Alex Norton

Subject: Web comment, response requested: Where should affordable housing be located? What trade-offs are you willing to accept?

Currently there are 1000 applicants listed with the Housing Authority for affordable housing. Therefore, I think we are in need of a project that will deal with at least one fourth of these applicants. That means a large parcel of land and that would only be located outside of the city limits of Jackson. It's a pipe dream to think that we can economically deal with the magnitude of this need by building twenty or thirty units at a time, which is the continued recommendation of many opponents to large projects. People are going to have to accept that privately owned land in their back yard is going to be developed. In my opinion, if the developer designs the project according to the Teton County Comp. Plan and county regulations, including density that is similar to the existing development, then opposition is a mute point. Growth is a given in this valley and we can continue follow the current path of pretending to maintain zero growth or low growth policies or we can become proactive and start working at creating a socio-economic diverse complexion in Teton County. I don't want to live in a gated community created by economic barriers. South Park is the only feasible area in the valley to accommodate the magnitude of this issue. Then smaller projects, which are less feasible economically, would satisfy the small project format desired by many.

Alex Norton

Subject: Web comment, no response requested: Where should affordable housing be located? What trade-offs are you willing to accept?

anywere but near me

Alex Norton

Subject: New Comp Plan

It was good to talk with you at the public meeting today. Jeff, driving home it became clear to me that you need to get the numbers into the public's hands. Pouring over nice sounding mission statements misses the point.

Please consider the following. Add numbers to your maps. Give the public a map showing the current densities allowed and a map showing your proposal. Then make is easy to see the changes. Show not only densities but buildout numbers and how many humans each area will add to our current population at buildout. Make this straighforward. Right now the public has to divine the numbers from many pages of complex language and code. That does not build trust.

The sooner we get the root issue on the table (how many new homes will be built) with infrastructure costs and quality of life impact, the faster we will come together on a plan. Plus you gain trust from the public by being up front about the issues. Let's argue over substance instead of fluff language. This issue is difficult and wandering through mission statements and strategy documents wastes time.

Mike Whitcomb
Jackson

Alex Norton

Subject: North South Park

Thank you for this easy comment format. I like communicating directly to the people working on the plan rather than firing off letters to editor.

I strongly suggest that you establish a direct dialog with the residents of Cottonwood Park before making a move on any plan for development south of High School Road. You really need to talk to us, not the west bank, Skyline, Melody,etc. about this part of the plan. Surveys can be a great tool but wording and order of questions can steer the flock. It does appear to us that the Hereford ranch owners might have interest in "town density" development, which can be very lucrative, since it really wasn't all that long ago that an annexation proposal was on a referendum. Didn't the voters dislike that kind of urban sprawl and vote the idea out? Who are the new survey respondents that want this back? Something seems out of whack.

We have nice quiet neighborhood and of course we would like to preserve it's character. I'm not visualizing an ingress/egress road layout that could accommodate all of the development that might be desired and needed. High School Road and Pearl Street could have the same traffic situation. I feel that any increase in traffic on High School Road is inappropriate since it a school zone serving five schools. This is unprecedented . It has also picked up a lot of the Three Creeks construction traffic

We have certainly taken our fair share of density and affordable housing in the Cottonwood Park Neighborhood. The Master Plan initially had single family homes where the Blair Apartments are now. The original master plan included the Federally subsidized housing and numerous townhouses in the Corner Creek plat. We have the Mountain View Meadows Affordable housing development. We have the recent Ellingwood Affordable Housing. The Eric Bedford dense development will be coming soon. How much more do we have to absorb until the neighborhood will be like living in Denver?

We know you are trying to do the right thing and we are the working class that you're trying to include. Meet with us and I can guarantee sympathy, hostility, apathy, and some constructive ideas as well. Or maybe do a survey directed towards our points of view on this idea while you have the survey experts in place.

Thanks for listening,

Dennis Jesse

Alex Norton

Subject: Wilson

It is imperative to remove "South of Wilson on Fall Creek Road" and the 15-acre Waldron property from the Wilson "mixed-use village" plan and the greater Wilson area.

This property is an important wildlife corridor to the Rossetter and Ordway land conservation parcels.

According to staff planners, the only reason the Waldron property was included in the first place was because of the "walkability" to Wilson. The only "walkability" that we should be concerned about is that of our precious wildlife.

Please do not ignore this important issue.

Thank you,

Sally Stevens
Wilson, Wyoming

Alex Norton

Subject: New Comp Plan

Another input for you. All the mission statements and strategies will ultimately boil down to what is the buildout maximum you are proposing. Given the fact that much of the new density you would allow is in the northern part of South Park you really should have a "Preferred Plan B" in your pocket which down sizes the growth.

Fundamentally I do not agree with using Census numbers as a reason to grow. The Census is a guess, not at all a reason to grow.

Mike Whitcomb

Alex Norton

Subject: New Comp Plan

The existing zoning is where the county should start. Census data is nice as a backdrop, but should not be used as a justification for increased build out.

I may have written you before about freeways, so bear with me if this is a repeat. My youth was spend in Los Angeles. When the air was clear and the San Fernando Valley had orange groves. Throughout my 24 years living in LA the government was constantly pressured to build more freeways. They did. Big time. Yet all those new freeways never solved the traffic jams. Why? Because those new freeways enabled more growth. You can never build enough freeways to meet demand.

That is how new housing in Jackson Hole will work. The census numbers would tell you that X thousand new homes are needed each year to avoid a housing shortage (with all the dire economic consequences). Even if you were able to build those homes and fill them per the Census forecast, would we then have enough homes? No. We would still hear cries for more. So where would it end? It has to end somewhere for a land constrained valley like ours. Especially for Jackson Hole where the outstanding quality of life will be negatively impacted for ever. Remember that there is no balance between growth and preservation/conservation. Anyone who claims to be able to balance growth and our quality of life is giving you a line of crap. What they really mean is that the loss to our quality of life will be incremental and spread over time. Thinking we won't really notice. But we will. Preservation and conservation always lose when there is growth. Every time. There is no way we can add another 6,000 residents to this valley and keep our quality of life intact.

Let me comment on affordable housing. I agree that we have to address affordable housing in this Plan update. The big question is how.

Throughout my life renting was always the housing solution for folks who could not afford to buy. In lower cost locations more folks could afford to own a home. In expensive locations more folks had to rent. Owning a home is "The American Dream", not "The American Entitlement". So I encourage you and your team to make quality rental housing for both seasonal and long term residents a large part our affordable housing solution. Eliminating the fee in lieu and requiring new hotel/resort developments to provide 100% seasonal worker housing are also good tools. Trying to fill the gap between rentals and free market ownership by building deed restricted single family homes is a poor solution. The economics don't work in two ways. 1) There is no way to depress the building cost to make the home affordable unless the developer sacrifices profit, low quality methods/materials are used or large subsidies are employed. All of which make the approach unattractive. 2) The buyer can't profit from free market appreciation. What investor would borrow 6% money to buy an asset which appreciates at 4% max. Plus they get to pay taxes, insurance and maintenance. Would such homes be properly cared for and maintained over time? Is that an American Dream?

Mike

Alex Norton

Subject: Web comment, no response requested: Where should affordable housing be located? What trade-offs are you willing to accept?

Affordable housing should be located county wide. Town should be center of most future development with increased density allowances as required for affordable housing. However, population nodes throughout the county need to be encouraged for affordable housing only. Affordable housing nodes need to support work locations such as the Village, Wilson, the Aspens area, and S Park. All population nodes need to include sufficient commercial development to discourage driving for all services. Density bonus allowances for clustered development should be used to preserve opened space. The most community and land destructive of all development, single homes on 5 to 35 acre parcels, should be severly restricted. Teton Meadows in S Park would be a very appropriate affordable development dispite the opposition. I would be willing to trade-off the opened space for affordable. Overall, the new plan should recognize affordable housing for year round residents as the most critical housing component.
Jackson shouldn't allow any more good condition rental units to be converted to condo. New rental unit construction should be encouraged for seasonal workers and shorter term residents.

TO: Alex Norton, Jeff Daugherty and Jeff Noffsinger
CC: Town of Jackson electeds and Teton Board of County Commissioners
FROM: Richard Bloom, South Park Neighbors
DATE: 5/30/08
RE: Preliminary Comments on the "Preferred Land Use Plan"

I wanted to follow-up to the joint letter that was issued today by South Park Neighbors, the Jackson Hole Conservation Alliance and Save Historic Jackson Hole. I was unable to attend the critical meetings on May 15 and 16 due to previously scheduled travel but have reviewed the preferred plan materials in detail as well as have had ample discussions with numerous concerned neighbors that attended the meetings, many who have already communicated their serious concerns to you.

On behalf of many of the neighbors that live in the South Park region of the county, I wish to now formally comment on the recently published and presented outline of the joint "preferred land use plan". As the plan draft will hopefully see substantially changes given the publics focused feedback during the week of May 12, I would like to make a few broad comments prior to the release of the full draft Plan next week. Upon review of the full draft, I and others will make more specific comments.

Regarding: The Joint Town of Jackson and Teton County "Preferred Land Use Plan" of the updated Comprehensive Plan.

The documents, both available on the web and handed out during the May 12-16 series of meetings, are not well organized, vague in details, confusing and conflict in critical areas. A summary of areas of particular concern to South Park Neighbors follows:

- Some areas have been marked for reduced density and conservation areas (Buffalo Valley, Alta and Kelly). It is not clear why, when the public polled in favor of limiting overall growth (all three polls), that buildout in these areas must then be transferred to Town and South Park.
- South Park and Town are the only two areas with a significant increase in density. The public polled for some increased density in town and within "a half mile of High School Road". The "preferred plan" gives us one solid block of construction from one end of South Park to the other except for a scenic buffer from Flat Creek to HWY 89. Gone are the scenic corridors in the middle part of South Park that are given so much priority in the current Comprehensive Plan.
- Migration corridors and wildlife habitat ranked first in the polls. Leaving open space north of town will not do anything to protect the wildlife corridors that will be destroyed by so much development in South Park. The cumulative effect on wildlife habitat is overlooked.
- The public's first choice of places NOT to have a "node", (now being referred to as a "mixed use village") was Southern (lower) South Park. A node is still being considered there including the addition of residential commercial development.
- The densities in the generalized new proposed zone that covers the great majority of South Park of "Residential: Single Family Low (County)" has many confusing and unclear potential densities from the documents. On the published "Preferred

Plan Categories" grid of "Densities and Scale for Categories" it states this zoning would be "five acres per dwelling unit gross density; lots averaging 1-2 ½ acres". Other sections say one acre per dwelling unit (500% higher), in communications with County Planning director Jeff Daugherty - he reviewed a "feathering of densities" form 6-9 units per acre in northern South Park then 3 units per acre in the middle and western part of South Park and .7 units per acre in the Seherr-Thoss location. All of these are major upzones with absolutely no clarity on what the proposed densities and total number of units planned are.

- South Park is marked for increased density throughout with "town-level" (6-9 dwelling units per acre) residential development at the north end "feathering" into "1 unit per acre density" at the southern end. Other portions of the plan as previously mentioned express a substantially lower density of five acres per home. Contrary to what is stated, the density of one dwelling unit per acre in the Southern portion of South Park is not compatible with current neighborhood densities. Existing densities (average of Rafter J, Melody Ranch (the entire PUD), Big Trails, Single Tree and South Park Ranches subdivisions) are less than half of that. The densities drop further when adding the subdivisions south of South Park Loop road comprising Flat Creek Fishing Club, Polo Ranches, Canadian Springs and Shooting Iron. There are no assurances of modified or prohibited PUD's so South Park remains vulnerable to huge upzones by large developers. The fear is a higher set point for continued upzones will be established.
- The impacts of this increased development are not addressed. How will traffic, road capacity, workforce housing and transportation keep up? Many wildlife corridors will be disrupted. It is not clear how we will keep up with the doubling of the population already approved under current zoning. The public polled against widening roads. Most said they would pay $0 per year for increased road capacity. So how are people going to get from South Park to Town, the National Parks and Teton Village? It would be naïve to assume that everyone is going to take ten trips a day on the bus. South Park Loop Road and High School road in no way can handle this increase in density without significant widening which would engender scenic loss of mature cottonwoods, further impede wildlife movements and induce large community costs in the purchasing of required and non-existence road right of way.
- Regarding Town: People polled against four story buildings in town, yet the plan for town allows four story buildings.
- The PMUD's in town are vague. It is very important for the balance of work-force housing and commerce to specify the ratio of residential to commercial construction. More commerce increases the need for workers. Sound planning dictates that affordable residential units keep up with the commercial expansion. It is worrisome that PMUD's continue to be approved in town at a 15% affordable housing ratio while the County requires 33% for commercial and 25% for new residential developments while considering raising those rates to 40-60% (40% being the absolute minimum percentage necessary for affordable housing to keep up with growth). Commercial growth in town (and in resort zones) without adequate affordable housing mitigation is only putting more pressure on South

Park and the county at large to increase density for an ever spiraling demand for housing.

- When convenient, the consultant claims the on-line survey is "not scientific". Are any of the surveys scientific? It is not scientific to conduct a survey with questions constructed in such a manner as to avoid or encourage desired responses. A good scientist never approaches research with a bias or predetermined outcome. There are concerns that Clarion Associates has done just that. For example, South Park is treated as single entity in some important questions. North, Central and Southern South Park are very different. They constitute 4,300 developable acres. For example all undeveloped acres in South Park are currently zoned rural, yet some questions asked "would you like to move density to South Park to preserve rural areas".
    - In addition, all of the surveys are biased by the fact that Teton Meadows Ranch was on the table for the entire time the polls were conducted.
- In spite of these biases, the message from the public was clear: <u>The top two priorities are Protect Wildlife Habitat and Manage Growth responsibly. So far the draft plan applies these principles to a limited area of the Valley and ignores South Park – especially the center, western and southern portions.</u>

Most disturbing is the sense that there appear to be forces not transparent to the pubic driving the Comprehensive Plan. In whose interest is it to plan <u>dramatic</u> increases in density throughout South Park and leave all other similarly zoned areas virtually unchanged? Any deviations from the survey results should be well documented and the reasons for which made clear to the public. That should be easy. After all, this is all supposed to be in the public's best interest.

There is some good news that can be inferred from the plan documents that we do support:

- The large Southern Lucas parcels (550 acres), south of South Park loop Road, and remain rural with PRD density bonuses gone. The family is privately working with the Land Trust to protect their entire ranch over the next coming years (an additional 330 acres are already under permanent Land Trust conservation easements).
- The Flat Creek area from High School Road to Rafter J and Flat Creek to HWY 89 remains at lowest rural density of one home per 35 acres. Density bonuses in this area which could allow a 6-9x upzone would disappear in order to protect this scenic corridor.
- The Outline lists seven "themes" that are described as "the basis and organizing framework for the Comprehensive Plan" which we support and represent community input. The impression is that they are listed in order of importance, or priority. If this is the case, they are a reflection of public input and we do support them. We would add that the public, in all three surveys, polled to "Set a restriction on the amount of annual growth allowed (e.g., 1 or 2% increase per year). Perhaps this is understood to be part of #2 but should be clarified. They are:

1. Promote Stewardship of Wildlife Habitat and other Environmentally Sensitive Areas and Resources
2. Manage Growth Responsibly
3. Develop a Comprehensive, Integrated Transportation System
4. Maintain Jackson as "Heart of Region"
5. Meet Our Community's Diverse Housing Needs
6. Provide for a Diverse and Balanced Community
7. Provide Efficient and Quality Community Facilities and Infrastructure

- On the first page of the "Preferred Plan (Future Land Uses) and Categories" the results of the public polling are listed:
    1. Emphasis on natural resources and rural land protection in the county and town.
    2. Overall reduced development potential in the county
    3. Continuation of "Jackson as Heart of Region", where town will continue to be the primary location for jobs and housing where quality redevelopment will occur in targeted locations and neighborhoods will be protected.
    4. Limited emphasis on "mixed-use" villages in the county
    5. Provision of workforce housing in town primarily-accomplished through regulations and incentives
    6. Balanced and multiple nodes of transportation that deemphasize roads as a sole solution.

This all sounds good and is a reasonable reflection of public opinion. However, when we look at the actual "Preferred Plan" which is supposed to embody these goals it seems to ignore its own founding principles. Every one of these "themes" is either directly violated, applied to only certain segments of the community, or simply not addressed.

Thank you for your hard work on this plan update. Although we remain extremely concerned in the direction the draft "preferred plan" took, we trust we can collectivity redirect the plan in a direction that both the community and South Park truly want to head.

Sincerely,
Rich Bloom
South Park Neighbors

Alex Norton

Subject: Web comment, no response requested: Where should affordable housing be located? What trade-offs are you willing to accept?

The county should allow a great diversity and alternatives for the location of housing. They should continue the use of ARUs in the county. There should be more housing in the various nodes such as Wilson and Hoback Jct., Kelly and the Aspens. The Resort zones should be encouraged to provide more housing within their boundaries. The North end of South Park is a logical area for the Town to expand as part of the solution to providing housing in all 5 categories. Finally the use of buses and park and ride parking in the adjoining Counties should be pursued by Teton County WY.

The solution to the housing needs should not be limited to condo/apartments within the town of Jackson.

6/1/08

Bill and Kathy Robertson
P.O. Box 1231
Jackson, WY 83001

Teton County Commissioners
Planning and Zoning Departments
Comprehensive Plan
Jackson, WY 83001

To all Concerned,

After review of your zoning of Hog Island, being landowners we feel compelled to comment on the proposed change in the Zoning of this area. Based on the development that has already happened we feel that the character would only be enhanced by the like zoning of 1-3 acre lots. This would continue with the rural small ranchette feel that already exists.

Right now our property is zoned at 35-acre minimum, and according to your recent comments you plan to keep it this way. No one in their right mind would buy 35 acres in this area with the topography and view of all the development that surrounds us, i.e., Evan's Trailer Park, Evan's Construction, Industrial Park, The Highway Department, Robertson Lane, Cowboy Way, 1 1/2 lots across the highway, and Ross Excavation, It is a bit late to decide at this point you would like this area to be larger ranches. This ended as soon as the State in its ultimate wisdom decided to move the highway to our side of the river, splitting the property up.

We are one of the few properties with prime building sites on the mountain and now you are saying that we can use none of it because someone decided to draw in a Natural Resource Overlay through the top approximately 60 acres. We do not know how this was determined as there are no Elk, Deer, or Moose that use this area. The areas south and West of our property further up on the hill are used by elk and some deer, but not on the property. So why do we have to go through some special process to use this area of our property when we had no input on the decision to place this overlay on it? Then the bottom 15 acres along the highway have a scenic overlay, which limits their use. Yet on boarding properties all the development is close to the highway including the DOT and the Industrial Park.

If you are going to limit us from using 75% of our property then the rest of the residence in Teton County (including the Town of Jackson) should have this same limitation. It seems to us that we are being discriminated against. Because we are not being allowed to sell our property for the market value because of the limitations the County is putting on the use of it. We cannot split it between the lifelong family members, because of the County limitations. We cannot do a family subdivision because of the County limitations. And now the sale of our property is off because of the County's move to put in place a moratorium. It is pretty sad that a family that homesteaded this property, cared for it and took care of it, cannot split it between their 6 children, their wish as stated in their will prior to their death.

So in conclusion we would like you to reconsider changing the zoning to a 1-3 acre lots so it will be similar to what is around us.

Thank you for your consideration,

Bill and Kathy Robertson

Alex Norton

Subject: comprehensive plan meeting tonite, June 4

Gentleman:

I regret not being able to attend the meeting scheduled for tonight regarding the comp plan update. Somehow I missed the announcement for it, and have a conflict at 5:30.

For the record, I am curious about many things, but most importantly, why it seems that regardless of all the surveys ("scientific" or not) wherein the public has overwhelmingly supported wildlife corridors over increased density, the "feel" of how it's all going is totally opposite of this. Why must the "powers that be" always be pushing for growth, growth and more growth? Repeatedly local people voice the opinions that this is not where they (we) want this to go, yet it always seems to be driven back into the growth mode. I realize that planners are hired to "plan", but it should only be done with the public's interest in mind, not because of a small group of people who stand to make a lot of money by developing their property in the densest way possible, and not because someone decides something represents "good planning". I think "good planning" is important, yet what I'm seeing over and over again is pro-growth, high-density, NO regard for the wildlife that most of us here cherish. I wish I could send you a video of the 3 bald eagles and osprey fighting over a fish caught in the creek along the edge of our property. This happened yesterday. Almost every day we have a wildlife show of some kind out on the property that almost became Teton Meadows Ranch. We are not the only ones living in this area who see this stuff, either.

Please, please, listen to what the people are saying. I've lived in this valley for over 30 years, and never before have the pro-growth/high density drums been beating as loudly. 1% per year is a number we can probably live with, if it's done right. We don't need 8500 new people crammed into South Park. This valley is too special for this to happen, and I'm counting on you, as our elected officials to remember this. Sorry to sound so preachy but I care so much about this place I've chosen to live for the past 30 years of my life.

Thank you for your time, and as always, thank you for your service to this community. I hope next time there will be more "up front" notice about these meetings, since this comp plan revision is so important.

Sincerely,

Kim McGregor

Alex Norton

Subject: Comp Plan

I attended the Comp Plan draught revision meeting at the Science School and have been following the process with great interest. I was quite disappointed that the Planning Staff and Clarion appeared to ignore public input regarding density and zoning, and further seemed to be gearing up for intense growth far beyond present levels– in fact red-lining South Park. After strong community-wide opposition to a massive upzone for TMR, what have we learned? If our own planners sanction and encourage such density, what are we left with as a community?

Please be fair to your constituents, the process should be transparent, don't let the public become more frustrated and disillusioned. We are stakeholders and are asking for smart growth, which is already available through existing zoning, and we need a hard number for build out population upfront. Also, commercial development clearly puts tremendous pressure on our infrastructure (services, roads and highways) and as a consequence, our way of life and wildlife. I support a moratorium of PMUD, town residents in particular need more consideration.

The natural assets of Teton County are irreplaceable and not comparable to other available models. We need to get this right.

Respectfully,

Julie McIntyre

Alex Norton

Subject: Comprehensive Plan

I can not figure out why there is not an evaluation of the impact on our entire community (humans, flora, fauna, insects) in designating "growth" areas. No matter where the commercial density area, wildlife use area, scenic overlay, town as heart, resort node, 1/2 mile from High School Road, migration corridor, recreation access, on and on..... growth (i.e. upzoning disguised as Grow Slow Grow Smart) will get us all, it's just a matter of TIME.

Please listen to the many voices in our entire community and incorporate those who can not speak for themselves.

Nancy G Wonacott
Community Resident

Alex Norton

Subject: Public Comment

To the commissioners,

During this moratorium, please make the design of a new county plan a democratic process. You are elected to represent and make decisions in behalf of the public. How can you do this if you don't know what the majority of Teton County residents want? The plan process should allow for a ballot vote. That vote would be about general philosophy for growth in Teton County much like what was presented at St. Johns. But, of course, this needs to be on a larger scale to include all voters. A concentrated program for public awareness and education through the newspapers and public meetings where we hear of all infrastructure issues and costs needs to be implemented. If we need to extend the moratorium to accomplish this, then let's do it. It's too important an issue. It will effect everyone. Please don't succumb to making this decision behind closed doors. Let's vote.

Sue Mortensen

Alex Norton

Dear Decision Makers:

The Comprehensive Plan update process is a travesty. Professional planners are drawing lines on maps without simultaneously considering if the land use patterns they are recommending are desirable or even feasible. Public input is being ignored.

The consequences of the recommended land use patterns: the metrics such as the build out numbers, workforce housing needs, transportation capacity, fiscal implications and the roads and infrastructure to support the lines drawn on the map are strangely absent. The gross impacts on wildlife habitat and open spaces are ignored.

Moreover, these maps do not reflect public opinion. The community has polled consistently that its top two priorities are:

1. Protect wildlife habitat and scenic corridors, the unique and fragile ecosystem that is the foundation of Teton County's sense of being and quality of life as well as its economy.

2. Responsible growth.

Adequate affordable workforce housing and a diverse community are also important community goals.

The public is frustrated. These most highly valued goals are priorities. We are giving feedback so they can be incorporated as we grow. That is AS we grow not AFTER our elected officials approve large commercial and mixed use developments, not AFTER their planners and consultants have dedicated land use to large commercial and mixed use zones, without having considered the significant impacts this commercialization will have on what the public has already made clear it holds dear. That is why the public polled for responsible growth as a second priority.

Who is driving the decision process? Why isn't the public being heard? Why are our elected officials and its hired consultants fueling density that the citizens do not want?

Why would planners sketch out a huge commercial zone in town before turning to transportation, especially at a time when energy prices are rising? Why are the impacts of what is drawn on the map not part of the decision process? This seems irresponsible.

The "Preferred Plan" is an ill-considered map for density that nobody wants. The planners and their consultants should rewrite it to incorporate its own impacts and reflect public opinion.

Because of the above concerns, I support County Planning Commissioner Wall's proposed moratorium on commercial development.

Sincerely,
Kristine O'Brien, Jackson

Alex Norton

Subject: Feedback - Comprehensive Plan Update

I am a Jackson resident and voter. I have several points with regard to the current Comprehensive Plan update – both the apparent direction it is taking and the decision-making process as observed to date.

Apparent direction inconsistent with public consensus: The community has been clear about its views on the desired direction for land use and development in Teton County and the Town of Jackson. Jonathan Schechter captured it well in his JHN&G editorial June 4th, in the form of a 'statement of ideal': *Teton County will have viable populations of all native species and preserve all natural scenic vistas*. Full stop. We DO NOT want to grow as a first priority. We DO NOT want to grow as a second priority, nor even a third. At best, our third priority is 'managed growth,' and this - using Schechter's words - only if native species and scenic vistas are demonstrated not to be harmed.

If, on the contrary – extrapolating from what I have gotten from the public discussions thus far, full 'build-out' is allowed to occur relatively unfettered, this will be in direct opposition to the community's will. More than that, it will be a failure of our collective stewardship of the first order. A failure from which we will ultimately not recover. Not economically. Not environmentally.

Decision-making process - who gets to decide? Is it the paid planners? Elected officials? Influential 3rd party organizations? Unseen forces behind the scenes? How much influence do (or should) these stakeholders have relative to the consensus of the community? (which we are lucky to have). A realistic view is that everyone with a point of view has the right to share it as input to the discussion. But NO ONE has a right to undue influence, and the debate must be one that we hold together. If there are 'other principles' that will be factors beyond what the community wants (a statement I heard made by one of the planning advisors, Bill Collins, at the May 15th public meeting), then bring them forward for consideration. Maybe the public needs to be 'educated' – this is always possible. But don't try to hijack the process in favor of special interests. It will not work. It will simply cause more community conflict and discord before it is halted.

All this said, I am hopeful that the right things will happen, and we end up with a Comprehensive Plan revision everyone can be proud of as a responsible and fair community of equals. I know this will not happen without the vigilance and commitment of all concerned. Past experience shows that the community will step up with both.

Karen K. Langenberg, MBA

Alex Norton

Subject: Teton County Development Plan

Dear Sirs:

Please keep the South Park areas zoned rural, and please change your draft maps accordingly.
Please enact the proposed moratorium now on all PMUD's.
The proposed hotels and commercial developments at the Village do not supply enough employee housing and will only further exacerbate the affordable housing shortage.

I wonder how much affordable housing the County truly needs, given that many townhomes are available for sale in Teton County, ID for the low $200,000's (and up, at several price points under $400K.) Also, the Alpine market has softened significantly, and single family homes are available in those price ranges as well. We need an unbiased source to assess our affordable housing needs. In other areas of the country, many workers understand and accept that they must commute into cities or resort areas for work, if they want to be able to afford a home (in an outlying area). If we build inexpensive subsidized housing for every person who wants to live in Teton County, our County will lose its unique rural character as it becomes just another example of suburban sprawl.

Thank you for taking the time to read this. It is important for you to listen to your constituents and be responsible for the future look of our beautiful valley.

Best Regards,
Jill Moberg

Alex Norton

Subject: Teton County Development Plan

Please keep the South Park areas zoned rural, and please change your draft maps accordingly.
Please enact the proposed moratorium now on all PMUD's.
The proposed hotels and commercial developments at the Village do not supply enough employee housing and will only further exacerbate the affordable housing shortage.

I wonder how much affordable housing the County truly needs, given that many townhomes are available for sale in Teton County, ID for the low $200,000's (and up, at several price points under $400K.) Also, the Alpine market has softened significantly, and single family homes are available in those price ranges as well. We need an unbiased source to assess our affordable housing needs. In other areas of the country, many workers understand and accept that they must commute into cities or resort areas for work, if they want to be able to afford a home (in an outlying area). If we build inexpensive subsidized housing for every person who wants to live in Teton County, our County will lose its unique rural character as it becomes just another example of suburban sprawl.

Thank you for taking the time to read this. It is important for you to listen to your constituents and be responsible for the future look of our beautiful valley.

Best Regards,
Jill Moberg

Alex Norton

Subject: Planning ahead

Jackson officials,

What I get out of the “Preferred Plan” is exactly what Clarion and Associates came into the valley pushing at their first public meeting. They have a preconceived vision of what the valley will look like in 10 years. Whose “Preferred Plan” is it? Is it yours? Is it Clarions? Because the valley just went through the Teton Meadows Rodeo and we were called upon to voice our opinions, which I interpreted as limited growth, developments provide their own employee housing ,South Park remain rural with the exception of High School Road and wildlife and habitat given first priority. How did you interpret it?

You and I are not going to solve the housing shortage. What can be done to curb it, is to make sure that resort developments can house their own employees on their own turf. Let’s not fill up Wilson and South Park with “affordable subsidized housing” for the benefit of the large money men. We don’t need anymore favors from corporations who are going to create more jobs, live off our infrastructures and destroy our quality of life.

Please think about it before you put your signature on this comprehensive plan. It will be our legacy to the future of Jackson Hole. We don’t want the next generation saying, “My God, what were they thinking?”

Cindy Hill Stone
South of Town

Save Historic Jackson Hole

PO Box 8205; Jackson, WY 83002 • Preserving Our Way of Life • www.savehistoricjacksonhole.com

June 16, 2008

Jackson Town Council
Teton County Commissioners
Town and County Planning Departments

Subject: Comprehensive Master Plan Update
Reference: Draft Plan Themes and Policies dated June 1, 2008 and posted June 5

Dear Councilors, Commissioners, and Planning Departments,

More Comp Plan Update material has been published and, once again, content and quality have much room for improvement. Public comments made to earlier published documents appear to have been ignored in the newly published material referenced above. One can't help but feel we are headed down a risky path and that officials and planners are becoming ever more committed to a vision that will not be in keeping with documented public input.

A little more 'sunshine' may help. The Referenced "Themes and Policies" document states on page 1 that it builds on the "ideas contained in the 1994 Plan" and that "it reflects input from the public, committees and boards such as the Technical Advisory Group, Stakeholders Advisory Group, Town Council, County Commissioners, and Planning Commission meetings; and it incorporates ideas from the Sustaining Jackson Hole effort."

The public appears to have been represented several times. We have the polls and surveys wherein the public represent themselves directly, and we have the other entities that, we presume, serve the public and want what is best for the people who live here. Certainly the Town Council, County Commissioners, and Planning Commissions are obliged to serve the public.

But while the direct public input is well documented in polls and surveys and is readily available for review, input from the other participants is not. Somehow, the 'Plan' has taken a turn that is contrary to the documented public input; one can only assume and speculate that the turn was precipitated by input from one or more of the groups listed above. Please make input from all the above entities available so it can be reviewed and, after review, a dialogue can take place.

We are a small community that can usually work things out if we have an open discussion. But, we need to know what the participants are thinking; what were their inputs? 'Sunshine' by way of full disclosure of inputs from all Comp Plan participants is a first step towards working things out.

Respectfully,

Louis Wang, President
Save Historic Jackson Hole

Alex Norton

Subject: question

Alex/Jeff,

I attended last weeks meeting in Rafter J about the comp plan and I have a couple of questions.

First about the 7000 number that is being used as the current plan's buildout. Knowing that the current plan allows for a lot of different tools for new developments, is that nubmer the highest possible, lowest possible or some average of the 2? For example, Scherr-Thoss property is zoned 1 house in 35 acres. However, the last proposal was for 500 housing units. That means that parcel could be built with 10 units or possibly 500 units. What number are you using to get to the total of 7000?

Second, I had attended an earlier meeting and gave comments. You are still asking for comments. When will these comments be incorporated into the "preferred" plan? I know I don't have my semantics correct - but I had thought that the draft plan was now in a more final version, but that must not be right. I didn't see much that was new or different after the last meeting I had gone to. Assuming the intent of soliciting comments is to incorporate some of them, when will the draft be out that might reflect some of the feedback you're getting?

Thanks in advance,

Carol Peck

Alex Norton

Subject: FW: Comprehensive Plan

The draft Comprehensive Plan, as it stands, lacks a foundation. The document contains extensive – and welcome – commitments to alleviate the consequences of development: protect wildlife and the environment, provide affordable housing, preserve the character of the community, control traffic and pollution. A reasonable person would expect, given all this attention to managing the costs of development, there must be powerful offsetting benefits from development. And yet, an enumeration of those benefits is nowhere to be found. Not a paragraph on why large-scale development is necessary or what gains development will bring.

A demonstration of the benefits of more development is of particular importance to the residents of South Park and the Town of Jackson who are being asked to bear much of the impact. These are the areas that will suffer the most from increases in density, traffic, pollution, pressures on open space, and reductions of wildlife habitat. Where is the demonstration that development brings enough benefit to offset these costs?

This cost/benefit analysis should be at the heart of the Plan. Without it the authors of the Plan and our political leaders are not being honest and open with the Community.

Sincerely,
Paul F. O'Brien
Jackson

Alex Norton

Subject: Comprehensive Plan

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This cost/benefit analysis should be at the heart of the Plan. Without it the authors of the Plan and our political leaders are not being honest and open with the Community.

Sincerely,
Paul F. O'Brien
Jackson

Alex Norton

Subject: plan

We need more affordable housing, ownership and rental, for the workforce.

Alex Norton

Subject: South Park development

Yesterday I rode a bike around the entire South Park Loop with my son. It still remains one of the most beautiful parts of our valley. However, it is clear that the southern half of that area is completely different than the northern part. The biggest contrast is in how much of it is green. More trees, more pasture, more undisturbed surface area. I saw eagles, herons, hawks, and more importantly - dozens of residents enjoying all of this while out riding bikes and walking babies in strollers. In the winter, things are very different indeed. Everything is completely white, except for the moose and elk wandering around freely among these open spaces.

I live in the southern part of the loop, so I'm desperately hoping you will see the wisdom in keeping it as undisturbed as it is now.

We don't need to destroy the very resource that motivated most of us to make all the sacrifices to live here in the first place. Let's find better ways to help improve housing options in our county where open space is already gone and public resources already exist to provide the necessary infrastructure to support any further population growth.

Respectfully,

Blane Woodfin
Jackson, WY 83001

Alex Norton

Subject: Comprehensive Plan

First and foremost I have attached an article that I think should be read by all of those playing a role in the Update to the Comprehensive Plan. It was written by a Professor at the University of Washington and discusses the concept of Sustainable Growth. It is very apropos to the challenges we face as a community.
Secondly, I would like to express my dissatisfaction with the direction of the update to the Comprehensive Plan. As I review the information it appears to me that the only area where upzones are to take place is in South Park. I have been to more than a couple meetings regarding the Comprehensive Plan and it was clear that the Community has ranked wildlife, scenic and natural resources, controlling growth and maintaining rural character as its highest priorities followed by preserving a diverse community. Again, I would strongly encourage you to read the attached article as it clearly demonstrates that sustainable growth is the path we should be following. I would request that all upzones (although I feel no further upzones should be allowed) should be distributed equally in all areas of Teton County and not directed exclusively at the South Park region.

Sincerely,

Marc Domsky

COMMENTARY

"Post-Growthism": From Smart Growth to Sustainable Development

Daniel M. Warner

As a planning concept, Smart Growth leads to a dead end. Planners and environmental professionals must help communities work toward a different planning theory predicated on the truth that, at some juncture, growth must stop. Impediments to achieving the necessary steady-state community are political, economic, legal, and ethical. Politically, most people do not want more growth, but growth happens because the pro-development community—buoyed by market forces—lobbies local government for pro-growth policies and because the pro-growth community often misrepresents the consequences of low or no growth. Economically, communities must move toward an economy of "relocalization" that promotes prosperity with growth. Legally, there are no insurmountable obstacles to the necessary (and inevitable) development of a steady-state economy that does not grow in quantity. Ethically, we must recognize that preserving a place from over-development is the right thing to do.

Environmental Practice 8:169–179 (2006)

Urban planners and environmentalists recognize that excessive growth—excessive population and economic growth—brings serious problems. Traffic congestion; air and water pollution; sprawl; loss of open space, wildlife habitat, and wetlands; and the loss of a community's unique character or sense of "place" are the most familiar.

Smart Growth is a response to these problems. It may have started in Portland, Oregon, in the 1970s,[1] but in 1996, the United States Environmental Protection Agency and the American Planning Association "joined 60 public interest groups across the United States to form Smart Growth Network, a nationwide coalition that coordinates efforts to promote Smart Growth. After its debut in October 2000, it rapidly became the focal point for advocacy on a series of issues confronting communities nationwide."[2] The basic idea of Smart Growth is that growth should occur within or immediately around already existing urban areas. Smart Growth can allow communities to preserve open space, natural areas, and farmlands; maintain historic investments in cities; develop attractive, compact metropolitan areas with a decreasing emphasis on the automobile; create mixed-use neighborhoods so that people can walk to work, shopping, and entertainment; and maintain the unique character of neighborhoods and towns. Smart Growth's antithesis is *sprawl*, "characterized by housing not located within walking distance of any retail [facilities]."[3]

Smart Growth has become very popular; it "continues to move forward across America with the increasing participation of the general public."[4] It has enjoyed "a rapid ascent" in acceptance by planners,[5] and there are significant print- and Web-based resources about it. Smart Growth is not the long-term solution to the problems of environmental degradation or urban planning, however. Its shortcomings have become apparent.

Some libertarians and right-of-center groups simply dispute whether Smart Growth does what it says (that it tends to ease traffic congestion, address high housing costs, and make for stronger cities and more efficient government service provision).[6] It is, of course, possible to interpret data in various ways, or to misinterpret it. For example, some say Oregon's Smart Growth policies have driven housing prices up in Portland, while others dispute that claim.[7] Others complain that Smart Growth is objectionable "social engineering" and an infringement of property rights.[8] The larger group of critics, however, recognizes that "the

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goals of Smart Growth are admirable, and the benefits—actual and potential—are substantial,"[9] but that Smart Growth, in itself, is an "oxymoron": it is impossible to grow forever.[10] One authority has commented: "So smart growth is better than dumb growth, but it's like buying a ticket on the *Titanic*. You can be smart and go first class or you can be dumb and go steerage but the end result is the same."[11] When political pressure precludes further "densification" in urban areas, Smart Growth requires concentric expansion into the urban fringe, until it too becomes so densely populated that further expansion of the urban boundary is required. Ultimately, the urban centers will all run together and the landscape will be transformed into something resembling southern California.

In the short run, professional environmentalists, planners, and enlightened developers must push for Smart Growth. It is better than dumb growth; however, it is not smart, because its founding premise—"growth is inevitable"[12]—is wrong (who hasn't heard that phrase?). *This* is correct: "At some juncture, growth will stop." Longer-term, we must move beyond Smart Growth to sustainability, premised on the insistence that we learn to live in a steady-state society and really address the needs and rights of future generations. At some juncture, Smart Growth will give way to sustainable development, to "post-growthism." Indeed, movement in that direction is occurring now and, almost certainly, environmental professionals and planners will see more such movement as, over time, the limitations of Smart Growth become more obvious.

There are four perceived and major impediments to achieving sustainable development, however. These impediments are (1) political, (2) economic, (3) legal, and (4) ethical.

Impediments to Effective Growth Control

Political Impediments

Recognize that most jurisdictions already have "lids" on the population that can be accommodated within them: that is, zoning. We can calculate the maximum population of any jurisdiction, given its present zoning. What makes growth possible is *upzoning*, which changes land use from less dense to more dense, from rural to urban. Therefore, if a jurisdiction wishes to control its growth, it can decline to upzone.

What prevents jurisdictions from declining to upzone is, apparently, a lack of political will, but not a lack of popular will. There is no general *popular* political pressure for population growth. Indeed, most people wish population growth would slow or stop: 60% of Americans in a 1994 poll felt that "the world is already overpopulated, and a majority believe the US should be actively involved in slowing worldwide population growth."[13] In accord, and also in 1994, 59% of Americans polled by Roper Starch thought the US population was too big.[14] In Florida (1999), 76% of those polled thought that "continued population growth is a threat to Florida's resource base, environmental health, and quality of life."[15] In Virginia, 54% of voters thought growth was eroding quality of life in 2000; 69% of Maryland voters thought so.[16]

One poll conducted by the National Association of Realtors found that "a majority of Californians—52%—felt population growth in their community should be discouraged."[17] Another poll showed 58% of Californians in favor of slowing development, "even if this meant having less economic growth."[18] Eben Fodor reported on a statewide 1999 survey in Oregon that found 95% of respondents thought Oregon's population was too big or just about right; only 2% wanted it bigger. Portland area residents wanted government action to slow growth; 56% of Eugene, Oregon, residents thought growth was too fast.[19]

The Washington [State] Association of Realtors surveyed in 2000 and 2002 and found that *if* growth concerns are put up against the desire for a stronger economy, the economy wins. And it found that growth concerns are mostly about traffic congestion; solutions to the traffic problem would "relieve a significant amount of growth tensions."[20] "Almost half" of the people polled said whether they approved or disapproved of growth "depends on the specific situation." Residents in the Seattle and Vancouver regions slightly disapproved of growth, and residents of Yakima and Spokane "are somewhat more open to growth."[21] The Realtors' survey is no endorsement for growth, and it seems predicated upon the dubious assumption that growth *will bring* economic prosperity and that it *can* go on indefinitely.

Another source reported that "[o]ver sixty percent of suburban [Washington State] voters favor 'strong limits on development to protect quality of life,'" and that "[n]early half of King County [Seattle area] residents believe the county is growing 'much too fast.'"[22]

Attitudes in this author's hometown of Bellingham, Whatcom County, Washington, are similar. The county's

population grew 30.5% between 1990 and 2000 (compared to 21.1% statewide). Between 1990 and 2020, the county is expected to experience a 61% increase in population, to 270,518.[23] The county "Vision Statement," generated after a major public participation process,[24] a professional survey of residents in the county's major city (Bellingham),[25] and a scientific survey of county residents by a local university social scientist[26] all indicate that residents of this county believe growth is too much, too fast.

When the "system's" insistence on promoting growth collides with the majority's wish for low or no growth, significant community conflict arises. At a public meeting in the author's hometown, officials explaining plans for upzoning confronted unhappy citizens who "interrupted, shouted, booed, hissed and made thumbs-down gestures"; they burst out so angrily that the mayor threatened to have the police "eject people."[27] The next day, another large crowd gathered, worried that a big upzone would "snarl traffic, decimate natural areas and destroy neighborhood character"; they yelled comments, derided, and booed at the developer.[28] At another meeting, they complained bitterly that a project would "decrease one of the reasons why we all saved and worked really hard to buy our homes here"; and some said that they'd "like to see the city serve more as an advocate for existing neighborhoods and less supporting this massive growth."[29] Regarding yet another development on the city edge, residents said, "We're definitely on the rampage,"[30] and week after week letters critical of the quantity and pace of development, and of the city planning director, appeared in the local press. The director resigned in October 2005.[31] He was "hounded" out of office by outraged citizens.[32]

It is not public opinion that drives growth, then; it is "the growth machine." To begin with, the "Pro-Growthers" lobby local government very assiduously. Eben Fodor notes:

> The engine of the growth machine is powered by the fortunes resulting from land speculation and real estate development. The primary business interests are the landowners, real estate developers, mortgage bankers, realtors, construction companies, and building suppliers. While these various players may disagree on some issues, they all have a common economic interest in promoting growth. They tend to be wealthy, organized, and politically influential in most communities.[33]

Pro-growth businesses lobby local government in four ways so that land development becomes more profitable. They want (1) increased intensity of land use (upzoning), (2) reduced cost of development (reducing regulations, fees, and delays), (3) public resources diverted to support local land development (new roads, sewers, etc.), and (4) stimulated demand for new development (economic development programs, tax incentives, etc.).[34] A PowerPoint presented at the International Builders Show in Las Vegas in January 2004 emphasized the need to "influence legislation/regulation" and "control elections."[35]

Second, Pro-Growthers often misrepresent the facts regarding growth (as detailed more fully below). Very generally, the Urban Land Institute, in a widely cited document, asserts as "Myth #1" that "smart growth is a code word for growth," while the "fact" is that "smart growth recognizes that growth and development are both inevitable and beneficial."[36] Inevitable means "incapable of being avoided or evaded," but because growth must at some point stop, it will be avoided, and thus it is *not* inevitable. And it is *not* true that growth is "beneficial," necessarily. Whether "growth is good" depends upon a number of factors.

The public is told that "growth is good," even if it is not for most people. Planners and, in many cases, environmentalist professionals come to believe that growth is good, or at least inevitable and fruitless to resist—even if it is not and even if such a belief will, in time, become manifestly obviously mistaken. Some Pro-Growthers, unsurprisingly, see things differently. In their view, "Local planning staffs are working from a script written and financed by anti-growth groups. . ."[37] that "control the election of local officials."[38]

Certainly, most developers are not greedy entrepreneurs running roughshod over the public's wishes and corrupting politicians. Developers are responding to the market. It must be observed, as Professor Douglas F. Dowd does in his book *US Capitalistic Development Since 1776*, that the capitalistic economic system demands "continuous expansion."[39] Or, as Harvard theologian Harvey Cox puts it regarding "The Market": its "First Commandment is 'There is *never* enough' . . . The Market that stops expanding dies."[40]

But endless growth is not sustainable, either globally or locally. Local governments traditionally show little interest in achieving and maintaining an optimal population size, because the Pro-Growthers have—traditionally—won the political battle. Their lobbying and representations must be countered by equally powerful lobbying and representations from the other side, in order for the popular will to express itself. This is beginning to happen, and it is particularly important to address growth issues *regionally*. There are at least two active "post-Smart Growth" groups, one in Virginia and one in Washington State.[41] Both of them plan to expand their activities and work to spawn more like-

minded groups. They are meeting with considerable (unexpected) success in education, research, policy development, and advocacy. Both groups interact regularly with professional environmentalists and land use planners.[42]

Economic Impediments

There is public support for less growth, but it is always tempered by fears, particularly in economic downturns (and never allayed by the Pro-Growthers) that we must "grow or die." Recall the Washington Association of Realtors' telling poll result: *if growth concerns are put up against the desire for a stronger economy, the economy wins*.[43] In other words, if the choice is between population growth and poverty, growth usually wins. The Washington Research Council ("the independent authority on taxes and efficient government") claims:

> By financing infrastructure projects that encourage economic vitality, accommodate growth, and provide the amenities that build better communities, communities will promote investments in job-producing private development and help to expand the tax base for other necessary public services and facilities.[44]

The implication is that failing to accommodate growth (here, by *public* financing of infrastructure) will discourage economic activity and worsen communities: grow or die. Accommodating growth will "build better communities"; but better for whom, and by what measures? There are serious costs, many non-economic, *caused* by growth. The "growth-or-poverty" dichotomy is false.

It is *not* true that growth reduces the unemployment rate; it does increase the number of people employed, but obviously those jobs do not necessarily go to already-existing residents: the population increases, but the unemployment rate stays the same, and there is more congestion, more pollution, and so on.[45] (Indeed, in his seminal 1976 article, Harvey Molotch concluded that "the tendency is for rapid growth to be associated with higher rates of unemployment."[46])

It is *not* true that there is a significant relationship between population growth and per-capita income. According to Edwin Stennett, ". . . the data strongly contradict any notion that higher population growth rates are important contributors to greater per capita economic prosperity."[47]

It is *not* necessarily true that growth provides needed tax revenue: although commercial and farmland properties pay their own way, residential development usually "brings in less revenue for local governments than the price of servicing it."[48] Or, again, the "revenue provided by 10 acres of residential land does not pay for all of the government services and expenditures associated with 10 acres of residential land."[49]

It is *not* true that growth restraint is the most significant factor in driving up the cost of housing.[50] Certainly, constraints on land supply affect housing prices, but "the growth management literature cannot prove a direct correlation between [growth constraints] and the rising cost of housing, and concedes that market forces may be the stronger factor."[51]

It is *not* true that we have to "grow or die": a "gross county product" may rise with increased population and consumption, but that does not mean people are better off. Endless growth is impossible and someday society will achieve a steady-state population, without "dying."

And it is *not* true that developers "just want to operate in a free market." Development is highly subsidized.[52]

But merely pointing out that the traditional economic pro-growth rhetoric is flawed is unlikely to be enough. Our whole culture is based on daily commerce (business of all kinds) and informed with the insistence that growth and consumption are essential to our economic welfare. Until we change how we conduct such commerce, we have little chance of changing attitudes about growth. An engaging approach would build a compelling vision of what will happen if we continue as we have so far (not a good outcome) and then paint a compelling picture of a better future, demonstrating how communities can prosper without a need for continual population growth or increasing levels of consumption.

It is beyond the scope of this article to detail how to achieve "relocalization"; there are many resources on the subject (the Internet turns up at least 154,000 references). In readily available print, Michael Shuman's *Going Local: Creating Self-Reliant Communities in a Global Age* is a good, realistic start that showcases successful, real-life examples. Shuman lists three "simple imperatives" to promote economic *development* without necessarily promoting *growth*:

- Stop destroying the quality of life to accommodate mobile corporations, instead nurturing community corporations that are dedicated to raising the quality of local life;

- Stop trying to expand economic activity through exports, instead striving to eliminate dangerous dependencies by creating new import-replacement businesses that meet people's needs; and
- Stop lobbying Washington for new dollops of federal pork, instead insisting on the legal and political power necessary to create a rich soil for homegrown enterprises.[53]

"Relocalization" does not mean a community cuts itself off from the regional or global economy. "A self-reliant community simply should seek to increase control over its own economy as far as practicable"[54] by encouraging local investment and local consumption of locally produced goods, and by hiring local workers and using local inputs for production. This keeps money circulating locally, promoting the local welfare.

Planners, of course, do not drive the development picture, but local economic development plans can affect population growth rates. Nearly-identical policy goals inform growth management legislation in Oregon, Florida, Vermont, Georgia, Maine, Maryland, New Jersey, Rhode Island, and Washington. Each state requires its jurisdictions to adopt comprehensive land use plans containing provisions for protecting natural resources, improving or maintaining water quality, preserving forests and farmlands, preserving historic resources, preserving or creating open space, encouraging economic development, developing a multimodal transportation system, and preserving or creating affordable housing. Jurisdictions must implement regulations consistent with statewide goals.[55]

Of interest here is the economic development plan (whether mandated or not). If it were designed to promote prosperity but discourage population increase, the county or city could plan for a smaller future build-out (smaller Urban Growth Areas, or UGAs). Where state-generated population projections force planning for ever-increasing UGAs,[56] the comprehensive plan likewise could be drawn to reflect less growth, while still comporting with the state mandate. Theoretically, a local economic plan can be devised that provides for no growth. The state could not then mandate UGA upzoning.

Legal Impediments

For present purposes, there are two categories of legal impediments to growth controls. First, some states effectively deny local jurisdictions the right to control their own zoning, by mandating upzones to accommodate population growth.[57] Second, there is a range of constitutional arguments made against growth controls. The former problem is real; the latter is not, because the constitutional arguments against growth controls can be refuted.

Smart Growth legislation is itself a serious impediment to sustainable development. Oregon's seminal Land Conservation and Development Act[58] (1972) mandates that cities establish urban growth boundaries, discourages growth outside those boundaries, and requires that jurisdictions maintain an adequate land supply to accommodate estimated housing needs 20 years into the future.[59] Florida (1972 and 1986) mandates five- and ten-year plans to anticipate and meet the need for transportation, urban services (sewer, water, drainage, etc.), conservation, recreation, open space, and housing.[60] Washington's Growth Management Act provides that county comprehensive plans "shall be revised to accommodate the urban growth projected to occur in the county for the succeeding twenty-year period."[61] Maryland's 1997 act directs new development into "priority funding areas," which receive state money.[62] Under Tennessee's Growth Policy Act (1998), municipalities must "determine and report on the need for additional land suitable for high density . . . development";[63] usage of that information is used to size the urban growth boundaries, until the next round of rezoning.

These provisions effectively remove local government zoning authority and force upzoning around the urban boundary. Of course, the acts were not passed to promote or stimulate growth—the market drives this growth—but jurisdictions cannot say no: if their populations are projected to grow, they must upzone (and assure infrastructure) to accommodate the growth. And their populations will grow, as long as theirs is a nicer place than the over-populated places from which newcomers migrate. State "adequate land-supply" rules are a serious, but not necessarily completely fatal, impediment to local jurisdictions' ability to control their own growth. To achieve real growth control, these rules should be changed and the growth management acts amended. Citizens should not be, and need not be, merely the market's victims. Kirkland, Washington, east of Seattle, has announced that once its current round of planning is over in 2022, it "simply will refuse to grow further."[64]

Constitutional Issues

Constitutional issues are raised against growth constraints. These constitute the second category of legal impediments to effective growth control. Four of them are taken up here: takings, substantive due process, procedural due pro-

cess, and the right to travel. (Others are identified by Michael C. Soules, such as unlawful delegation of power by the legislative body to an administrative body, such as a planning commission, and standing; these are of little importance for this analysis.[65])

The takings issue: The Constitution of the United States provides that the government shall not take private property for public use without just compensation.[66] The states have similar provisions. (Washington State's constitution provides, "No private property shall be taken or damaged for public or private use without just compensation having been first made."[67]) The growth-management issue centers on the claim that growth constraints are a "taking."

There are three general "takings" possibilities. Two are not generally relevant to a growth management discussion. The first of these two involves "permanent physical occupation" of the land by the government, which always requires compensation.[68] It is not an issue for this growth-management analysis, because it is always a taking (although takings for roads, public service centers, and the like do facilitate growth). The second involves regulation that very severely restricts the owner's use of the land so that (s)he is "called upon to sacrifice all economically beneficial uses in the name of the common good."[69] Few, if any, growth-management restrictions on land use deny the owner all economically beneficial uses; that argument is rarely relevant.

The third (and most problematic) kind of "takings" are those in which *some* beneficial use is denied, but not all. According to legal precedent, "[t]he general rule at least is that while property may be regulated to a certain extent, if regulation goes too far it will be recognized as a taking."[70] So long as a person is left with a reasonable use of the affected land and the government regulation bears "a substantial relation to the public welfare," the regulation will stand.[71]

There certainly is no taking merely because a person had expected to make money from a piece of real estate but was denied the chance as a result of some government regulation. It is "quite simply untenable" that property owners could complain of a taking when they had "been denied the ability to exploit a property interest that heretofore they had believed was available for development."[72] An owner's interest in making some economically beneficial use of his land is not "taken" when the jurisdiction refuses to upzone to accommodate population growth, and there is no recognized interest in the right to a profit from real estate speculation. (In some situations landowners may be forced to make "good" economic use of their land, even if they would rather not. Valuing and taxing under-developed property at its "highest and best use" rate tends to force its development to that more lucrative use. The antidote is "current use" taxation, which preserves landscapes providing aesthetic, economic, and social benefits, such as farms, forests, and open spaces.[73])

Substantive due process: There is a complaint that growth restrictions violate substantive due process rights. The substantive due process requirement basically says that there are some things the government cannot take away from people, because to do so is prohibitively offensive to our sensibilities. On this basis, for example, the US Supreme Court struck down a state law prohibiting the teaching of a foreign language: "The acquisition of knowledge is part of the liberty possessed by every person and the state cannot constitutionally interfere with it."[74] Courts generally hold that there is no substantive due process violation in land use restrictions if (1) the regulation is aimed at achieving a legitimate public purpose, (2) it uses means that are reasonably necessary to achieve that purpose, and (3) it is not unduly oppressive to the landowner.[75]

Procedural due process: The third constitutional complaint against growth-stopping plans might be that they deny procedural due process. The usual complaint is lack of notice provided to potentially affected persons. Such complaints are generally not successful.[76] It is not difficult for government officials to provide adequate notice to affected landowners. Growth-constraint laws, properly administered, will not violate anyone's procedural due process.

The right to travel: A fourth possible constitutional complaint is that growth-management regulations deny citizens the right to travel. The US Constitution does not specifically provide a right to travel, but that has been inferred from the document. The "fundamental right"[77] also applies to intrastate travel.[78]

In 1976, the Supreme Court of California considered whether a local zoning ordinance (adopted by initiative), which prohibited issuance of further residential building permits in the city until local educational, sewage disposal, and water supply facilities complied with specified standards effectively, denied a right to travel. The court wrote:

> Both the United States Supreme Court and this court have refused to apply the strict constitutional test to legislation,

> such as the present ordinance, which does not penalize travel and resettlement but merely makes it more difficult for the outsider to establish his residence in the place of his choosing.
>
> Most zoning and land use ordinances affect population growth and density. . . . As commentators have observed, to insist that such zoning laws are invalid unless the interests supporting the exclusion are compelling in character, and cannot be achieved by an alternative method, would result in wholesale invalidation of land use controls and endanger the validity of city and regional planning. . ..'Were a court to. . .hold that an inferred right of any group to live wherever it chooses might not be abridged without some compelling state interest, the law of zoning would be literally turned upside down; presumptions of validity would become presumptions of invalidity and traditional police powers of a state would be severely circumscribed.'. . . We conclude that the indirect burden upon the right to travel imposed by the Livermore ordinance does not call for strict judicial scrutiny. The validity of the challenged ordinance must be measured by the more liberal standards that have traditionally tested the validity of land use restrictions enacted under the municipal police power.[79]

Justice Mosk dissented. He pointed to cases "from the more perceptive jurisdictions. . . [that] prevent municipalities from selfishly donning blinders to obscure the problems of their neighbors,"[80] and cited language from Michigan, Maryland, Connecticut, New Jersey, and Pennsylvania. The latter state's supreme court, in striking down a Pennsylvania town's refusal to "admit new residents 'unless such admittance will not create any additional burdens upon government functions and services,'" held that no "township can stand in the way of the natural forces which send our growing population into hitherto undeveloped areas in search of a comfortable place to live. . . . A zoning ordinance whose primary purpose is to prevent the entrance of newcomers in order to avoid future burdens, economic and otherwise, upon the administration of public services and facilities cannot be held valid."[81]

It is worth pondering the dissent's contention that "no town can stand in the way of the natural forces" of growing population. It is not seen in nature that a population—or anything else—increases indefinitely. If a population grows, it necessarily consumes more resources; as growth continues, there are two possible outcomes. When a population reaches the limits of the physical capacity of the area (food, clean water, clean air, suitable habitat), it can level off; thereafter it stands in equilibrium because birth rates fall (this is called a characteristic of "K-selected species"—"K" being the abbreviation for carrying capacity). The other possibility is that the population "explodes past K, and then crashes to a low level. The resources may then be replenished to some extent, whereupon the population can start all over again. This is a boom-and-bust cycle, and species that exhibit such patterns are called 'r-selected.'"[82]

The carrying capacity of human communities is best understood as determined by "social K," or "the maximum numbers that can be supported at a given level of technology within a given social organization, including patterns of consumption and trade."[83] As population increases, we humans pave over wetland areas, reducing the availability of clean water and killing off aquatic life. In the Florida Keys (a string of islands south of the tip of the Florida peninsula), the once-pristine waters are now seriously polluted from houseboats, shore development, and tourists.[84] Washington State's Hood Canal, once famous for its fishing and shellfishing, is so polluted from human activity that it has turned into a "dead sea."[85] We discharge ever-greater amounts of pollution into the air, reducing the availability of clean air. Eventually, of course, the environment will not be able to support the number of people making claim upon it, and the population will stop growing.[86]

Ethical Impediments

Probably the most telling single complaint against growth control is that it will drive up the price of housing and squeeze out the poor and "young families"[87] and others whose well-being society ought to protect. As an economic argument this is mostly incorrect,[88] but it is also an *ethical* argument based on the ethical principle of justice: ". . . that all people be guided by fairness, equity, and impartiality."[89] The question is this: Is it ethical for one community to adopt policies that effectively preclude others from buying into the "good life" enjoyed there?

If the consequence of business-as-usual is that *everything* reasonably habitable succumbs to equal and impartial pavement and urbanization, so that nobody has a non-urban lifestyle (even if they want it), is that ethical? It is not unethical for people to act so that the next generation (of humans or non-human living things) may enjoy a non-urban home-place, or at least have a choice. John Stuart Mill wrote in 1848:

> If the earth must lose that great portion of its pleasantness which it owes to things that the unlimited increase of wealth and population would extirpate from it, for the mere purpose of enabling it to support a larger but not a better or happier population, I sincerely hope, for the sake of posterity, that they will content to be stationary, long before necessity compels them to it. . . . It is scarcely necessary to remark that a

> stationary condition of capital and population implies no stationary state of human improvement.[90]

The ethical theory of *justice*—equity or equal treatment for all—is inappropriate where its application continually erodes the *good* by distribution and attenuation, until nobody gets any at all. This is the worst kind of leveling: the uncaring equality of misery; everybody starves. The ethical theory of *utilitarianism* would better apply here: the greatest good for the greatest number over a long term. Moreover, a community that successfully reached a "stationary condition of capital and population" would be an example to others, so that they might emulate it.

"Progress" that results in overpopulation is not salutary; it is not only physically ruinous and impossible, it is psychologically damaging.[91] If we have a democracy and we do not want to live in an anthill, what are we to do? Are we simply helpless victims of change? Fodor states, "The idea of unlimited, or forced, growth is repulsive. It implies a horrible sickness, like cancer."[92] At some juncture, the population of any county, any state, of the United States, of the world, must stop increasing; this is not disputable. The dispute comes in answering *when*. What is the point of endless urbanization?

Regarding the ethics of capitalism, urban planner Chris Williamson observes that market demand drives growth, but our system posits no ethical imperative *always* to accede to market demand: the market doesn't price real estate for sale in national parks; it does not price babies for sale. If, through a legitimate democratic process, a community chooses no-growth over growth, that's an ethical decision; we are "not obligated to meet market demand."[93]

What about this ethical question: Where are people to live, if jurisdictions successfully enact growth constraints? The population of the US grew by 13.2% from 1990 to 2000.[94] This author's home county grew by 30.5%.[95] A starting point might be to observe that it is unethical to force one place to bear a disproportionate share of the population increase burden.

John D. Rockefeller III, in the 1972 letter of transmittal to President Nixon accompanying the *Report of the Commission on Population Growth and the American Future*, wrote:

> We have looked for, and have not found, any convincing economic argument for continued population growth. The health of our country does not depend on it, nor does the vitality of business nor the welfare of the average person."[96]

In the generation since then, the US government has undertaken no systematic program for population control or even population planning. Who can doubt that the pressures of over-population will at some juncture become inescapably obvious? The ethical thing to do is address that concern. If the federal government will not do it and the state governments will not do it, then the ethical thing is to begin at the local level, insisting upon growth limits. If the impetus needs to come from the bottom up, so be it.

Summary and Conclusion

Smart Growth is cutting-edge land use planning theory for attractive places; it will, eventually, result in solid urbanization. This outcome is neither desirable nor sustainable; it is impossible. Smart Growth leads to a dead end.

There is a practical role for planners and environmental professionals as this realization gains currency. They must encourage the community to overcome the impediments that block movement to an operating theory predicated on the truth: that, at some juncture, growth must stop. People do recognize the peril of too much growth, but the impediments to achieving the necessary "stationary condition of capital and population," as Mill put it, are political, economic, legal, and ethical.

The political impediment is not, generally, public animosity toward the idea of a "stationary condition," as much as it is misapprehension of the consequences and ignorance of the possibilities. Insofar as this ignorance and misapprehension is fostered by those with a vested interest in perpetuating the idea that "growth is good," they can be and are being countered.

If the choice is growth versus economic decline, growth will win. Therefore, enlightened professionals and community activists must work to make acceptable a vision of community prosperity not dependent upon population increase, and use that vision to inform local community development plans. This involves economic relocalization, a topic gaining respectful attention both academically and in the media in the last several years.[97] The economic arguments in favor of endless growth are misplaced. Growth does not usually decrease unemployment, reduce taxes, or—for the most part—pay for itself. Growth constraints are not a major factor in housing price run-up.

The most serious legal impediment to growth constraints is Smart Growth legislation that mandates upzoning to

accommodate future populations. That legislation is amendable. The constitutional arguments against growth constraints are generally invalid.

As to ethics, it does not require a degree in physics to understand that there cannot be infinite growth in a finite space. Yes, there are serious social, economic, environmental, and cultural problems inherent in developing and maintaining a steady-state society. But there are problems in developing and maintaining our currently prevailing "growth is good" society too, and *they are exactly the same problems*: social, economic, environmental, and cultural. Why do we evade the responsibility of moving toward sustainability? We foist it off on some future generation, as if it will be easier for them than for us. It will be more difficult, because their environment will be diminished. If at some juncture growth will stop anyway, why must we wait until much sorrowful diminishment has occurred? Our generation, our planners, and our professional environmentalists should have the courage to face the truth and insist that we begin creating the kind of economy and the kind of community that will be sustainable and fulfilling. It is an ethical imperative.

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Alex Norton

Subject: Draft of the Comprehensive Master Plan

Dear Commissioners,

The public needs data to assess your draft of the new comprehensive master plan. Specifically, tell us more about the build out capacity of JH, where the dwelling units go under the existing plan. Next, where are we going? Show us how many units you are taking out of various neighborhoods and where you are relocating these units. Please present 'capacity' to avoid arbitrary assumptions on build out.

What assurance does the public have that the areas diminishing density will stay less dense over extended periods of time? After all, planning is an opportunity to think larger than ourselves, longer than our lifetimes, like JD Rockefeller and TR Roosevelt.

Respectfully,

Justin Adams

Alex Norton

Subject: Comp Plan

I wish to offer my input regarding the comprehensive plan.

My opinion is that the government's duty is to respond to citizen's needs, not project those needs and plan the citizen's lives and progress around those anticipated issues.

--
Shepard Humphries
Jackson Hole, Wyoming

Alex Norton

Dear Clarion planners,

Attached are the comments I have put together after reading your most recent products, including the Draft Comprehensive Master Plan.

I apologize for their length, but there are so many subjects, more than I have time to cover.

I thank you for all these opportunities to comment.

Sincerely,

Larry Kummer

The following are my comments regarding the draft Comprehensive Master Plan.

First, please allow me to preface my comments and suggestions with my overall view on growth and development in Jackson Hole.

There is little question that population growth has historically played a major role in the rapid economic growth of our country, from its very beginning.
However, the value of this facet of a growing economy has been rightly questioned in recent decades, both nationally and Teton County in particular. I am of the belief that population growth in Jackson Hole over the last three decades has not only been unnecessary for reasonable economic prosperity but has been counter-productive when weighed against quality of life issues and the stewardship of land and wildlife.

I think the time has long passed that we face the fact that, if our population were to cease growing entirely, at this moment, there would be little economic affect or effect worthy of consideration to those living here.

Nevertheless, we grow, rapidly, painfully, and complain . . . . and seek to construct comprehensive master plans . . . . in attempts to save what is slowly eroding.

So, what has driven, historically, and continues to drive this super-growth?

These are the areas I feel are most egregious from both an historic and current perspective:

1) The airport
2) Commercial development:
    a. resort development with golf courses – and the jobs created
    b. hotel/motel industry growth – and jobs
    c. real estate field – and the jobs it provides
    d. banking industry – and the jobs it provides
    e. construction related businesses – and jobs
    f. recreation related business – and jobs
3) The second home owner – and the jobs thus created
4) The mega-home owner, whether primary or second home – and the jobs thus created
5) The unfettered availability of free market homes
6) Land development regulations and practices favoring land owners and developers
7) Local government officials, both elected and staff employees, who see growth as positive and/or necessary.

You have asked for concrete suggestions for inclusion in the comp plan. Recognizing that some, perhaps most, of these suggestions might be more properly be addressed in land use regulations, they are nevertheless changes I see as necessary to stem this unbridled growth.

No more expansion of the airport facilities for either commercial or private aircraft.

No additional resorts allowed in Teton County. Our experience with the Snake River Sporting Club and Jackson Hole Golf and Tennis, should alone, be enough to prompt this

change. This would give meaning to the stated goal that Jackson Hole should "be a community first, and resort second."

A statement discouraging a north bridge at any time in the foreseeable future.

A cap or final buildout number regarding the number of beds for the lodging industry, including Teton Village.

A much more severe limit on the size of single family residences. A home built in excess of 4,000 square feet is simply an ego on display, and requires an inordinate number of additional service workers to the detriment of the community by requiring more public facilities to support these workers and exacerbating the low income housing deficit.

A severe limitation of the arbitrary features of the Town of Jackson's PMUD.

An elimination of the County's PUD-AH.

A mitigation rate of no less than 40 percent for workforce housing, as recommended by the Housing Needs Assessment, only with no commercial square footage allowed.

No additional permitted commercial zoning within the county, allowing only a transfer of commercial development rights from existing inventory of permitted commercial.

A severe limitation on zoning variances and amendments to existing LDRs.

A requirement for independent studies to accompany any proposal over 10,000 square feet to include traffic impacts and the added cost of public services (fire, police, animal control, sewer, water, health care, etc.), paid for by the developer.

A maximum building height of 35 feet or what currently exists on a given property, whichever is taller, with the exception of currently permitted resorts.

The establishment of a "Jackson Downtown Historic District" that surrounds the Town Square Overlay limiting building height to what currently exists, that is otherwise similar to but less restrictive than the TSO.

An elimination of grandfathering nonconforming signage within the town and county, in favor of a time limit, perhaps five years – a "beautification project."

Any further burying of any watercourse in Teton County or the Town of Jackson to undergo a county or town referendum (not irrigation systems).

Strict enforcement of the restriction on slope development.

A strict cap on the rate of growth by way of building permits allowed annually.

Removal of South Park as a planned dumping ground for the addition of more houses, people, their pets, traffic, wider roads and other scars upon the land.

In my opinion, new development and most redevelopment generally serves to diminish community character as we now know it. Changes in our built physical environment will serve to change our community character.

At this point in time, in Jackson Hole, the only “smart growth” is as little growth as possible. Growth, by its very nature, conflicts with the primary stated and agreed upon goal of preserving wildlife and open space.

Respectfully,

Larry Kummer

Copies to:

County Commissioners
Blair Leist
Clarion
Mayor and Town Council
Teton County Planning Commission
Town of Jackson Planning Commission
SHJH
TCHPB

Alex Norton

Subject: Comprehensive plan, specifically S. Park

Dear Sirs,
Thank you for your dedicated hard work on this plan. I don't understand with such an up zone to s. Park where the units would have been, if we are having the same total build out? Also how will the roads handle all the increased traffic? I would like to see more rural spaces left in the core of S. Park.
As was proven before, the Teton Meadows piece only has one access road. Is does not seem like good planning to up zone that to 288 homes with just one access point. Please save the cottonwoods and rural character. Please listen to the community opinion to slow growth down.
Thank you for your time,

Jane Emmer

Alex Norton

Subject: Web comment, no response requested: Where should affordable housing be located? What trade-offs are you willing to accept?

Anywhere! Isn't about 96% of our county publically owned land and therefore protected? That's enough open space and wildlife habitat if you ask me. All the rest of the measely 4% should be fair game for affordable housing!

Alex Norton

Subject: Comp Plan Thoughts

To all concerned; My wife and I built a home in the southern part of South Park in 1989, raised 3 wonderful sons there and reside in it to this day. I settled here in the mid 70's and have done my best to establish a family homestead in a rural area of Teton County. I do not believe that South Park can accomodate the human and domestic animal populations suggested by current drafts of the new comp plan without fundamentally and forever changing our quality of life. What compensation do you offer to the residents of South Park in exchange for moving build out densities from other parts of the valley near our neighborhoods? None of us bargained for what appears to be planning discrimination from our elected officials and powers that be. You can count on us to do our fair share in supporting required growth but object with everything we hold dear to seeing the rural nature of our homesteads threatened and destroyed. Please use your office to further policies that reflect fairness and equality in planning and promote conservation. Your surveys have been answered, please take our responses to heart. Thanks for your time.

Jeff McDonald (Electronic Design Associates)
Dede McDonald (Doctor of Physical Therapy)
Ryan McDonald (1LT, Alpha Co. 3-101st Aviation Regiment)
Kyle McDonald (Student, School of Energy Resources, UW)
Sean McDonald (Student, JHHS Class of 2010)

Alex Norton

Subject: Draft Comp Plan

Qui bono? Who benefits from the draft "Preferred Plan"? Even though we are, for some reason, not given metrics or build-out numbers, it is clear that the entire region of South Park is slated for significant density increases. This is a major build-out of some 3,400 homes or 8,500 people. Why is this in the draft when the public polled for protecting wildlife habitat and migration corridors and responsible growth? Although the people of South Park and Town will feel it the most, the quality of life in the entire County will be unnecessarily and irreparably harmed under the draft plan. South Park is part of the community. It's not a ghetto or a barrio. A huge increase in population and commercial use will have an overwhelming impact on the entire region; environmental damage, traffic, pollution, crime, infrastructure needs, a gross reduction in wildlife habitat and the destruction of perhaps the most critical wildlife movement corridor in the Valley. Placing nonbinding constraints on growth in outlaying regions such as Buffalo Valley, Kelly and Alta does not in any way make up for this. When wild life in the rural regions of South Park die or we are stuck in traffic and our roadways become more dangerous, the fact that LDR's allow more open space in Buffalo Valley isn't going to help. It isn't going to make the habitat and rural beauty of South Park less destroyed. It isn't going to do anything for Town character. Our quality of life will be irreparably harmed.

It has been said over and over. It is written in the words of the Draft Plan: Public priorities are first protecting wildlife habitat, scenic beauty and migration corridors and second responsible growth including limiting the rate of growth to a reasonable number. We would like to see the actions of the next Draft Plan reflect this in a straightforward way. Not an imaginative interpretation of community goals that is, in reality, a map for rapid growth and publicly subsidized development.

Wyoming has no public meeting laws, so we are not privy to conversations taking place among our government and outside interests. We should be. Building 3,400 homes will be a billion dollar economic bonanza for developers, builders and various other services. The profits from that business are a powerful incentive to build. **Planning is our defense against that wall of money.** The interests favoring this development must step out of the shadows. The creation of the new Comprehensive Plan should be crystal clear. After all, it is supposed to be based on Community Goals.

The Current Comprehensive Plan pays a lot of attention to the scenic rural beauty of South Park and the obligation to preserve it. The draft for the new plan is a complete turn around from this. If we allow the draft plan to go through as is, which region will be destroyed next? In a few years, more neighborhoods in Teton County will be marked for huge density increases. That seems to be the direction in which decision makers are steering us.

Reasonable density increases for residential construction in Northern South Park, within a half mile of High School Road, are enough to take care of our current housing needs. This is where density makes sense and this is what the public polled for. Please keep Middle, Southern and Western South Park rural.

Arbitrary up-zones for any reason should not be part of the new Plan. They render all LDR's meaningless and make the plan unpredictable. They create divisiveness in the community, wasting huge amounts of the people's as well as the government's time and resources. Make the plan predictable and meaningful. Ditch density bonuses.

Sincerely,
Kristine O'Brien

Alex Norton

Subject: Riddle me this!

The “plan” states a lot of wonderful ideas but I fail to see how you can say that one house per acre in South Park is stewardship on the land. The wildlife movement corridor in South Park will be gone forever if you do that. South park is the scenic south gate to Jackson Hole and the Nat’l Parks, if you mess that up by putting a village in South Park you will destroy the very essence of what life is in Jackson Hole. People do not seem to realize that the character of our valley is what makes our living. It doesn’t matter if you are a gas station owner, an entrepreneur or a computer tech person; we have to sell the valley for at least 4 months out of the year. You can’t sell something that we’ve destroyed.

Resort management is key. We have just about resorted ourselves out, and the comprehensive plan does not even touch Teton Village. (How much money does that take?)

Take a moment and look at town. Where are we going there? Are we just digging a big hole that we won’t be able to crawl out of?

The comprehensive plan draft talks a good show but then contradicts its self by up zoning parts of the valley that need to be preserved.

See you tonight. Cindy

Comments on Draft Themes and Policies from Armond Acri

General Comments: The only way to achieve the goal of making the Plan more predictable is to eliminate the floating zones. (Resort Zone, AH-PUD, and PMUD) To truly responsibly manage growth, we need to monitor and control the process from year to year. Simply establishing a build out number and allowing growth to occur at any rate is not responsible. I hope Clarion help us investigate how other communities manage growth. I think we could look to places like Martha's Vineyard, Nantucket and mountain village communities in Europe for examples.

(Note: Text taken from the Themes and Policies document is enclosed in quotation marks. My comments are made in bold.)

Growth Management: (p. 12) "This Plan designates predictable locations to accommodate projected growth, generally in accordance with what the community supports, understanding that a large part of the community wants to see limited growth**." I agree with the statement. I cannot agree that the plan provides limited growth without seeing some sort of numbers or the assumptions used to develop the numbers.**

Resorts: The document proposes on p. 14: "To continue promoting Jackson and Teton County as a community first, this Plan recommends limiting resort development to the already approved plans and preventing further expansions of new resorts." **I agree with this and feel there is great support in the community for limiting resort development.**

Principle 1.1: (p.16) **There is a need to address more than just migration corridors. As we continue to build in the County and Town, we fragment habitat, making it difficult for wildlife to move from different areas. These movements do not show up in traditional migration corridor maps done by Wyoming Game and Fish. There has been a tendency by developers to dismiss the NRO as being improperly applied to their property. This weakens the classification. We need good data, and we need to apply it uniformly. Protecting wildlife is our strongest shared value.**

Principle 1.1a: (p. 17) "Human activities in Teton County will minimize conflicts and preserve abundant and diverse wildlife that distinguishes Teton County. To do this, the county will continue a program of comprehensive wildlife protection standards for areas defined as Natural Resource priorities." **I strongly agree about the need to minimize conflicts with wildlife. I think the town can also have impact in this area, not just the county. There are deer crossings in town that have significant deer mortality. The Town needs to look at ways to minimize the mortality. Both Town and County need to share the goal to continue a program of comprehensive wildlife protection standards.**

Policy 1.1c: (p. 17) "Conserve connected and strategically located open space." **This is another important concept and should include more than just migration corridors and winter range. Animals need to be able to travel between areas, not just as seasonal migrations, but also as part of their daily activities. This includes not just**

charismatic mega fauna such as deer, elk, moose and bears, but smaller animals like foxes.

Policy 1.2b: (p. 18) "Minimize development in floodplains and riparian areas." **Development should not be allowed in the 100 year flood plain. Allowing for exceptions to this rule if there is no alternative site limits the effectiveness of this policy. Building in the flood plain requires dikes and other structures to protect property. These structures damage the complex riparian cottonwood ecosystem. They turn scenic waterways into scenic storm sewers and should not be allowed.**

Policy 1.5a: (p.20) "Minimize disturbance and grading on hillsides" **This is an important policy. While hillsides such as Snow King Mountain and the Gros Ventre Buttes can be used to provide a visual buffer to buildings of any height, they should not allow development that scars the hillside with terraces and road cuts. Terraced hillsides look nice in Europe which is heavily developed, but are not appropriate for this area. Mistakes have been made in this area in the past, but should not be used to justify further destruction of hillsides.**

Policy 1.5c: (p. 20) "Steer development away from steep slopes" **In addition to visual scarring, avalanches and mudslides are common for steep slopes in this area. Building on steep slopes requires more surface disturbance and requires structures to contain avalanches. These are a permanent scar on the landscape. In addition, building on steep hillsides presents challenges for infrastructure such as water and fire systems. Buildings on steep hillsides are much higher than supply mains, requiring booster pump systems which the taxpayers should not be required to build and support. Steep hillsides require roads with switchbacks which can be difficult for large emergency vehicles and construction equipment to negotiate. These type of roads should not be allowed.**

Policy 1.6a: (p.21) "Maintain and improve air quality through a mix of programs- the community will aim to minimize emissions of heat trapping gasses, such as through incentives for fuel-efficient cars/hybrids." **I am not sure what incentives the town and community can provide. Registration fees are fixed by the state of Wyoming. Reserved parking spots for hybrid vehicles would require enforcement and might encourage people who might have ridden a bicycle or START bus to drive. The County and Town can purchase hybrids for use by their employees. This would be a good idea.**

Theme 1 Suggested Strategies (p. 25) **I am not sure what "Non-Contiguous PRD – modify current option for landowners to conserve land" means.**

Possible Indicators (Theme 1—Stewardship) (p. 27) **Another indicator that should be considered is the estimated big game populations compared to herd objectives. Both statistics are available from Wyoming Game and Fish.**

Manage Growth Responsibly **(Theme 2)**

Comments on Draft Themes and Policies from Armond Acri

Statement of Ideal "Use lands in a way that meets needs of residents and visitors, while allowing for viable populations of all native species and the preservation of scenic vistas. Limit growth to that specified by this plan—directing most new growth into the town and communities." **I am concerned that a "viable population" is too nebulous. If we reduced our animal populations in half, most would still be viable, but no one would be happy. I feel a better goal is to do nothing that will cause a long term decrease in wildlife populations. This is more measurable. A long term decrease in wildlife populations would require us to evaluate our management and take action. I think the second sentence should modified to read "…into the town and communities identified in this Plan."**

Policy 2.1a: (p. 29) "Future development will be consistent with the Future Land Use Plan" The policy talks about predictability, yet proposes a provision for large projects to be approved if they "demonstrate their worth to the community." **This opens the door for the type of divisive projects the community wishes to avoid when they ask for predictable land development. I am very concerned that the criteria for community benefit and density reduction will be watered down to appease developers and large landowners, resulting in no protections for the citizens at large.**

(p. 29**) It is difficult to accept the statement that the Plan proposes a build out capacity lower than the 2007 zoning allows without at least seeing the assumptions used to make that statement. Build out numbers would also be helpful, but the assumptions are critical.**

Policy 2.1b: (p. 30) "Use indicators to monitor growth and consistency with this Plan." **Monitoring of growth is extremely important. Neither the Town nor County has been able to monitor growth in a number of areas. Properly monitoring indicators will require increasing staff. If this is not done, a decision will have to be made when staff falls behind in monitoring. Will monitoring be abandoned, or will be growth be stopped until monitoring can catch up? I am concerned that the additional monitoring proposed in the plan will require additional staff. This will be a challenge to fund.**

Policy 2.1d: (p. 30) "Monitor rate of growth/redevelopment in Jackson**" I think the Town should implement a growth rate mechanism if redevelopment grows faster than Town services. Our goal should be to grow at the midpoint of all counties in the United States. Build out numbers are an important tool for planning for infrastructure in the future, but the rate of growth has impact on us right now. Rapid rate of growth results in a deterioration of community character that is noticeable every day.**

Policy 2.2a: (p. 31) "Steer future compact town-level development into designated locations" **Town level development should only be done in areas that have access to sewer and a common source of domestic water (that is metered to prevent waste).**

Comments on Draft Themes and Policies from Armond Acri

Policy 2.2c: (p. 32) "Promote infill and redevelopment in targeted locations within the town and communities." **The key to doing this successfully is to make sure new developments "occur in a way that is in character and in context with existing surrounding development." That means eliminating discretionary upzones like the PMUD, Resort Zone, and AH-PUD. They are not compatible with existing development. Any AH-PUD project should have a maximum up zone which is agreed upon as part of the Comp Plan update.**

Policy 2.6b: (p. 35) "Ensure development will pay its fair share of the cost to provide necessary facilities and services" **This has not happened in the past. Instead a significant portion of the burden of development has been saddled upon the taxpayers. Any fees should be updated periodically to reflect changes in the true cost. The County is to be applauded for their recent efforts to update fee-in-lieu for Affordable Housing on a yearly basis.**

Policy 2.7a: (p. 36) "Continue coordination between the town and county to address issues of mutual concern, including growth management" **There needs to be an agreement between Town and County as to what level of commercial development is appropriate for the entire region and where employee housing should be located. Currently Teton Village is developing a great deal of lodging (which is permitted in their Resort Master Plan) and shipping most of their employee housing to the Town. The Town seems to be intent on developing more lodging downtown to attract people from Teton Village. This feeds the fires of development, creating a need for more employee housing and does little for the residents of the town and county**.

Theme 2 Suggested Strategies: (p. 37)
"Remove regulatory barriers - Evaluate town regulations that constrain infill and redevelopment (e.g., parking requirements, setbacks, lot coverage." **THIS IS A BIG RED FLAG FOR ME. I AM VERY CONCERNED ABOUT THROWING OUT REGULATIONS TO MAKE REDEVELOPMENT EASIER. WE SHOULD NOT THROW OUT EXISTING REGULATIONS WITHOUT A THOROUGH EVALUATION OF THE CONSEQUENCES AND THE TRUE INTENT OF THE CHANGES**.
"Plan monitoring system with indicators" **I would suggest that monitoring include 'what is permitted', 'what has been built in the past year', and 'total amount built to date' in each of the categories. This will help citizens understand the changes that have happened and what changes are still to come. I would like to point out that when I have requested these figures in the past, I was told the Town and County staff did not have time to monitor these statistics, so it will require more resources in both Planning Departments.**

Possible Indicators (Theme 2—Growth Management) (p. 38) **I would suggest that the rate of growth should be monitored and compared to other counties in the United States, and to other Resort communities in the Intermountain Region. We should also monitor total amount of lodging (APO or other units), and total commercial.**

Comments on Draft Themes and Policies from Armond Acri

Develop a Comprehensive, Integrated Transportation Strategy (Theme 3) (p. 40) "Add capacity to roads and streets only where needed, with consideration of "complete streets" that address all modes off travel and considers impacts on wildlife and the environment." **Given the priority that this community places on wildlife, that concern should determine where development is allowed, which will determine the demand for transportation.**

Policy 3.2e: Extend and enhance transit service to major employment, housing, commerce, and recreation locations or centers. (p. 43) "The town and county will coordinate with START transit system to plan for transit service to Teton Village, Wilson, South Park, Town Square, Grand Teton National Park, and other centers." **I think this should be amended to read "the Northern section of South Park." I do not believe the Southern end of South Park should be developed at a level to require START service**.

Policy 3.4c: (p. 44) "Consider roadway widening to be a viable option only after detailed analysis of alternatives and future multimodal transportation demand." **I strongly agree**.

Policy 3.4d: (p. 44) "Establish a Level of Service D (at intersections) as a standard for tolerating congestion and travel delays." **I strongly agree. We also need to consider the impact of approving upzones, especially if they would drive an intersection to Level D.**

Policy 3.4e: (p. 44) "Evaluate the impacts of roadways and other transportation improvements on wildlife corridors, and incorporate crossings where appropriate." **I strongly agree. We also need to consider the impact of approving upzones, especially if they would adversely affect wildlife movement across roads and highways.**

Possible Indicators (Theme 3—Transportation) (p. 46) **I do not think items 3 and 4 are appropriate indicators. Miles of pathways constructed would reward building pathways that were not used. Priority should be given to pathways that will have the highest use per unit length, not for the longest length. These would have the highest community benefit. As time and finances permit, pathways can be extended to areas with lesser use.**

Policy 4.1b: (p. 40) "Emphasize a variety of housing types, including deed restricted housing, to accommodate a diversity of households in Jackson." **To truly accommodate a diversity of households, this should be amended to include rental housing, not just deed restricted housing. Not everyone wants or needs deed restricted housing.**

Policy 4.3c (p. 51) "Promote mixed-use redevelopment in designated districts within Jackson." **While I can accept the use of mixed-use development, I do not favor the massive upzones allowed in the PMUD. New buildings need to remain consistent with their surroundings. Single buildings over 50,000 sq ft do not belong outside the Resort District. They should be broken up.**

Comments on Draft Themes and Policies from Armond Acri

Possible Indicators (Theme 4—Jackson as Heart) (p. 54) Possible indicators to monitor how well the community is achieving the goals of this theme include:
"2. Number of workforce housing units built in Jackson**:" I think a better measure is if the keep the goal of 60% of workers housed locally. Focusing strictly on the number of units built, is not as relevant to the problem of worker housing.**
"6. Frequency of town shuttle service" **A better measure is the total number of passengers. Counting lots of empty bus seats misleads us into thinking we are solving our transportation problems.**
"7. Number of neighborhood plans completed (including a small area plan for the "Y" area)" **Focusing strictly on the number of projects completed will emphasize building quantity, not quality. Buildings should fit a need, not a quota.**
"8. Number projects completed and consistency with overall goals of this Plan and sub area plans." **See comments for number 7.**

Policy 5.1a: (p. 57) "Preserve existing stock that currently houses the workforce" **The Plan needs to be amended to include rental housing as part of the strategy for workforce housing. The Town's study of condo conversions will give some insight on how to preserve this segment of the market.**

Policy 5.2b: (p. 57) "Maintain updated commercial housing mitigation Requirements**." It is critical to regularly update the employee housing mitigation requirements to ensure commercial development fully mitigates its demand for employee housing.**

Policy 5.2c: (p. 57) "Evaluate land development regulations to remove unessential obstacles to providing accessory residences as part of commercial development." **This statement makes me very uneasy. Recent history in Teton County has shown that establishing discretionary zones like the PMUD, PUD-AH and Resort zone have resulted in controversy and long unproductive hearings. Two of the goals of this Plan are to increase predictability and remain density neutral. This policy has the potential to have the opposite effect.**

Policy 5.2d: (p. 58) "Limit additional resort developments. Maintain resort development to currently approved master plans, in order to curb demand for workforce housing related to resort uses." **I strongly agree with this statement and feel there is widespread community support to limit the Resorts to what is currently approved and no more.**

Policy 5.3d: (p. 59) "Permit higher densities of housing in appropriate locations to increase the supply of workforce housing." **I believe that unlimited density bonuses for work force housing will continue the current pattern of bitter debate that results in no new work force housing. In order to be accepted by the community, it will have to have an upper limit that is agreed upon by the community as part of the Plan. It should also include rental housing as an option. Not every worker wants or needs to own a house. Give them a choice.**

Policy 5.5a: (p. 60) "Locate workforce housing in town and communities, identified

through this Plan and its criteria" **I believe the criteria should also include that work force housing should not increase the overall build out number for Teton County. This should be specifically mentioned as part of this policy, not just as the goal of the Plan.**

Policy 5.6b: (p. 61) "Provide criteria for high density housing location and Amenities." **Any new housing should be consistent with the surrounding neighborhood. I do not believe mid- to high-rise apartments are consistent with any neighborhoods. Condominiums and town homes are. I think it might be a good idea to try a pilot program for "high density" housing before we launch a full program. I am concerned that the demand for certain types of housing (3rd and 4th floor dwellings above commercial) may be overestimated. We should not get in a position where we have empty units that owners want to change to time shares. Proceeding cautiously seems prudent.**

Possible Indicators (p. 62) (Theme 5—Diverse Housing Needs) **Since one of the stated goals of this plan is to maintain or reduce the build out of Teton County, this should be included as one of the indicators. Any changes to zoning or LDRs should be shown at the time of approval to result in no net increase in the number of housing units in the County.**

Principle 6.1 (p. 64)—"Maintain Jackson and Teton County as community first and resort second." **Using the ratio of housing to lodging as a metric for community may lead to misleading results. A better number would be the ratio of permanent residents to temporary residents. Temporary residents would include second home owners and tourists. Second home owners and tourists require different services and do not have the same interest in the community. This ratio would be more difficult to obtain, but would better indicate if we remain a community first.**

Policy 6.1b: (p. 64) "Limit new lodging to the Lodging Overlay District and existing Planned Resorts" **I agree strongly with this**.

Policy 6.1c: (p. 64) "Provide opportunities to develop workforce housing to keep pace with demands of approved resorts." **Providing work force housing for the Resorts should not be used as an excuse to increase density within a Resort District. While work force housing should ideally be located near the work place, any increase in density within a Resort District should be transferred from another area in the County.**

Policy 6.2g: (p. 67) "Commercial and mixed-use development will be sensitive to existing context and design. Commercial and mixed-use areas should be strongly pedestrian oriented and provide ample winter solar exposure." **It is difficult to reconcile this with the push toward 3 and 4 story buildings in Town that are built close to the street.**

Policy 6.3d: (p. 67) "Diversify economic sectors by attracting higher paying jobs and non-service sector jobs." **I agree with the comment that attempts to diversify may be an unneeded growth stimulus. Generally speaking better paying jobs are usually associated with manufacturing which is probably not compatible with this area. Manufacturing usually requires more floor space which is expensive in this area. Emissions from manufacturing are not compatible with a community that is the gateway to two National Parks.**

Theme 6 Suggested Strategies: (p. 68)
"No Planned Resorts - No additional Planned Resort approvals and no expansion of current plans, except to provide employee housing." **This statement is in conflict with previous statements about limiting Resort Districts to what is approved in their Master Plan and should be eliminated. See comments under 6.1.c**
"Modify Discretionary Zoning Options - Modify or remove discretionary development options that allow increased commercial development, such as the Planned Mixed Use Development (PMUD), and focus on incentives for housing." **Discretionary Zoning Options are contrary to the goal of predictability and should be eliminated.**

Possible Indicators (Theme 6—Balanced Community) (p. 68-69)
"1. Ratio of commercial square footage to residential units." **Using the ratio of commercial square footage to residential units is a meaningless metric. Would the goal be to maintain the current ratio? How do we know this is the ideal ratio? A more relevant number would be a ratio of jobs created to housing opportunities created. (Deed restricted and rental)**
"2. Ratio of resort/lodging accommodations to residential units." **Using the ratio of resort/lodging accommodations to residential units as a metric for community may lead to misleading results. A better number would be the ratio of temporary residents to permanent residents. Permanent residents would include retirees whose primary residence is in Jackson Hole. Temporary residents would include second home owners and tourists. Second home owners and tourists require different services and do not have the same interest in the community. This ratio would be more difficult to obtain, but would better indicate if we remain a community first.**
"3. Ratio of protected acres of open space to residential units." **Unless the number used for residential units is the number projected at build out, this number will decrease as new residential units are built. This would be confusing.**

"5. Number (or %) of businesses practicing green business practices and number of buildings meeting green building standards." **While I encourage the used of green building standards, I question how this metric shows we have a balanced community.**

Provide Efficient and Quality Community Facilities and Infrastructure (Theme 7)
"Statement of Ideal: Residents will receive all services the community deems appropriate, delivered at the right time and without waste, in a safe atmosphere. Jackson

Hole will be a community with widely-recognized year-round arts, learning, and cultural activities." **I am not comfortable with the second sentence in the statement of ideal. While I appreciate the cultural events that happen in Jackson Hole, my primary reason for moving here was the wildlife and recreational opportunities outdoors. I do not think I am alone in this respect. The previous Comp Plan mentioned outdoor activities as an important activity. I see this concept being slowly diluted in this draft Plan and in day to day activities. I would suggest cultural activities in Jackson Hole should complement but not replace or compete with outdoor recreation.**
In general it is difficult to comment on this section as there is very little detail. It is interesting to note that this theme must wait for build out numbers before it can be developed. For those who have taken the time to read this far, I appreciate your efforts in the process, and look forward to finishing a plan we can all refer to as <u>our</u> plan.

11 July 2008 ANA

Alex Norton

Subject: Rafter J Meeting

I just wanted to shoot you this quick note of thanks for your time and efforts around last nights meeting and of course the Comp Plan in general. I know this is not an easy process and often times emotions run high, and I commend you for your efforts. Last night's meeting was interesting. I'm glad to see that you opened the floor for discussion, even though it was not part of your original plan. I think the community needs to be heard, and yes perhaps even vent a bit, and I'd suggest that in future meetings you continue to allow for discussion from the floor, even as I agree with you that the breakout sessions are usually more productive. As I know you heard last night, without that opportunity to speak in an open forum people really start to feel disenfranchised.

I won't take much of your time today and plan to comment on-line however I wanted to make a point and ask a question or two if you'd be so kind to respond. My question is this. Having attended both the Science School meeting and the Rafter J event last night I'm wondering how the plan has progressed in between the two meetings? I saw much of the same information last night that I previously had and thought, perhaps erroneously, that some of the feedback from the TSS meeting would be reflected last night. Please forgive me if I have it wrong and you're collecting info from all meetings you're holding with plans to go back to the drawing board after that. But again I'd really appreciate a clarification if you have one.

As for the one comment I wanted to make, I'm concerned about how the County plan, which you've obviously put a lot of work into, and the Town Plan, which has yet to be developed, will be blended when it's time for the rubber to meet the road? I understand that your trying to work in conjunction with town planners and staff however I worry that Town and County are not mutually exclusive but are sort of being approached that way. To set an example, town affordable housing mitigation rates are set significantly below the county's (15% to 25% I believe) and unless we truly get on the same page the end result of this Comp Plan exercise will be the County shouldering the brunt of the Town's workers. So in as much as you are working together, and I trust that you are, I question how far you can really get into this process without getting the hard facts and numbers you need from the Town to see how things might plan out throughout the County. And I guess that leads to question number two. Have you thought about perhaps slowing this process down until Town can catch up? I realize that may be difficult and may even need an extension of our moratorium, but I think it merits some discussion.

I'm sure you share many of those same frustrations and concerns, but I'll sleep better having voiced them to you myself and appreciate your time.

Respectfully, Mike

Alex Norton

Subject: Rafter J Mtg Comp Plan 7-10-08 Comments from Jan Momchilovich

The Planning Department held a Comprehensive Plan meeting at the River Crossing Church on July 10, 2008. People attending respectfully requested 20 minutes of time to ask questions of the Planning Department employees. The public was refused multiple times. The Planning Department finally allowed the public to speak after an uncomfortable number of people requested to speak.

I attended this meeting. These are my thoughts.

The Planning Department needs to hear what the public has to say and the public wants to hear each other. There is a large difference between hearing someone speak and reading what they have to say on a sticky note or a web site.

Jeff Daugherty, the County Planning Director, stated that the people who attended a previous meeting at the Science School were out of line and that's why they were handling the meeting in this manner. I have attended many meetings and found the people of Teton County to be amazingly articulate, intelligent, and thoughtful. When people make the huge effort to attend public meetings, they should be listened to. If people were truly out of line at the Science School perhaps there was a good reason for their behavior.

Alex Norton, County Project Manager, who initially spoke seems to have been taught how to ignore public input. The methods the Planning Department is using seem to manipulate public opinion. People can't hear and inform each other. The Comprehensive Plan meeting at the St. John's Episcopal Church was handled in the same manner. People were not allowed to speak.

When people are not allowed to speak they cannot hear and inform each other. It seems to me from attending the Comprehensive Plan Meetings that the Planning Department is not willing to listen to what the taxpayers want.

I would like the Planning Department to be respectful of me and other Teton County citizens and our time. Speaking and listening to humans is still the best and fastest way to learn and become informed. Few people have the time, energy, and desire to spend hours online wading through pages and pages of documentation.

I have to work long hours every week in order to afford living in Teton County. I know many others who have the same demanding work schedule.

Suggesting that the public communicate through a web site or through sticky notes as opposed to speaking at a meeting was insulting to me and many other taxpayers who attended the meeting.

Jan Momchilovich

Alex Norton

Subject: A guiding principle

Hello to all involved in the comp plan process:

After attending meetings and talking to residents, it occurred to me that we need a more transparent overarching goal for this comp plan. There are many noble themes and principles in the plan but we are missing an unambiguous commitment to an overarching goal.

I have attached a version. I hope it will serve a useful purpose as you collect feedback from the community about the comp plan process.

Nancy

Nancy Shea

A Guiding Principle
for the Comprehensive Plan
July 11, 2008

As a community, we commit ourselves to protecting natural values. These are the values which encourage and uphold the natural character and beauty of Jackson Hole. As a human community living in this uniquely wild place, we declare that all efforts to promote human activity in the valley will be executed in a harmonious relationship to this primary goal.

Without doing this, we confront a long list of competing human development goals with no sense of priority. Committing ourselves to protecting natural values provides us a more straight forward way to navigate the inevitable conflicts that emerge when making hard decisions in a planning context.

Protecting natural values integrates three basic elements:

- Ensuring long-term sustainability of viable populations of all native species in the region which means supporting a very active research community that is tracking the viability of all species and offering immediate and effective response to changes in wildlife populations that are the result of human activity.
- Exercising restraint when executing human development in the region. This means using basic principles of sustainable development in all our human actions: reducing first; reusing whatever we have produced; and recycling all of our waste products.
- Encouraging human diversity as a defining principle of a sustainable population. This means supporting diverse, sustainable housing; encouraging responsive community education about the value of diversity and sustainability; and role-modeling sustainable tourist activities and accommodations.

"We teach best what we need to learn most."

We can offer the world a model sustainable community based on a commitment to the first principle: protect natural values.

Alex Norton

Subject: Letter to the Editor

Dear Editor:

Every time I attend a meeting that includes the Teton County Planning Department, I realize how little control we county residents have over the future of this county. At best, the repeatedly expressed desires of the public are given short shrift; most generally, they seem to interfere with "progressive" planning efforts.

On July 10, our county planners ran a public meeting in Rafter J at the What River? Crossing/Chapel Anonymously Evangelical Newly Renamed Christian Church – almost, in fact, ran it right into the ground. If the management of that meeting was any indication of the skill of our planners in managing this county's development, we are in serious trouble.

Purportedly, the meeting was held to give the public a chance to participate in the process of revising the county's master development plan. It quickly became obvious, however, that our planners were there not to obtain public input on possible changes to the Comprehensive Plan but to promote the illusion that anyone other than these planners has any say in the county's future development.

The meeting appeared to be just minutes away from complete disintegration, in protest of the ridiculous format. Planning Director Jeff Daugherty seemed adamant, when several people requested an unplanned open question/answer session, that no questioning of planners would be permitted. It was only the unplanned intervention of Commissioner Leland Christensen that avoided a massive walkout.

Daugherty did everything within his planning power to avoid what turned out to be a very polite question/answer session. The planners had devised an 18-minute PowerPoint lecture, to be followed by dissipation of the whole body into seven small table groups, where a dozen or so participants could struggle to view two fine-printed charts, somehow quickly absorb all of the confusing information thereon, and give the planners well-developed feedback on a 3x3 sticky note.

Whatever gave these planners this sticky note mentality? Is that all they think our opinions are worth? Why was it so important to Daugherty to prevent whole-audience participation and so tightly limit and control public input on these critical issues?

The answers, of course, have to do with the faulty planning process itself. Public polling has repeatedly indicated that a majority of Teton County residents want to preserve and protect the character of this county that emphasizes quality of life, environmental appreciation, importance of wildlife, and preservation of open spaces. In opposition, our planners need to justify their own existence by looking at the "big picture," giving no higher emphasis to those expressed public wishes than to the construction of highways, water supplies and sewage disposal, provision of fire and police protection, development of "affordable" housing, and assurance of enough empty commercial buildings over the next 10 years to attract even more residents – which, of course, will require additional planning effort.

Where will it all stop? The people seem powerless to prevent these planners from taking this county in a direction that they do not want to go. The process itself is simply a diversion and an illusion, almost guaranteeing that Teton County will become virtually indistinguishable from any other county in the United States.

Is that what the people of Teton County really want, to forfeit the unique character of this place forever, just to invite another 17,500 people to come here and share our complete disgust with planners, planning and profiteering developers?

Really?

Fred Whissel
Rafter J

Alex Norton

Subject: Comp Plan - Suggested South Park Scenario

Dear Mr. Commissioners, Mr. Daugherty, Mr. Norton and Mr. Noffsinger:

Thank for the opportunity to provide comment on the Draft Comp Plan Policies and Themes last Thursday night. Two things that I learned at the workshop were that there are no guarantees on zoning densities while at the same time the County can get creative with zoning definitions and transfers of density. I also learned that you want to hear what I think the zoning should be like in South Park. Here is my Land Use Plan that I created with consideration of affordable housing, wildlife habitat and corridors, existing protected land and open space, and private property development rights.

Jackson Hole is a very special place. My family could be living somewhere else, owning a big home with some land and making more money, but here in Jackson Hole I am rich with diverse/abundant wildlife, meaningful open space, excellent emergency and health services, abundant/quality public facilities, excellent schools, elected officials and planners that are thoughtful and forward thinking and most of all I am very thankful to know I will be raising my family in such a special place. The biggest threat to our County's quality of life and sense of community is a boom in population growth and scattered, poorly planned development. The planning staff and commissioners (guided by the community) have an opportunity to carry out something momentous with the Comprehensive and Land Use Plan that will last for generations (including wildlife) to come...a kind of "Legacy Act". I think of the Rockefeller Family when a "Legacy Act" theme comes to mind.

Attached is my "Back of the Cocktail Napkin" Suggested South Park Area Land Use Plan Map (South Park Plan_Remlinger.pdf). It essentially sets aside significant Conservation Focus "Connectivity Corridors" for the South Park area and gives an upzone in the northwest portion. I am concerned the remaining undeveloped South Park land will get chopped up with poorly planned development under the current proposed Land Use Plan and the County will miss the opportunity (forever) to have meaningful Open Space and Connectivity Corridors in this area.

My plan provides for approximately 1,600 new units (see table in attached map) in the South Park area with significant "meaningful" affordable housing requirements. This Plan is a "windfall" for the three remaining large landowners of South Park area while protecting the open space and wildlife values that make this place so special.

Please take a serious look at the map I have prepared and the short description of the Land Use Plan below the attached map. This plan is largely based on my knowledge of the region/area and the land use mapping tools I have on hand.

I have also attached a copy of a Valley Advocates for Responsible Development (VARD) comparison of two very large proposed developments in Teton Valley (Newsletter_VARD_2008Feb.pdf). What scenario do we want to see in South Park?

Thank you for your time and consideration of my suggested plan.

Sincerely,
Brian Remlinger
Rafter J/Walden Pond

	Existing Zoning	Proposed Land Use Plan	
	1 unit/ 35 acres	Conservation Focus	Suburban/ Single Family
Acres	2010	1,593	416
Units	58	Ideal 0 Max 45	1,663

Forest

Connectivity

Connectivity

Snake River Corridor

South Park Elk Feedgrounds

N

- Flat Creek
- Flat Creek Corridor (300' Buffer)
- **Natural Resources Overlay**
- **EXISTING: Protected Lands**
- **FUTURE: Conservation Focus Areas**
- **FUTURE: Suburban/Single Family Zoning**

Suggested South Park Area Land Use Plan

Brian Remlinger - July 13, 2008

GUIDING PRINCIPLES - Protect meaningful "Open Space" that takes into consideration scenic values, wildlife habitat, Flat Creek and connectivity between NRO District lands. The goal is to avoid fragmenting the remaining undeveloped parcels through hodgepodge development.

SUBURBAN/SINGLE FAMILY ZONING - 4 du/acre (clustered) with 50% Affordable Housing (25% rentals & 25% for essential workers). Upzoned from existing zoning only if development density is transfered from South Park Conservation Focus areas.

CONSERVATION FOCUS AREAS - Meaningful open space with wide swaths of pasture, sagebrush, tall shrub and cottonwood restoration to encourage big game migration, raptor and songbird habitat. These areas will provide connectivity between existing protected lands including public lands, conservation easements and NRO District Lands. Transfer development density to proposed Suburban/Single Family area.

What is a PUD?

Planned Unit Development:
A form of planned residential development that concentrates building on one or more parts of the site allowing the remaining land to be used for recreation, open space or preservation of environmentally sensitive areas.

Why is a PUD ordinance a great idea?

A well-conceived PUD allows developers more flexibility and creativity in design. It awards them extra density in return for helping the community safeguard commonly held values such as habitat and agricultural land.

Where does our current PUD ordinance fall short?

1. The densities allowed under the PUD are too high – especially in rural parts of the county. The PUD ordinance allows up to an 1100% increase in the underlying zoning. A 1000-acre parcel in Ag 20 zoning is permitted to have 50 residential units, each on a 20-acre parcel. Under the PUD, 600 units are allowed. That's a radical change to the neighborhood!
2. The definition of open space is vague and unclear. Some developers proposed developments with open space that does not meet the goals clearly laid out in the comprehensive plan, the community's vision for growth and development.
3. The PUD also lacks clear language concerning agricultural uses, wildlife habitat, riparian areas, the costs of community services (roads, schools, water/sewer if applicable etc). All of these areas have been prioritized in the comprehensive plan.

Why do developers want a better PUD ordinance?

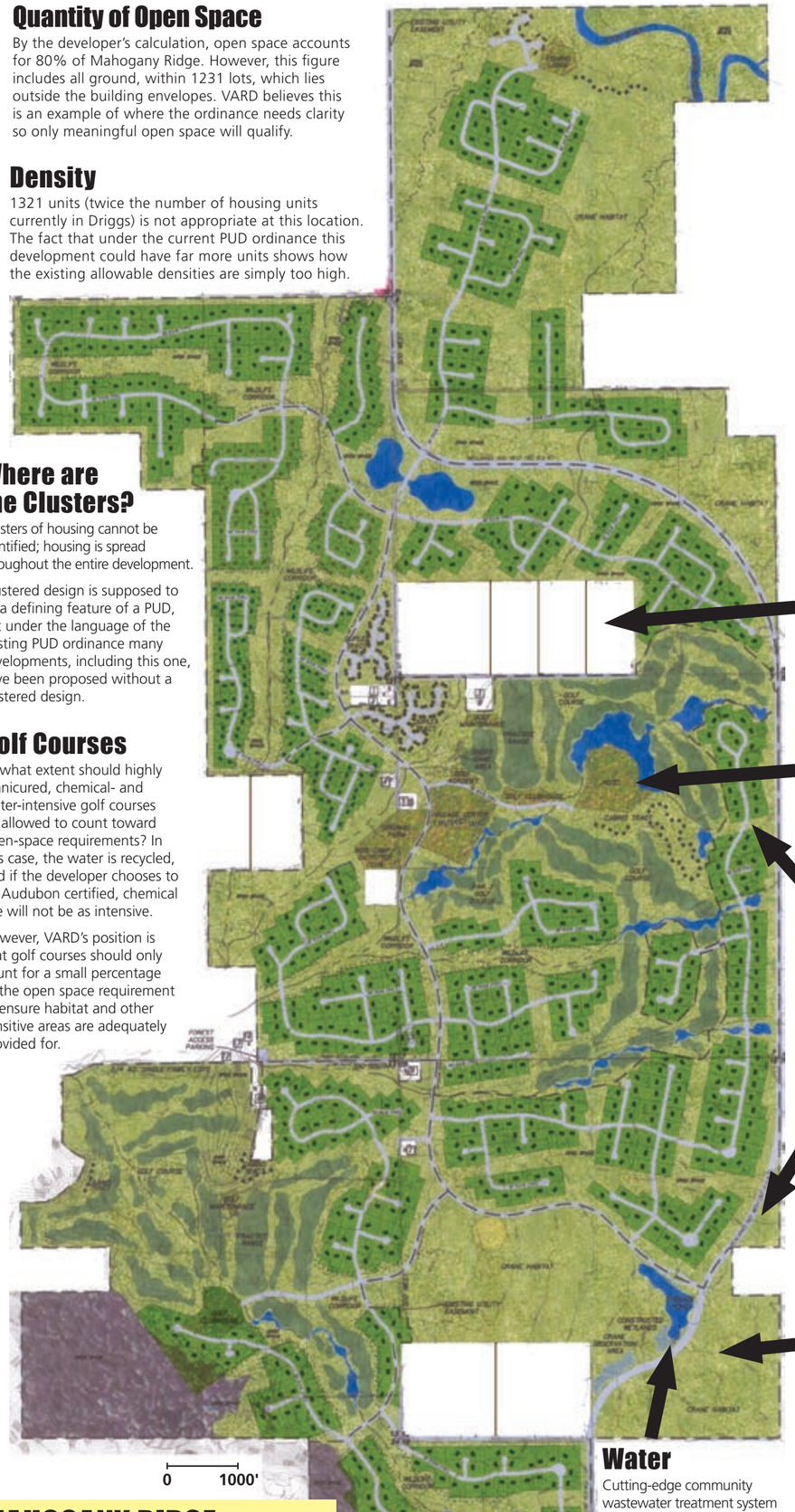
Many developers recognize that the current PUD does not create an incentive for good design and appropriate density. By allowing an over 1000% increase in density, combined with a vague definition of open space, those who would spend the extra time and money to be good stewards of the land and community are effectively penalized because they are being surrounded by poorly designed developments. Without clear language pertaining to the community's values, it is difficult or impossible for developers to understand what is expected – which undermines the goal of a predictable, efficient and fair decision-making process.

Quantity of Open Space

By the developer's calculation, open space accounts for 80% of Mahogany Ridge. However, this figure includes all ground, within 1231 lots, which lies outside the building envelopes. VARD believes this is an example of where the ordinance needs clarity so only meaningful open space will qualify.

Density

1321 units (twice the number of housing units currently in Driggs) is not appropriate at this location. The fact that under the current PUD ordinance this development could have far more units shows how the existing allowable densities are simply too high.



Where are the Clusters?

Clusters of housing cannot be identified; housing is spread throughout the entire development.

Clustered design is supposed to be a defining feature of a PUD, but under the language of the existing PUD ordinance many developments, including this one, have been proposed without a clustered design.

Golf Courses

To what extent should highly manicured, chemical- and water-intensive golf courses be allowed to count toward open-space requirements? In this case, the water is recycled, and if the developer chooses to be Audubon certified, chemical use will not be as intensive.

However, VARD's position is that golf courses should only count for a small percentage of the open space requirement to ensure habitat and other sensitive areas are adequately provided for.

MAHOGANY RIDGE

Acreage	3507.64
Units	1381
Percentage Open Space	80% ±
Density	40 units / 100 acres ±
Commercial	44.2 acres
Location	west side, along Cedron Rd

Private 20-40 Acre Inholdings

Landowners had expectations of rural character with large acreages based on the county's Ag-20 zoning in this area. Now these lots will instead be surrounded by dense development.

Hotel

A 150-room hotel is not an appropriate commercial venture for such a rural location.

Open Space Design

Narrow strips of land between lots has been counted as open space. This land does not serve any community purpose; it merely gives the lot owners an illusion of larger lots.

Realigned 500 West

There needs to be an overwhelming, compelling community benefit to moving such a major North-South county road, other than to simply facilitate development.

Crane Habitat

This development is located in an area documented as the the most critical crane habitat in the valley. VARD is concerned that the land set aside for cranes is fragmented by roads and houses. It does not provide an adequate buffer from the surrounding development.

Water

Cutting-edge community wastewater treatment system will process wastewater in constructed wetlands and recycle water for irrigation.

OPEN SPACE IN PERSPECTIVE

The fact that Mahogany Ridge and J Lazy H Ranch have calculated a nearly identical amount of open space (MR = 80%, JLH = 79%) when J Lazy H clearly has more meaningful open space points to the shortcomings of the open-space requirements in the current PUD ordinance and why we need to revise it.

A TALE OF TWO PLATS—

Case studies in how the current PUD ordinance is shaping development in Teton Valley

Reproduced here are copies of two plans for development that were brought before the county P&Z in January for discussion. These plans have not officially entered the approval process. They are subject to change before being formally submitted. However, we reproduce them here because they show what kinds of developments can be conceived under the current PUD ordinance. These plans are very different from each other in ways which highlight the problems with the PUD ordinance: because it does not provide clear guidelines and parameters, it doesn't consistently result in developments that implement the vision of the comprehensive plan.

The good news is that the county is in the process of revising the PUD ordinance. Although the term "PUD ordinance" may sound foreign and removed from your daily existence, we hope that this newsletter helps you understand how it relates to your quality of life and the things you value in Teton Valley. We hope these pages will help you contribute to the dialogue when the time comes for the public to provide feedback on the new PUD ordinance.

Stewardship

The scale of J Lazy H is so enormous that it requires stewardship of thousands of acres of undeveloped land. This raises the question of county capacity to enforce open-space management plans, especially as there are more and more sites around the county. The developer must demonstrate an adequate long-term open-space management plan and funding mechanisms.

Open Space

Open space is broken down as:

3135 acres ..... conservation
1101 acres ..... agricultural
822.6 acres ..... recreational

Proportions reflect comprehensive plan values and reasons for encouraging open space. Large contiguous tracts have been restored to native vegetation, viable for wildlife habitat.

Clustered Design

Development groups homes into three distinct clusters, preserving open space.

Commercial

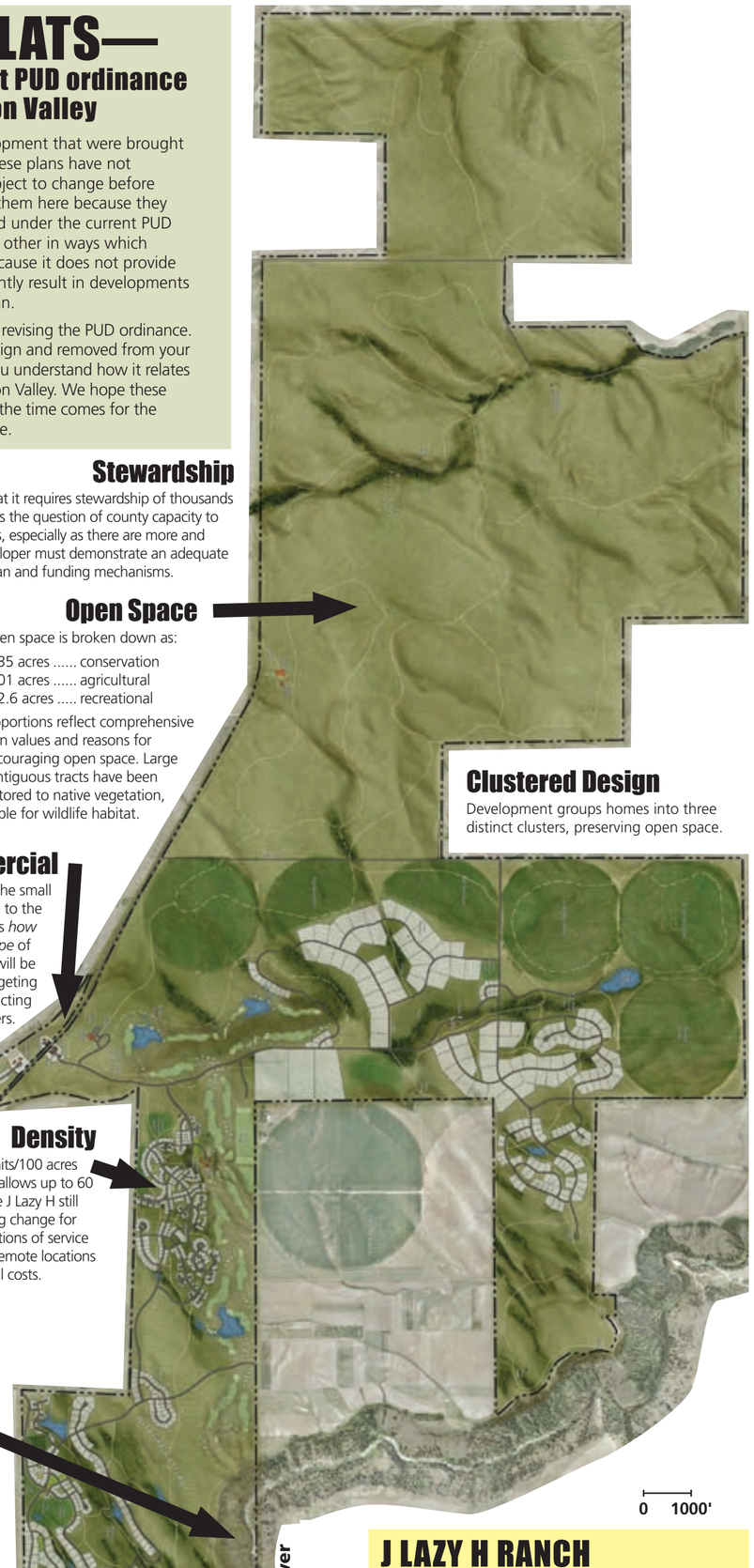
4 acres of commercial use. The small quantity may be appropriate to the location. Just as important as *how much* commercial is *what type* of commercial and whether it will be serving internal needs or targeting outside customers and detracting from established town centers.

Density

Development contains 14 units/100 acres whereas the PUD ordinance allows up to 60 units/100 acres. However the J Lazy H still introduces 957 homes – a big change for the location. This raises questions of service provision, costs of servicing remote locations and who bears the additional costs.

Wildlife Habitat

The Teton River corridor has been identified by Idaho Fish & Game as the most valuable mule deer wintering habitat in South East Idaho. Housing units have been held back from the river rim to protect and buffer this valuable corridor.

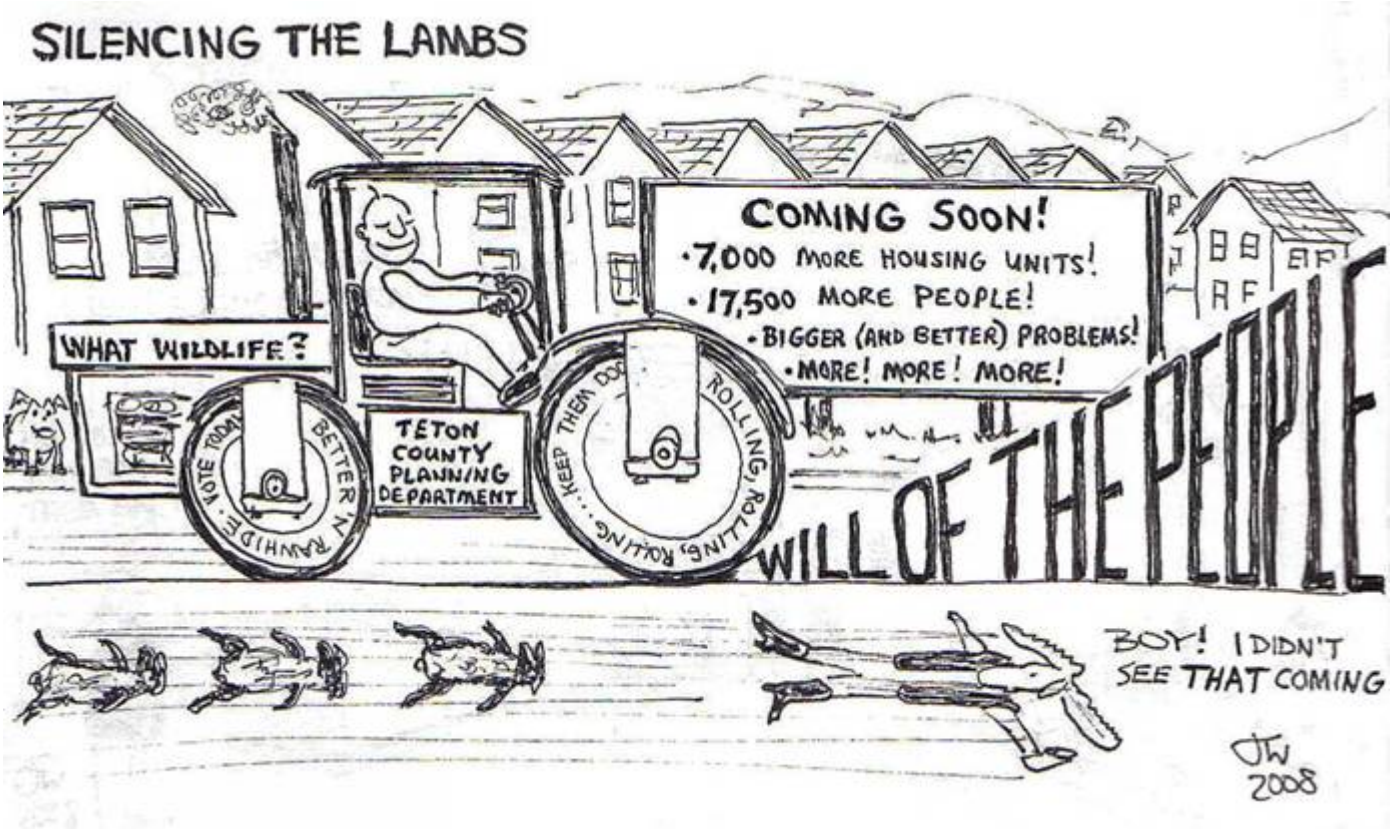


J LAZY H RANCH

Acreage	6421
Units	957
Percentage Open Space	79% ±
Density	14 units / 100 acres ±
Commercial	4 acres
Location	northwest corner along Hwy 33 (adjoining River Rim Ranch)

Alex Norton

Subject: Feedback



Alex Norton

Subject: South Park Meeting

Jackson Hole,

I attend the July 10th South Park comprehensive plan meeting and I am still trying to get the bad taste out of my mouth. I do commend Jeff Daugherty and Leland Christensen for fast riot control.

Teton County planners didn't want to hear our comments or answer questions. We were directed to write questions and comments on little sticky notes. I don't know about you but I have sticky notes of my bulletin board that say things like, "don't forget Halloween candy".

"We've tried this before and it is counter productive", Mr. Daugherty said.

Tried what before?

Hell honey you've never been on the south side of the valley. We talk to each other, we make a plan, we watch each others backs, and when something doesn't look just right we bring it to each other's attention.

It wasn't looking just right at last Thursday's meeting.

Alex Norton, one of our planners, walked in with boxing gloves and a chip on his shoulder. Guess he'd heard how radical we can be in South Park.

Ten years from now we will be singing "Where Have All the Flowers Gone" and the younger generation will blame us for not having the backbone to stand up and say "This comprehensive plan isn't doing what we need it to do."

Watch out Jackson Hole, this comprehensive plan could get shoved down our throats and all our comments filed in the circular file, headed for land fill.

Cindy Hill Stone
South of Town

Alex Norton

Subject: Westbank Planning Commission Meeting

Dear County Commissioners and County Planning Commissioners:

We hope that all of you can attend tomorrow night's Westbank Comprehensive Plan meeting. Knowing how busy all of you are, we realize it must be hard to find the time to attend all these community meetings. We want you to know that it means a lot to all of us (citizens) when you are part of our various gatherings. We need to know your views and find these meetings a good place for those conversations.

Thanks for all you do for all of us.

Jean Barash and Dave Barrett

Alex,

Apparently you received a copy of my comments from Clarion, in which I inadvertently included a page listing those to whom I was sending copies. I was still thinking of Blair Leist, but am aware he left several weeks ago. I guess we haven't met yet, but I have seen you at several meetings, the most recent the town meeting at Rafter J. I apologize.
I sent hard copies of my comments to the Jeff Daugherty, Tyler Sinclair, the Town Council and County Commissioners yesterday, (copy enclosed) that had some minor modifications. I apologize again for not including you, which would have been most appropriate, given your role in the Comp Plan planning process.

Regarding my comments, perhaps I should have added that my suggested changes in the draft plan and LDRs are, I realize, idealistic (in my view), and many not realistic or attainable in practice. It is a philosophy (no growth) that I believe should be seriously considered in this planning process, as no growth will eventually occur regardless of what is done with the plan. The only question is, "what will the final result be in Teton County".

With regard to growth rates and my suggestion of a cap on building permits – I admit to not being well-educated in this very complex topic and process, and hesitate to throw out an uninformed opinion. However, I am aware that the year 2000 census showed that out of 3,141 counties in the U.S., Teton County ranked 41st in rate of growth during the 1990s This puts us in the top 1.3 % of the country.

I am wondering if the data you sent me regarding building permits includes commercial permits. Perhaps there are not that many in the county, but it is the commercial growth rate that is most important. This is arguably the principal driver of growth at this time. The number of permits for single family residents is misleading because it doesn't take into consideration the homes of all our commuters – who are responding to commercial growth.

The thing that is most telling to me is the fact that the total population in the valley has almost tripled since I came here 33 years ago, and if it does so again in the next 33, we will have well over 60,000 souls stuffed in Jackson Hole. A rather sobering thought, I think.

Thank you for your response regarding my comments, and I will make an effort to pursue a realistic answer to your question.

I look forward to meeting you in the near future.

Sincerely,

Larry Kummer

Dear Mr. Norton,

Below are some of my thoughts and comments regarding the recently released draft Comprehensive Master Plan.

But first, please allow me to preface my comments and suggestions with the overall view I hold on growth and development in Jackson Hole, so that you know where my sentiments lie – where I'm coming from.

There is little question that population growth has historically played a major role in the rapid economic growth of our country, from its very beginning.
However, the value of this facet of a growing economy has been rightly questioned in recent decades, both nationally and Teton County in particular. I am of the belief that population growth in Jackson Hole over the last three decades has not only been unnecessary for reasonable economic prosperity but has been counter-productive when weighed against quality of life issues and the stewardship of land and wildlife.

I think the time has long passed that we face the fact that, if our population were to cease growing entirely, at this moment, there would be little economic affect or effect worthy of consideration to those now living here.

Nevertheless, we grow, rapidly, painfully, and complain . . . . and seek to construct comprehensive master plans . . . . in attempts to save what is slowly eroding.

So, what has driven, historically, and continues to drive this super-growth?

These are the areas I feel are most egregious from both an historic and current perspective:

1) The airport
2) Commercial development:
    a. resort development with golf courses – and the jobs created
    b. hotel/motel industry growth – and jobs
    c. real estate field – and the jobs it provides
    d. banking industry – and the jobs it provides
    e. construction related businesses – and jobs
    f. recreation related business – and jobs
3) The second home owner – and the jobs thus created
4) The mega-home owner, whether primary or second home – and the jobs thus created
5) Land owners and development speculators
6) Land development regulations and practices favoring land owners and developers
7) Local government officials, both elected and staff employees, who, naturally having their own sentiments and visions, view growth as positive and/or necessary.

Clarion and our Town and County staff members charged with formulating the Plan have asked for concrete suggestions for inclusion in the Plan. Recognizing that some, perhaps most, of these suggestions might be more properly be addressed in land use regulations, they are nevertheless changes I see as necessary to stem this unbridled growth.

1) No more expansion of the airport facilities for either commercial or private aircraft.

2) No additional resorts allowed in Teton County. Our experience with the Snake River Sporting Club and Jackson Hole Golf and Tennis, should alone, be enough to prompt this change. This would give meaning to the stated goal that Jackson Hole should "be a community first, and resort second."

3) A statement discouraging a north bridge at any time in the foreseeable future.

4) A cap or final buildout number regarding the number of beds for the lodging industry, including Teton Village.

5) A much more severe limit on the size of single family residences. Homes built in excess of 4,000 square feet, in my view, is simply an ego on display. They require an inordinate number of additional service workers to the detriment of the community by requiring more public facilities to support these workers and exacerbating the low income housing deficit.

6) A rewrite of the Town's PMUD, severely limiting its most arbitrary features (building size, height, footprint, setbacks, etc.).

7) An elimination of the County's PUD-AH and the elimination of density bonuses.

8) A mitigation rate of no less than 40 percent for workforce housing, as recommended by the Housing Needs Assessment, only with no additional commercial square footage allowed.

9) No additional permitted commercial zoning within the county, allowing only a transfer of commercial development rights from the existing inventory of permitted commercial.

10) A severe limitation on zoning variances and amendments to existing LDRs.

11) A requirement that independent studies accompany any proposal over 15,000 square feet, that examines traffic impacts and the added cost of public services (fire, police, animal control, sewer, water, health care, etc.), to be paid for by the developer.

12) A maximum building height of 35 feet or what currently exists on a given property, whichever is taller, with the exception of currently permitted resorts.

13) The establishment of a "Special Jackson Downtown Historic District" surrounding the Town Square Overlay, limiting building height to two stories or what currently exists, that is otherwise similar to but less restrictive than the TSO.

14) An elimination of grandfathering nonconforming signage within the town and county, in favor of a time limit, perhaps five years – a "beautification project."

15) Any further burying of any natural watercourse in Teton County or the Town of Jackson to undergo a county or town referendum.

16) Strict enforcement of the restriction on slope development, I believe, 30%.

17) A strict cap on the rate of growth by way of building permits allowed annually.

18) Removal of South Park as a planned dumping ground for the addition of more houses, people, their pets, traffic, wider roads and other scars upon the land. No more density bonuses.

Not being intimate with the quandaries involved in land use planning, I realize that some of the above may be all but impossible – nevertheless they give a direction. In my opinion, new developments and often redevelopments, generally serve to alter community character as we now know it. Massive changes in our built physical environment will only serve to diminish our community character.

Growth, by its very nature, conflicts with the primary stated and agreed upon goal of preserving wildlife and open space. At this point in time, in Jackson Hole, the only "smart growth" is as little growth as possible.

Respectfully,

Larry Kummer

Wilson 7/1708

It is important to note that both Fish Creek and Spring Creek run thru Wilson and should be protected. They are one of the reasons why we have an abundance of wild life.

Some of the animals and Birds seen within 1//10th of a mile south of Wilson off of Fall Creek Road:

Moose – twins born on the Waldren property last year.
Moose - twins born on Rossetter property this year:

Geese
Osprey nest and Osprey
Eagles
Blue Herons
Sand Hill Cranes
Trumpeter Swans in the Spring Creek. This is the first year that they have not stayed all summer. Probably because of the construction just up stream in Wilson
Otters
Foxes- gray and red
About 18 elk almost all winter.
Ducks of all kinds
Ermines
Coyotes
Raccoons
Hawks
Owls
Bears
Cougars
Mule deer
Cutthroat trout

Alex Norton

Subject: Build Out

Jackson Hole,

Let's cipher this.
The planners are saying build out is 7,000 new housing units.
That's 17,500 people on the low side (2.5 per household).
Population is now 20,000.
Build out population being 37,500.
Let's just say **********40,000******* to make it easy. (Always round up)
When should we expect to reach this number? Are we talking ten years, twenty? Can they tax us enough to support that kind of growth? Are we going to have the big bang or just a slow drip?

Now planners want to add 2,000,000 square feet of new commercial development. That should put that population growth on the fast track. In fact I would think that 17,500 new folks should be able to accommodate the work force for local merchants if they can build those affordable houses fast enough.

Being without planning savvy I wonder, how many schools are needed to support that type of population? Maybe we could put a high school in Kelly (the Teton Village kids commute over the north bridge) and one in Hog Island (South Park kids will fill that up). Wilson would certainly have its own basketball team. Alta you're going to have to pony up. We can't pay Idaho to take on that kind of burden. We'll have to bus those youngins.

How many fire stations, jails, gallons of water, cars, buses, grocery stores, hospitals, watts of electricity, stop lights, cups of coffee and mental health centers are needed for a community that size?

How many moose, trout, eagles, osprey, elk, muskrat and mountain lions will I loose as a direct affect of this build out number? How many will you loose?

How many trees do you need to feel at home in Jackson Hole? How many streams, meadows, and hillsides does it take for you do get that "Rocky Mountain High"? It takes as many as I can get, but granted, I'm different.

Who came up with 7,000 new housing units as a build out number? Whose bright idea was 2,000,000 (yup that's 6 zeros) of new commercial space? If they put that in your backyard are you OK with that? When the county ask about growth, did anyone mention 7,000 new housing units or all that commercial space? Somewhere I missed that.

An intelligent man reminded me that "no one wants dumb growth".

What affects you is going to trickle down to me and visa versa. I'm not the Lone Ranger. When they bulldozer over me they'll be staring you in the face.

Cindy Hill Stone
South of town
Bx 1865
Jackson,WY83001

Alex Norton

Subject: And a letter about Planning...

I respectfully submit the attached.

Sincerely,
Tammy Christel

Tammy Christel
Jackson Hole Art Tours

July 21, 2008

I wish to touch upon a crucial issue Jackson citizens must consider as we chart growth: The role of broad-based industry as it relates to sustainable urban planning.

What quality of jobs are we planning for?

Mixed-use development, currently defined, imagines businesses and customers as embracing that concept by building unspecified commercial, lodging and residential spaces. The premise is that Jackson residents will be able to walk to work.

What work?

What professional jobs are being created that will provide the level of income necessary to live in these spaces?

If we don't plan to build opportunities for sufficient wage earning, we're just doing more of the same: constructing amenities to be supported by service-level jobs. All work is valuable, but these jobs, by themselves, won't sustain us.

In every sector, the economy deteriorates. Disposable income is not so disposable. Here in Teton County over the past five years, some free market housing values have almost doubled.

But that rate of return will not continue.

Given that, potential property buyers need significant wealth, excellent credit, 500 ounces of gold, and an upper tier level job waiting for them.

We don't have enough of those jobs. Wages are too low and there is no housing. Comprehensive employee health coverage is rare. Last Friday evening, at 5:00 pm, I drove

home to Jackson from Tetonia. I easily passed 100-200 cars leaving the valley, driving to Idaho; very few cars were headed towards Jackson.

Eben Fodor, a 'green' urban planner, acknowledges the need for economic development, but notes its rewards do not ultimately lie in a few people reaping great monetary rewards. Fodor implores all communities to ask themselves these often overlooked questions when planning growth:

1. **Of the jobs that will be created by new growth, what kind of jobs will they be?**
2. **Who will get these jobs?**
3. **What salaries and benefits will be paid?**
4. **Are the benefits to the community greater than the cost?**
5. **Will these businesses be stable and make long-term contributions to the community?**
6. **What will be the full cost to the community? (Fodor lists subsidies, infrastructure, services, environmental and social costs.)**
7. **Are the benefits to the community *clearly greater* than the cost?**
8. **What are the risks if the business should not succeed or relocate?**

Another consideration:

Will these new jobs help build sustainable right livelihoods for its citizens?

Right now, via the comprehensive planning process, we are determining whether to offer enriching livelihoods and long-term community health and wealth. If we don't make specific choices we rob future generations and ourselves.

In planning a community, we ideally pick development and growth 'stocks' to provide steady return over an extended period. How we pick those stocks determines the long-term

health of our community portfolio. Making informed, broad-based choices determines the value of our community, the education and resumes of our citizens, the breadth of our economic base. One need only look to the collapse of our current markets and the devastating chain reaction that can result from putting too many eggs in one basket.

In choosing qualitative growth we must explore ways to add education, arts, technology and science-based businesses and build infrastructures to support entrepreneurs. Let's research the incorporation of facilities for humanities, health and public policy training.

If we broaden our vision and invest in diversity, Jackson can certainly become a town with great heart.

Tammy Christel
Jackson, Wyoming 83001
733-8095/690-1983/tammy@jacksonholearttours.com

Alex Norton

Subject: South Park Comments

Alex – thanks for the direct email to the three of us – it is appreciated. I did hear the 7/28 meeting was cancelled by Mayor Barron and the town council. I fear that the “divide” between town and County continues to grow in this “joint” process. - Rich

Alex Norton

Subject: Comprehensive Plan - Feedback from Buffalo, Alta, Hoback, and South Park Neighbors

Dear All –
Below is my synopsis of the feedback provided at the first 4 Comp Plan Public Outreach meetings held to date & posted on the website (Buffalo, Alta, Hoback, South Park).

I believe you have received – in spades – the specific and constructive feedback the Planners have asked for from the public.

It is clear, and directional.

Please humor me by taking the time to read one voter's assessment (you'll save time compared to reading everybody's individual sticky note comments). Print this out if it's easier on the eye.

Regards,
Karen Langenberg
Teton County Resident

To: Planning Staff (County & Town)
Copies: County Commissioners, Planning Commissioners (County & Town), Newspapers (abbrev version)
Subject: Comprehensive Plan Update – Community Feedback

I am a Teton County resident and voter. In my previous letter on the Comprehensive Plan (June 9, published in the papers June 11), I must have captured overall community feedback reasonably well, as you quoted most of my thoughts on page 2 of your June Public Outreach Update to the Commissioners.

In the letter, my key points were:
1) the apparent direction is inconsistent with public consensus;
2) the decision-making process (who gets to decide?) is opaque.

Public Planning Staff response was that 'we are listening,' but detailed and specific input is needed from the community. Criticism should be constructive and specify desired changes to the draft plan materials.

Indeed, you have received a lot of specific, guiding feedback at your Summer Community Outreach meetings held to date (including from me). I've just finished reading the comments posted on the website (for Alta, Buffalo, Hoback, & South Park meetings). As of this morning you had not yet posted comments from the July 17 West Bank session).

Before commenting on the feedback so far, I want to reference two points you made in your Public Outreach Update for the Commissioners:

- First, people should 'think in a broad-based, community-minded way' (views start in the back yard, but shouldn't end there). The feedback suggests that most people are doing this.

- Second, 'the fundamental goal of comprehensive planning is to provide balance.' This may be the case in general and in theory. But in this particular exercise, with the precious gifts that we are deciding about, *balance is not in order*. Tough, principled choices are. The feedback suggests this is exactly what the community wants. Not only that, it is the only type of Comprehensive Plan the community believes will be successful. [Otherwise we are left with a mish-mash that is no better than what we have today, that *will not* usefully guide us, and that will be our collective failure as stewards of the valley's precious gifts].

Based on my reading, I assimilate the community feedback as follows (here is the detailed, specific guidance you asked for, and which we want to see reflected in the new Comprehensive Plan):

Simplify the Themes to just two priorities. All the others are subservient and can be addressed at a lower or later level of the planning process.

Even within the two Themes (restated per the recent community input), there is clear priority:

Community Priority #1: Preserve/nurture the natural environment. All human needs are secondary. People have different words they want to use here, but we mean the native species (animal and plant) as well as the land and physical resources (scenic vistas, watershed, etc). A strong preference from the 'stickies' is to use conservation easements wherever possible and not to rely on growth controls only.

Community Priority #2: Control (human) growth. Reduce final buildout projections (below the 1994 Plan or what the Planning Team is currently discussing), and 'gate' or control the *rate* of growth toward final buildout. Controlling or minimizing growth has the positive effect of mitigating the other human-specific issues (themes which can now be downgraded and addressed within a reduced-growth framework, ie transportation, diverse/affordable housing, facilities & infrastructure).

Planners have requested specifics. According to Outreach 'sticky note' input, additional buildout of 2,500 housing units across Town & County is an acceptable number, compared to the +7,000 that Planners discussed at the July 10th meeting. Translating to population growth (the Planning Dept. uses 2.5 residents per home), the community will accept 6,250 additional valley residents, for a total population of about 26,000 (a 30% increase). The community *does not want* to see 17,000 additional valley residents (an 85% increase) – which would almost double today's population of 20,000 to a total of 37,000.

As for growth *rate*, the 'sticky note' feedback suggests not more than 1% per year.

It will be difficult enough to figure out how to meet Community Priority #1 (Preserve/nurture the natural environment) with 30% population growth, let alone more. However, a 1% (or whatever) limit per year gives us time to mid-course correct if necessary. Goals of not more than 2,500 additional housing units and not more than 30% population growth (no more than 1% of that annually) appear to be within the realm of acceptability for the community. As such (and you asked for specifics), these goals are a much more reasonable place to start the discussion with us, and to begin/continue the important 'what if' assessments that need to be done before this Comprehensive Plan is put to bed.

Connected with this, planners have asked what studies and data we want them to incorporate into the Comprehensive Plan process. Following the priorities we've given you, here are a few things we need urgently:

- Expert, independent analysis of the wildlife population – counts, trends, migration patterns & timing, etc. This should tell us where we stand now ('preserve'), and what the trends & gaps are ('nurture'). If we don't have the knowledge, we need to reach out and get it. Those involved with the (Y2Y) Yellowstone to Yukon: Freedom to Roam campaign should be consulted, as they have completed mapping and GIS work which documents migration corridors inclusive of the Greater Yellowstone ecosystem.

- An updated Natural Resource Overlay based on the above and other appropriate inputs

- A base (human) population growth forecast that can provide a solid foundation for Comprehensive Plan goal-setting.

Only *after* we have these inputs, and *after* establishing goals supporting Priorities #1 and #2, does it make sense to invest much time worrying about *where* the human growth will go, how humans will get around this valley, and how they will be housed, educated, entertained, etc.

That being said, the community's specific, constructive feedback regarding these issues (via 'sticky notes') seems to run as follows:

- Growth: People want the burden of growth to be shared equally. Please don't single out South Park as the repository for most new density.

- Town as Heart: People believe in it. What this means: new growth should be in or adjacent to the Town of Jackson, with some limited additional growth accepted at other existing centers (Teton Village, Westbank, Wilson, Hoback, Alta, Buffalo Valley). ONLY the High School area of South Park is acceptable for growth. The rest of South Park should remain rural, with no zoning changes. Existing landowner rights are respected - zoning changes not required. [Note: Planners are using numbers suggesting 25% of future growth in Town, and 75% of future growth in the County.

If anything, the community has indicated preference for the reverse: 75% growth in Town (as Heart), and 25% in the County.]

- Commercial: As with residential, people want commercial growth - and the associated job creation - contained. No new commercial centers should be created, *not* in southern South Park nor anywhere else. (Exception: the currently underserved areas of Hoback, Alta, and Buffalo need a minimum of commercial and other services, and indicate their preference for the requisite zoning changes and limited associated growth). In this global economy, a bricks-and-mortar mindset is outdated. People don't want the box stores here. They want local ownership. So, less bricks-and-mortar (and continued emphasis on local ownership) means the US Post Office (consistent with UPS, Fedex, etc) should be called on to more efficiently meet needs that don't have to be met by stores physically located in the valley. How about mail, not to mention package, delivery by the USPS?

- Affordable housing: The priority should shift towards rental options, not ownership. Government and business must take on a substantial obligation toward housing employees. Creative solutions are also needed for housing seasonal workers. Subsidies, if needed, should go to essential workers only (ie, emergency, medical, etc)

- Transportation: The work done so far is too rudimentary to generate much comment. It is clear, however, that people do not want to cut down cottonwood trees or drastically expand the road system. They want good bus service to existing centers (including over the hill and down the canyon), they want growth where people can walk to work or shops, or at least where the START system already provides service. The Pathways system has strong support and should continue to be expanded ('if you build it, they will come'). People really are looking for ways to reduce carbon footprint, so the timing is very good to explore all non-single-vehicle-trip alternatives. [Note: the Travel Demand Modeling report posted on the website should be discarded. A proper approach would be to evaluate system-wide effects of one, several, or many changes. It is impossible to decide anything based on the report posted on the website (even if the WYDOT data are good).]

In closing, much specific community feedback on the Comprehensive Plan is now available to Planners.

Our priorities are simple. Although I attempted to synthesize what is posted from four Outreach meetings, at a minimum I speak for myself. If we do a decent job of preserving/nurturing the natural environment, and controlling human growth to a much lower buildout than you are currently discussing, we will greatly increase our chances of meeting all the other expressed needs of the community, which you are carrying in your 80-page document. We will certainly increase our chances of achieving the third community priority: preserving a diverse community. We will also do it far less expensively (in human terms) in the form of roadways not built, infrastructure not needed, energy not used, etc.

Last suggestion: shoot for a 15-20 page final Plan document. Make choices, and help us achieve those critical goals.

No one who already knows this valley could call that anything but a success. Let the 'me-too resorts' exhaust the profit motives of (we) self-centered and short-sighted humans. Let this amazing place stay close to what was given to us.

Kind Regards,

Karen Langenberg, MBA

Alex Norton

Subject: Web comment, no response requested: Where should affordable housing be located? What trade-offs are you willing to accept?

Affordable housing should be located near the Y in Jackson. Downtown Jackson is not a "center" for local residents. It is a tourist district. Areas further from the Y which are rural would put affordable homes too far from services such as markets, post office, small commercial businesses (auto repair, hardware etc) which locals use regularly. Putting affordable homes in the Y locates them between job centers like downtown Jackson and the Village. Plus it is a transport hub.

Alex Norton

Subject: Forum needed for affordable housing

A serious public forum needs to be held on affordable housing. Many of the comments from the Outreach Meetings are not in favor of additional affordable projects as they are currently required and planned. How can we talk about a new Comp Plan and not have a community consensus on what this community wants. "Affordable housing units" if not included in the buildout design numbers, has the potential of drastically increasing the overall buildout of Teton County. The number of Affordable Housing units and or % of units needs to be discussed!

The County Commissioners do not seem to want to open this up to a true forum. This is very wrong. The current Teton County Housing Authority numbers and policies are out of date and reflect a developers attitude and not the JH Community as a whole. Just look at the composition of the Board! Every single member, in some way, is connected with Real Estate and its sale or devlopment.

Please let's stop and talk about this!

Sincerely,

Gail Jensen

Alex Norton

Subject: Web comment, response requested: Where should affordable housing be located? What trade-offs are you willing to accept?

Everywhere, no segregation.
The affordable need has been bounced around too much already.
Hypocrisy and double standards are rampant ,so no trade off.

Alex Norton

Subject: County Growth

I have attended several meetings of the planning groups and am disappointed in how much they tell us we are to be involved in the process, but continue to have a plan that is not to many residints likiing. The amount of growth they are allowing is too much for the area. Our population is at 20,000 now, and the thought of doubling that, basically is out of control. How will we manage the number of new schools, the traffic and the basic infrastructure? We read yesterday in the paper about how the jail and general policing agents for town and county must grow. That will just handle what we have now, how can it handle the doubling of the population?
How about the number of folks using the airport? Can we still have a volunteer fire department? I don't even want to think about how many new schools we will have to build, which means more teachers and workers we have
to find housing for. My property tax can't take it. It seems just a catch
22; the more housing we try to build, the more folks we need for the services.
Please lower the number of planned units. Please limit how fast we can have growth. And please, do pass the new fee in leiu cost to all new developers. Our "community" can't handle all that will come with this growth. Again, the wildlife and open areas are what we and our "guests" so value. Please don't let this be allowed to be overrun. If our sticky notes truly are being read, I am sure they are saying, limit the growth and let
the wildlife remain here. Margaret McIntyre

Alex Norton

Subject: And a letter about Planning...

I have only a few moments here, and plan to respond to your thoughts more fully, but wanted to express the first thing that comes to mind....

I am also concerned for the people who have lived here for a long time--they are losing their leases and options to keep their businesses going because the buildings they work in are going to be torn down or their leases are being upped to a level they cannot pay; and these people are definitely part of our fabric. It's not just the 20-somethings. They are our future; but the folks who have been contributing to our present and past are losing their hold, too. Case in point: Jackson Gymnastics. I know of three people who have told me, just in the past weeks, that they are leaving the valley after contributing decades of work and character to Jackson.

There are organizations and businesses here desperate for the next generation to become involved, trying to find ways to make themselves more current and viable so that the organization can continue to thrive---but those younger people aren't here. They are elsewhere.

Our character is made up of so many faces, so many different kinds of jobs and good people. Higher paying jobs doesn't mean we lose our character. Job security for those already here and contributing doesn't mean loss of character.

Of the people with good jobs here now, are there some who you feel are threatening our population's character?

I will write more, but I do have to go to an appointment. Again, thank you so much for writing me, I am very glad to hear from you.

Tammy

Tammy Christel
Jackson Hole Art Tours

Jackson/Teton County - Preferred Land Use Comments

You can provide comments on-line: www.jacksontetonplan.com

This comment form is also available on-line, with unlimited room to write comments.

The following information is optional.

Name:

Primary Address:

Address 2:

City/Town:

State:

ZIP/Postal Code:

Country:

Phone Number:

*** Please provide e-mail address.**

Email Address:

Preferred Land Use Plan Questions

To answer these questions, please review the document entitled "Preferred Plan (Future Land Uses) and Categories" (May 8, 2008) and the County Future Land Use Plan maps.

Do you have general comments about the Future Land Use Plan(s)?

(X) Yes ( ) No

Please provide your comments here:

Emphasis should be on containing growth in order to preserve the open space, wildlife, & esthetic values we now have left. Why must we always promote maximum growth when doing so defeats the values the majority of the Teton County residents desire? Business & commercial special interests seem always to win (& purchase) their way. Why not set less than maximum growth limits to preserve the scenic values still remaining? Am I asking for the moon???

Jackson/Teton County - Preferred Land Use Comments

Do you generally agree with the plan's "Big Ideas"? (See pages 1-3.)

	Generally agree	Neutral	Generally disagree
1. Emphasis on natural resources and rural land protection	⊗	○	○
2. Overall reduced development potential in the county	⊗	○	○
3. Continuation of "Jackson as Heart of the Region" (with town as the primary location for jobs and housing, with quality targeted redevelopment, and protected neighborhoods)	⊗	○	○
4. Limited emphasis on county "mixed-use" villages	○	⊗	○
5. Provision of workforce housing—in town primarily—accomplished through regulations and incentives	⊗	○	○
6. Balanced and multiple modes of transportation that deemphasize roads as sole solution	⊗	○	○

Please provide your comments here:

For 1. above the county needs to establish a special land acquisition preservation fund to purchase directly or acquire conservation easements on those properties qualifying as natural resource & rural land entities.

Do you have comments about the general strategies (i.e., "what would it take") to accomplish the preferred plan? (see page 3.) This is just a start!

	Generally agree	Neutral	Generally disagree
1. Modify or remove discretionary development options in the county	⊗	○	○
2. Refinement of bonus options and Floor Area Ratio (FAR) in Jackson	⊗	○	○
3. Stronger wildlife and natural resource protection standards	⊗	○	○
4. Improved town design standards	⊗	○	○
5. Workforce/ affordable housing strategies, incentives	⊗	○	○
7. Purchase of development rights, funding mechanism	⊗	○	○

What should we change or add? Please provide your comments here:

For 5. above consider rental apartments as well as condo & ~~too~~ affordable housing developments. Real estate prices are so high in Teton County that affordable houses may not be a viable future option ~~for~~ for low income workers. New commercial enterprises should be required to provide affordable houses for their employees as a requirement for doing business.

Jackson/Teton County - Preferred Land Use Comments

Do you agree with the future land uses described for the county's focus areas? (See page 4.)

	Generally agree	Neutral	Generally disagree
Buffalo Valley	⊗	○	○
Kelly	⊗	○	○
Alta	⊗	○	○
S. Fall Creek Road (S. of Wilson)	⊗	○	○
Golf and Tennis Club	○	○	⊗
390 Corridor around Aspens/Teton Pines	○	○	⊗
Greater Wilson	○	○	⊗
Spring Gulch	⊗	○	⊗
South Park	⊗	○	⊗
Hog Island	⊗	○	⊗
Hoback	○	○	⊗

*

Please provide your comments here:

Although I do not reside in South Park why was this area chosen as a relatively high density (1 du/acre) rather than 1 unit/35 acres? This is a hell of a way to preserve open space scenic vistas, wildlife habitat & corridors. Here's a case for reducing growth & density to preserve the above values for all residents of Teton County

Do you agree with the general description of land uses presented for the Town focus areas? (Note: The town subarea plan worksheets provide much greater detail and opportunity to comment.)

	Generally agree	Neutral	Generally disagree
Town Square	⊗	○	○
Downtown (Outside Town Square)	⊗	○	○
Town Residential	⊗	○	○
The "Y"	○	⊗	○
S. High School Rd	⊗	○	○

Please provide your comments here:

* The "Y" Do people really want to reside in such a traffic noise & air pollution area? Downtown (Outside Town Square) Do people want to reside on traffic dense streets? See above comment.

Do you have comments about the Future Land Use Classifications? (See pages 5 - 10.)

○ Yes ⊗ No

Please provide your comments here:

* My preference is preserve as much open space as possible & that open space unable to be preserved zoned the lowest density possible. Dream on.

Jackson/Teton County - Preferred Land Use Comments

Use this space for other comments

After participating in the 1994 planning process & two of the meetings for the present Land Use & Growth Plan (I have also served on a Land Use Master Plan Committee & Board of Variance in Carbon County, Montana), I believe the present plan should strive to be a final plan for the county's land use (as ten years from now we'll still be debating the identical issues we did in 1994 & presently). Let's strive for a permanent plan & save the costs of another modifying plan in another ten years. Let's bite the land use bullet now & fine tune it as we proceed through the next decade. I doubt then that we'll need another land use master plan then.

Alex Norton

Subject: FW: Comp Plan Thoughts

A sincere message to everyone involved in the planning process..... PLEASE!

1) Do not upzone the central and southern portions of South Park. Leave scenic values as nature intended them! Leave the rural character of this area in tact! Leave wildlife with a corridor to move! Leave South Park alone!

2) Do not put a residential commercial zone in southern South Park – the community has constantly polled against this.

3) Do not move densities from out laying areas of the County into the middle and southern portions of South Park. The community has spoken and wants growth contained while preserving wildlife and scenic resources as its highest priorities. If the remainder of the county is to be down zoned then let that lower our current expected build out number as the community has consistently polled for.

4) Please conduct a second round of public meetings, with updated future land use maps and build out numbers and other data, be part of the next cycle mid to late August - instead of the revised draft plan going straight to the joint Planning Commissions.

Sicerely yours,
Jeff and Dede McDonald
Residents of South Park

Alex Norton

Subject: And a letter about Planning...

My only other point about character would be that it can be argued that planning for huge condominium hotels doesn't really add positive character to our town. We're now punching holes through Snow King.
Again today, I heard of another small but long-time business that is leaving because their new rent is too high. Each time one of these cottage businesses leaves we lose a bit of the character we say we love.

With Regards-
Tammy

Tammy Christel
Jackson Hole Art Tours

Alex Norton

Subject: comments

Good morning. I would like to submit the following comments for the Comprehensive Plan. Thanks for the opportunity to do so and for all your hard work. I attended the Rafter J community meeting earlier in the month and I for one appreciated the effort to create a streamlined and effective planning process.

Sincerely,

Matt Daly
Jackson, WY 83001

1. Housing
It seems to me that any plan for workforce housing must include incentives to bring back members of the of the Teton County workforce who have already relocated to surrounding communities. I don't see how merely adding affordable/attainable houses to development plans helps address the major problems associated with our large commuting workforce. For Jackson Hole to have a strong sense of community, I feel we must have people who work in the county live in the county.

I feel the planning process must include involvement, through meetings, comment forms, etc., from residents of Teton County, Idaho and from Star Valley. If people work in Teton County, Wyoming I believe they should have a say in the plan, even if they can't afford to live in the county.

I am in favor of a system in which the high-end homeowners, both permanent residents and vacation homeowners, pay to support the creation of affordable housing and incentives to reintegrate our commuting workforce. It is my sense that high-end development has created the housing crisis and ought to provide the money required to solve it.

2. Commercial
I really like the idea of increasing "neighborhood" or "community" commercial development where folks already live. I envision a specific type of commercial development that would allow residents to take care of basic, daily needs without driving. Wilson seems like it is close to creating this kind of commercial zone. The other areas I feel need this kind of increased commercial development are:
Rafter J/Melody Ranch
Teton Village
East Jackson
South Park
Downtown Jackson

For the "Town as Heart" concept to work, I believe downtown must reemphasize commercial development that serves basic, local needs.

3. Transportation
Fewer cars downtown would, I think, increase "heart" feeling. I don't see any need for parking on the square. In fact, I'd like the see Center and Deloney sides closed to automobiles altogether.

I think automobile speed mitigation is critical. I'd like to see county-wide mandatory speed limits of 25mph is all subdivisions. I also think the highway between South Park Loop and High School Road needs to be addressed. I would be very interested to hear about the possible solutions, roundabouts, traffic lights, consistent speed enforcement.

Rather than increasing traffic fines for cyclists, I would like to see increased fines for automobile traffic violations with the increased revenue going toward more pathways, roadway redesign, etc.

Single occupant motor vehicles are, in my estimation, create the largest share of our traffic problems. I would support limiting single-occupant trips through incentives (increased neighborhood commercial, opportunities for current commuter to become county homeowners, etc) and disincentives (dramatically increased traffic and parking fines).

Housekeeping issue. In the current draft, there are a couple of places where pathways, parks and roads are linked a a form of "public or semi-public" use. In general, I think roads should not be connected to pathways or parks in the language of the plan. Roads are used differently and create a different set of problems that either pathways or parks and I think it confuses matters to ever lump them in the same category.

4. Open Space / Wildlife
Avoid the "golf course as open space" approach we have seen too much of here. Or, require such lawn development to emphasize wildlife over whacking balls around. This would mean no sirens to scare the geese away, no toxic pesticides or herbicides, all-native landscaping and more.

As I see it, "golf course as open space," although it may provide some habitat, has a much greater negative impact on community character.

I strongly support the emphasis on the Flat Creek corridor as the critical area for habitat preservation efforts.

5. Other
Has there been consideration of a rate-of-growth cap so that impacts of development can be studied and measured incrementally?

Alex Norton

Subject: comp plan

I am writing to express my opposition to the Comp plan as it being re-written. It is flawed,and taking us in the wrong direction. My major concerns are as follows:

The publics top concerns were shown to be wildlife and controlling growth. While the prose in the draft seems to reflect this,the land use maps seem to bear no resemblance to the prose.All I see is growth;with South Parks scenic values,wildlife,and rural character decimated.I feel only a small portion of this area should be upzoned-perhaps 1/4 mile south of High School Rd.The rest should be left rural.

Planning for 7,000 new homes hardly seems to reflect public opinion as I have heard it at various meetings.Why don't you plan for 500,and then assess its effect at build out.Grow slow-grow smart.

South Park needs no new commercial areas-town is big enough to service shopping needs.

If certain growth is deemed important by the public,it should be distributed evenly throughout the county. This is a fairness issue. The idea that growth will be reduced in wealthy areas and deposited in South Park is unfair.

I'm reading between the lines here(as specifics are sorely lacking),but it seems the plan is based on large numbers of subsidized houses.The public indicated that it was unwilling to spend any tax dollars on this pursuit-this amount has already been overspent.The cost of housing workers should not be a public expense. Business profits are privatized-the cost of attracting and retaining workers should not be a public expense. Please do not repeat the Teton Meadows debacle.

The public also indicated an unwillingness to spend any tax money to widen roads-particularly South Park Loop Rd-please plan any growth with this in mind. This is one of the most beautiful roads in the country-please do not destroy it by widening it. It is fine as it is.

Please stop all the social engineering in the name of community character-if people in the Pines want a gate,let them have a gate. If people in Rafter J don't want connectivity (we don't), don't force it on us. You would never require connectivity through Teton Pines.

It seems like the plan is being written by developers and large landowners-I feel the public should guide the plan. As it seems to be progressing,the plan only adds to the growth and sprawl that people are tired of.Millions of square feet of new commercial space is like throwing gas on a fire-only making our problems worse.

In summary,I feel the Plan adds to our problems-it solves nothing. Please reevaluate and change the preferred alternative to address the publics concerns.You will have to look no further than Letters to the Editor in the paper to assess the publics opinion on this revision of the Comprehensive Plan. PLEASE LISTEN.

Sincerely,

Art Greger
1935 Homestead Dr

Jackson WY

Alex Norton

Subject: Comments on Draft Comp Plan

Dear Commissioners et al.:

Like many of your constituents, we have been very disappointed in both the process and the content of the Plan. From the standpoint of South Park where we live, the disappointment stems from the disconnect between the promise that the Plan was supposed to reflect the community's values, and the actual content of the Plan. The community has made it abundantly clear that it is opposed to high density development in South Park--in the Survey, in the response to the Draft Plan, and in the overwhelming opposition to Teton Meadows. Yet the Plan continues to designate South Park as the dumping ground for growth in the county. It is hard to see where this is coming from, except as a means to accomodate the interests of developers.

From the standpoint of the Valley as a whole (including the Town of Jackson, an integral part of it) the disappointment is that the Plan does not emphasize, or really incorporate, the qualities that make Jackson so incredibly beautiful and unique, and the passion that the community has to protect those qualities. Perhaps this results from the choice of an out-of-town consultant to prepare the Plan. Because the Valley is such a special place, it deserves to have a Plan that isn't a standard planning document with a laundry list of goals and objectives (or Themes and Principles), but one that stresses the critical importance of those special qualities, and measures to save them. The focus should be on preservation rather than growth accomodation. Jackson Hole is simply too unique and too valuable to be sacrificed to development. There is no mandate that requires the Valley to grow. Many communities have successfully restricted growth in order to protect the environment.

Some specific suggestions for goals or principles include:

--Include an overriding goal that the most important objective is to preserve the existing character of the Valley. In particular, maintain existing open spaces and scenic views; protect the wildlife habitat and avoid harming the Greater Yellowstone Ecosystem; preserve the sense of rural, ranching feel of the landscape; and preserve the Western character and low-key scale of the Town's buildings.

--Preserve the large open areas surrounding Town, to set it off as the heart of the Valley and to avoid sprawl.

--Do not designate South Park as a development node. It has never been a "node." It is a single-family and ranch/farm neighborhood, a wildlife habitat, and a scenic southern gateway to Town. Recognize the value of South Park as such a neighborhood with wildlife habitat, significant open space, scenic value.

--Require that all large resort, hotel and commercial developments provide housing for all their employees (except for top management) on site or within walking distance.

--Require that no new upzonings or density-bonus rezonings be allowed unless and until the infrastructure to support such development is in place.

--Specify that creative approaches for providing workforce/affordable housing should be found; and that any such housing shall be consistent in design and density with the neighborhoods where it is located.

--Incorporate design guidelines or requirements to ensure that new construction in Town be compatible with the Western, human-scale qualities of the older buildings.

--Eliminate the target growth increase of 7000 new units and 1.9 million sq.ft. of commercial development. Clarify that "manage growth responsibly" does not mean accomodating growth, but rather, protecting and enhancing the Valley's special characteristics.

With regard to the planning process, it seems too rushed. The process is supposed to reflect public input and wishes, yet public comment is being limited to making specific modifications to a voluminous, already "preferred alternative." The Plan was released in June, and comments are apparently not to be accepted after July. Speed and efficiency are good things, but this Plan will determine the future of the Valley probably forever, and it is critical that we get it right. At the very least, a second draft incorporating the responses should be resubmitted for public review.

Thank you for your consideration.

Julia and Marv Heileson

Alex Norton

Subject: comp plan ideas

Greetings from a "South Park Neighbor" -

I call myself one having lived at my current location for the past 12 years, with the previous 18+ years all over the valley, but never actually in town. I'm hoping you will have the time to read this, and I will keep it short.

Having just read the JHN&G for this week, I think it's critical that you read Karen Langenberg's excellent guest shot. She has done a terrific job of articulating what I would have a hard time improving. I also refer you to Jonathan Schecter's column. I hope you will agree that more public meetings are needed, (no more "sticky notes!") to discuss all the issues involved with fomulating a final comp plan that actually does take into consideration what THE PEOPLE want, not just the planners who seem to have different agendas. I urge you all to incorporate Kristy Bruner's suggested language, and concept changes AS SUBMITTED.

I also would like to see South Park "plans" changed to leaving the central and southern portions as rural, and no residential commercial. It always seems that South Park is being chosen, not by THE PEOPLE, but by THE PLANNERS, as THE PLACE to put all the density that some folks feel we need. Buildout of this beautiful valley is not what anyone would want, but it always seems to end up on the table. Consistently, we as citizens express our wishes to leave wildlife corridors in place in central and southern South Park, yet Clarion and others continually try to "zone it up", significantly.

Imagine cruising up from the Hoback Canyon for the first time, having never been to Jackson Hole, and seeing nothing but houses and humans for the whole way into town. That's what it will look like if South Park gets upzoned, not to mention the gridlock traffic that will accompany it.

I encourage all of you, town and county, elected and appointed - Do the right thing, and don't trash this place in the name of "growth" and "economics". It will be the equivalent of killing the golden goose.

I thank you all for taking the time to read this and everyone elses's comments, thoughts and ideas, and for your service to this community.

Sincerely,

Kim McGregor

Jackson/Teton County - Draft Themes and Policies - Comments

General Comments

(For paper version: This comment form is also available on-line (www.jacksontetonplan.com) with unlimited room to write comments.) To answer these questions, please review the document entitled "Draft Plan Themes and Policies." (June 1, 2008)

The following information is optional.

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Do you have general comments about the Plan Themes and Policies document?

(•) Yes ( ) No

Please provide your comments here:

This "plan" must, first and foremost, honor, respect, and implement the values expressed by the community and uniquely inherent in this ecosystem : namely,
-----Include in the mission and vision statements of the "plan", the priority values expressed by the community for protecting wildlife and natural resources as first and foremost.
-----Provide specific measures for protecting wildlife and wildlife habitat: also, annimals, plants, scenic vistas, open lands, aquifers, watersheds, etc. These values should be first and foremost in every decision reflected in this "plan". Demand and use independent, expert data on wildlife and wildlife habitat, and how it is impacted by population, development, highways, infrastructure and other. Prepare detailed Natural Resource Overlays to support wildlife and natural resource values.
-----Limit population "build-out": to a conservative cap ie 15% or a maximum of 25,000 population so as to minimize impact on "wildlife" and other natural resource values.
-----Limit "rate of growth": to a conservative annual rate ie 1% per year, to allow for absorbtion and adjustment.
-----Require that employers be responsible for housing for their employees. To the extent that there

Do you have comments about the "Guide to the Plan Update" or "Linking Themes/Sustainability" Chapters? (pages 6 to 14)?

(•) Yes ( ) No

Please provide your comments here:

Simplify, provide detail and data to support and implement, be specific, show consequences and outcomes.

Jackson/Teton County - Draft Themes and Policies - Comments

Theme 1: Promote Stewardship of Wildlife Habitat...

Do you agree with the "Statement of Ideal" for Theme 1, which states: "Maintain viable populations of native species ("species of concern") and preserve scenic vistas, and use resources in the most efficient way possible"?

(●) Generally agree ( ) Neutral ( ) Generally disagree

Please provide comments here:

Too general, needs to be more specific, supported with expert data from independent wildlife biologists. For example, what is a "viable populations"? What does "maintain" mean?

Do you agree with the Principles and Policies for Theme 1: "Promote Stewardship of Wildlife Habitat and other Environmentally Sensitive Areas and Resources"? (Note: Please review pages 15 to 23 to provide your feedback.)

	Generally agree	Neutral	Generally disagree
Pr 1.1--Wildlife habitat, natural systems	●	○	○
Pr 1.2--Watersheds, streams, rivers, wetlands	●	○	○
Pr 1.3--Clean water	●	○	○
Pr 1.4--Scenic and dark night skies	●	○	○
Pr 1.5--Hillsides	●	○	○
Pr 1.6--Air quality	●	○	○
Pr 1.7--Restricted development in hazard areas	●	○	○
Pr 1.8--Agricultural resources	●	○	○
Pr 1.9--Public access to public lands	●	○	○
Pr 1.10--Sustinable use of resources	●	○	○
Pr 1.11--Energy efficiency/reduce greenhouse gases	●	○	○

Please provide your comments about Theme 1 here. (Note: Reference specific principle and policy numbers where possible or suggest new principles/policies.)

Re: Pr 1.1, Wildlife Habitat, be specific as to species, habitat, impacts, consquences of population growth levels and development.
Re: Pr1.2 and Pr 1.3, Watersheds, Clean Water, define water resources, locations, condition, potential impacts of growth
Re: Pr 1.6, Air Quality, provide data and monitoring.

Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 1? (pages 24 to 27)

(●) Yes ( ) No

Please provide your commments here:

Please be concise and specific, with detail as to the impacts.

Jackson/Teton County - Draft Themes and Policies - Comments

Theme 2: Manage Growth Responsibly

Do you agree with the "Statement of Ideal" for Theme 2, which states: "Use lands in a way that meets needs of residents and visitors, while allowing for viable populations of all native species and the preservation of scenic vistas. Limit growth to that specified by this Plan--directing most new growth into the town and communities."

(●) Generally agree ( ) Neutral ( ) Generally disagree

Please provide your comments here:

The needs of residents and visitors is for protecting and preserving wildlife, natural resourses including scenic vistas, access to wildlife viewing, preservation and enhancement of the natural ecosystem of this valley.

Do you agree with the Principles and Policies for Theme 2: "Manage Growth Responsibily"? (Note: Please review pages 28 to 36 to provide your feedback.)

	Generally agree	Neutral	Generally disagre
Pr 2.1--Predictable development and conservation pattern	●	○	○
Pr 2.2--Town of Jackson/mixed-use centers appropriate locations for town-level development	●	○	○
Pr 2.3--Preserve and enhance communities	●	○	○
Pr 2.4--Civic spaces/social functions	○	●	○
Pr 2.5--Historic structures and sites	●	○	○
Pr 2.6--Current level of service	○	●	○
Pr 2.7--Intergovernmental coordination--growth management	●	○	○

Please provide your comments about Theme 2 here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)

Pr 2.1, define "predictable development and conservation pattern"---needs data, detail, impacts.
Pr 2.2, "mixed use" zoning should be eliminated from this "plan"
Pr 2.7, the Town of Jackson and Teton County should coordinate a committment to put a conservative cap on total incremental growth, say 15% and an annual growth rate of 1% per year on population growth.

Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 2? (pages 37 to 38)

(●) Yes ( ) No

Please provide your comments here

Provide detail, data, specific, outcomes, impacts. All plan actions should be based on the values of protection wildlife and natural resources.

Jackson/Teton County - Draft Themes and Policies - Comments

Theme 3: Develop a Comprehensive, Integrated Transporation Strategy

Do you agree with the "Statement of Ideal" for Theme 3, which states, "Allow residents and visitors to travel safely, efficiently, and economically, shifting away from auto-dependence and increasing choices and opportunities for transit use, walking, and bicycling. The transportation system allows for viable populations of native species, the preservation of scenic vistas, and safe, unimpeded movement of wildlife"?

(●) Generally agree ( ) Neutral ( ) Generally disagree

Please provide your comments here:

do not increase present road systems, including no additional lanes as such would negatively impact wildlife.
do not add a "north bridge", no addition construction of pathways in GTNP after summer of 2008.
reduce highway speed limits. use "round abouts" at intersections, promote public transit.
impacts on wildlife should be considered in all aspects

Do you agree with the Principles and Policies for Theme 3: "Develop a Comprehensive, integrated Transportation Strategy"? (Note: Please review pages 39 to 45 to provide your feedback.)

	Generally agree	Neutral	Generally disagre
Pr 3.1--Coordinated land use and transportation planning	●	○	○
Pr 3.2--Multi-modal transportation system	●	○	○
Pr 3.3--Consistent funding mechanism	●	○	○
Pr 3.4--Safe and interconnected roadway network/balanced with community goals	●	○	○

Please provide your comments about Theme 3 here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)

Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 3? (pages 45 to 46)

( ) Yes (●) No

Please provide your comments here:

Jackson/Teton County - Draft Themes and Policies - Comments

Theme 4: Uphold Jackson as "Heart of the Region"

Do you agree with the "Statement of Ideal" for Theme 4, which states: "Residents and visitors will continue to rely on Jackson as the center of the region and primary location for jobs, housing, shopping, educational, and cultural and arts activities"?

(●) Generally agree ( ) Neutral ( ) Generally disagree

Please provide your comments here:

Do careful planning with cautious development approvals, conservation caps on total build-out and annual growth rate. Develop a vision of what it is that makes "town" appealing and functual, defined and managed. uncontrolled, rampart growth without plan could/will destroy what is valuable to residents and visitors.

Do you agree with the Principles and Policies for Theme 4: "Uphold Jackson as 'Heart of the Region'"? (Note: Please review pages 47 to 53 to provide your feedback.)

	Generally agree	Neutral	Generally disgree
Pr 4.1--Town of Jackson as population center of the region	(●)	( )	( )
Pr 4.2--Jackson as civic and cultural heart	(●)	( )	( )
Pr 4.3--Vital retail/mixed-use core in Jackson	(●)	( )	( )
Pr 4.4--Healthy neighborhoods	(●)	( )	( )
Pr 4.5--Vibrant, attractive public places	(●)	( )	( )
Pr 4.6--Town transportation network w/ accessibility and choices	(●)	( )	( )

Please provide your comments about Theme 4 here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)

Pr 4.3 eliminate "mixe use" zoning.

Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 4? (pages 53 to 54)

( ) Yes (●) No

Please provide your comments here:

Jackson/Teton County - Draft Themes and Policies - Comments

Theme 5: Meet Our Community's Diverse Housing Needs"

Do you agree with the "Statement of Ideal" for Theme 5, which states: "Meet the housing needs of at least 65% of our community's workforce in Teton County, Wyoming"?

○ Generally agree ○ Neutral ◉ Generally disagree

Please provide your comments here:

Housing for public "essential" employees who provide services such as education, safety, health, fire protection, etc could be provided at some reasonable percentage of employees, with a possible subsidy below market rate on a rental basis only and subject to employment in defined "essential" services.
Housing for private business employees should be the entire responsibility of the employer or the employee.
Planning could require that new and existing private employers have specific plans for employee housing.

Do you agree with the Principles and Policies for Theme 5: "Meet Our Community's Diverse Housing Needs"? (Note: Please review pages 55 to 62 to provide your feedback.)

	Generally agree	Neutral	Generally disagre
Pr 5.1--Maintain community's middle class and stable resident workforce	○	◉	○
Pr 5.2--Quantitative goal for maintaining 65% of resident workforce	○	◉	○
Pr 5.3--Comprehensive housing approach	○	◉	○
Pr 5.4--Workforce housing as part of redevelopment and infill	○	◉	○
Pr 5.5--Predictability about locations/process	○	◉	○
Pr 5.6--Diversity of neighborhoods and housing types	○	◉	○

Please provide your comments here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)

Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 5? (page 62)

○ Yes ◉ No

Please provide your comments here:

Jackson/Teton County - Draft Themes and Policies - Comments

Theme 6: Provide for a Diverse and Balanced Community and Economy

Do you agree with the "Statement of Ideal" for Theme 6, which states: "The region will balance its commercial, resort, and housing growth, and limit commercial growth that creates additional housing demand to allow for continued viable populations of species. It will actively support viable local business and support efforts to sustain an agricultural economy."

○ Generally agree ◉ Neutral ○ Generally disagree

Please provide your comments here:

Conservation, maintaining or increasing our present wildlife populations and diversity, open spaces, scenic vistas, are the unique driving forces of our quality of life and our economy. Everything else we do as a community in our planning and human behavior must give these values the first prioriy and consideration. Wildlife and conservation should be our centerpiece for all planning.

Do you agree with the Principles and Policies for Theme 6: "Provide for a Diverse and Balanced Community and Economy"? (Note: Please review pages 63 to 68 to provide your feedback.)

	Generally agree	Neutral	Generally disagre
Pr 6.1--Jackson and Teton County as community first and resort second	○	◉	○
Pr 6.2--Balanced economic development with workforce housing and community needs	○	◉	○
Pr 6.3--Diverse economic sectors	○	◉	○

Please provide your comments here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)

Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 6? (page 68)

○ Yes ◉ No

Please provide your comments here:

Jackson/Teton County - Draft Themes and Policies - Comments

Theme 7: Provide Efficient and Quality Community Faciliteis and Infrastruc...

Note: The principles and policies are incomplete for this theme. Please provide your general comments. You will have opportunities to review draft policies later in the summer.

Do you agree with the "Statement of Ideal" for Theme 7, which states: "Residents will receive all services the community deems appropriate, delivered at the right time and without waste, in a safe atmosphere. Jackson Hole will be a community with widely-recognized year-round arts, learning, and cultural activities."

○ Generally agree ◉ Neutral ○ Generally disagree

Please provide your comments here:

The community should provide services and amenities that the residents deem desirable, necessary and appropriate. The community has a vested responsibility to deliver such services and amenties efficiently, safely and timely. The residents in this discussion are the customers. Quality, service and price are incumbent on the community to be provided as needed and desired by the residents of this community.

Do you have other general comments about services, facilities, and infrastructure that you would like to see incorporated into the principles and policies of this theme?

○ Yes ◉ No

Please provide your comments here:

Alex Norton

Subject: Comp. Plan update comments

Dear Commissioners, Council members & Staff:

Please accept these comments for your consideration in your review of the Plan update.

We believe that the proposed densities in the outlying portions of the County are too large. The resultant increases in traffic and congestion and the impacts on the quality of life for people living in existing neighborhoods, for wildlife and other environmental concerns are too great a cost to pay to achieve affordable housing goals. Densities should be highest in and adjacent to the Town of Jackson and in and adjacent to existing dense neighborhoods in Wilson, the Aspens and Teton Village.
"Town as Heart", concepts make good sense. Land immediately south of High School Road and adjacent to the schools should be allowed to develop at Cottonwood densities or greater to create affordable housing. This would have the least impact on traffic, congestion and existing neighborhoods.
Our roads seem to be unable to effectively carry our current traffic.

Land currently zoned rural should not be developed with greater density than neighboring subdivisions or parcels. The current regulations requiring a percentage of onsite affordable housing for new developments and/or employees seems to be an equitable way to provide the diversity the County should have. Densities can always be increased in the future if need be. They can will never be decreased once developed. Please do not try to solve all our problems at once with Urban Solutions. Incentives for developers to build affordable housing and apartment or other rental properties in areas appropriate for such densities should be explored.

Thank you for the opportunity to comment on your considerations.

Sincerely

John & Joyce Batson

Jackson/Teton County - Draft Themes and Policies - Comments

General Comments

(For paper version: This comment form is also available on-line (www.jacksontetonplan.com), with unlimited room to write comments.) To answer these questions, please review the document entitled "Draft Plan Themes and Policies." (June 1, 2008)

The following information is optional.

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Country:

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Do you have general comments about the Plan Themes and Policies document?

(•) Yes ( ) No

Please provide your comments here:

I realize all the themes will have to work together, but during public comment theme 1 was the overwhelming most important ideal and thus should be weighted. Without strictly adhering to theme 1 we will be just "Anytown, USA".

Do you have comments about the "Guide to the Plan Update" or "Linking Themes/Sustainability" Chapters? (pages 6 to 14)?

(•) Yes ( ) No

Please provide your comments here:

Theme 1 is going to have to trump some of the other themes; i.e. limit growth and build out population.

Jackson/Teton County - Draft Themes and Policies - Comments

Theme 1: Promote Stewardship of Wildlife Habitat...

Do you agree with the "Statement of Ideal" for Theme 1, which states: "Maintain viable populations of native species ("species of concern") and preserve scenic vistas, and use resources in the most efficient way possible"?

(●) Generally agree ( ) Neutral ( ) Generally disagree

Please provide comments here:

We have something very special here in the valley with all our natural wonders, and protecting them at all costs should be our number one priority above all others.

Do you agree with the Principles and Policies for Theme 1: "Promote Stewardship of Wildlife Habitat and other Environmentally Sensitive Areas and Resources"? (Note: Please review pages 15 to 23 to provide your feedback.)

	Generally agree	Neutral	Generally disagree
Pr 1.1--Wildlife habitat, natural systems	●	○	○
Pr 1.2--Watersheds, streams, rivers, wetlands	●	○	○
Pr 1.3--Clean water	●	○	○
Pr 1.4--Scenic and dark night skies	●	○	○
Pr 1.5--Hillsides	●	○	○
Pr 1.6--Air quality	●	○	○
Pr 1.7--Restricted development in hazard areas	●	○	○
Pr 1.8--Agricultural resources	●	○	○
Pr 1.9--Public access to public lands	●	○	○
Pr 1.10--Sustinable use of resources	●	○	○
Pr 1.11--Energy efficiency/reduce greenhouse gases	●	○	○

Please provide your comments about Theme 1 here. (Note: Reference specific principle and policy numbers where possible or suggest new principles/policies.)

Limit or eliminate any variance process that allows any development in sensitive areas. Principal 1.1: Limit maximum dwelling size to something more in the neighborhood of 4000 square feet. Anything larger should be saddled with a carbon footprint tax that stings. Don't allow anymore driveway, walkway and patio snowmelt systems. Don't allow landscape schemes that tax older community water systems.

Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 1? (pages 24 to 27)

( ) Yes (●) No

Please provide your commments here:

Jackson/Teton County - Draft Themes and Policies - Comments

Theme 2: Manage Growth Responsibly

Do you agree with the "Statement of Ideal" for Theme 2, which states: "Use lands in a way that meets needs of residents and visitors, while allowing for viable populations of all native species and the preservation of scenic vistas. Limit growth to that specified by this Plan--directing most new growth into the town and communities."

(●) Generally agree ( ) Neutral ( ) Generally disagree

Please provide your comments here:

A very basic guiding principal of theme 2 has to be a realistic build out number that includes workforce and affordable housing requirements. All planning to manage growth, transportation, housing needs, economy, facilities and infrastructure will hinge on this number or range of numbers. To plan without it is fruitless.

Do you agree with the Principles and Policies for Theme 2: "Manage Growth Responsibily"? (Note: Please review pages 28 to 36 to provide your feedback.)

	Generally agree	Neutral	Generally disagree
Pr 2.1--Predictable development and conservation pattern	●	○	○
Pr 2.2--Town of Jackson/mixed-use centers appropriate locations for town-level development	●	○	○
Pr 2.3--Preserve and enhance communities	●	○	○
Pr 2.4--Civic spaces/social functions	○	●	○
Pr 2.5--Historic structures and sites	●	○	○
Pr 2.6--Current level of service	○	●	○
Pr 2.7--Intergovernmental coordination--growth management	●	○	○

Please provide your comments about Theme 2 here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)

Principle 2.1: Variances make predictability in development difficult. Make the variance process very stringent and difficult. Do not cater to the developers and special interest groups.

Principle 2.4: "Well designed public spaces" should not have to be replaced after 20 years. If we can't build them to last, don't build them.

Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 2? (pages 37 to 38)

(●) Yes ( ) No

Please provide your comments here

Make sure new development pays their fair share.

Theme 3: Develop a Comprehensive, Integrated Transporation Strategy

Do you agree with the "Statement of Ideal" for Theme 3, which states, "Allow residents and visitors to travel safely, efficiently, and economically, shifting away from auto-dependence and increasing choices and opportunities for transit use, walking, and bicycling. The transportation system allows for viable populations of native species, the preservation of scenic vistas, and safe, unimpeded movement of wildlife"?

(●) Generally agree ( ) Neutral ( ) Generally disagree

Please provide your comments here:

While i would like to see less auto dependance, we need to take a serious look at our roads in and West of Jackson. More growth will just add to an already worsening situation.

Do you agree with the Principles and Policies for Theme 3: "Develop a Comprehensive, integrated Transportation Strategy"? (Note: Please review pages 39 to 45 to provide your feedback.)

	Generally agree	Neutral	Generally disagree
Pr 3.1--Coordinated land use and transportation planning	●	○	○
Pr 3.2--Multi-modal transportation system	●	○	○
Pr 3.3--Consistent funding mechanism	●	○	○
Pr 3.4--Safe and interconnected roadway network/balanced with community goals	●	○	○

Please provide your comments about Theme 3 here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)

Principle 3.2 is of utmost importance to the whole plan.

Policy 3.4d: Is level D enough?

Policy 3.4e: Would love to see some wildlife friendly crossings

Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 3? (pages 45 to 46)

( ) Yes (●) No

Please provide your comments here:

Theme 4: Uphold Jackson as "Heart of the Region"

Do you agree with the "Statement of Ideal" for Theme 4, which states: "Residents and visitors will continue to rely on Jackson as the center of the region and primary location for jobs, housing, shopping, educational, and cultural and arts activities"?

○ Generally agree ◉ Neutral ○ Generally disagree

Please provide your comments here:

Do you agree with the Principles and Policies for Theme 4: "Uphold Jackson as 'Heart of the Region'"? (Note: Please review pages 47 to 53 to provide your feedback.)

	Generally agree	Neutral	Generally disgree
Pr 4.1--Town of Jackson as population center of the region	◉	○	○
Pr 4.2--Jackson as civic and cultural heart	◉	○	○
Pr 4.3--Vital retail/mixed-use core in Jackson	○	◉	○
Pr 4.4--Healthy neighborhoods	◉	○	○
Pr 4.5--Vibrant, attractive public places	○	◉	○
Pr 4.6--Town transportation network w/ accessibility and choices	◉	○	○

Please provide your comments about Theme 4 here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)

Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 4? (pages 53 to 54)

○ Yes ◉ No

Please provide your comments here:

Theme 5: Meet Our Community's Diverse Housing Needs"

Do you agree with the "Statement of Ideal" for Theme 5, which states: "Meet the housing needs of at least 65% of our community's workforce in Teton County, Wyoming"?

○ Generally agree ◉ Neutral ○ Generally disagree

Please provide your comments here:

Who came up with 65% As our real estate values continue to increase and we approach our eventual build out (which will happen because our land is finite), 65% may or may not be realistic. Alpine, WY and Teton County, ID will be even more important in our planning than they are now.

Do you agree with the Principles and Policies for Theme 5: "Meet Our Community's Diverse Housing Needs"? (Note: Please review pages 55 to 62 to provide your feedback.)

	Generally agree	Neutral	Generally disagree
Pr 5.1--Maintain community's middle class and stable resident workforce	◉	○	○
Pr 5.2--Quantitative goal for maintaining 65% of resident workforce	○	◉	○
Pr 5.3--Comprehensive housing approach	○	◉	○
Pr 5.4--Workforce housing as part of redevelopment and infill	◉	○	○
Pr 5.5--Predictability about locations/process	○	◉	○
Pr 5.6--Diversity of neighborhoods and housing types	◉	○	○

Please provide your comments here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)

Principal 5.1: Workforce housing needs to be weighted towards rental housing. Not everyone can or wants to own a deed restricted home in Jackson.

Policy 5.3c: Needs to include both deed restricted an rental housing.
Policy 5.3d: Defining the word "appropriate: will be important.

Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 5? (page 62)

◉ Yes ○ No

Please provide your comments here:

The public (i.e. government agencies) should not be in the land banking business. Period!

Theme 6: Provide for a Diverse and Balanced Community and Economy

Do you agree with the "Statement of Ideal" for Theme 6, which states: "The region will balance its commercial, resort, and housing growth, and limit commercial growth that creates additional housing demand to allow for continued viable populations of species. It will actively support viable local business and support efforts to sustain an agricultural economy."

(●) Generally agree ( ) Neutral ( ) Generally disagree

Please provide your comments here:

I generally agree with the statement of ideal as long as it in no way trumps theme #1. I strongly believe that outdoor recreation and tourism will continue to be our economic backbone.

Do you agree with the Principles and Policies for Theme 6: "Provide for a Diverse and Balanced Community and Economy"? (Note: Please review pages 63 to 68 to provide your feedback.)

	Generally agree	Neutral	Generally disagree
Pr 6.1--Jackson and Teton County as community first and resort second	( )	(●)	( )
Pr 6.2--Balanced economic development with workforce housing and community needs	(●)	( )	( )
Pr 6.3--Diverse economic sectors	(●)	( )	( )

Please provide your comments here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)

Policy 6.1d &e: I am opposed to subsidies for businesses. We are already starting to sudsidize their worker's housing, so lets have a little more faith in the free market system.

Principle 6.2: Take a very hard line on approving any more new commercial development areas. CD feeds the fire. Make the commercial development projects pay dearly (100%) mitigation rates for workforce housing.

Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 6? (page 68)

( ) Yes (●) No

Please provide your comments here:

Theme 7: Provide Efficient and Quality Community Faciliteis and Infrastruc...

Note: The principles and policies are incomplete for this theme. Please provide your general comments. You will have opportunities to review draft policies later in the summer.

Do you agree with the "Statement of Ideal" for Theme 7, which states: "Residents will receive all services the community deems appropriate, delivered at the right time and without waste, in a safe atmosphere. Jackson Hole will be a community with widely-recognized year-round arts, learning, and cultural activities."

○ Generally agree ◉ Neutral ○ Generally disagree

Please provide your comments here:

LOS is hard to place a value on. Especially on parks, recreational facilities and cultural/arts centers. A lot of us moved here for our world class national parks, wildlife and outdoor recreation opportunities and don't see the need for all these public amenities/facilities.

Do you have other general comments about services, facilities, and infrastructure that you would like to see incorporated into the principles and policies of this theme?

◉ Yes ○ No

Please provide your comments here:

Once again, any public facilities shall be of high quality and built to last.

Alex Norton

Subject: comprehensive plan

Ladies and Gentlemen,

Here the 11th hour has arrived and I only now share my comments with you. As the deadline is today and it is not yet 5 o'clock, I am assuming that my ruminations will be included in the public record.

I am primarily at this point in time concerned that there is an unrealistic push to get this new plan railroaded through the channels that exist. The draft plan as it exists needs significant modifications before it is remotely ready to be voted on. Troubling to me is the sense that the draft did not honor the voices in the community that spoke to the values of wildlife, of less development rather than more, to less development in South Park rather than more, to less people rather than more.

Having attended the most recent meeting in South Park, I was completely offended by the unfortunate tone that was set not by the citizens who took the time out to make it to that meeting but by the planning director who was so bull-headed and arrogant to think that it was his way or the highway. Were it not for Ben Ellis and Leland Christensen standing up to try to calm the waters, who knows where that meeting would have headed. Those people who spoke at that meeting spoke because they care about living in this valley and this community. Who is not wise enough to know that there is a tremendous amount to learn from public discourse, something that this community has been provided little opportunity to engage in. I went along with the sticky notes because that was what they wanted but did I find that an effective way of communicating? Absolutely not! Jeff and Alex had a tremendous opportunity to hear from the residents of South Park and to have dialogue that could affect the new Comprehensive Plan in positive ways but they completely missed their opportunity by being tied to their own ideas of how they wanted the evening to run. In the future, and I certainly hope there will be future opportunities for public comment, there should be a secretary taking notes, just as there is at every Teton County planning and commission and the Town of Jackson meeting . I shudder at the thought of the next time for public comment being when I find myself before standing before the planning commissioners and staff as they are deciding on how they will vote.

I applaud the effort that the Jackson Hole Conservation Alliance put into commenting on the draft plan. I echo many of the sentiments and comments that were included in their executive summary. It was not long ago, as many of you remember, that they were called the Jackson Hole Alliance for Responsible Planning. I respect them as an organization that looks out for the best interests of this community, especially in regards to a comprehensive plan that addresses the importance of stewardship of wildlife and other sensitive natural resources. As you all must recall, this is what the citizens of Jackson Hole said was their highest priority in their limited opportunity to engage in the comprehensive plan process.

As you all know, my family lives in Rafter J. Just like many residents of South Park, I was dumbfounded at the call for an increase in density to South Park. I am really baffled as to where this came from as it certainly did not come from the comments that were compiled from the meeting at St. John's and in the subsequent surveys on the Comp. plan. After all the effort that went into showing all the things WRONG with putting density into South Park through the whole Teton Meadows application, how is it that the crafters of the Comprehensive Plan could go ahead and call for more? The cynical side of me says that it must have something to do with the fact that Bill Collins, when Teton County Planning Director, was rabidly in favor of putting the densest residential development in the history of Jackson Hole in the Seherr-Thoss Meadows and is now getting his paypack for that failed ill-conceived plan. Density does not belong in South Park. Density belongs in town and close to services. People in South Park have not voiced a desire for light commercial. They have voiced a desire for better public transportation options to get to town for commercial services.

I applaud the work that has gone into this process to date. I just feel as strongly as I can about anything that a whole lot more work needs to go into this before it is any where near the point of being a plan that this community should adopt and call its future. Please continue the dialogue with this community. We deserve better.

Respectfully,

Margaret E. Creel

Alex Norton

Subject: Comments regarding ToJ / TC Comprehensive Plan update

July 31, 2008

Regarding: Town of Jackson / Teton County Comprehensive Plan update

General comments:

NO NEW COMMERCIAL growth. When a current commercial enterprise goes out of business or leaves the area, a mountain-town-friendly commercial business may take its place. The current PMUD tool that is growing like a noxious weed all over this place has turned out to be a bad idea that is turning into a monster. Please kill it now.

As long as the people who move here continue to bring their bad habits with them, they are not welcome. The bad habit I'm especially referring to is the use of a multi-passenger motor vehicle by a single occupant, trip after trip, day after day. This lazy, selfish and thoughtless behavior is probably what made the towns from which they came, miserable and undesirable. Unfortunately, these thoughtless, lazy and selfish qualities are traits that most Americans, including myself, possess and they must be acknowledged and continually subdued. Healthy area residents who are unwilling to use their single occupied, multi-passenger motorized vehicle only as a LAST RESORT to transport themselves in and near this town are a serious hazard to the wildlife, air quality and cause significant noise pollution. We all need to treat this town and its surroundings with the respect they deserve. This place is quickly becoming Anytown USA for no good reason. If all the new people who have moved here, since say 1987 when I moved to the Jackson area, would get to know their neighbors and share a ride, walk or bicycle or use public transportation MOST OF THE TIME, this town would have remained the special place it was in the 1980's. If we are not inconvenienced in our everyday living then we are not doing enough to respect and preserve our town's character, this area's abundant wildlife (so far) and the natural landscape.

For every addition or change on private land presented to you in the town of Jackson or the rest of Teton County, the effects on wildlife must always be taken into consideration and adjustments or denial must be applied if negative impacts to any wildlife are likely.

Comments regarding specific themes:

Obviously, NO more resort zoning or expansion of current resort lands.

Teton County is full. Just open your eyes and see the mile plus long traffic jams (even on Snow King Avenue!) that last for at least 5 hours a day during "rush hour", producing smog, excessive noise pollution and dangerous situations for wildlife, pedestrians and bicyclists. Please don't compare Jackson's traffic with the town(s) from which you came – they probably didn't have the abundant wildlife that we are lucky enough to have here. Compare it to Jackson Hole's traffic fifteen or twenty years ago when light motorized local traffic moved much slower and neighbors and passersby greeted one another.

Pedestrian/bicycle connectivity in the valley should be so great that when people sitting in their automobiles in very long lines at intersections see the easy (and hopefully, legal) movement of walkers and bicyclists, they will leave their SUV's at home and join us in our free flowing travel through town. In 1991, I was able to acquire a mortgage on a house in Jackson on fifth busiest street in town. My housing opportunities were limited by price and because it was necessary that I live in close proximity to most work opportunities and essential commercial businesses such as grocery and hardware stores. I wanted to be able to leave my minivan parked at home most of the time. Maple Way is now the 3rd busiest street in Jackson but thankfully pedestrian/bicycle travel routes are slowly improving. Nevertheless, with the massive increases in local motorized traffic, I'm afraid that most people will not be willing to take the risks involved with traveling on mostly narrow bicycle shoulders with no metal surrounding them giving them a false sense of security. I expect that it will take gasoline price increases to $5 - $7 per gallon to motivate a substantial potion of the local population to find alternative transportation other than the single occupied multi-passenger motor vehicle – or a toll system for locals.

No new commercial in Teton County. Trash the PMUD & PUD-AH – they allow for just about any self-serving, community character destroying and wildlife squelching schemes.

Any commercial **re**development should require at least 75% of it to include permanently affordable workforce housing that would include 50% permanently affordable employee rental units. We need a town of Jackson moratorium on commercial development NOW until the new Comp Plan is complete.

Yes to permanently affordable workforce housing in the towns of Jackson and Wilson and along High School Road, within a **quarter** mile to the south and within ¾ of a mile to the north of High School Road.

NO four story buildings – no Anytown USA. They promote very long-lasting slippery (icy) sidewalks and streets. (I know because I walk around town all winter, every winter.)

As for three story buildings in a **re**development situation - Some well designed three story buildings in some already built **up** areas may be acceptable if the 75%/50% permanently affordable workforce housing requirements are used. Again, tall buildings in a cold climate promote very long-lasting icy sidewalks and streets. (Try walking on the Snow King Avenue sidewalk in front of the **two story** housing units near Flat Creek Drive intersection anytime during the winter months.)

No more upscale (expensive to stay in) hotels. They are vulgar and embarrassing. I would consider agreeing to the replacement of lost visitor campgrounds to be constructed in or near the town of Jackson.

Lot sizes vary greatly in most single-family neighborhoods so it is very relevant to what should be allowed to retain the **current character** of each residential neighborhood.

Does Jackson have a minimum house size requirement? I certainly hope not otherwise this anti-environmental regulation should be added to the Comp Plan update process.

Maximum size of a new house for a family of four should be around 2,000 square feet. Any square footage exceeding this should cost the homeowner big bucks to the town and/or county coffers – the 'excessive consumption' charge to be calculated using each square foot in excess of the applicable size limit.

Streets surrounding the Jackson Town Square should be blocked off to motorized traffic to create a more safe, festive and energizing experience.

Respectfully and Sincerely,

Gail A Fustos

FRANK and MELANIE HESS
P. O. Box 3277
950 Snow King Drive
Jackson, WY 83001

July 31, 2008

ATTN: Jeff
County Planner
Jackson, Wyoming

Via fax 733-4451

RE: proposed comprehensive plan

Dear Jeff:

Virtually everyone in Jackson asserts that they live here because of the wildlife, scenery, and recreation. Wildlife is being pressured by the number of residents and development; but, it is the number of dogs that is the real problem. It is not just loose dogs, but also dogs being walked, and supposedly "under control" by their owners, that exacerbate the problem.

The plan needs to address a "carrying capacity" of dogs with a means of limiting that capacity. The same holds true for the Town and its plan. This issue would no doubt be a political hot potato, but animal control can only do so much, and the sheer number of dogs has to be controlled if wildlife is to survive.

As we live on Snow King Drive, we see the number of loose dogs and the adverse effect on wildlife, or what little remains as a result of being driven away by dogs running loose as well as those being walked without a leash.

By the way, I fully support the excellent job the Planning Staff is doing in taking comment including the "yellow sticky notes" issue. I use them all the time and it really works. Thank you for the chance to comment.

Sincerely,

Frank Hess

Alex Norton

Subject: south park plan

I cannot visualize any scenario, in the current thinking, where the quiet neighborhood of Cottonwood Park will not have a steady background hum of traffic. LA Freeway. Star Valley traffic will be using the short-cut to the Village whether it saves time or not. Stand back and look at a map of the county and see if you can spot the urban sprawl. Visit Denver and Phoenix. What are we improving and at whose expense?

I'm sorry that I was out of town for the South Park July meeting.

Thanks for listening,

Dennis Jesse

Alex Norton

Subject: Comp plan

Sirs,

I have serious concerns about the transparency of this planning process. It appears that somewhere in the dark recesses of the process there is an agenda driving the "preferred alternative", an agenda which does not reflect the desires of the community. When asked why the preferred alternative does not reflect the community's desires, the answer is "planning considerations". And when asked what those are, the answer is "Well, it's complicated." To that I say "B… S…!"

The community has spoken out clearly and at length about our desires for the plan. There isn't a better synopsis of these desires that Karen Langenberg's excellent Guest Shot in this weeks News and Guide. Please read it again.

If you want this plan to be accepted by the community, you'd better either bring it around more closely to what we have asked for, or EXPLAIN WHY NOT!

Thank you,

Bob McGregor

Alex Norton

Subject: Planning for OUR Valley's Future

We want to make a final comment for this period on the future plans for our valley. We can only express again our frustration with the plan of bringing so many more family units and commercial space to our community.

The valley we came here for will be nothing but sprawl if we have the building numbers the planners are offering. Our road system, the schools, the airport, the fire department, all basic infrastructure will have to continue to grow as this huge increase in population and development is brought about. It is as simple as; the more folks you have here, the more sevices you need, the more developemnt you have to have. It is a viscious circle.

The community has overwhelmingly asked that we do not accept this plan.

Wildlife and open spaces are what is most important to keeping our valley what so precious. Please show that YOU value this community and start with a much less dense growth plan, (such as the 2000 units proposed by some) and also, limit how fast the growth can take place. We can learn as we go.

Margaret and Jim McIntyre

Alex Norton

Subject: Comp Plan Update

Dear Board of County Commissioners:

This summer as we sit in traffic and marvel at the level of congestion, or read about the need for a much larger jail, or wonder where that small town warmth and courtesy has gone, do any of us in complete honesty believe that what is happening is good? The county planners foresee allowing the population to double, imagine that traffic on a fine summer day. Does anyone believe we can engineer our roads and shopping areas out of that clustering nightmare? How about our public services, schools and resources? How much can we max out before we've gone too far?

These practical impacts are significant and will effect everyone's quality of life. But even more crucial than this, we have the responsibility to steward this land and its wildlife with great care. An earlier generation recognized the need to stem development north of town and they established GTNP. Without their commitment, we would likely have houses and commercial development from town to Jennie and Jackson Lakes and beyond. TETON COUNTY IS UNIQUE and county planners must not use irrelevant models to project our future. Jackson is not Boulder, or Park City or Portland. If planners don't really understand or appreciate our assets, how can they properly plan for our future?

Please uphold these standards:

1. Highest priority – WILDLIFE (Not just as lip service, ie. raptor platforms in subdivisions, homeowner education re. dogs and wildlife.)

2. Slow and well-controlled growth. (Greatly reduce numbers for new homes. Not 7,000, as planners are stuck on, but 2,500 at most.)

3. Uphold currrent zoning in South Park, no upzones. (Greatly increased density would be devastating for habitat/wildlife in S. Park Feed Grounds, Snake River and surrounding wilderness.)

4. No transfer of density allowances from outlying areas to South Park. (Designate them as no growth areas if appropriate.)

5. End density bonuses for affordable housing for good. (No more neighborhood battles to preserve character.)

6. Send a message to county planners that they need to align with county resident values: conservation first and foremost, all else follows.

Respectfully,

Julie McIntyre

Alex Norton

Subject: Comp Plan Comments

July 31, 2008

To whom it may concern:

Please set up a second round of public meetings with updated future land-use maps, build out numbers and other necessary data that is easily understandable by the public. I would like this along with public comment to be part of the next cycle instead of the revised draft plan going straight to the joint Planning Commission.

I would like a substantial reduction in the build out of new housing units and commercial square footage. I prefer to keep the population of Teton County at 20,000 people. My reasoning for this number is that we start losing our sense of community at the 20,000 person cut off. We will lose what makes Jackson special.

I do not want any upzoning of the South Park area. I would prefer to leave it in its rural character. Also, I do not want a residential commercial zone in southern South Park. Wildlife and wildlife movement, scenic and natural resources are very important to me. I would like to see the current status either improved or kept at current levels.

Preserving wildlife is the public's #1 consideration. Lower the build out numbers and put them in line with the public's desire of preserving wildlife.

Thank you for your time & efforts.

Sincerely,

Jan Momchilovich
Teton County Citizen

Alex Norton

Hello- Thanks for all the hard work you are doing!

Feedback re the Comprehensive Plan.

I read with interest the Angela Langenberg's and Jonathan Schechter's columns (pages 8A and 11C respectively) Jackson Hole News and Guide 7/30/08.

Both authors eloquently summarized our feelings on the current Comp Plan.

In short: Priority One: Preserve the natural environment- attend to the needs of wildlife, watershed, vegetation. Conserve our exceptional eco-system.

Priority Two: Control Human Growth- we support an additional build out of 2,500 units (not 7,000)and a growth rate of not more that 1%

Of that growth ,attention to community character-diversity- work force housing should be carefully considered.

From these two priorities ..." free market housing, commercial development, transportation and all other prospective uses of land will fall into place."

If you truly want a dialogue and public support- simple. direct, unambiguous would be a good place to start. Be Bold. Be Assertive. Honor what we have in Jackson's incredible natural beauty and diversity. Honor Jackson's legacy of preservation. Be proud of your stewardship.

Respectfully submitted, Rick and Marilyn Paul
Rafter J

Alex Norton

Subject: Web comment, no response requested: Where should affordable housing be located? What trade-offs are you willing to accept?

There is no one "right location" for housing in the County. That said the bulk of the effort by the Authority should be in or near the proposed mixed use village proposed in the new planning effort.

Alex Norton

Subject: comp plan

Dear County Commissioners,

I would like to comment on the Comprehensive Plan and encourage you to incorporate all the input from the Community. Stewardship of wildlife, protecting the unparalleled scenery and natural resources are the highest priority. As everyone knows we have the responsibility of protecting this valley for locals, the rest of the country and the world.

Some aspects of the Plan which need to be stronger:

-Habitat connectivity needs to be planned in detail.
-The Natural Resource Overlay needs to be well defined, monitored, and kept from dense development. The plan should take away all the uncertainty about what is allowed in this zone.
-Determine build out and what the outcome will look like.
-Please support the concept of town as heart. Many great examples exist in Europe where population are far greater than here yet they do not have urban sprawl. Cities have clear clean boundaries.
- Hold businesses and developers responsible for providing affordable housing. Too many developers fill their pockets at the expense of community. There have not been strict enough requirements for affordable housing attached to development.
- Wildlife issues in town have not been adequately addressed. Having lived in town and traveled through, I've seen bear, fox, moose, deer, just to name a few. Migration corridors need to be identified and kept open.

The highest priority should be reducing the development footprint. I would hope the topography i.e. rivers, mountains and public lands would limit the potential building of new roads. The mentality in the western U.S. seems to be build, build, build, and widen roads. In contrast the eastern U.S. doesn't double road sizes for the busy season, they choose to retain community character at the expense of traffic. We are experiencing the same phenomenon here and can expect more congestion as we grow.

These comments obviously only touch on some important points of the new plan. The current plan was a great attempt but enforcing it was often too challenging. I hope the new plan will be a better tool in guiding the future protection of this sensational valley.

Sincerely,
Kim Springer

Dear Commissioners, Town Council and Planners,

Thank you for taking on the planning process and for working on the new County Comprehensive Plan.

I do see mentioned in various places in the plan the words sustainability, green building and smart growth. But I do not see these principals guiding the plan or your planning process. In counties and cities around the country and in Canada these principals are at the forefront of the planning process and are written very clearly into comprehensive plans.

Rather than write this plan to facilitate development, this plan should be written to clearly protect and promote the values we hold dear as residents. This is a fragile ecosystem at the gateway to two national treasures. What we do in this next step of planning will affect millions of people around the world for many years into the future.

The principals of sustainability require that we plan in a different way from the past; we cannot simply react to development once it is proposed, but rather we can guide any future development to be truly sustainable.

It is not enough to suggest that buildings should be built green; it is imperative that all future building follow the principals of reducing our carbon footprint. Teton County and the Town of Jackson have made a commitment to 10X10 and that needs to be in the plan.

Please do not wait and tell us that green building and sustainability will be written into the LDRs. If these guiding principals are not clearly written into the plan, they will never be enforced by the LDRs. The planning staff needs to be guided by a set of criteria that each development must meet. These criteria not only protect the wildlife values the residents feel so strongly about, but they also provide for green affordable housing and smart growth where further development could be possible.

The world is changing with skyrocketing fuel costs, construction costs, and the consequences of global warming. I would like to see this plan be proactive, anticipating the different world we will see in our future, rather than reacting to the business as usual way of doing business.

We have a tremendous opportunity to be at the forefront of communities that have addressed growth, building and climate change in a far reaching and intelligent manner. We have the opportunity to preserve a national treasure rather than destroy it piece by piece until it no longer exists.

I strongly urge you to apply the principals of sustainability and ask yourselves what kind of growth and development is truly sustainable within this fragile ecosystem? What type and size of buildings will support a healthy future in Jackson Hole? And what kind of planning process and comprehensive plan will truly support the values that the majority of residents entrusted to you to protect. Please come forward with a plan that is for the

people and species that inhabit this treasured place and not for those who seek to gain short-term benefits that will have a long term cost affecting all of us for many years to come.

Sincerely,

Nancy H. Taylor
Wilson, Wyoming

Theme 1

Before we can assess the development impacts on wildlife in the valley, we have to know where different species of wildlife live. An official study done by biologists needs to be initiated. We can't act effectively until we have knowledge.

We can't put density in southern South Park. The impacts on habitat and rural character of widening the South Park Loop road would be extreme.

Outlying areas in the county do not have the infrastucture to support density.

Theme 2

Put a limit on the amount of development allowed each year. Be strict about this and have definitive guidelines so future commissions are not confused about what is allowed.

Theme 3

Be careful to minimize road expansion. Create more public transportaion and bike paths instead.

Theme 4 Yes!

Theme 5

Provide rentals!!! Make this type of development attractive to landowners

Continue to pursue taxing real estate sales over 1 mil. to support affordable housing.

Theme 6

No more resorts!

Theme 7

As we enter global recession, the key word is addequate, not specialized service. Be fiscally responsible. Don't spend money we don't have. Always be ready for lean times.

Alex Norton

Subject: Comp Plan Update

Dear Board of County Commissioners:

At this late date I would like to weigh in on the Comp plan revision process one more time.

Many residents of this county have expressed that the build- out number should be reduced from what we have heard proposed by planning staff members. I believe we have a duty as stewards of this beautiful place that we should take a "less is more" approach to adding to our present population. Our unique valley cannot sustain itself on many levels: wildlife, scenic corridors, quality of life, and fiscally with a 7000 additional unit scenario. My opinion is something akin to one third that number. I also feel that any proposed growth should occur at a slow and deliberate rate that allows for time to catch up on infrastructural needs.

I feel that south South Park has been unfairly targeted for massive development, and without regard to the importance of the wildlife corridor that has already been pinched by surrounding developments. I think the county fathers have an obligation to sustain our rare gift of abundant and diverse wildlife, and need to hire unbiased biologists to consult on just what is the best course of action, which just might mean that the most important thing to do is to leave this area zoned rural. I do not feel that our planning staff has the qualifications to make prudent decisions on this very important issue, as they appear to have a real pro-growth agenda, that is out of step with the values of valley residents. Please do not upzone south South Park.

As you debate the pros and cons of the revision, remember that there were exceptional people in Jackson Hole's past, like John D. Rockefeller, who chose to preserve, not exploit this valley. Think about the decisions you will make, and how they will affect future generations who will follow long after we are gone. Be exceptional!

Thanks for your time,

Tom Vajda

307 733-1337
cell 307 690-0772
tvajda@wyoming.com

Alex Norton

Subject: Comp Plan

Officials,
Teton county residents were asked to participate in redrawing a Comprehensive Plan for our future.
The plans I have seen are completely out of line. Given the current traffic congestion, crime and total disregard for open space and wildlife, I must say anywhere near 7000 more housing units is ludicrous.
More houses, more highways, more people is NOT the answer. I understand it WILL make a few people very wealthy but it will also maim the most beautiful place in the world. As stewards of this great place
we get only one shot at this DON'T TURN OUR COUNTY INTO GRIDLOCK USA.

Bruce Bolden and Family

Jackson Planning and Zoning Commission 8-1-08
Jackson Wy.

To whom it may concern;

This letter concerns the sale and development of the Leora Robertson Property in Jackson Wy. The six heirs of the Leora Robertson Estate, Dorothy Tyrell, Connie Hatfield, Donna Hatfield, Ella Fillmore, Bobby Robertson and Billy Robertson want to see the property sold and developed for Building Sites or for any other purpose that would suit the property

The heirs thought that this was going to be done with the Von Gontard Family's Interest in the property. However due to Planning and Zoning Regulations and Restrictions this Purchase did not occur.

The family themselves can not afford to develope the Property as it needs to be developed. Therefore a developer needs to Purchase the Property and develope it to the proper level, whether it is done Residential or Commercial.

Three of the heirs do not live in the Jackson Area so therefore they are not interested in owning the Property, their interest is in Selling the Property and getting their inheritance.

It should be noted here, that all six of the Heirs currently own their own homes. Two of them on deeded ground on the Robertson Property in question. Therefore, the building of private family residences of any of the 4 remaining Heirs on the property is not a reality. This is the main reason that the Heirs want to sell the property, also so to speak, get out from under the property.

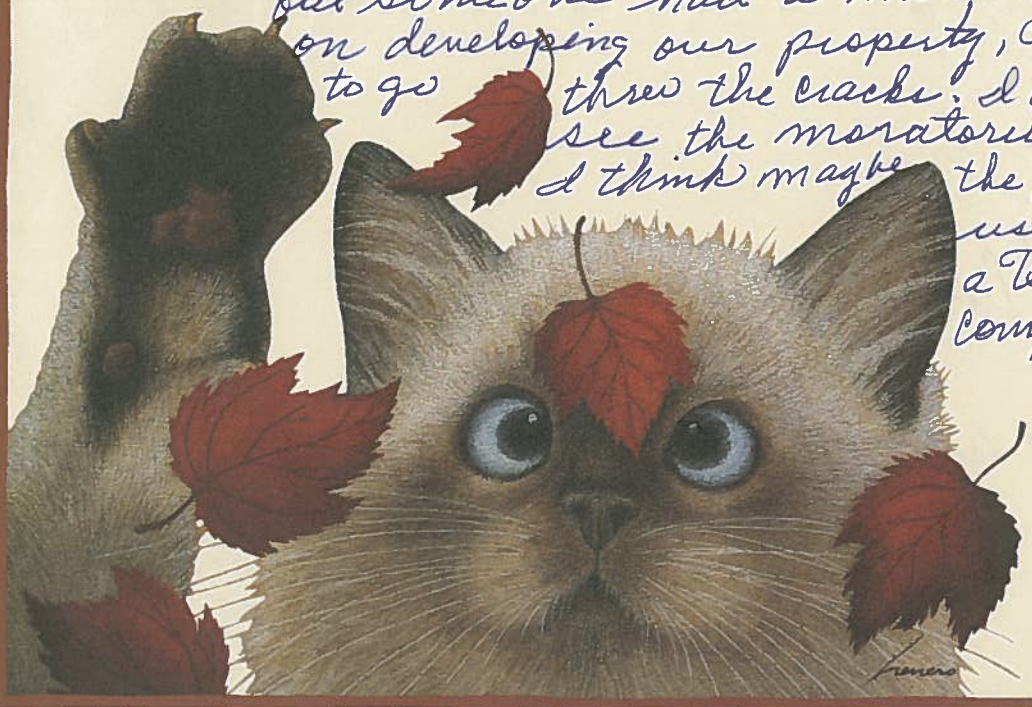
Thank you for your consideration in this matter and allow the sale of the property to go forward.

Jon Fillmore
P.O. Box 151
Albion Id. 83311

Jeff Daugherty
Jackson Planning & Zoning
P.O Box 1727
Jackson, Wyo 83001

To whom it concerns,

To start with I know very little about the zoning process. But I would like to express my opinion on what could be the zoning on my Folk's property South of Jackson located on what is known as Hog Island. Since both my Folks have passed away, we as the decendents would like to be able to sell the property. The property has to be zoned so if a buyer was interested, they could develope the property. We had a purchase offer from MRDN Corp, but someone had a moratorium placed on developing our property, causing the sale to go threw the cracks. I would like to see the moratorium reversed! I think maybe the land could be used for developing a Teton county 4-H complex & rodeo arena.



Thank you
Ella Fillmore
P.O Box 151
Albion, Id
83311

August 1, 2008

Jeff Daugherty
Teton County Planning Department
PO Box 1727
Jackson, Wyoming 83001

Dear Mr. Daugherty:

I have been advised to write to the Planning Department and express what I would like to do with property that I own in Teton County. I am attaching a letter written to the county commissioners that explains who I am and what my feelings are about some of your proposals. At the time I wrote this letter I wasn't aware that the Natural Resource Overlay had "condemned" approximately 20 acres. I think this act was very unfair. I believe they only picked some open area and claimed that it was an elk crossing. Also they never bothered to contact the property owners to advise them what they had done. I believe that is a violation of our constitutional rights. I want that restriction removed!

What would we like to do with our property? This is a trust left to me and five of my siblings. We have decided that the best thing to do is to sell the property as half of us do not live in Teton County and some need money so they can retire. I would like you to have your planning requirements fit in with the surrounding area so that we can sell this property. One house on 35 acres doesn't do that. This area isn't appealing enough for someone to invest what it would cost to buy that much acreage and then build a home. With this restriction and all the other restrictions, we could sell two 35-acre plots. I think that is very limited. We did have this property sold pending approval of the development by the county.

If you have any questions, I can be reached at (719) 395-2537.

Sincerely,

Connie Hatfield

Connie Hatfield
28500 County Road 340
Buena Vista, CO 81211

June 30, 2008

Gentlemen:

I am a co-trustee of the Dell and Leora Robertson ranch located ten miles south of Jackson. It is my understanding that you are in the process of rewriting the planning requirements for Teton County. Apparently it is being proposed that only one home can be built on 35 acres. Also on our particular property there are several acres that nothing can be built on—it must be left vacant.

What is happening to our freedom? According to Miriam-Webster, freedom is "the quality or state of being free as (a) the absence of necessity, coercion or constraint in choice or action (b) liberation from slavery or restraint or from the power of another."

I also feel this proposed plan would be discrimination. We are surrounded by homes that are on small parcels of land. A few acres of vacant property in the mist of this does not do a whole lot for the beauty of the area. We had this property sold and I personally don't see where the proposed development would have been a detriment to the county. It's too late for that! When I lived there, Jackson was surrounded by Flat Creek and the Elk Refuge, and for the most part, the rest of the land was ranches. I don't like what I see there today, but I know the world moves forward.

If you feel this property can only have two homes on it and the rest must be vacant land, then I suggest the county purchase it for the preservation of those that want it, but give us the freedom we are suppose to have in this country. Freedom is a beautiful precious thing—hard fought and hard won and the fight is far from over.

If you can't afford it, then give us our freedom to do as we desire to do. I oppose the approval of the proposals being considered and feel we (me and my siblings) should not have to pay for the wants of a few. If I want something, I have to pay for it and I feel the county should do the same.

Sincerely,

Connie Hatfield

Connie Hatfield

cc: Leland Christensen
Andy Swartz
Hank Phibbs
Bill Padford
Ben Ellis

July 30, 2008

Dear Mrs Daugherty,

I don't know much about the NRO but I can tell you this much, I have never seen elk on that part of our place. We feed about 50 head for 30 yrs or more. I don't know where they came from but there was never tracks from that direction, but now they go to the bedgrounds and we don't have hay stacks in the field.

I would like for our land to be zoned reasonable considering everything around us. I think housing would be ok or a riding arena or something in that line.

Thank you so much for returning my call, sorry I wasn't there. Your staff member I talked to was kind and very pleasant. Thank you again for your time

Sincerely

Dorothy Tyrrell

enc: letter to Teton Commissioners

Alex Norton

Subject: Web comment, response requested: Where should affordable housing be located? What trade-offs are you willing to accept?

It is obvious to me that a lot of Teton County folks, talk the talk by don't walk the walk, especially on the West Bank.
A lot of residents see that there is a work-force housing need but do not want it anywhere near them. That is hypocrisy in the making.I find it even disgusting that they suggest areas where it should go like Town. Town is saturated already.
As far as double standards :Some residents claim that any NEW development disturbs wildlife, the same people should look honestly into what their present habitation did to the wildlife when they built their home.
Thanks Alex,for following up on all this. Moral values are something which is very difficult to include in a comprehensive land and development scheme.You can only act on what people at large want you to do and if their values are crooked you have to unfortunately take notice up to a point.
My argument is that wildlife is quite happy since we disturbed their habitat starting in the 1890's. Wildlife is not something one has to experience from your kitchen windows. Wildlife is something you experience in the wild so folks should take their hiking boots and go for it. If I see a moose in my back yard it is quite happy andit has got used to me, but it is very different from a moose in the Canadian outback which experience seeing a human being once in its life time.

Jackson/Teton County - Draft Themes and Policies - Comments

General Comments

(For paper version: This comment form is also available on-line (www.jacksontetonplan.com), with unlimited room to write comments.) To answer these questions, please review the document entitled "Draft Plan Themes and Policies." (June 1, 2008)

The following information is optional.

Name:	BARRY SIBSON
Primary Address:	5100 CORTLAND DRIVE
City/Town:	JACKSON
State:	
ZIP/Postal Code:	83001
Country:	USA
Phone Number:	307-734-3840

*** Please provide e-mail address.**

Email Address:

Do you have general comments about the Plan Themes and Policies document?

(●) Yes ( ) No

Please provide your comments here: SEE ATTACHMENT

1. New commercial development in town must be severely restricted - perhaps to no more than 500,000SF. If the talked about 1,900,000SF where to be developed 65% of the resulting workforce could not physically housed in the valley without negating the desired goals of open space, wildlife protection and small town community character.

2. For all new commercial development in the county and town, a projection of the new employment impact should be calculated from appropriate SF/Employee ratios and the developer should be required to provide affordable housing for 65% of the calculated number. County projects should provide the housing in the county and town projects should provide the housing in town.

3.All of the Mixed Use Office area on the town map should be revised to Mixed Residential. If office and residential uses are permitted in that zone, all will be developed in office use. The existing non-residential uses in the zone

Do you have comments about the "Guide to the Plan Update" or "Linking Themes/Sustainability" Chapters? (pages 6 to 14)?

(●) Yes ( ) No

Please provide your comments here:

Continuation of comments:
5.In the Y area, all new commercial/office development should be required to provide affordable housing for 65% of the calculated new employee count per the appropriate ratio. This housing should be located within the town.

6. There should be no new commercial node in South Park.

COMPREHENSIVE PLAN COMMENTS

1. New commercial development, including redevelopment, must be severely restricted – perhaps to no more than 500,000 SF. If the talked about 1,900,000 SF were to be developed the resulting employee housing for 65% of the new employees could not be provided in the valley without negating the primary desired goals of protection of open space, wildlife protection and a small town-type community.
2. For all new commercial development in the county and town, a projection of new employee numbers should be calculated from appropriate employee/sf ratios and the developer should be required to provide affordable housing for 65% of the calculated number. County projects should provide the housing in the county and town projects should provide housing in town.
3. All of the Mixed Use Office area on the town map should be changed to Mixed Residential. Provided the choice, developers would certainly choose office. The existing non-residential uses should be considered non-conforming uses and any redevelopment should be limited to residential.
4. The two story limit should be required from the north south side of Gill to the south side of Pearl and from Jackson to Willow.
5. In the Y area all new commercial/office development should be required to provide employee/affordable housing for 65%of the employment created in the town.
6. All new development should be required to pay significant extraction fees for the improvement of the areas infrastructure – roads, transportation, sewers, schools and hospital.
7. There should be no commercial node in the plan for South Park.
8. The town density residential area along high school road should be limited – perhaps to about 250 acres.
9. New residential development in South P ark, not along High School Road should be limited to density to one DU per 2 acres which is close to the density on the existing area and should be required to provide 50% open space.
10. There should be an NRO created from north to south in South Park to protect the existing migration corridor that I and others witness every fall and spring.
11. All new South Park development should be required to connect to the town sewer system. I am greatly concerned that the amount of development that will occur there, if on septic, will pollute the water table on which our wells depend.
12. Road widening should be limited to Wyo 22 only. I have seen in the east that the colonial arterial road system still functions satisfactorily for all but 2 to 3 hours per day. They have chosen not to change the character of their communities for the sake of the automobile and it works.

Jackson/Teton County - Draft Themes and Policies - Comments

Theme 1: Promote Stewardship of Wildlife Habitat...

Do you agree with the "Statement of Ideal" for Theme 1, which states: "Maintain viable populations of native species ("species of concern") and preserve scenic vistas, and use resources in the most efficient way possible"?

◯ Generally agree ◯ Neutral ◯ Generally disagree

Please provide comments here:

Do you agree with the Principles and Policies for Theme 1: "Promote Stewardship of Wildlife Habitat and other Environmentally Sensitive Areas and Resources"? (Note: Please review pages 15 to 23 to provide your feedback.)

	Generally agree	Neutral	Generally disagree
Pr 1.1--Wildlife habitat, natural systems	◉	◯	◯
Pr 1.2--Watersheds, streams, rivers, wetlands	◉	◯	◯
Pr 1.3--Clean water	◉	◯	◯
Pr 1.4--Scenic and dark night skies	◉	◯	◯
Pr 1.5--Hillsides	◉	◯	◯
Pr 1.6--Air quality	◉	◯	◯
Pr 1.7--Restricted development in hazard areas	◉	◯	◯
Pr 1.8--Agricultural resources	◉	◯	◯
Pr 1.9--Public access to public lands	◉	◯	◯
Pr 1.10--Sustinable use of resources	◉	◯	◯
Pr 1.11--Energy efficiency/reduce greenhouse gases	◉	◯	◯

Please provide your comments about Theme 1 here. (Note: Reference specific principle and policy numbers where possible or suggest new principles/policies.)

Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 1? (pages 24 to 27)

◯ Yes ◯ No

Please provide your commments here:

Theme 2: Manage Growth Responsibly

Do you agree with the "Statement of Ideal" for Theme 2, which states: "Use lands in a way that meets needs of residents and visitors, while allowing for viable populations of all native species and the preservation of scenic vistas. Limit growth to that specified by this Plan--directing most new growth into the town and communities."

(●) Generally agree ( ) Neutral ( ) Generally disagree

Please provide your comments here:

In the case of conflict the needs of residents and visitors and native species, the preference should be for native species.

Do you agree with the Principles and Policies for Theme 2: "Manage Growth Responsibily"? (Note: Please review pages 28 to 36 to provide your feedback.)

	Generally agree	Neutral	Generally disagree
Pr 2.1--Predictable development and conservation pattern	●	○	○
Pr 2.2--Town of Jackson/mixed-use centers appropriate locations for town-level development	●	○	○
Pr 2.3--Preserve and enhance communities	●	○	○
Pr 2.4--Civic spaces/social functions	○	○	○
Pr 2.5--Historic structures and sites	○	○	○
Pr 2.6--Current level of service	○	●	○
Pr 2.7--Intergovernmental coordination--growth management	●	○	○

Please provide your comments about Theme 2 here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)

1. As population and traffic increase, the level of service should be allowed to decrease to avoid new and wider roads.

Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 2? (pages 37 to 38)

( ) Yes (●) No

Please provide your comments here

Theme 3: Develop a Comprehensive, Integrated Transporation Strategy

Do you agree with the "Statement of Ideal" for Theme 3, which states, "Allow residents and visitors to travel safely, efficiently, and economically, shifting away from auto-dependence and increasing choices and opportunities for transit use, walking, and bicycling. The transportation system allows for viable populations of native species, the preservation of scenic vistas, and safe, unimpeded movement of wildlife"?

○ Generally agree ◉ Neutral ○ Generally disagree

Please provide your comments here:

I agree with shifting away from auto-dependence. I do think we owe efficient, economical auto use as the traffic increases.

Do you agree with the Principles and Policies for Theme 3: "Develop a Comprehensive, integrated Transportation Strategy"? (Note: Please review pages 39 to 45 to provide your feedback.)

	Generally agree	Neutral	Generally disagree
Pr 3.1--Coordinated land use and transportation planning	◉	○	○
Pr 3.2--Multi-modal transportation system	◉	○	○
Pr 3.3--Consistent funding mechanism	◉	○	○
Pr 3.4--Safe and interconnected roadway network/balanced with community goals	○	◉	○

Please provide your comments about Theme 3 here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)

Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 3? (pages 45 to 46)

○ Yes ◉ No

Please provide your comments here:

Theme 4: Uphold Jackson as "Heart of the Region"

Do you agree with the "Statement of Ideal" for Theme 4, which states: "Residents and visitors will continue to rely on Jackson as the center of the region and primary location for jobs, housing, shopping, educational, and cultural and arts activities"?

(●) Generally agree ( ) Neutral ( ) Generally disagree

Please provide your comments here:

Pedestrian traffic should be encouraged and improvements to the pedestrian system downtown should be made.

Do you agree with the Principles and Policies for Theme 4: "Uphold Jackson as 'Heart of the Region'"? (Note: Please review pages 47 to 53 to provide your feedback.)

	Generally agree	Neutral	Generally disgree
Pr 4.1--Town of Jackson as population center of the region	●	○	○
Pr 4.2--Jackson as civic and cultural heart	●	○	○
Pr 4.3--Vital retail/mixed-use core in Jackson	○	●	○
Pr 4.4--Healthy neighborhoods	●	○	○
Pr 4.5--Vibrant, attractive public places	●	○	○
Pr 4.6--Town transportation network w/ accessibility and choices	●	○	○

Please provide your comments about Theme 4 here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)

Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 4? (pages 53 to 54)

( ) Yes (●) No

Please provide your comments here:

Theme 5: Meet Our Community's Diverse Housing Needs"

Do you agree with the "Statement of Ideal" for Theme 5, which states: "Meet the housing needs of at least 65% of our community's workforce in Teton County, Wyoming"?

○ Generally agree ◉ Neutral ○ Generally disagree

Please provide your comments here:

This goal is appropriate for the community, but it should be required of the employers and developers to provide the housing.

Do you agree with the Principles and Policies for Theme 5: "Meet Our Community's Diverse Housing Needs"? (Note: Please review pages 55 to 62 to provide your feedback.)

	Generally agree	Neutral	Generally disagree
Pr 5.1--Maintain community's middle class and stable resident workforce	◉	○	○
Pr 5.2--Quantitative goal for maintaining 65% of resident workforce	◉	○	○
Pr 5.3--Comprehensive housing approach	○	◉	○
Pr 5.4--Workforce housing as part of redevelopment and infill	◉	○	○
Pr 5.5--Predictability about locations/process	◉	○	○
Pr 5.6--Diversity of neighborhoods and housing types	◉	○	○

Please provide your comments here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)

Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 5? (page 62)

○ Yes ◉ No

Please provide your comments here:

Theme 6: Provide for a Diverse and Balanced Community and Economy

Do you agree with the "Statement of Ideal" for Theme 6, which states: "The region will balance its commercial, resort, and housing growth, and limit commercial growth that creates additional housing demand to allow for continued viable populations of species. It will actively support viable local business and support efforts to sustain an agricultural economy."

(●) Generally agree ( ) Neutral ( ) Generally disagree

Please provide your comments here:

Do you agree with the Principles and Policies for Theme 6: "Provide for a Diverse and Balanced Community and Economy"? (Note: Please review pages 63 to 68 to provide your feedback.)

	Generally agree	Neutral	Generally disagree
Pr 6.1--Jackson and Teton County as community first and resort second	(●)	( )	( )
Pr 6.2--Balanced economic development with workforce housing and community needs	(●)	( )	( )
Pr 6.3--Diverse economic sectors	( )	(●)	( )

Please provide your comments here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)

Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 6? (page 68)

( ) Yes (●) No

Please provide your comments here:

Theme 7: Provide Efficient and Quality Community Faciliteis and Infrastruc...

Note: The principles and policies are incomplete for this theme. Please provide your general comments. You will have opportunities to review draft policies later in the summer.

Do you agree with the "Statement of Ideal" for Theme 7, which states: "Residents will receive all services the community deems appropriate, delivered at the right time and without waste, in a safe atmosphere. Jackson Hole will be a community with widely-recognized year-round arts, learning, and cultural activities."

(●) Generally agree ( ) Neutral ( ) Generally disagree

Please provide your comments here:

Do you have other general comments about services, facilities, and infrastructure that you would like to see incorporated into the principles and policies of this theme?

( ) Yes (●) No

Please provide your comments here: