etc all exceeded their estimates by a significant margin. How can we be assured that were correct now?
- What mechanism is to be employed in the Teton County to reduce base zoning build out in order to justify the “over” base zoning population increases created by the nodes and the town as heart? Funding?
- Please clarify. Is the “2nd” draft and the “final” draft just semantics? Or will the public have the opportunity to comment and shape the “final” draft? Post release
- The “potential new population” numbers for scenarios A, B, C, D, are broken down County/Town and total where does the ‘preferred alternative hybrid scenario fall in regards to town/county/totals?

- Town and County need to coordinate so that they require identical affordable housing requirements
- Manage town commercial growth so that county does not have supply town's affordable housing

Develop a Comprehensive, Integrated Transportation Strategy (Theme 3)

- No mention of “character”
- North of Town transportation: the modeling was so crude as to be without value. System-level effects need to be assessed at a system level. You can't just look at one. Useless. And you have to know how much growth is coming and on what timeline, as input to transportation modeling. No credibility should be given to transportation work done to date.
- Provide a public transportation system that folks will utilize. Free or reasonable fees are an incentive.
- No node at Golf & Tennis
- Need more pathways north of town
- Don't let WYDOT determine our “community character” by building wide roads to accommodate peak traffic. Not i.e. 4 lanes into Wilson (3 would be acceptable) 4 lanes on 390 (more turn off lanes required)
- Need START service to Moose at the least. I guess expansion of START should be the goal.

Uphold Jackson as “Heart of the Region” (Theme 4)

- Jackson Town is key to this whole plan. We must have housing in town.

Meet our Community's Diverse Housing Needs (Theme 5)

- Employee housing should be in Town so folks have access to transportation, services, schools, etc. Rental units should be options.
- Our housing needs require a multifaceted solution with all types of different options, e.g. affordable, rental, areas identified specifically for open areas.
- What is the county doing to obtain affordable rentals?

- What about a tunnel to Idaho? This could solve the housing problem according to some folks.
- Need to determine what areas will accommodate affordable housing developments.
- Affordable housing should be located near jobs.
- Affordable rentals as well as housing are necessary
- Ensure commercial developers provide affordable housing for their employees. Elected need to enforce that.

Provide for a Diverse and Balanced Community and Economy (Theme 6)

- Increase affordable housing to 60% like other resort towns. NO more in lieu of. Rental options should be encouraged.
- There should be no resort growth. We have enough golf courses, etc. Commercial growth should not be encouraged. Keeping small businesses should be encouraged.
- Town must be a focal point for growth to ensure value of entire community. Town is the major influence with all future growth and protection for NP, forest, etc. Town is the doorway to the treasures here, views, wildlife, peace & beauty.
- Please no node at Golf & Tennis!
- No more resorts and affordable housing as a requirement for new businesses
- Affordable housing needs to be required of new development and raise the amount that must be provided.
- There is an important need to keep agriculture in Teton County – ranching is a vital part of western and community character
- No more affordable housing at Golf & Tennis except what is currently planned. It should be put closer to town and transportation. Golf & Tennis has no more development planned as a resort.

Provide Efficient and Quality Community Facilities and Infrastructure (Theme 7)

- We will not cut individual auto use unless we make driving less convenient and transit more convenient. Close one block on the square to autos, just as a starter (Center Street likely).
- I agree with Statement of Ideal
- Should have a fire station north of town, perhaps Golf & Tennis

- Maintain our western character
- Provide affordable energy alternatives for residents- wind, solar, natural gas
- Strongly oppose paving Spring Gulch or putting in a north bridge