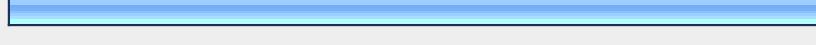
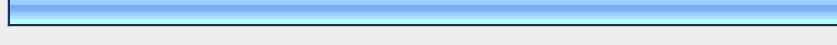
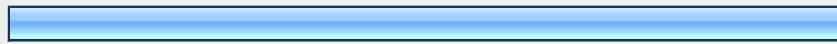
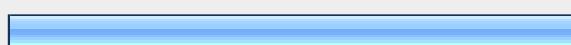
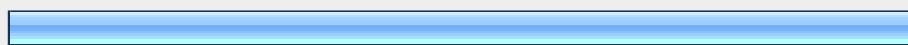
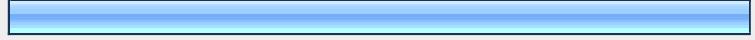
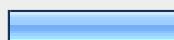


Town of Jackson - Subarea Worksheet Comments

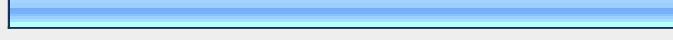
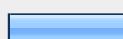
1. The following information is optional.		Response Percent	Response Count
Name:		90.0%	36
Primary Address:		85.0%	34
Address 2:		35.0%	14
City/Town:		92.5%	37
State:		77.5%	31
ZIP/Postal Code:		92.5%	37
Country:		62.5%	25
Phone Number:		62.5%	25
	<i>answered question</i>		40
	<i>skipped question</i>		17

2. Please provide e-mail address.		Response Percent	Response Count
Email Address:		100.0%	57
	<i>answered question</i>		57
	<i>skipped question</i>		0

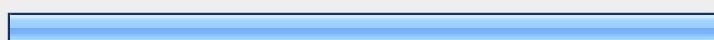
3. Do you have general comments about the worksheets and focus areas?

		Response Percent	Response Count
Yes		81.8%	18
No		18.2%	4
Please provide your comments here:			19
<i>answered question</i>			22
<i>skipped question</i>			35

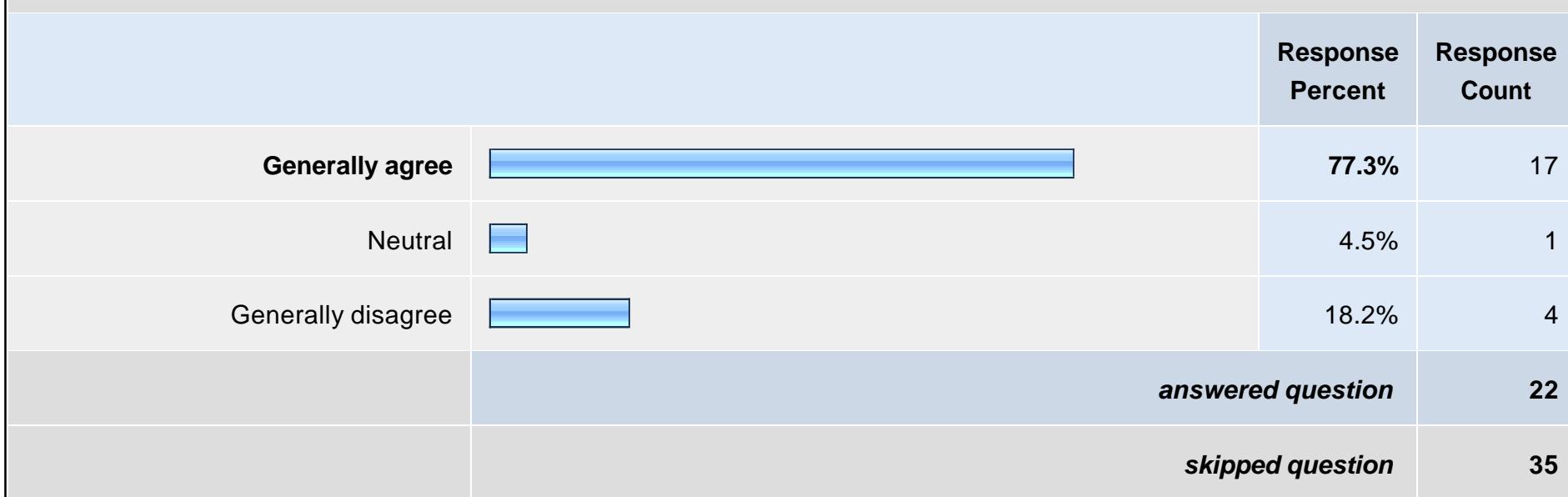
4. Area 1 - South Highway 89: Do you generally agree with the issues/opportunities described?

		Response Percent	Response Count
Generally agree		73.9%	17
Neutral		13.0%	3
Generally disagree		13.0%	3
<i>answered question</i>			23
<i>skipped question</i>			34

5. Area 1 - South Highway 89: Do you agree with the policy recommendations?

		Response Percent	Response Count
Generally agree		78.3%	18
Neutral		8.7%	2
Generally disagree		13.0%	3
Please provide your comments about issues and policies here:			10
<i>answered question</i>			23
<i>skipped question</i>			34

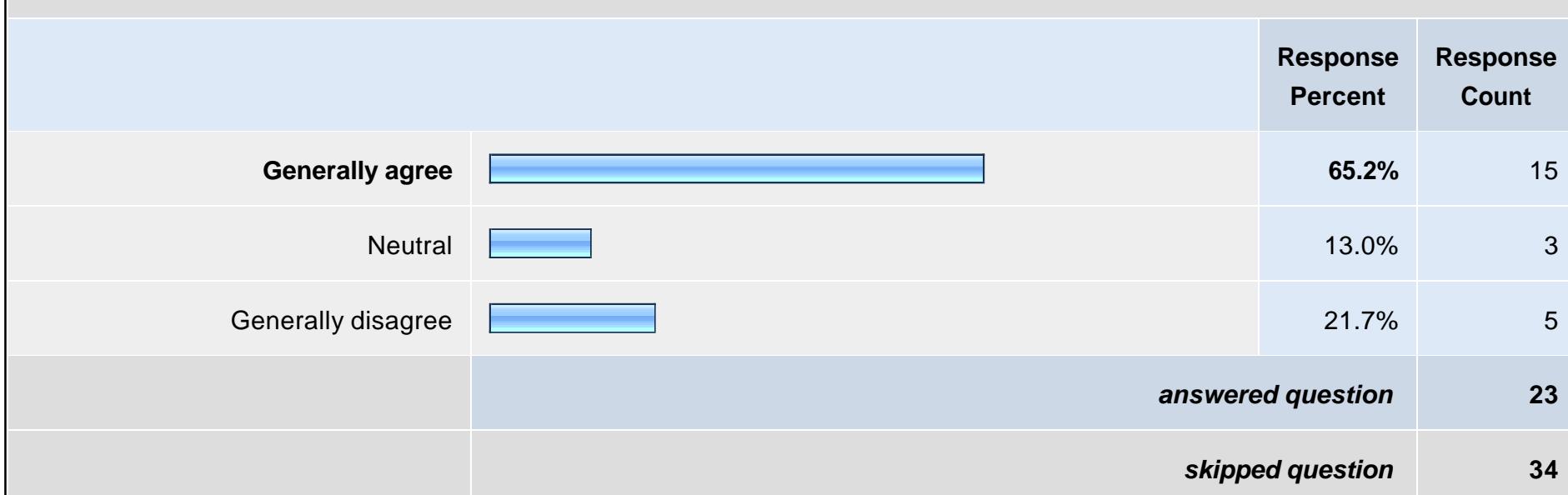
6. Area 2 - Town Square: Do you generally agree with the issues/opportunities described?



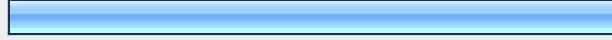
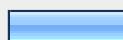
7. Area 2 - Town Square: Do you agree with the policy recommendations?



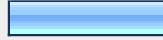
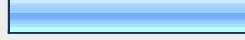
8. Area 3 - Downtown Commercial Core: Do you generally agree with the issues/opportunities described?



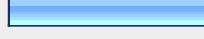
9. Area 3 - Downtown Commercial Core: Do you agree with the policy recommendations?

		Response Percent	Response Count
Generally agree		68.2%	15
Neutral		13.6%	3
Generally disagree		18.2%	4
Please provide your comments about issues and policies here:			11
		<i>answered question</i>	22
		<i>skipped question</i>	35

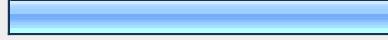
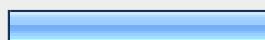
10. Area 4 - South Park Loop Road: Do you generally agree with the issues/opportunities described?

		Response Percent	Response Count
Generally agree		54.5%	12
Neutral		18.2%	4
Generally disagree		27.3%	6
<i>answered question</i>			22
		<i>skipped question</i>	35

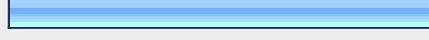
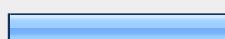
11. Area 4 - South Park Loop Road: Do you agree with the policy recommendations?

		Response Percent	Response Count
Generally agree		66.7%	14
Neutral		9.5%	2
Generally disagree		23.8%	5
Please provide your comments about issues and policies here:			10
		<i>answered question</i>	21
		<i>skipped question</i>	36

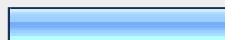
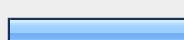
12. Area 5 - North "Y" Hillside: Do you generally agree with the issues/opportunities described?

		Response Percent	Response Count
Generally agree		42.9%	9
Neutral		28.6%	6
Generally disagree		28.6%	6
	<i>answered question</i>		21
	<i>skipped question</i>		36

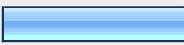
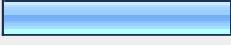
13. Area 5 - North "Y" Hillside: Do you agree with the policy recommendations?

		Response Percent	Response Count
Generally agree		47.6%	10
Neutral		28.6%	6
Generally disagree		23.8%	5
	Please provide your comments about issues and policies here:		11
	<i>answered question</i>		21
	<i>skipped question</i>		36

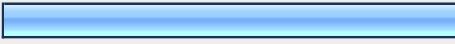
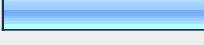
14. Area 6 - West Broadway Commercial Corridor: Do you generally agree with the issues/opportunities described?

		Response Percent	Response Count
Generally agree		55.0%	11
Neutral		25.0%	5
Generally disagree		20.0%	4
	Other topics? Please provide your comments here:		11
	<i>answered question</i>		20
	<i>skipped question</i>		37

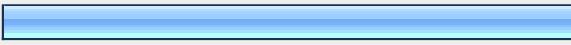
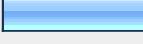
15. Area 7 - Mixed-Use Office Districts: Which option do you prefer?

		Response Percent	Response Count
Expanding the geographic area to accomodate more offices		20.0%	4
Keeping offices in residential-scale buildings		55.0%	11
Allowing larger-scale buildings in the area (such as the Carney building that is 2 stories).		25.0%	5
<i>answered question</i>			20
<i>skipped question</i>			37

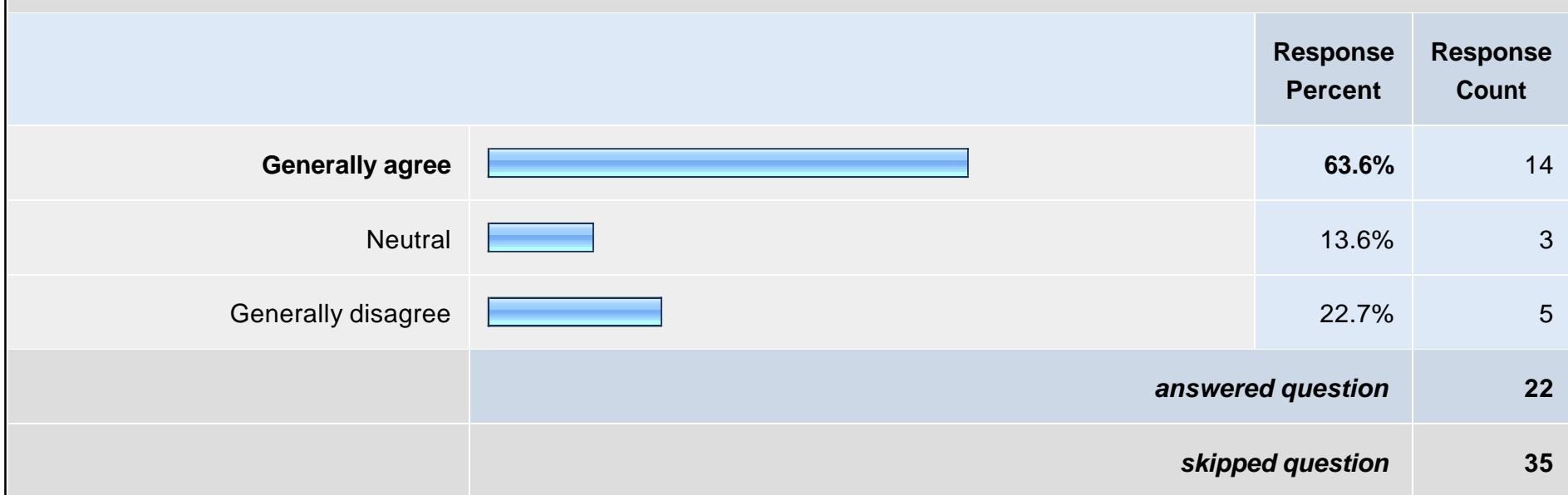
16. Area 7 - Mixed-Use Office Districts: Do you generally agree with the issues/opportunities described?

		Response Percent	Response Count
Generally agree		50.0%	9
Neutral		27.8%	5
Generally disagree		22.2%	4
<i>answered question</i>			18
<i>skipped question</i>			39

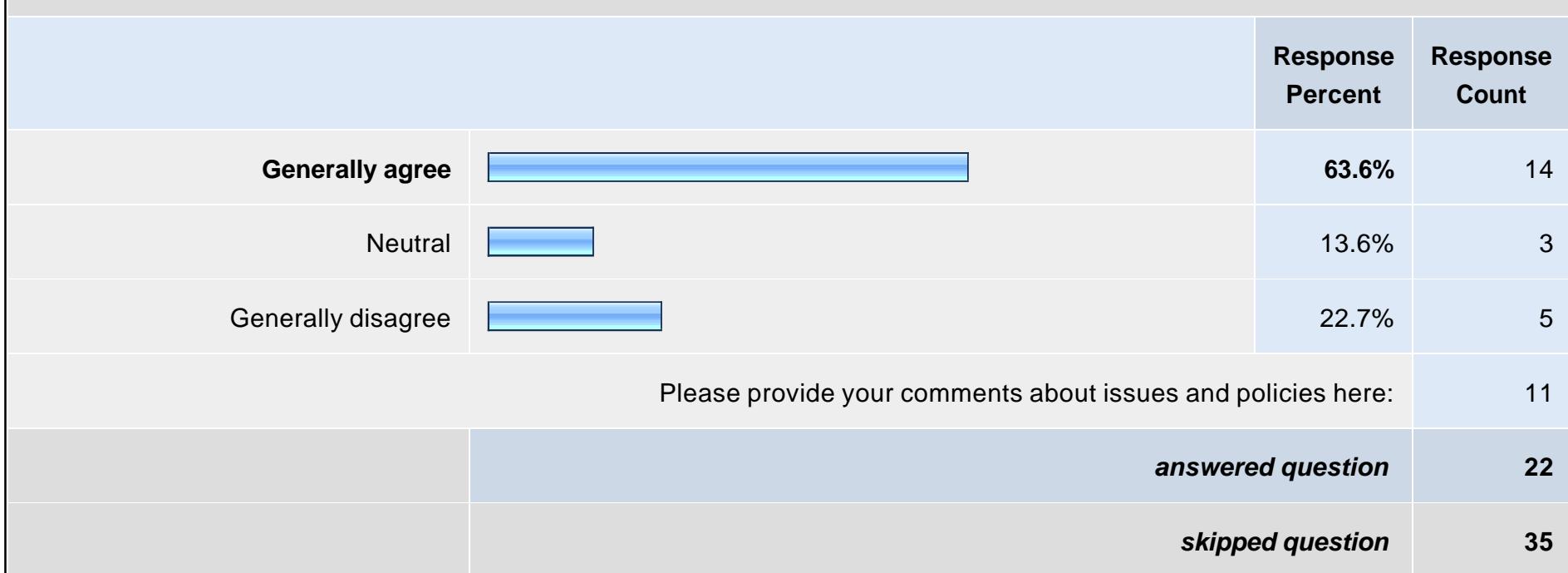
17. Area 7 - Mixed-Use Office Districts: Do you agree with the policy recommendations?

		Response Percent	Response Count
Generally agree		63.2%	12
Neutral		15.8%	3
Generally disagree		21.1%	4
Please provide your comments about issues and policies here:			12
	<i>answered question</i>		19
	<i>skipped question</i>		38

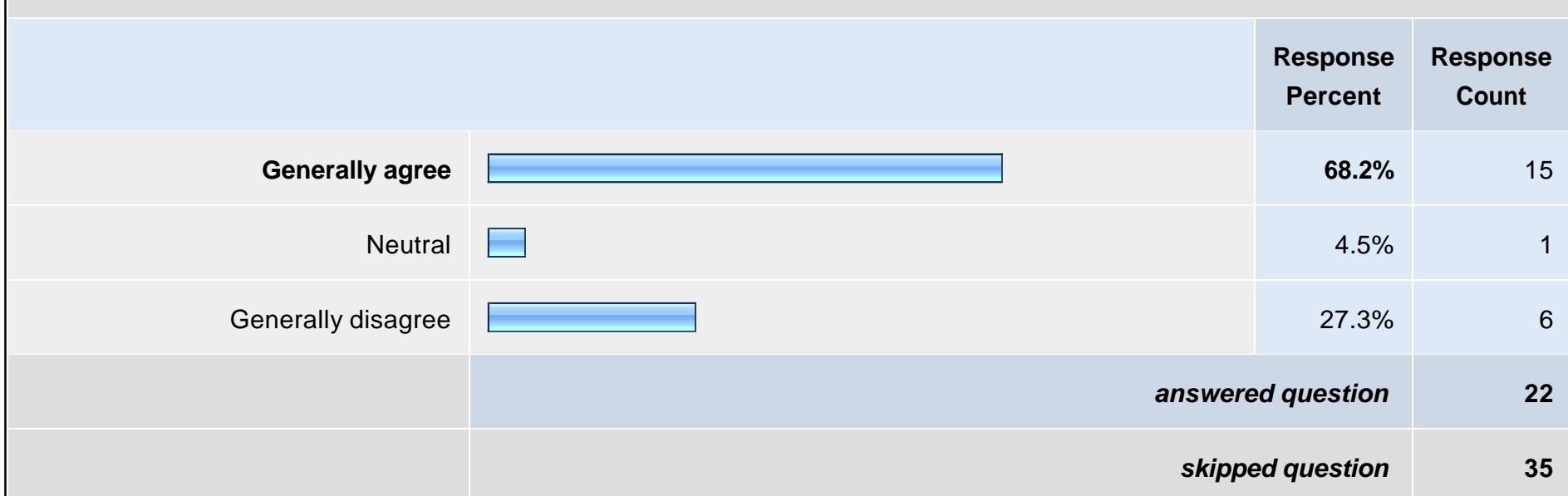
18. Area 8 - The "Y": Do you generally agree with the issues/opportunities described?



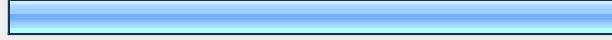
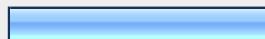
19. Area 8 - The "Y": Do you agree with the policy recommendations?



20. Area 9 - NoBro: Do you generally agree with the issues/opportunities described?



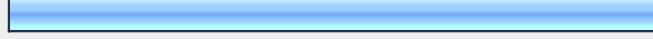
21. Area 9 - NoBro: Do you agree with the policy recommendations?

		Response Percent	Response Count
Generally agree		66.7%	14
Neutral		4.8%	1
Generally disagree		28.6%	6
Please provide your comments about issues and policies here:			11
		<i>answered question</i>	21
		<i>skipped question</i>	36

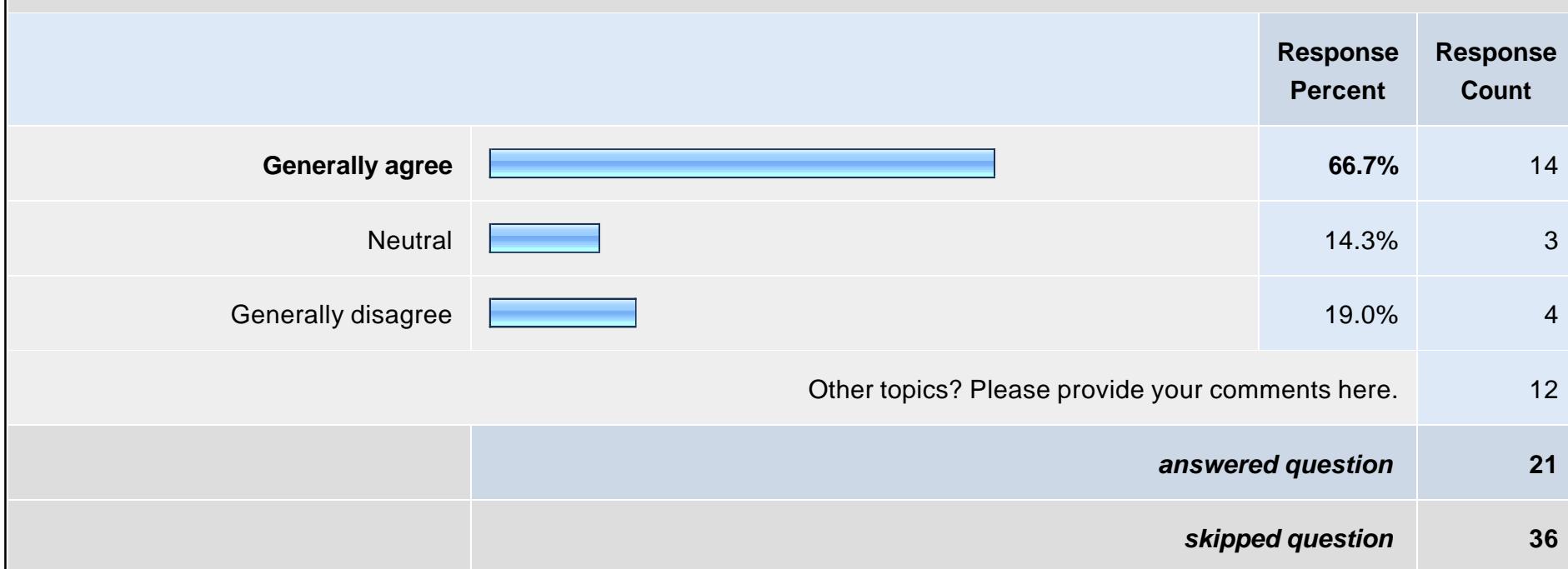
22. Area 10 - Existing Residential Areas: Do you generally agree with the issues/opportunities described?

		Response Percent	Response Count
Generally agree		80.0%	16
Neutral		10.0%	2
Generally disagree		10.0%	2
<i>answered question</i>			20
		<i>skipped question</i>	37

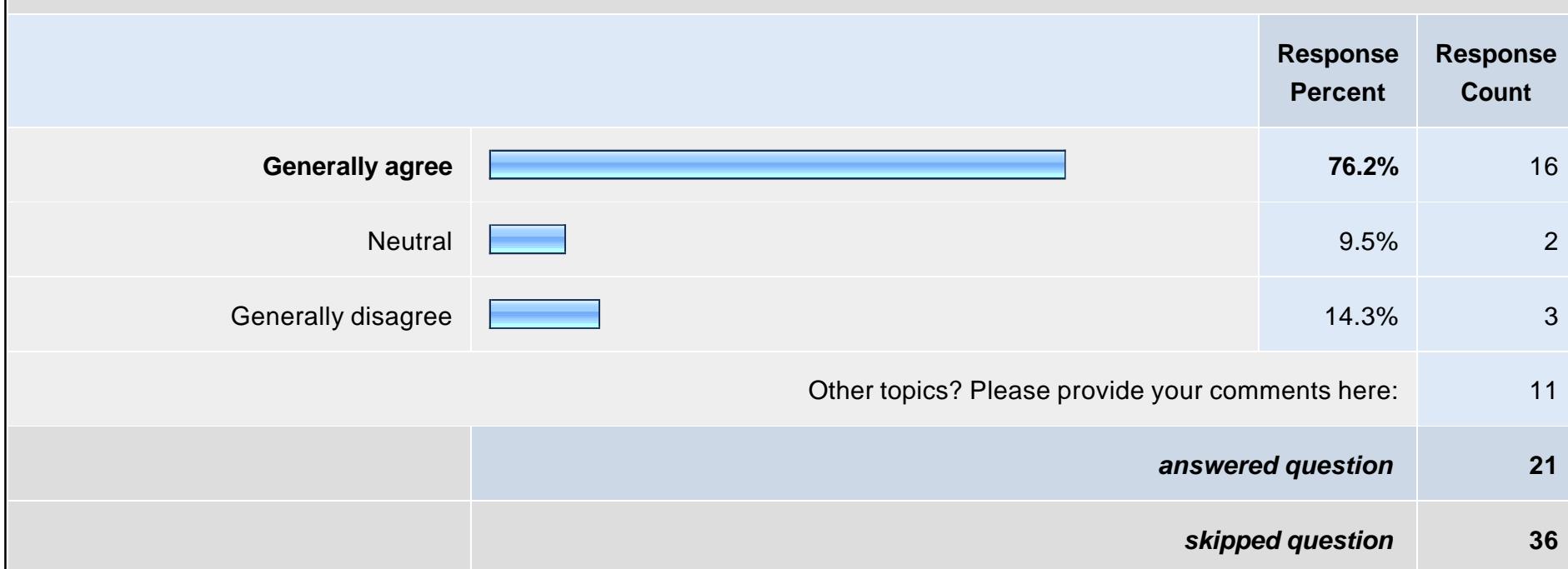
23. Area 10 - Existing Residential Areas: Do you agree with the policy recommendations?

		Response Percent	Response Count
Generally agree		71.4%	15
Neutral		14.3%	3
Generally disagree		14.3%	3
Please provide your comments about issues and policies here:			13
		<i>answered question</i>	21
		<i>skipped question</i>	36

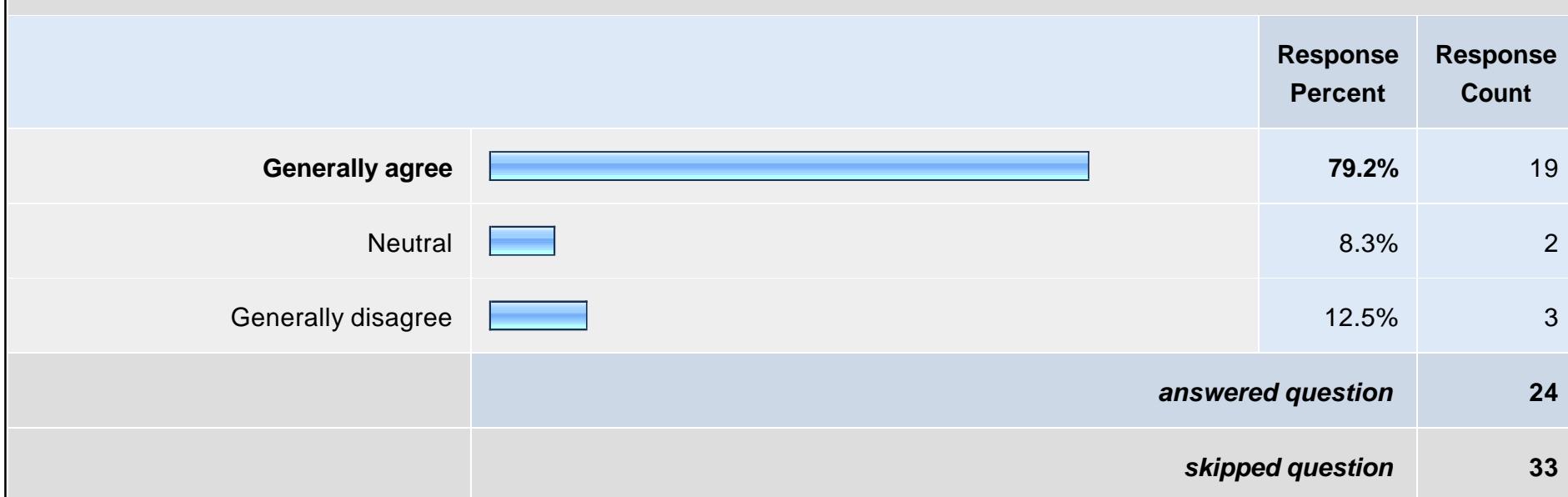
24. Area 11 - Redmond Corridor: Do you generally agree with the issues/opportunities described?



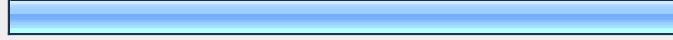
25. Area 12 - South Cache Corridor: Do you generally agree with the issues/opportunities described?



26. Area 13 - Single Family Neighborhoods: Do you generally agree with the issues/opportunities described?



27. Area 13 - Single Family Neighborhoods: Do you agree with the policy recommendations?

		Response Percent	Response Count
Generally agree		73.9%	17
Neutral		8.7%	2
Generally disagree		17.4%	4
Please provide your comments about issues and policies here:			13
		<i>answered question</i>	23
		<i>skipped question</i>	34

Town of Jackson Subarea Worksheet - Written Comments

08/01/08

Do you have general comments about the worksheets and focus areas?

1 - I'm very appreciative of all the work the town and county has put into this plan. I'm certain it can be a thankless job.

2 - Too many people....prepare for gridlock at the five way and the Y....please reconsider four floor buildings.

3 - "First and foremost, I would like to see no more commercial in town (or the county) as we already have a lack of employees to fill positions at businesses. The more commercial we add, the more employees we need, the more affordable housing we don't have and need, the more commuting that occurs, more traffic our highways can't handle (pushing for wider roads that degrade the character of the area), and more wildlife is killed.

Building heights should be kept to 2 stories on town side streets and around the square. While I don't want to see three story buildings outside of that area, if they have to exist to keep density in town, so be it, but keep it on wider/main roads so that sunlight can get to the streets in the wintertime and the roads don't feel like canyons. Beyond 3 stories will completely degrade the character of Jackson-anywhere.

Please- no more upscale hotels in Jackson! We need places for the average person and family to stay in town. Those who can afford higher end accomodations will still come into town to spend money. And again, we shouldn't have any new hotels (no new commercial argument).

Fairgrounds- I didn't see what the plans are for the fairground. I have two opposing thoughts on the subject. Keep the fairgrounds in town to maintain the community character and make it easy for tourists and locals in town to walk to the rodeo. Or, move the fairgrounds to South Park and provide a bus service for the rodeo. (I do notice a lot of horse trailer traffic on town streets on rodeo nights, a lot coming from south of town, so this would alleviate a lot of town traffic).

High School Road- This area already has huge traffic flow issues. I believe that the north end of South Park is the right place for residential development (again, no more commercial!), but how can this be done without aggravating a problem that already exists?

Housing- I would like to see a large increase in affordable housing in town (rentals and owned), and a big increase in the mitigation rate is crucial! Town is where the majority of the workforce should live, and with current housing costs the workforce can't afford to buy anything in town. I was highly offended that the preferred plan suggests low affordable housing in single family residential areas- it should be everywhere, and especially incorporated into this particular area.

PMUD- Get rid of these high-density development tools that allow unrestricted size. it also encourages more commercial development which is not needed.

Population Cap- I would like to see a cap on the population of Teton County which is extremely importation for our irreplaceable natural resources and wildlife (the more people, the more harm done to these resources), however, this encourages the price of homes to continue to increase. Therefore, a solution needs to be found to allow a population cap while keeping Jackson affordable for locals AND tourists.

Lastly, I am concerned that the plan does not spell out the consequences of what it proposes. Such as: more people>more traffic>more impact on public lands, etc. I think it is the job of Clarion and our elected officials to present the plan (preferred, draft and final) with their consequences so the public has a clear vision of the possible future of this area and the community."

4. think you have done a good job in capturing people's focus from earlier surveys and by using the web are able to get people's views who don't have the time to attend all the workshops.

5. I see "preserve" character in a lot of districts but I would also like to see "enhance" stressed by ensuring pedestrian and cycling needs are met in all or most areas. Also, parks and green space need to be preserved and built upon.

Considering the complexity of this exercise, I believe the methodology is as good as one can expect. However, the direction and proposed development in some areas does not coincide with the desires expressed in the various surveys. I will comment on this below.

6. "To Whom It May Concern:

Importantly first, thank you for your dedication and good faith interest in the preservation and future development of our Community.

Specific to: #13, Single Family Neighborhoods

Willow Street, between Kelly and Karns: lots bordering Willow Street, only.

History: We have owned and occupied, year-round, for all years, our property since 1982. Our two children, Grace and John, now adults, attending college and working during the summer months in Jackson, were born and raised in our home.

Our professional office, Jackson Hole Insurance & Financial Services, has and is operated at 450 Willow Street.

Considerations:

Willow Street is a major traffic corridor. It is not suitable nor appropriately designated as Single Family Neighborhood. Heavy vehicle, bus and commercial use: Willow St. has long been used as a North - South connection corridor. Said area meets ""Guiding Principles for Corridor Concept"".

Commercial business, resorts and lodging, professional offices and dense residential [apartments, trailer park & multi-family] buildings and activity adjoin said location. Said area does not qualify for definition of ""Single Family"".

Traffic activity, noise pollution, [primarily from Snow King facilities & activities] year-round, preclude entrance into Neighborhood Preservation and Family Character designations. Furthermore, there are no single, family-owned, occupied residences in this area.

Said area is clearly closely related to #12: ""Mixed-Use, commercial. That best, presently describes said area.

Conclusion:

The present mixed, commercial, office and dense residential use; plus being a major traffic corridor, provides the real and accurate opportunities to meet the intent of the majority of all ""Guiding Principles"" by inclusion into designations #7 & #12; both of which currently adjoin said location.

This new, accurate designation consideration does promote the Themes, Guiding Principles, Policies and Strategies set forth and embraced by our Community.

Sincerely, The Wallace Family, Jim & Linore, Grace & John"

8. i think the planners have done a good job with their analysis and future vision

9. "General Comments about the Worksheets and Focus Areas - The word ""redevelopment"" is not popular in Jackson and the County (J/C or community). Character of Jackson Hole is seen by what has been built, it might be funky, but that is what the vast majority want. Be careful about encouraging redevelopment and be more supportive about maintaining what is here. There are a few areas in town that could over a long period of time be changed but for the most part what is already there should be maintained. Most people in Jackson do not want change and this should be the major thrust of this plan update. The current Town Council has their own agenda and it does not reflect the desires of the people. I say these things because of having been born here and have spent most of my life in Jackson Hole. In addition I owned and operated my own real estate brokerage and appraisal business in Jackson Hole for 35 years, which also gives me even greater knowledge of what people want. The other forces that influence my comments are:

- The 2 scientific polls,
- The internet survey,
- The public meeting poll,
- The referendum on the Down Town Redevelopment district voted down 3 to 1
- The proposed Porter Estate Annexation of the in the area south of High School Road voted down 2 to 1 and,
- The Planned Mixed Unit Development (PMUD) Regulation, had it not been rather silently approved by the Council, would have died if put to a referendum. This is what brought about the mixed-use 4 story buildings built lot line to lot line.

The results of each are in line with my own beliefs about what this community wants.

Urbanization is certainly not what gives Jackson its character nor is it what the majority of the people want. For example 2 story buildings are what most people. A small 8% in one poll are the only people interested 4 stories

The other important thing is to keep densities low coupled by using preferably 2 or marginally 3 story buildings, including set backs along all streets, avenues and alleys, for sidewalks, grass and trees. Setbacks are not only visually desirable but they soften the appearance of buildings and provide a place to store snow. If snow is stored in the setbacks on grass it prevents an enormous amount of water runoff in the spring and during heavy rainstorms, they provide a place to store snow instead of hauling it to some location that upon melting looks like a garbage dump.

So far the town council is allowing a major increase in density by use of the Planned Mixed Use Development (PMUD) regulations with no reduction of density in other locations. The PMUD or anything resembling it should be eliminated.

There are too many sub areas if they are to turn into zones. It is like a maze and very difficult to wade through this many different potential zones. In my opinion we only need the following zoning districts to create uniformity that meets the will of the majority of the people in the town and county:

- Commercial with a lodging overlay
- Commercial with a Mixed Use overlay
- Commercial Office
- Light Industrial
- Multi-Family Residential including a percentage of affordable housing, but no density bonuses
- Single Family Residential including a percentage of affordable housing, but no density bonuses

Each of the above zones would have its own:

- Uses,
- Design characteristics,
- Capacity for density,
- Sensitivity for character,
- Parking and transportation capacity,
- Employee and workforce housing
- Physical constraints,
- Preferably 2 story buildings with setbacks on streets and alleys.
- Environmental and wildlife sensitivity
- Public park requirements, there are too few parks and there are none mentioned the commercial or residential sub areas

In general it is important to keep all areas that are currently single-family as single-family residential use. This would include areas where there is now a mixture of multi family and single family so that on into the future they will remain unchanged or convert to all single family. This is important because there are a limited amount of single family areas in Jackson and too much commercial area.

I really like the wording of the policy questions or "Single Family Neighborhoods" Area number 13. These kinds of considerations, 13.1 through 13.4, should be similar for commercial, office, industrial and multi family areas. Considerations like these are what it takes to maintain community character.

Policies and Zones need to be very specific as to what is and is not allowed. Floating Zones FZ's such as the PMUD and AH-PUD are the ones that have no particular area. They can be requested almost any place the various organizations request them. This creates community controversy and makes it difficult for the decisions to be made by the Council. These FZ's or anything that resembles

them should be eliminated. Density bonuses should never be allowed as these also create community controversy. The more definitive the uses and policies the easier it is for the decision makers to make decisions and to avoid community controversy. People do not like surprises."

10. good job don't listen to all the now grow nimba's from wilson

11. No new commercial. When a current commercial enterprise goes out of business or leaves the area, a mountain-town-friendly commercial business may take its place. 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 regular use of a multi-passenger motor vehicle by a single occupant. It's a lazy, selfish and thoughtless habit that probably was what made the town they came from miserable and undesirable. Healthy area residents who are unwilling to use their single occupied, multi-passenger 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 it deserves. We are quickly becoming Anytown USA for no good reason. MOST OF THE TIME, 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, this town would have remained the special place it once was. If we're are not inconvenienced in our everyday living then we are not doing enough to respect and preserve our town's character.

12. Some of the focus area boundaries leave questions about future land uses--notes for those areas will be included below

13. My comments are mostly of a general nature. I am worried that we are not directly addressing the growth issue in Jackson Hole. We are trying to direct growth in ways that planners think work best but we are not capping growth. This is a key issue that should be addressed directly and with clarity in the plan. I want to see how we are capping growth not how we are managing it. The impacts of growth are cumulative. They are not area specific so it is tough to respond to an area specific plan. I will need to use the 'generally disagree' tab in my comments because I do not see the plan addressing this larger, most important issue.

14. agree with the indian trails connector please work with wdot to try and get creative and do a underpass over pass to keep traffic flowing. i feel that the planners have done a great job looking to the future and long term issues

15. good job

16. "It is unrealistic to attempt to provide housing for 65% of the work force! I did not see anything in this plan for affordable rentals. Thinking that the workforce all want to live here permanently is taking a lot for granted. PROVIDE FOR SOME AFFORDABLE RENTALS!

We, your current and past workforce are being pushed out of this valley. There is no way we can retire here due to high taxes and cost of living. Ours will increase approximately \$2000 this year. It has been made clear to our age group that we must ""get out of the valley, we don't need you anymore"". Now you want to ruin our neighborhood. None of the comments we made before have been taken into consideration so I am not sure why I am even bothering to complete this survey."

17. not enough information is given about future transportation problems. In general, motels and hotels create the biggest problem. They create traffic and they don't provide enough employee housing. We need services for residents, but not more commercial for tourists, we have enough already. Tourists come for the wildlife and scenery, we don't need to build new attractions for them. In general, it seems any upzoning just creates more traffic and doesn't get us out of the employee housing problem. In general, do not dump high residential all in one area (i.e. South Park). We cannot build our way out of the affordable housing problem.

18. "Whatever possible to limit growth. Affordable housing is a noble and seemingly egalitarian goal, but it is also an engine for growth in the valley. Big employers benefits quite directly from affordable housing initiatives. And big employers are often the entities pushing for changes in the way of upzones, variances, etc. These all amount to more growth, more traffic and more people. We cannot maintain wildlife in this valley and grow too. We're already losing wildlife and much of it may be irreplaceable.

Society is going to experience some very unpleasant shocks soon (the current economic problems are a blip). We need to do what we can to make this place more sustainable and user friendly for the people who live here every day. The START system is great, but we need to do much more. Prioritize schools and public services."

19. "i believe that we must refuse speculators and pimps the right to raid our community

i believe in single family homes for east jackson:

i do not believe in lot consolidation for multi-family or any kind of commercial development, why? because east jackson streets have not been built to accommodate both the safety of my children and the asshole drivers that these developments inherently host. AND WHY HASN'T TOWN ALREADY MADE OUR EAST JACKSON STREETS SAFE FOR PEDESTRIANS? ROUND-ABOUTS, INLAID/RAISED/ PEDESTRIAN CROSS WALKS, LANDSCAPED SIDEWALKS?? REDMOND STREET IS A MESS -- WE DESERVE MORE. in fact, how in the world can town council embark on new development projects when they haven't first taken care of existing problems???

i believe that building envelopes ought to be decreased per lot, why? because developers only get involved if they can max out a lot (only way to make a profit).

i don't believe in increasing density, because in the end, it always works in favor of the developers and their clients

i don't believe in demonizing young folks (and housing trust/authority) as lazy spoiled brats who exercise sense of entitlement...that only works in favor of the real estate agents/developers who are probably having dinner at the amangani as you read this...please encourage community to work together against the pimps who make enormous profit off of selling our beautiful treasure to absentee owners who simply need a place to hide their money from the irs.

there are very few times when working class folks can refuse the rich what they want. hoarding is ingrained in these people: they've stolen our right to affordable, reasonable health care, they've stolen our right to affordable higher education, safe retirement and hope for a more equitable future."

Area 1 - South Highway 89: Do you agree with the policy recommendations?

1. I think there should be an opportunity for 3 story buildings if they include residential space.
2. sprawl
3. The appearance of South Highway 89, as everywhere, is the result of three things: 1) signage, 2) architecture, and, 3) street characteristics. I realize that much of this must be addressed in the LDRs and WYDOT, but I would like to see signage somehow addressed for all the gateways in this plan. Our current county sign ordinance is being violated along highway 89. Architecturally, a limit of two stories facing and three behind buildings along 89 with a much stronger emphasis on pedestrian and bicycle traffic and lower speed limits is very appropriate.
4. The "gateway" is actually several miles south of town near the Recycling Center and Rafter J. It does not make a good first impression.
5. This is a very commercial area. I think the workforce housing just behind commercial can go to 4 stories (vs. the 3 recommended). There are good pathway and bus connections in this area, so I think the opportunity to beef up WORKFORCE housing should be taken advantage of. I also think the commercial frontage should have a high sensitivity to character, but the housing behind it not as important.
6. "1. Gateway Areas - Issues and Opportunities – Generally agree with a couple of exceptions, they are, density and urbanization. The desire of a majority of people in J/C is to keep the density low and community character rural. This may not be the desire of the Town Council, but I can assure you this is the desire of the community.
 - Uses: Agree
 - Design Characteristics: Agree except for increasing the ht. to 3 stories and the so called upgrade of appearance. Jackson might be a little funky, but that is the way the locals like it.
 - Capacity for Density: Agree
 - Sensitivity to Character: Agree
 - Parking/Transportation: Agree with providing for pedestrians and increased transit service.
 - Employee/Workforce housing: Agree so long as the density and heights remain low.
 - Visitor or Local Focus: Agree
 - Physical Constraints / Sensitivity: Agree

Policy Questions for Consideration:

- 1.1 Agree
- 1.2 Agree
- 1.3 Do not provide development incentives to encourage reinvestment.
- 1.4 Agree
- 1.5 Agree"
7. No new commercial unless it's for an in-town campground.

8. The area south of High School Road east of Flat Creek (Porter Estate) has been discussed for office park yet it is NOT included on this map (if that happened it would need to be annexed to the city) and it is not included on this map--leaving serious questions open as to its future use. A gapping omission. Especially since in the county discussions about Flat Creek, a protective scenic corridor is proposed. Whether office park or some other use is appropriate for this area needs to be included in the discussion of the plan update.

9. see general comments section

10. Lets change and fill in the area that is already developed north of smiths, not sprawl further south.

Area 2 - Town Square: Do you agree with the policy recommendations?

1. There is real value to waste by changing much of the square area.

2. I think these characteristics should extend further out from the square by at least a block in all directions.

3. I would like to see building height restricted to what currently exists around the Town Square. Center street should be closed to auto traffic from Broadway to Deloney. Residential should be confined to those owning or renting the building.

4. Keep 2 story max. Retain local businesses and historic character.

5. I DO NOT agree with four story building heights in this area. Three should be the maximum. Also, I think any new buildings and parking facilities should be UNDERGROUND. Vail utilizes this almost everywhere. The character of this area would be enhanced with the elimination of so many parked cars. I do not think the new parking garage is an asset to the downtown aesthetics (and it is too tall) which is why I think underground is the way to go. One level of underground parking is usually sufficient for a structure and it involves NO SNOW removal!!

6. like to see the square keep its unique character

7. "2. Town Square Area - The Town Square should be enlarged and redefined. The starting point would be beginning at the corner of Gill Ave. and Willow St., then south on both sides of Willow Street to Pearl Ave., then west on both sides of Pearl Ave. to Hwy 89 and south on Hwy 89 to Flat Creek Bridge, then north on the east side of Flat Creek to Deloney Ave. then east along both sides of Deloney Ave. to Glenwood St., then north along both sides of Glenwood St. to Gill Ave., then east on both sides to Gill Ave. to the corner of Gill Ave. and Willow St.

All new buildings and/or developments should be limited to two stories with 15 ft. setbacks from all streets and alleys have continuous sidewalks, grass and trees in setbacks, snow storage in the setback areas to reduce snow melt, storm water runoff and eliminate snow hauling. Plan for plenty of permeable surfaces. No residential uses on the ground floor.

- Uses: No residential on the ground floor

- Design Characteristics: Agree
- Capacity for Density: Agree
- Sensitivity to Character: Agree
- Parking/Transportation: Agree with providing for pedestrians and increased transit service.

Policy Issues for Consideration:

2.1 Agree. There should be a restriction on national chains

2.2 No residential uses on the ground floor. Underdeveloped area should remain low density with 2 story buildings and large setbacks from streets and alleys.

2.3 Agree

2.4 Do not allow parking structures. They are not in keeping with the community character that is desired. New parking facilities should be surface and similar to the one at the corner of Gill Ave. and North Cache St. aka Home Ranch Parking lot scattered in several locations throughout the Town Square area.

2.5 Allow nothing but retail on the first floor and retail and or office on second floors.

2.6 Evaluation of the policy recommendations provided above consistent with your vision for this area"

8. keep the square unique

9. We should have streets like Center blocked off to automobile traffic. Better yet, block off all the streets surrounding the town square park as well as Center Street to motor vehicle use.

10. keep the square a the center of activity

11. "Limiting structures to 2 stories essential.

2.1 re retaining local businesses. Having been a local business for 15 years, we closed as a result of rent increases (more than doubling in one year). I suspect rent controls are out of the realm of discussion, but with only about 5 months of active selling of goods, rent is a HUGE function of whether a business can survive. National businesses can cover the lean months and view being in Jackson as a part of their advertising nationally--so many don't worry about the lean months. Currently the only offices now on first floors are real estate---who contribute seriously to the parking problems near the square. They depend on some drop-in activity which would not work very well for them if they were on a second floor."

12. see general comments section

13. keep the square unique

14. I have no problem with adding a story to the square. It would make very desirable apartment or office space. Consider shutting off traffic on the north and east sides of the square.

15. I would like to see part of the square be a pedestrian only area. Otherwise don't make it more dense or change the character.

16. "i believe that cars on town square are a cluster-
i believe that a car-free, ped only town square would improve business revenue, community, restaurants, general vitality of downtown

why in the world did you help build the parking ramp if you're not going to support the idea behind it??? as of now, NOBODY USES IT. please, admit reality."

Area 3 - Downtown Commercial Core: Do you agree with the policy recommendations?

1. Four floor buildings, and inadequate parking for employee housing seem a problem
2. I would like to see this area not exceed 3 stories, and have mixed character (like town square mixed with other "looks").
3. This is the heart and soul of the Town of Jackson. I cannot emphasize this enough. The Town Square Area should be enlarged to capture the Town's historic character. Jackson's historic character lies in more than simply the current Town Squire Overlay (TSO), which includes only those buildings facing the park and down to Gill. It should extend to Pearl (both sides) to the south, to Willow on the east, and at least to Jackson on the west. This would encompass Miller Park, five of our six buildings that are on the National Register of Historic Places and at least a half dozen that display bronze plaques designated by the Teton County Historic Preservation Board to be buildings of historic importance to the Town. It would also include many buildings that are deserving of one of these two designations. In this area I would prefer buildings of no more than two stories or whatever height currently exists there. This same consideration should be given buildings along north Cache all the way to the north edge of Town. It is my understanding that this updated plan will reference historic preservation. This option would go long way to fulfilling that goal. I would not like to see residential within the current TSO except for owners or renters. All of the surveys overwhelmingly disagree with buildings in excess of three stories anywhere in Jackson. I question what or who is driving this four story option. Building height is the one area that is most blatant in running counter to the surveys. It is one of the facets that drives land prices higher. It exacerbates traffic and parking. It diminishes the historic character of Jackson. The PMUD, as it stands, drives building height to four stories. It is too discretionary. Amen.
4. Do not want 4 story buildings. Very limited 3 story buildings. Employee housing needs to fit within that envelope. New projects are building stone and timber canyons off the town square.
5. I like the idea of mixed residential on the upper floors of commercial buildings. I do not think workforce housing should be anywhere in this area. I think there is a need for affordable apartments (vs. condos) that single professionals can live in and this would be a good area for that.
6. 3. Downtown Commercial Core: This should be eliminated and become part of the downtown square area or part of the adjacent Residential/Mixed Use Area.
7. No four story buildings. No upscale hotels. Trash the current PMUD - it allows for just about any crazy idea. Yes to affordable housing in this area - at least 60%. Must be a requirement for any new building. We need a Town of Jackson moratorium NOW.
8. The area outside the town square is suddenly beginning to look like any other big city (even though this isn't a big city). Building heights and flat roofs are changing this character quickly. Anything over 2 stories should be subjected to winter sun plane analysis. The streets are now becoming very icy in the winter due to a lack of sun on the pavement. Ice buildup is becoming permanent during the winter as a result. In some places last winter there must have been 4" of ice

buildup. When it became warmer, the melting ice/water made getting in and out of a car almost impossible.

9. See general comments section

10. Again, lets let buildings go more than 4 stories. The more space for people to live in town proper the less traffic they will generate because they can walk not drive. Imagine a Manhattan like approach with commercial on the first floor and several small, low cost apartments above. By allowing taller buildings we can leave more of the open space open and build a stronger community with less reliance on cars.

11. "can anyone even afford rent at these rates??

again, admit reality.

major retailers left because they couldn't afford rents.

the only people who can afford rent downtown are real estate agents and banks. is that community?? more commercial space for the very pimps who make life for the middle class impossible?"

Area 4 - South Park Loop Road: Do you agree with the policy recommendations?

1. more sprawl

2. I think three stories would be appropriate here at all grades.

3. Yes, especially the pedestrian issues. Please focus on alternative transportation for the Rafter J area and beyond. Ensure incentives for kids/parents who don't drive to school but take the bus or ride their bikes.

4. Again -- no four story buildings. Higher density exacerbates traffic and congestion, threatens pedestrian safety, usually affects law enforcement (from the Chief of Police) , requires all new fire department equipment (from the Chief of the Fire Department) and increases final buildout population numbers.

5. Wildlife migrate across this road. We need to keep it wildlife friendly. DO NOT want 3 or 4 story buildings here. High water table especially in the spring may prevent underground parking.

6. Additional business park uses should probably be considered here because of its close proximity to gregory lane. There is good access to Broadway from this location. It would make sense to keep industry in this area since it is already there. If buildings went taller, some workforce housing could be accommodated here as well.

7. "4. Residential / Mixed Use Focus Areas:

South Park Loop Road

- Uses: Encourage low density multi family residential use. This area is very near the school sites and should not generate a lot of traffic in order avoid a conflict with the enormous traffic dropping off and picking up school kids.
- Design Characteristics: Two story buildings only.

- Capacity for Density: Low
- Sensitivity to Character: High because it is close a major school site for J/C.
- Parking/Transportation: Allow for adequate parking and minimize traffic due to schools nearby. Roads in the school site area are jammed morning and afternoon while school is in session
- Employee/Workforce housing: Low or whatever it takes to avoid a lot of auto use
- Visitor or Local Focus: Agree
- Physical Constraints / Sensitivity: Agree

Policy Questions:

4.1 Agree except keep the density low.

4.2 Agree

5. North Y Hillside:

- Uses: Agree so long as the residential uses are two story and a low density
- Design Characteristics: Two story buildings only.
- Capacity for Density: Low due to the steep topography
- Sensitivity to Character: High. It is a major entrance to Jackson from the west on Hwy 22
- Parking/Transportation: Agree
- Employee/Workforce housing: High so long as density is low
- Visitor or Local Focus: Visitor and Local since it is an entrance to Jackson from the west
- Physical Constraints / Sensitivity: Agree except the earth modification should be held to a minimum
- Environmental/wildlife sensitivity: The hillside area above, north, of this area is a critical winter range for deer. Deer winter range in J/C has already been diminished tremendously and if the impacts continue we could find J/C without a deer herd

Policy Questions:

5.1 Agree

5.2 Agree"

8. "Redevelopment of this area will eliminate a LOT of rental housing. The trade offs need to be analyzed as to whether it is worth this loss.

In addition, any redevelopment needs to have serious landscaping included as a part of the project. The cottonwoods in this area screen and provide a lot of character. Loss of this many trees will have a negative impact on the neighborhood."

9. See general comments section

10. Too much development is proposed in South Park. Any upzone should be a public benefit compared to the existing zoning. Usually when we allow greater density, we create a need for more housing than we provide by the upzone, so we get further behind. We should try to preserve as much of the wetlands and scenic areas as possible, that should be the main criteria. Additional affordable housing is secondary to that.

Area 5 - North "Y"; Hillside: Do you agree with the policy recommendations?

1. I think terracing should be considered if it will provide better access for emergency vehicles.
2. too many people and traffic problems
3. I think this would be a wonderful place to increase density, near the highways, BUT NOT 4 STORIES! And traffic is my biggest concern- it was always very difficult to turn left out of Choice Meats, and I'm sure it's difficult out of Cutty's/ Gables Motel. Just keep it residential, no commercial.
4. in need of redevelopment as long as access issues resolved with planning development, could be a better scenic entrance to jackson hole
5. Comments here are the same as those given in area four, above.
6. DO NOT favor 4 story buildings. No one has done a good job of terracing so far, they are all ugly scars. Terraced 4 story buildings will be exceptionally ugly and out of character.
7. The ability to enter/exit hwy 22 is BAD here. There is too much traffic already. It is an unsightly area. I don't think this is a good area for workforce housing. I don't think it should be further developed UNLESS a road could be built to connect to the area behind Sidewinders and use that traffic light/existing road for ingress/egress. The topography issues and cost of construction would make it too expensive for workforce housing.
8. "5. North Y Hillside:
 - Uses: Agree so long as the residential uses are two story and a low density
 - Design Characteristics: Two story buildings only.
 - Capacity for Density: Low due to the steep topography
 - Sensitivity to Character: High. It is a major entrance to Jackson from the west on Hwy 22
 - Parking/Transportation: Agree
 - Employee/Workforce housing: High so long as density is low
 - Visitor or Local Focus: Visitor and Local since it is an entrance to Jackson from the west
 - Physical Constraints / Sensitivity: Agree except the earth modification should be held to a minimum
 - Environmental/wildlife sensitivity: The hillside area above, north, of this area is a critical winter range for deer. Deer winter range in J/C has already been diminished tremendously and if the impacts continue we could find J/C without a deer herd

Policy Questions:

- 5.1 Agree
- 5.2 Agree"
9. "The scars left on the hillside by existing new developments are disappointing. The loss of cottonwoods changed the character of Broadway. Gateway issues are really important for this area.
- Access to commercial uses is very difficult especially in the summer. It is almost impossible on the Hwy 22 section.

The residential area above the commercial corridor is left out of every scenario and needs to be included somewhere. There are serious land use issues that seem to be decided now on the whim of whoever comes in for a zone change without looking at the whole area."

10. See general comments section
11. The problem with developing significantly more residential in this area is that, though in town, it does not have good walking access. Broadway is a major obisitcal and we are moving more and more into wildlife habitat. Lets densify the already developed area and leave the rest alone. That said, I feel this is a better area to continue to develop over most other open space in the valley.

Area 6 - West Broadway Commercial Corridor: Do you generally agree with the issues/opportunities described?

1. Im in favor of establishing a pedestrian path between the "Y" and town.
2. suburbizaton of JH
3. Just improve the look of the area b/w the road and the buildings.
4. Any development must be "nice looking" and not junky. This is a main thoroghfare.
5. A pedestrian/bicycle pathway might be a good idea, considering that, as the cost of gas rises, more and more people will be forced to walk and ride bicycles. I can see conflicts arising on existing pathways in the near future.
6. Major wildlife crossing in this area to Karns meadows. Should not build close to Flat Creek. 5 way intersection is very pedestrian unfriendly. Not sure how it can be improved, but it currently discourages pedestrian use.
7. The need for increased pathways would be better here than increased pedestrian paths. Until you get to the intersection at True Value, there aren't many pedestrians west of there. I think it should be commercially zoned, with building heights of 3 stories allowed. This is a wildlife sensitive area, so I think that should be taken into consideration.
8. "6. Residential/Mixed Use Focus Areas:

West Broadway Commercial Core Area:

- Uses: Agree so long as the commercial uses are two story and confined to the most level land to avoid a lot of topographic disturbance on the steep areas
- Design Characteristics: Agree with low buildings with low density
- Capacity for Density: Agree
- Sensitivity to Character: Agree
- Parking/Transportation: Agree
- Employee/Workforce housing: Agree
- Visitor or Local Focus: Agree
- Physical Constraints / Sensitivity: Agree

- Environmental/wildlife sensitivity: Flat Creek and Karns Meadow to the south and the critical deer habitat on the hillside to the north

Policy Questions: Keep it as undeveloped as possible"

9. Question whether a pedestrian route behind buildings facing Broadway will be used by tourists. Would this be in addition to the bike path proposed through Karns meadow?

10. See general comments section

11. Do not allow any upzone. All we do is create more traffic and more need for employee housing when there is an upzone. The main question to ask in this area is : Does any change reduce traffic or mitigate employee housing compared to existing zoning ? Usually the answer is no.

Area 7 - Mixed-Use Office Districts: Do you agree with the policy recommendations?

1. Keep it to smaller buildings. Do not exceed 2 stories. PUT IN MORE AFFORDABLE HOUSING!!!!

2. I think a limit should be placed and I think that making sure buildings fit in to the character of the area is paramount.

3. I would not allow buildings of a height beyond what already exists in these historically residential neighborhoods. They should remain primarily residential. Development should respect the primacy and character of a residential neighborhood.

4. Why do we need more offices?

5. I don't think a percentage figure should be used to limit office vs. residential in this area. It would be a good place for both professional buildings and professional housing. Obviously it would not be an area for workforce OR family housing. I think parking should be behind the buildings, hidden from the street by the buildings, or underground. There should be public transportation opportunities to this area.

6. should still be a pmd , pud type option for when owners can put three lots together and do a better development as far as planning for character not just greater density but allows better flexibility than 50 x 150 box houses

7. "7. Mixed Use Office Districts:

- Uses: Agree but should be limited to office use only. Office use needs plenty of on site surface parking and no disturbances from residential use.
- Design Characteristics: 1. Only expand the existing office area slightly and include the South Cache Corridor (12) as part of the limited expansion. A description of a limited expansion area shown as 7 is suggested as; area 12 on both sides of Cache St. for 150 ft. and along north side of east Snow King Ave. for 150 ft. from Cache St. to Vine St. The boundary to be added from area 7 should be; north on both sides of Glenwood St. from Snow King Ave. north to west Simpson Ave., then east along both sides of Simpson Ave. to Jean St., then north on both sides of Jean St., the east

along both sides of Broadway Ave. 150 ft., then to Redmond St. The remainder of area 7 should be single in some areas and multi family residential.

- Capacity for Density: Allow only small scale 2 story office buildings in the combined area 12 and part of area 7 described above.
- Sensitivity to Character: High
- Parking/Transportation: Agree
- Employee/Workforce housing: None
- Visitor or Local Focus: Agree
- Physical Constraints / Sensitivity:
- Environmental/wildlife sensitivity:

Policy Questions for Consideration:

- 7.1 Plan only for Office use, with no mixed-use development"
8. allow larger buildings with pmd aor pud regulations that provide for housing
9. "Once new buildings are constructed the whole character of the area changes--making it less liveable and discouraging the mix of homes and offices that now exist. The new office buildings create a sterile corridor or ring around the downtown area.
I assume the corridor along Redmond should have been labeled ""7"" instead of ""8"". The area behind Redmond should retain residential character. A mix of more offices will destroy and divide this neighborhood."
10. See general comments section
11. Let keep office space downtown where it can easily be accessed by walking around town. lets also allow benefits to business that will serve the community not the tourist industry. For example we need less rug and art galleries that cater to the extreamly wealthy and more space for offices used by locals such as accountants and small law firms. Especially if these offices can provide their own housing on a second or third story.
12. I'm OK with what is proposed as long as it does not increase traffic or the need for more employee housing compared to existing zoning. I'm not sure if the proposal does that, so I selected Generally disagree.

Area 8 – The “Y”: Do you agree with the policy recommendations?

1. This seems like a very appropriate location for workforce housing because of its proximity to parks, grocery stores, etc. Its also a good location for emergency personnel to live and will help provide a faster response time for volunteers.
2. same, gridlock
3. Only 3 stories, don't allow 4 stories. No more commercial- already enough in this area, enough in the valley. Increase residential.

4. 3-4 stories around the Karns meadow seems too big and the value that the meadow provides town will be lost. Future development must not be car based. Good area for mixed use and more worker housing but within reason and not using the current standards. Not enough focus on green/open space.

5. My only disagreements with your policy recommendations are two: 1) Again, the proposal for four story buildings. Why does this recommendation continue to arise when it flies in the face of all the polling? And, 2) The proposal to put any building adjacent to the Karns Meadow beyond what already exists along Broadway (such as along Flat Creek Drive) strikes me as desecration.

6. A roundabout might help traffic here. Three and four story buildings do not fit in this location. Deer use the hillsides and cross the highway here.

7. I definitely do NOT see a need for another commercial or village center here. It is close enough to downtown, Whole Grocer, and Albertsons and Kmart. Focus on housing here. It would be a good place to put a better quality of employee/workforce housing. By this I mean more lawn areas for outdoor enjoyment of the tenants. This could create a sense of community. Townhomes and apartments would be a good fit here.

8. "8. Residential Mixed Use Focus Areas:

- Uses: Agree, but be sure to preserve and protect all the single family residential use in the area
- Design Characteristics: Agree, but all buildings should be small in scale and only 2 stories high.
- Capacity for Density: Moderate, but not high. Most of the area is already developed with one and 2 story small scale buildings, Albertson's and K-Mart are the exceptions being large scale building, but only one story. Redevelopment is not desirable except in some small areas with old single story buildings.
- Sensitivity to Character: Agree
- Parking/Transportation: Agree
- Employee/Workforce housing: Agree
- Visitor or Local Focus: Mostly local
- Physical Constraints / Sensitivity: Agree
- Environmental/wildlife sensitivity: Flat Cr. And Karns Meadow along with critical deer winter range on the south end of East Gros Ventre Butte and on Antelope Butte.

Policy Questions for Consideration:

8.1 Most of the development in this area is new and it would not be wise to waste the building that are there through higher intensity and redevelopment in the area should remain low density.

8.2 Agree with infill for work force housing, but keep the bulk and scale small and limit the buildings to two stories.

8.3 Agree

9. Residential Mixed-Use Focus Area: This is a very important gateway area to Jackson. It should be characterized similar to Area 1, South Hwy. 89.

- Uses: Agree
- Design Characteristics: Why upgrades? This area represents the community character of Jackson from the Flat Creek Bridge South to the Square. The buildings should remain 2 stories

- Capacity for Density: Moderate, but not high. Most of the area is already developed with one and 2 story small scale buildings,
- Sensitivity to Character: Agree
- Parking/Transportation: Agree
- Employee/Workforce housing: Agree
- Visitor or Local Focus: Agree
- Physical Constraints / Sensitivity: Agree
- Environmental/wildlife sensitivity: Agree

Policy Questions:

9.1 Keep the buildings small scale, 2 stories and with adequate setbacks for snow storage and for grass and trees.

9.2 Agree

9.3 Agree but, Consider putting the lodging overlay in a narrow strip along the west side Cache St."

9. Encouraging more rental housing in this area would be a big plus. Having a decent FAR with sufficient green space/landscaping required will help. Anything over 2 stories MUST have sunplane analysis for the streets in the wintertime--icy streets were a huge problem along Maple way this winter. Setbacks will help solve this problem.

10. See general comments section

11. The amount of traffic generated is a concern.

Area 9 - NoBro: Do you agree with the policy recommendations?

1. Ramp up, rip off, and cash out....I want to live in a community, not a resort full of short term rentals and part time residents
2. Flat Creek needs to be protected. I want to see a large set-back from the creek for development. Only up to 3 stories please.
3. The recommendations are good. This is the most pleasing entrance into Jackson and should remains so. It should speak to the historic character of Jackson. Buildings facing Cache should be no more than two stories -- interspersed with some one story, as it currently is. Building height to the rear should be no more than three stories.
4. Wildlife crossing area. This area is so congested in the summer I avoid it. Even on a bike it is not a nice place to be. Why put more people in this location and increase the problems? High traffic noise does not make this a desirable place to live.
5. This is BY FAR the ugliest area of Jackson. There is no cohesiveness to the building designs. The traffic is a NIGHTMARE, especially from June to October. There are too many places to come in and out of parking to N. Cache St which further bottlenecks the area. There should be an elevated crossover from the visitor center to the opposite side of the street--pedestrians crossing the road create more traffic problems. This area should NOT have an increase in development--the road cannot handle any increase in traffic here and there is no where to widen the road to increase its capacity. I

live north of town and will do anything possible to avoid this area during the tourism months!! Your biggest problem here is TRAFFIC and congestion.

6. nobro great new name, is a gateway to jackson and needs some help

7. "9. Residential Mixed-Use Focus Area: This is a very important gateway area to Jackson. It should be characterized similar to Area 1, South Hwy. 89.

- Uses: Agree
- Design Characteristics: Why upgrades? This area represents the community character of Jackson from the Flat Creek Bridge South to the Square. The buildings should remain 2 stories
- Capacity for Density: Moderate, but not high. Most of the area is already developed with one and 2 story small scale buildings,
- Sensitivity to Character: Agree
- Parking/Transportation: Agree
- Employee/Workforce housing: Agree
- Visitor or Local Focus: Agree
- Physical Constraints / Sensitivity: Agree
- Environmental/wildlife sensitivity: Agree

Policy Questions:

9.1 Keep the buildings small scale, 2 stories and with adequate setbacks for snow storage and for grass and trees.

9.2 Agree

9.3 Agree but, Consider putting the lodging overlay in a narrow strip along the west side Cache St."

8. see if conditional use permits required for larger buildings to help design the entrance from north to be more visual

9. Again, problem with icy streets in winter with higher buildings. Where would lodging overlay boundaries change? Smaller scale (2 stories or less) keeps this area liveable.

10. It was hard to see on the map provided but I am very interested in the protection of Saddle Butte. There are rumors that there is going to be additional development on the town side of that hill. I hope that entire slope is included in your open space map.

11. Do not allow any upzone. All we do is create more traffic and more need for employee housing when there is an upzone. The main question to ask in this area is : Does any change reduce traffic or mitigate employee housing compared to existing zoning ? Usually the answer is no.

Area 10 - Existing Residential Areas: Do you agree with the policy recommendations?

1. Protect the people who already live there

2. Please limit the size of homes available in this area. I would like to see lots used to their full potential, but not in terms of huge homes, in terms of more units on each lot (hopefully providing a rental space in one unit, homeowner in other unit).

3. a PUD type option might help get larger parcels or if adjacent landowners are able to pool properties to keep a tract house look on the 50x150 lots long and deep. should properties be allowed to split in the old ar zone to two dwellings with alley access? would solve some housing issues and create others? not sure i know answer but something to consider?
4. But I think 3 units per lot may be excessive in some areas. I like the idea of keeping the "look" of buildings/houses within line.
5. I would hope there would be no more planned unit developments anywhere in Jackson, particularly in residential areas. They are too discretionary. They are not Jackson.
6. The drawings are unclear and difficult to read.
7. I do think the number of units per lot should be limited to two. Most of the residential areas you've identified have a real hodge-podge of living quarters and I don't see any evidence right now of "high sensitivity to character". This should be a priority. I think trailer parks should be zoned out. They are unattractive and not fitting to a residential Jackson neighborhood. Building heights should be considered and limited to two stories. There should be some effort by the town to purchase properties for parks as this density increases. Parking should be required to be behind the structures . All of these areas should have curbs and sidewalks and street lights. The town residential areas need to be cleaned up!
8. nice to keep some residential character within the gill addition and east jackson
9. "10. Residential Mixed Use Focus Area:
 - Uses: Agree, but maintain the dominantly single family neighborhoods as single family.
 - Design Characteristics: Agree so long as the single family in any redevelopment is the allowed use
 - Capacity for Density: Agree
 - Sensitivity to Character: Agree
 - Parking/Transportation: Agree
 - Employee/Workforce housing: Agree
 - Visitor or Local Focus: Agree
 - Physical Constraints / Sensitivity:
 - Environmental/wildlife sensitivity:
- Policy Questions:
 - 10.1 Base development is consistent with my vision but the street façade should be the one labeled "not this".
 - 10.2 The lots on which single family exists should remain single family residential even if they are redeveloped. Sites currently with multi family residential units could be developed with either single family or as shown under Uses.
 - 10.3 No"
10. Scale is critical--with a 2 story MAXIMUM height
11. See general comments section

12. I feel that you cannot tell someone how to make their house look. You can give encouragement to build up and provide 3 units on a lot. Perhaps low interest loans for people that want to build simple rental apartments that will rent for less than \$500 a room. Encourage the densification, by helping owners to see that it could be profitable and help to build a strong community.

13. I agree as long as the proposal is to keep things like they are.

Area 11 - Redmond Corridor: Do you generally agree with the issues/opportunities described?

1. minimize commercial

2. Include moderate to high density affordable housing. Convenience commercial has been tried here and hasn't worked. Keep it to offices. Should not pull traffic from west of Cache, so commercial should only be neighborhood traffic or business owners only.

3. this is a high pedestrian area with the hospital close future uses should try and create a campus effect with support services for doctors and office residential combination not quite like (hard drive cafe) but something similar to drawn in the neighborhood to keep from driving to other end of town even though helens market didn't make it i think one could. should try and get owners to group properties by giving benefits to keep from a strip mall effect. agree with keeping the front residential character.

4. I would like to see a location in this area, perhaps surrounding the current liquor store (what is called the Hartnett building) that is zoned for a small grocery, bakery, barbership, five and dime store, etc. Something that would be large enough to lure the neighborhood from driving to west Jackson for sundries.

5. I oppose convenience commercial. I oppose multiple family--keep this in the workforce housing areas. I do think the pathway and pedestrian connections should be improved as well as public transportation opportunities.

6. need support offices for doctors that don't want to be on st johns campus but close,

7. "11. Redmond Corridor:

- Uses: I do not believe that another commercial node or strip needs to be set aside in this area. This corridor is more suited for either single family or multi family residential limited to 2 stories and ample landscaped setback areas. Future redevelopment should not include any more commercial and if existing commercial uses are to be redeveloped then they should be converted to single or multi family residential. The hospital is a major employment center and the Redmond Corridor should all become residential for hospital employees.

- Design Characteristics: Agree
- Capacity for Density: Agree
- Sensitivity to Character: Agree
- Parking/Transportation: Agree
- Employee/Workforce housing: Agree
- Visitor or Local Focus: Agree
- Physical Constraints / Sensitivity:

- Environmental/wildlife sensitivity:

Policy Recommendations:

11.1 There is nothing except my comments above to be addressed"

8. need a area for support services for doctors and maybe future out patient surgical center for optical and skin doctors, try to help create a campus effect

9. Converting this to offices all along Redmond will absolutely destroy the residential nature of this corridor and divide this part of town.

10. See general comments section

11. Why not encourage more density here? the access to downtown is easy and it is one of the nicest neighborhoods in town. get a pathway through to pearl st, and this is a great place to live.

12. same as above, no upzones that create traffic and the need for more employee housing.

Area 12 - South Cache Corridor: Do you generally agree with the issues/opportunities described?

1. Keep a mix of 2 and 3 stories, don't move towards predominately 3 stories. Include moderate to high affordable housing here.

2. one of the better developed areas of town with fighting bear and other old historic log homes even though it would be hard its would be nice to see more of the fighting bear type structures mixed with the old log homes

3. This area MUST remain user friendly for pedestrians. A bike lane MUST be added. Make this section of Snow King Ave. and Cache a tree corridor like it is west of here.

4. DO NOT favor 3 story buildings in this location.

5. This is an area used by locals and visitors and the appearance of it is important. No commercial unless it's a restaurant or coffeehouse.

6. 12. South Cache Corridor: See comments for area number 7

7. allow more buildings that connect the resort area of snow king with the downtown

8. under "visitor or local focus" --conflicts with "design characteristics" --this really is a major visitor pedestrian focus from Snow King to town--particularly with convention attendees (families not attending conventions).

9. See general comments section

10. It seems to me this is very desirable workforce housing. Why do you have it as low?

11. same as above, no upzones that create traffic and the need for more employee housing.

Area 13 - Single Family Neighborhoods: Do you agree with the policy recommendations?

1. PUD's should be considered anywhere there is available space. Townhomes and duplexes do not ruin the character or integrity of a neighborhood. But, having a workforce isolated to other counties or states compromises a community.
2. Definitely cap the size of homes allowed. This should be for small single family homes (as all of town homes/houses should be).
3. don't think the size should be limited, but using FAR, their is a chance someone would buy mutilple lots and build larger homes in future but what size is to large 5000 - 6000 depending on the lot size? don't know the answer but on the hill sides and near the resort of snow king it could happen.
4. These recommendations are excellent. With regard to 13.4, limiting maximum size of single family homes, I support limits close to what is being replaced. Encourage restoration and refurbishing, not dumping buildings in the landfill.
5. Encroachment of multi-family residential on single family blocks has already started. Should be discouraged. Limit size of single family dwellings.
6. Please review current AR zoning in this area. It should continue to provide for multi-family/ rental & increased density opportunities - NOT just reverting to single family homes on one 7500sf lot. The maps you have provided lead one to believe that it will all revert to single family (as noted in area 13). Why do this in town? Let's provide opportunities for density & decent growth opportunities. Also, East Jackson needs a grocery store.
7. The single family neighborhoods you have identified contain rental apartments, and a mix of good and REALLY bad homes. I oppose limiting house size--there should be setbacks established from property lines, and parking should be behind the house (via alleys)so cars are not visible. Two stories should be the height limit. Large scale redevelopment is already taking place in these areas. I think it should be considered on a case by case basis. For example, the single family townhomes that are being constructed in these areas are visually appealing and functional. Referencing 13.1--I agree with preserving neighborhoods for single family use; however, I don't see some of these neighborhoods as having that character at the present time. New zoning should define that.
8. "13. Single Family Neighborhoods:
 - Uses: Agree
 - Design Characteristics: Agree
 - Capacity for Density: Agree
 - Sensitivity to Character: Should be high
 - Parking/Transportation: Agree
 - Employee/Workforce housing: Agree
 - Visitor or Local Focus: Agree
 - Physical Constraints / Sensitivity: High

- Environmental/wildlife sensitivity: Moderate

Policy Questions:

13.1 Agree with first sentence. Second sentence should read; do not allow encroachment of multi family residential into areas that are all single family and those areas that are dominantly single family use.

13.2 Agree

13.3 Agree

13.4 Agree and yes a maximum size of home should be required."

9. Guest houses usually end up being rentals, doubling the density of this area. While not mentioned in the list, it is an issue.

10. See general comments section

11. Individual family houses should be limited, however if they want to create a separate basement or second story apartment to rent at an affordable price. that should be allowed or even encouraged.

12. I believe the proposal says keep as is, which is good.

13. "no more commercial business allowed in our neighborhood

no consolidation of lots, no multi-family

and,

decrease overall size of building envelops, overall home size

no to renting

no to speculators, lawyers and developers

yes to sidewalks, round-abouts, ped walkways, family, friends and community

no to speeding, motor homes, junk-yards and disposal of toxic chemicals by landscape business run from home on simpson street (what????)"