

July 17, 2008

Westbank Comp Plan Update Meeting

Guest:

S. Kenneth Shense	P.O Box 1581 Wilson
Dee Parker	P.O Box 304 Wilson
Gregory Griffin	P.O Box 2528 Wilson
Leslie Petersen	P.O Box 268 Wilson
Cindy Day	P.O Box 123 Wilson
Dave Coon	P.O Box 3932 Jackson, WY 83001
Gail Jensen	P.O Box 3932 Jackson, WY 83001
Dave Barrett	P.O Box 1473 Wilson
Clark Brooks	P.O Box 254 Teton Village
Brian Grubb	P.O Box 7218 Jackson
Randy Roberts	P.O Box 513 Wilson
Christine Coleman	P.O Box 1807 Wilson
Birdie Rossetter	P.O Box 396 Wilson
Jean Barash	P.O Box 133 Wilson
Eric Huber	P.O Box 821 Wilson
Bryan Bomber	P.O Box 1585 Wilson
Sherri Jern	P.O Box 11000 Jackson 02
Heathcole Wales	P.O Box 303 Wilson
Betsy Forster	P.O Box 1356 Wilson
Lisa Hoyt	P.O box 4 Wilson

Sally Stevens	P.O Box 545 Wilson
William Waldron	P.O Box 16 Wilson
Brooke Walles	P.O Box 1325
Jessica Jern	P.O Box 11000 Jackson, 02
Jean Anderson	P.O Box 303 Wilson
Yves Desgoutts	P.O Box 1209 Wilson
Amy McCarthy	P.O Box 21 Teton Village
Turner Resor	P.O Box 667 Wilson
Charlotte Moats	3565 No. Pines Way Wilson

Promote Stewardship of Wildlife Habitat and other Environmental Sensitive Areas and Resource (Theme 1)

- Moose population down by half, road kill high on Teton Village Rd. - Do not widen the road
- Environmentally sensitive areas outside the NRO such as the Waldron property deserves the same protection
- Expand NRO areas
- The themes should be weighted by community priorities and not equally balance the themes as the current draft presents. Wildlife should be 2x or 3x weight!!
- Wildlife #1 of majority- don't see concrete enforcement of this in the plan
- EPA minimum emission standards from all new wood burning appliance rebate program for older models air quality inverses
- Page 6 of the draft states "contains measures and indicators" where? They are not quantified- we the public can't comment on that which we can't see. Draft measures and indicators
- Need incentives for conservation easements
- Expand wildlife studies we need more and better evaluation of wildlife needs (habitat etc) in order to accommodate them

Manage Growth Responsibility (Theme 2)

- Page 61 describes “High rise apartments” was this expressed from the public? 6 stories min requiring elevators (Classic definition)
- Page 64 “Projected lodging/residential” not accounted for in Build out nor ARU (vested right? In some cases)
- Has anyone done even a cost analysis on what it will cost to fund some much less all of the strategies etc contained. How about prioritized implementation, funds allocated proportionately to public input
- There should be a base lot size for each zone area type and then also a minimum lot size after all bonuses is given to each property. This is predictability!
- How can we achieve predictability without build out numbers or annual growth caps etc? Exactly what is predictable about an unknown?
- If we increase base density in nodes where does base property right figure in County
- Please, don’t keep “pushing” 7,000 additional units as the “acceptable” number
- Discuss and seriously explore adoption of a cap on growth rate
- Page 9 states that “Jackson and Teton County can easily be overwhelmed by the population that desires to live here.” Then why aren’t there any mechanisms included to limit the population?
- Page 12 states “Generally in accordance with what the community supports” Who decides on the rest? Why?
- Tell the public the estimated time line for transitions of Comp plan to LDR and what happens in the interim? Mass unchecked growth? How about concurrent Comp Plan and LDR’s
- Very little support for mixed use villages or nodes. Limit expansion of density to town or north of the high school. Putting density at nodes only increases traffic as people travel
- Look to Steamboat Springs for example of preserving integrity of downtown
- The 1994 plan consistently referred to as lacking specificity, a result of poor planning, lack of public input and rushed- don’t we owe it to the plan to eliminate any artificial timeline?
- To work, people do not live and work at any of the “nodes” they also could not possibly obtain all their goods and services either
- This theme aims for no net loss of land to developers. How about asymmetrical acquisitions of the land to be added to NRO developers paid to offset density

- In order to achieve the 1st goal expressed by the people through surveys ,etc It seems lowering the allowable is necessary
- I feel a growth of 7,000 is too much
- The 7,000 build out number is too high- to be accommodated with infrastructure and basic services- to maintain the current character of the county
- Growth Cap!!!
- Vital to examine this 7,000 build out number, just because that's what allowed now is no reason to assume that's a desirable number. Must take into account necessary infrastructure
- Need a thorough inventory of infrastructure (including schools, roads, water sewer etc) to assess how much expansion is possible with full consideration of wildlife corridors/habitat
- Look seriously at new numbers and or people and this development density
- On build out for County infrastructure is already maximum and takes years, if ever to catch up
- NO 7,000 growth, let's limit growth
- Reinvent the question- make it not about the number (i.e. 7,100) asks about how our transit system, school system and water sewer systems, etc. accommodate?
- 7,000 too many people where are they going to be? Too many cars, schools fire and police departments. Where are you going to put the infrastructure etc.?
- 7,000 should not be the build out number. A low annual growth rate or a max build out of maybe 2,500 (or less) would be a better approach
- ***GROWTH CAP*** annualized rate of growth
- Theme 2 what is our goal in this theme? To "monitor growth" or limit growth? We need to limit growth

Develop a Comprehensive, Integrated Transportation Strategy (Theme 3)

- No parking meters
- Pedestrian mall downtown, lots of small free start busses
- Education-impact on schools and special services (special ed, esl)cost of building new schools/hiring new teachers

- Impact of solid waste need to ship to different county. Raise cost, recycling and composting incentives
- Make principle 3.2 multi-modal transportation the top priority
- You seem to be working from general to specific. Have you asked schools how many students they can handle?
- Regarding Teton Village road need to consider the safety issues created by the traffic saturated 2 way highway and other issues like wildlife pathways
- N.W of Wilson- Wilson bridge and S.E of bridge should have public access
- If we have no measures, details, indicators etc to comment on and the next manifestation of this plan. What we the public will see is the final draft? How can there be adequate public input or is that the plan
- Expanding 390 roads would impact pathways-something that is heavily used
- Page28 “Ensure development concurrent with, not ahead of necessary public facilities. It already is ahead what mechanism is available to shut down growth until road capacity etc catches up?”
- Accelerate pathway implementation on HWY 22. This connectivity is extremely important
- Work on public transit (additional) up and over the Teton pass this should help alleviate congestion of 22
- Appropriate development needs to be in walkable distance to school and general services.
*near high school road

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

- Prioritize guiding principles
- Keep town character no buildings out to the street-no high buildings
- Language is weak define “promote” define “enhance”
- There are too many “un measurable” policies. The last Comp plan failed because of this. What “teeth” are in this so future people don’t whittle these down to meaningless forums there are now
- No huge development at the Y

- Keeping development in the core of town as heart, it would seem is the least impact on wildlife and other key community values
- What are the “resource” lands?
- How many housing units are there now (add 11, too)?

Meet Our Community’s Diverse Housing Needs (Theme 5)

- We cannot possibly build affordable housing for all workers. Standards and requirements for who is eligible should be narrowed to teachers, fire fighters, policeman etc having priority!
- “Quality” housing for active retired seniors-condos 1 or 2 story each condo or 3+ bedrooms not like the senior center or River Rock Lodge
- Survey how many participated, what the votes. How much does affordable housing cost the community per unit (average) united consequences
- Teton Village development is repulsive a perfect example of how we should NOT develop
- More affordable Rental *Stop turning rentals into condos to start
- Vital to assure that what is decided in this plan is NOT subverted by the pattern of exception that characterized the history of the present Comp plan
- Keep condos out of the commercial area of Wilson
- Keep Waldron property undeveloped out of commercial Wilson
- No more suburban density development on Fish Creek Road
- Quality of affordable housing just as important as quantity

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

- Please no lodging in Wilson Commercial
- The following guidelines and processes need to established (Questions/Comments provided by: S. Kenneth Shesne)
 1. Determine people desires
 2. Rank order these desires from most to least important

3. Determine whether these desires can be achieved and the various options as to how.
 4. Establish the infrastructure e.g. architectural committee laws, regulations (e.g. required setbacks, landscaping, parking area for commercial zone development)
 5. Stick to the plan despite the business community, political, etc pressures
 6. Above is the most important and is usually not done in many planning processes e.g. open space, vista views, wildlife habitat, wildlife corridors light pollution, building on top or near the top on mountain slopes, light fixtures directing all exterior light only downward, etc. All need to be prioritized as to their rank importance and need to be achieved, if possible
 7. Reduce the build out figure as much as possible without hopefully, emotionally blowing up Teton County. Teeter totter balance toward a lower population and its impact with an increasing world and national population, the tourist will still be plenty to fill any gap and will be present pressure for more and dense growth. Eventually the so called balance and balanced growth must lead to enough's enough. Why not put the maximum growth brakes on now to keep the Hole as it is presently to insure us preservation as genuine last best place-now to convince The Chamber of Commerce.
- Logical development should go south around high school
 - Wilson is not the same animal as Teton Village or the Town of Jackson mainly because of the fact it's geographically challenged due to space. Wilson is not all encompassing shipping destination similar to TV or TOJ. Wilson is a through fare; pass through village is already dangerous for pedestrian and wildlife. More commercial and residential units cannot be approved in Wilson. WYDOT may further improve HWY 22 to 3-5 lanes which will severely have an adverse effect on safety. The school system in Wilson is also greatly compromised by any more residential growth
 - 8/5 votes Do not permit more than 20% residential in commercial core floor area
 - Developers should be held accountable for building their own affordable housing on site
 - We're already maxed on impact on roads, schools we don't need growth
 - At least 60% commercial (not short term rental) on Wilson commercial lot
 - NO lodging overlay in Wilson
 - Wilson is NOT an appropriate area for more commercial development-should remain an area for neighborhood sundries

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

- Please don't use 7,000 as a target
- Don't use the 7,000 number as an objective look at reducing it substantially
- Rental housing should not be converted to condos
- No short term rentals in Wilson commercial area
- Growth (served by 22, west of village rd) should be zero. We've experienced extravagant populations growth in the last decade, and any further increase will lead to dramatic alteration of the character of this community
- Build out numbers are too high! Re examine the 7,000 units
- Please re examine the 7,000 build out numbers. Also we need to look at traffic, schools, etc. to be sure what we can actually service
- No more resorts or golf courses
- In Wilson commercial, area there should not be any short term rentals or condos
- High Density should go around the high school with high percentage of affordability
- No converting rental housing to condos!

Teton County/Jackson Valley- Future Land Use Plan

- Fall Creek realignment funnels wildlife thru Waldron/Stevens property. Keep corridor open to Rosetter /Ordway land trusts wildlife!! Protect fall creek south of 22
- Waldron property please remove from boundary of Wilson PROTECT WILDLIFE!
- Any determination of how we do the best job at protecting and preserving the wildlife should be based on very accurate and complete scientific analysis, I believe the NRO does not cover the entire area
- The devil is always in the details-I want to know how the "Big Picture" these goals are going to be achieved on the ground! Before things are cast in stone
- South of 22/south on fall creek/Waldron property should be given same protections as "South on Fall Creek" it is south on Fall Creek
- 5 lane highways are the biggest detriment to wildlife. We need to find a sustainable build out number given our existing road system. This whole process should start with ecology and

environmental studies to determine wildlife needs, migration, corridors etc, as well as what population are sustainable R.E. schools, water, emergency services, roads, etc. What happens when my grandchildren live here? Their grandchildren? Will there be wildlife then? This whole process is too nearsighted. The studies need to be completed, presented to the public, and then implemented. I'm not sure we can pursue "smart growth" without being properly informed first. Perhaps we need NO GROWTH until such studies are performed

- Waldron property should be included with South on Fall Creek
- 7,000 which could mean 10,000, 50% increase in population
- Properties should not just be defined as "resource areas" for being in the NRO. Many properties deserve protection of wildlife outside of NRO
- We need independent wildlife biologist involved in this process
- We need parcel size and parcel specific scale land use maps so that an individual can look at their parcel and know what can occur there and on adjacent parcels goes to predictability
- Zero growth until a rational rate can be set with wildlife studies etc. need a plan that is sustainable for the long term
- Please correct mapping error on the KOA property it is rural with BC in middle. This is important
- We need to protect the wildlife natural resources –hands off at all times
- The discussion of perhaps increasing NRO need to take place to achieve our goals
- Village road Rural not Urban
- I have attended many meetings. So many who attend and comment have something to gain from the plans outcome. Apathy I guess some of the comments gathered do not reflect the communities feelings which is SAD
- More NRO has to be developed
- Protect wildlife corridors
- Density nodes need to be compensated for by lower density elsewhere
- Teton Village road is a rural road- no more traffic no more nodes
- No development south of Nora's. Especially no development on Waldron property
- Wetlands were to be "preserved and enhanced" during the Wilson M.U.V process are you going to offer additional protection such as no offsite mitigation

- Where/What is the boundary for South Fall Creek Rd- The Waldron property should be included in the South Fall Creek Rd designation
- Eliminate the term “mixed use” from all planning documents. The term is merely a place mark to do as one pleases. Use plain English terms with broadly understood meanings
- Affordable housing – in total reality, not everybody who wants to live in Teton Co. can do so. We just cannot accommodate everybody. One action is to thin out these illegal people who don’t pay taxes. Accommodate those people who do pay taxes
- Build out at 4,000 tops
- Remove Waldron property from PRD, PUD
- Clustered development to prevent sprawl should be confined to maximizing town. Also reducing traffic should be a main objective of the plan. Zones where people can live and work and not commute by car
- Please consider a rate of growth “smart growth” so as to accommodate for infrastructure such as roads, schools, services, etc.
- No to paid parking-support local businesses-no four stories
- The whole of Teton County is growing at an out of control rate. Everybody who wants to live here can’t It is not up to us to accommodate everybody who wishes to reside here, minimal to no growth is required
- The Waldron property should be included with the rest of South Fall Creek Rd
- Page 26 “Establish new funding sources to acquire open space or development rights” quantify where/how any funding sources
- The West bank at sometimes of the year is at gridlock. WTDOT offered us a new road years ago it was rejected. Growth is still rejected, we mix rural and resort zones it is already maxed out
- Smart development- 1. Move out illegal immigrants to make room for legal’s before building more housing units. 2. Then refigure true housing needs