

Jackson/Teton County - Preferred Land Use Comments

1. The following information is optional.			
		Response Percent	Response Count
Name:	<div></div>	97.3%	36
Primary Address:	<div></div>	83.8%	31
Address 2:	<div></div>	24.3%	9
City/Town:	<div></div>	86.5%	32
State:	<div></div>	73.0%	27
ZIP/Postal Code:	<div></div>	81.1%	30
Country:	<div></div>	54.1%	20
Phone Number:	<div></div>	59.5%	22
	answered question		37
	skipped question		19

2. Please provide e-mail address.			
		Response Percent	Response Count
Email Address:	<div></div>	100.0%	56
	answered question		56
	skipped question		0

3. Do you have general comments about the Future Land Use Plan(s)?			
		Response Percent	Response Count
Yes	<div><div></div></div>	81.8%	18
No	<div><div></div></div>	18.2%	4
Please provide your comments here:			17
	<i>answered question</i>		22
	<i>skipped question</i>		34

4. Do you generally agree with the plan's "Big Ideas"? (See pages 1-3.)				
	Generally agree	Neutral	Generally disagree	Response Count
1. Emphasis on natural resources and rural land protection	88.5% (23)	11.5% (3)	0.0% (0)	26
2. Overall reduced development potential in the county	84.6% (22)	7.7% (2)	7.7% (2)	26
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)	96.2% (25)	0.0% (0)	3.8% (1)	26
4. Limited emphasis on county “mixed-use” villages	64.0% (16)	8.0% (2)	28.0% (7)	25
5. Provision of workforce housing—in town primarily—accomplished through regulations and incentives	69.2% (18)	19.2% (5)	11.5% (3)	26
6. Balanced and multiple modes of transportation that deemphasize roads as sole solution	80.8% (21)	15.4% (4)	3.8% (1)	26
Please provide your comments here:				12
	<i>answered question</i>			26
	<i>skipped question</i>			30

5. 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	Response Count
1. Modify or remove discretionary development options in the county	76.0% (19)	20.0% (5)	4.0% (1)	25
2. Refinement of bonus options and Floor Area Ratio (FAR) in Jackson	52.6% (10)	36.8% (7)	10.5% (2)	19
3. Stronger wildlife and natural resource protection standards	84.0% (21)	12.0% (3)	4.0% (1)	25
4. Improved town design standards	95.5% (21)	0.0% (0)	4.5% (1)	22
5. Workforce/ affordable housing strategies, incentives	60.9% (14)	17.4% (4)	21.7% (5)	23
7. Purchase of development rights, funding mechanism	45.8% (11)	37.5% (9)	16.7% (4)	24
What should we change or add? Please provide your comments here:				14
	answered question			25
	skipped question			31

6. Do you agree with the future land uses described for the county's focus areas? (See page 4.)				
	Generally agree	Neutral	Generally disagree	Response Count
Buffalo Valley	69.6% (16)	26.1% (6)	4.3% (1)	23
Kelly	65.2% (15)	30.4% (7)	4.3% (1)	23
Alta	56.5% (13)	39.1% (9)	4.3% (1)	23
S. Fall Creek Road (S. of Wilson)	72.7% (16)	22.7% (5)	4.5% (1)	22
Golf and Tennis Club	43.5% (10)	34.8% (8)	21.7% (5)	23
390 Corridor around Aspens/Teton Pines	50.0% (11)	27.3% (6)	22.7% (5)	22
Greater Wilson	52.2% (12)	21.7% (5)	26.1% (6)	23
Spring Gulch	60.9% (14)	34.8% (8)	4.3% (1)	23
South Park	34.8% (8)	13.0% (3)	52.2% (12)	23
Hog Island	36.4% (8)	54.5% (12)	9.1% (2)	22
Hoback	59.1% (13)	22.7% (5)	18.2% (4)	22
Please provide your comments here:				16
	answered question			25
	skipped question			31

7. 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	Response Count
Town Square	91.3% (21)	4.3% (1)	4.3% (1)	23
Downtown (Outside Town Square)	61.9% (13)	14.3% (3)	23.8% (5)	21
Town Residential	87.0% (20)	4.3% (1)	8.7% (2)	23
The "Y"	78.3% (18)	8.7% (2)	13.0% (3)	23
S. High School Rd	69.6% (16)	13.0% (3)	17.4% (4)	23
Please provide your comments here:				12
	answered question			23
	skipped question			33

8. Do you have comments about the Future Land Use Classifications? (See pages 5 - 10.)			
		Response Percent	Response Count
Yes	<div></div>	41.2%	7
No	<div></div>	58.8%	10
Please provide your comments here:			8
	answered question		17
	skipped question		39

Jackson/Teton County Preferred Land Use - Written Comments

08/01/08

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

1. "I agree with the concept of density nodes, and support increasing density in Town, South Park to the bridge (with higher density closer to SPL/Highschool), Wilson and Teton Pines, in that order. I support the ability to transfer density from an area less appropriate for density to an area more appropriate for density and/or from an area more environmentally sensitive to an area less sensitive. Please do not throw out the idea of TDR's at this point. It is a tool that can be tailored to weed out what doesn't work but keep what does. I would support the idea of a max buildout density cap as well as a mechanism that paces development and would suggest that Aspen, CO (or perhaps it is Pitkin county) has been using such a tool for approx 15 years and should be researched and considered as part of your process. I favor a zero increase in commercial square footage county-wide, with a consideration of a reduction.

Speaking of research, there should be research and analysis into what has been done in other communities to address density, preservation of open space and natural resources, provision of affordable housing, etc. Communities such as Boulder, Aspen, Snowmass Village, and Telluride, CO Tahoe and Sun Valley and a lot more that your consultants will surely know about that have developed approaches and tools and we can learn from what worked, what did not and what might be tailored to put to use for Jackson/Teton County. I got the impression from the comments of those around me at the worksession that many believe density and preservation of character/natural resources are mutually exclusive....I believe they just have not seen any examples where both objectives are achieved.... there are PLENTY of concrete (no pun intended :)) examples out there that your consultants should have that could be used to help people visualize. People also seem to be very afraid of what a ""Density Node"" or ""Density Village"" means. That makes it MUCH easier for them to say NO rather than YES.

Affordable housing is extremely important, and I would support increased density considerations prioritized for in-town locations for projects that are 100% deed restricted (cat I, II, III, IV affordable and deed restrictions generally as per Housing Authority). I believe that because the AH-PUD was written without any limits on density that can be proposed it was misused by the development community, created a big stink, and ended up doing more harm than good. I suggest it be scrapped.

Unfortunately, it appears that the PRD is getting dragged into the stink-zone and it too is being considered for the chopping block. The PRD is nothing like the ill-conceived AH-PUD and has actually allowed the creation of some reasonable projects so I would suggest it could remain a useful tool to reward increased open space with a reasonable increase in density.

I am not sure I fully understand the comp plan proposal about the tiered density in south park. At first glance, and aside from the town-type density suggested near high school road area, it appears to be encouraging bad suburban-style developments of 1 lot/acre and bad ranchette-style developments of

35 acre lots. This development pattern has yielded some of the worst development in the County. Please, let's not regress.

On increasing density in Town, I support the direction of mixed-use development in town (add more residential!), and use of the PMUD for 3 OR MORE LOTS and not for single or two-lot proposals!! It works like it's intended on 3+ lots; it does not work well on less than that. Do not allow fee in lieu payments for affordable/employee housing requirements...you can't change the fee fast enough to keep up with property value increases. Require new development to provide 40% affordable or employee housing but exempt the requirement for primary residences 3,000 SF or less. Allow/encourage accessory residential units in Town. Consider exempting first 1,000 or so sf from the FAR/lot coverage calculations.

I support less roads/road widening and more START support, pathways and encouragement of alt. modes."

2. "I have gone to all the public meetings, filled out all the surveys, answered telephone surveys, done all on line surveys and now I would like to know who is the one doing the interpolating. Because the answers to the questions and the ""preferred plan"" just don't seem to coincide. We in South Park, prefer to stay rural. Not single family residential low. Perhaps you should look at your data again. When you have Rafter J, Melody Ranch, Big Trails, Fishing Club, South park Ranches, Polo Ranches, Shooting Iron, Single Tree, etc, it does not average out to one house per one acre. Do the math. Did you have some preconcieved plan before or after you got the first payment for your efforts?"

3. Any plan should insist on making alternative transportation in all areas of the valley a priority. Sidewalks, pathways and mass transportation are crucial. By the time my 3 year old goes to school and beyond, I want him to be able to travel there and to other activities safely without using a car. While town is a great place for density and I am a proponent, it must be done well, with thought about transportation and parking issues as well as neighborhood feel. We must allow for basic services such as grocery stores to return to town if the town is to be the heart.

4. "1. The density proposed for the South Park area is inconsistent with current density, will be detrimental to scenic character and wildlife, and will create traffic congestion.

2. Do you plan on creating additional access points from South Park Loop to the Highway?

3. The density assigned for the Seherr-Thoss property is too high. This is because the density for the Big Trails and South Park Ranches is being excluded. Also, the density level used for Melody Ranch needs to include all of Melody Ranch (not just the northern part). Melody Ranch was approved 14 years ago with a DU/Ac of .45 and 65% open space. Seherr-Thoss should have similar or less density and similar or more open space.

4. What will the open space/wildlife corridor/setback requirements be for these large parcels in South Park?

5. The affordable housing mitigation rate needs to be increased to at least 40 percent in the county and in town.

6. Any plans for affordable rentals?

7. What assurance does the public have that no upzoning will be allowed?

8. What does the intensification of center at Golf & Tennis mean?"

5. "After reading some of the materials and attending the meeting last Thursday I have a couple of general comments. First, the themes and policies seem to say all the right things. Saying the right

things is the easy part, and I really can't imagine how some of the ""themes"" will actually be implemented. So I'll be interested to see more details.

Second, I have to agree with a comment made last Thursday that your declaration of conserving rural in Kelly, Alta and Moran is a minimal change from what would happen with today's plan. The only space in the county really on the block is South Park, and the discussions will all focus on that area. I'm very frustrated that it seems a decision has already been made that it will feather density from very high to 1 house/acre at the south. If you include SP Ranches, Single Tree, Polo Ranches, Shooting Iron, Three Creeks in your analysis of the surrounding densities of south park, it wouldn't be 1 house per acre. I don't believe the county has the teeth to demand connectivity from the current Sehr-Thoss property to other subdivisions, so let's get realistic. In my humble opinion, take your 1/2 mile at HS road, do town density with all the necessary community services (transit center, school, library branch, post office, dog parks, playing fields etc.) and leave the rest of South Park zoned 1 in 35 as it is today. Take the high density acreage times town densities (hopefully with many of those rentals) and say that's how many new housing units will go into South Park. Towns have borders - make one and stop any more sprawl to the south.

The south highway as a scenic corridor? Really? It's the west side of South Park that is scenic - take a ride around and I think you'll agree. As ""suburban"" as it might look on the maps, it has a calm, rural character that I feel is worth protecting. I can understand protecting Flat Creek, so incorporate that, but the highway corridor is already too far gone to make ""scenic"".

Transportation - I just read that commute times in California are dropping in many areas. The high cost of gas is actually having an impact on people's habits. So, while we should anticipate more car trips, the reality might change quite a bit in the near future."

6. "I attended all the meetings you held in mid May and most held in your previous visits to Jackson. I am struck by what seems to me to be the almost universal sentiment of those of us who live here, (with the exception of those whose livelihood depends on population growth), that population growth holds no benefits for the valley. I'm not suggesting that this is good or bad, just or unjust, right or wrong. This anti-growth sentiment is also evident in the unceasing fights over developments such as Osprey Creek and Teton Meadows Ranch subdivisions. So, in your suggestions as to preferred alternatives in the updated plan, I would hope that you would seek the lowest build out figure possible."

7. Need to eliminate new Resort Districts, and unlimited upzones for Affordable Housing.

8. I agree with most of the Future Land Use Plans. Please see my comments below regarding the mixed use villages. I am completely for the conservation focus but do not necessarily understand why Alta, Kelly, Buffalo Valley require additional protections from development. Is there a threat of rapid development in these areas over the next ten years? I do not want to see development in those areas, however there are many other special areas in the county that are under greater threat of development in the near future.

9. I do not want to see an increase in density in Wilson. I have been part of the effort to organize and watch Wilson's growth since the original meetings of the Wilson Advisory Committee, when the 'mixed use village' concept was introduced. The citizens of Wilson have sent a strong message that increased density is simply not acceptable.

10. "Wilson is not a candidate for a mixed use Village due to its location on the 22 corridor.

People can and do walk from their houses to the store and the post office and maybe Nora's. But as we've all seen they all drive to school, and the hardware store.

We do not need higher density in Wilson, and Waldron property would be devastating to our local wildlife. The traffic congestion on/off Fall Creek that close to 22 would be a nightmare and very unsafe.

I feel like we've made our contribution to uping density with the Wilson expansion and now the Schwabacher parcel adjacent to the Old Wilson School. Please, Please take the Waldron Parcel and stay with option A."

11. "1. It's vital to identify what size population will be in the build-out. How can anything be realistically discussed or planned unless we can agree on that number? Also it's vital to establish at what rate growth can occur over time.

2. How much affordable housing can our tax base support? How can it be sustainable? Will AH force our existing working people out because of the cost of market price living? (Higher prop tax for free market owners with artificially low rates for AH that require same services, sales tax to support programs, fees) What will be the value of having mostly AH developments and wealthy owners; is that diversity?

3. What is our road capacity? Town streets as well as Highways 89/22 coming in? If our population doubles, then our town steets will always be maxed out as they currently are in the summer. Imagine that.

4. We live in the midst of an extremely valuable wildlife ecosystem by anyone's measure. Our unique set of issues do not compare to Vail or Aspen, as I often hear planners voice as they propose these models. Colorado is degraded, our issues are much more complex."

12. I would like to see the buildout numbers stay the same as the 1994 comp plan. Existing master plans should not be changed. Many people purchased in planned areas so they new what the future would look around them.

13. There are too many ways to interpret what is written. In other words the city council and county commissioners still have the right to make all the deceisions.

14. Futre Land Use Plan appears to create more growth instead of limiting it.

15. Build up, not out. Increase the height limits and density in town, prevent sprawl in our open spaces. "Historic" (man made) Jackson is less important than saving our open spaces, conservation and wildlife.

16. ""Big Picture"" comments:

1. Statement of Ideal isa very valuable tool. Continue to reference Jonathan Schechter's description of its use and importance.

2. ""Grow Slow, Grow Smart"" should emphasize RATE of growth, not amorphous build-out numbers. Rate is quantifiable and provides a time-line during which we can measure the success of our strategies, and change as needed to better reach defined goals.

3. "Predictability" goal of electeds is absolutely correct. Reinforce by, to the extent allowed by Wyoming statute, limiting the ability of electeds to modify community wishes ad hoc with each development application.
4. Glad to see measurement criteria for each theme. It's critical that this be utilized on a regular schedule; suggest creating a review team that includes general public as well as electeds and planning staffs.
5. Disappointing that Town plan is not farther along: it is very important to consider county and town goals together. Looking forward to next draft to be able to collate the two.
6. Have noticed that commissioners attending meetings spend time educating public about (numerous) misconceptions. Process might be well served if current electeds and planning staffs commented on what policies/procedures they think are working/not working. Would save time and make public input more meaningful."
17. "set a cap on growth at 1%/yr and everything else follows
no new resorts
cap resort development"

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

1. "Too many people, too much traffic, high speed super highways are inevitable, roadkill will abound. Suspect that the scrape off from the County will lead to rapid and complete development of South Park, whereas the old system would have slower and less complete development.

What does the ToFJ think about becoming the blue collar service center for the five star county?

Resorts have plenty of rooms in their hotels. They should house their workers there unless they can shuttle them to Victor and Alpine.

Sorry, affordable housing is a flawed concept and the retirement problem is only the tip of the iceberg when talking about these flaws."

2. People are going to drive. It's what we do in Wyoming. When it is 20 below and you have to wait more than 5 minutes for a bus it just tends to piss you off. Perhaps heated bus stops would be the answer.

3. These big ideas are not consistent with the proposed zoning in South Park.

4. "Under #5, I have reservations regarding using ""incentives"" to accomplish workforce housing. Firstly, we will never be able to house our entire workforce. So, it is limited. Secondly, incentives, e.g., the PUD-AH have resulted in acrimony, contentiousness and divisiveness within the community, brought more upward pressure on land values, threats of increasing traffic congestion, an unknown burden on public services, etc.

On the other hand, I wouldn't want to see incentives disregarded completely if they play into the opportunity for conservation easements potentially granted by large landowners.

Also, consideration might be given to the changes likely to occur in our workforce as the county approaches build out. That is, a movement from construction related workers toward something else."

5. There should be "no" emphasis on the Mixed Use Village Concept period! It is a concept that does not apply to any of the areas that the plan considers Mixed Use Villages. The respective areas may have limited conveniences; however they are all supported by drive through traffic and are on major highways. Wilson, The Aspens, Hoback all do not have commercial centers that would prevent residents from getting in their car and driving to where they work. i.e. Town or Teton Village. The conveniences either existing or in the future would also not prevent residents from the necessary trips to Albertsons, Staples, and the rest of the commercial core in the town of Jackson. In the real world any reliance on this plan will only contribute to traffic and congestion. People will not ride the bus to work or Albertson's in less they are charged for parking on the other end. It is never going to happen. It would truly be islands of density for density's sake.

6. Personally, I think we need to spend more time on the quality of life in Jackson, not the quantitative, which is more housing. Building more housing does not mean more quality of life. It is just like road construction, by building more roads you're going to have more vehicles, I think you can use the same analogy to housing. I think many in Jackson will agree, we do not have anymore historic Jackson that was lost back in the '70's. We need to concentrate on a more historic feel to what Jackson Hole was about. If we don't I can't see tourists coming to Jackson to see the historic past; it will be gone.

7. It so frustrating to see so many bikers on the highways next to the bike paths. Lets put more money into our Start System.

8. "Town should supply more housing for its commercial growth. For new development the rate of AH mitigation should go from 15 to 25% immediately. Slow that growth down and make town accountable for the jobs they create. Many town residents are quite concerned about the recent rise in commercial, especially in the Snow King area.

No new mixed use villages. This only degrades rural character further and sets a precedent for further outer commercial growth.

No Start buses on rural roads! Particularly unsettling is the notion that buses on South Park mitigate traffic pressure: People don't ride them and they further degrade wildlife corridors and enjoyment for human use."

9. Regardless of the mode of transportation (public or private) the current roads have not kept up with the already approved developments. We have lived in South Park Ranches since 1975, the amount of traffice has slowly increased until the last 3 years, now it is totally out of control. All the construction traffic as well as private traffic and "the berms" have turned what was a very enjoyable trip to town into a nightmare. Very few elk sightings and too many people speeding make the drive to town a task.

10. All of these "Big Ideas" are not reflected in the South Park area.

11. "Item 1: Wildlife First! Absolutely, but what are we willing to do to have that? For example:

- a. Lower speed limits?
- b. Speed Dips to control/disincentivize traffic in sensitive areas?
- c. Increased real estate taxes to fund wildlife protection programs?
- d. Plan to require outside resource to conduct development EIS's needs public input and support.

Everything comes at a cost; we must be responsible for making the tough choices. Get educated: read materials, talk with neighbors, attend meetings!

Item 4: won't work. Wilson/Teton Village are already nodes. Golf&Tennis can't support the kind of limited convenience commercial being talked about. South Park is so large it would need large commercial (i.e., supermarket/K-mart type) to be viable. In general, people who work in town will shop in town.

Item 5: okay only if rigorously enforced!

Item 6: START is great for some things but it's not likely tourists will abandon cars (too many places to go, too much to see); locals won't use it to go marketing. It's just human nature."

12. It would be much better to avoid activist government and a lot of intrusive regulation and simply cap growth altogether.

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!

1. Do not understand #2 and #4. Suspect that they are nice ways to sell more density. Too damn many people....
2. So far you are assuming that the preferred plan is preferred. Maybe you should look again. Large job creating businesses should have to come up with a housing plan for their employees. I.E. Resorts, such as Teton Village, Golf Courses, Sporting club need their own employee housing on sight. The local SouthPark people should not have to bear the burden of their lack of planning. We are the small business owners in South Park. We like it rural. Our life style, wildlife and natural resources are being gobbled up by the give me generation.
3. Town design is paramount to me if we are to have more density in town. Developments must be user friendly and provide value to inhabitants. Neighborhood green space and parks must be emphasized. I love that I can walk to the Snow King Playground with my son, as well as to ski, hike or bike for myself. There are lots of "amenities" that are close by and user-friendly but could use a facelift. As I write this, I am looking out at the rodeo grounds area, which to me represents an area for great improvement. It is a bit of an eyesore but with proper planning, would be a great recreation area and/or enjoyable family spot for more than just horseriders.
4. Confused on what the workforce/affordable housing strategies are... Sounds like density bonuses. The mitigation rate needs to be increased and affordable rental options need to be greatly increased.
5. Development rights - it would need to be very clear where those can get transferred to. It also comes back to a buildout number - without that, it's difficult to comment.
6. "Your first general strategy (above) could add: Elimination of incentives to reduce discretionary characteristics and provide predictability for the developer and property owner.

Could be added: Creation of a development process that notifies the public in a more timely fashion of impending development, so as to "level the playing field" between developer, landowner and the public.

I think TDRs could be added to the mix, but I wouldn't get my hopes up."
7. Need to eliminate, not reduce, discretionary upzones and bonus options.
8. We desperately need more apartments in and around the Town of Jackson
9. I am for town as a heart, thereby increasing density, but it needs to be planned well. There have been some density increase approvals that have not helped our affordable housing problem, have hurt the surrounding neighborhoods and/or are just too dense. An example would be the Margaret Jaster addition. The developer sold these lots for over half a million, so when the homes are built they will be well over \$1m. I don't see how this increased density approval benefited anyone other than the developer, granted there is one deed restricted lot on the property. The town owned this property and

could have created some great attainable/affordable housing rather than sale it at a discounted price with entitlements for a developer to make a few million. A different example would be One to One Wellness. The home/lots to the north of the building have no room, very poorly planned. I hope we have some better insight going fwd which is why this process is so important. Thank you for creating this forum.

10. I like the idea of possible purchase of development rights for protecting sensitive areas however I would have a hard time putting values on the loctions that someone would be giving up for what I am assuming less attractive property. Not everyone is a devloper that owns one of these sensitive parcels.

11. All I hear is affordable homes!! What about affordable rentals? This would give workers a chance to decide if they really want to live here as well as giving them a chance to save money for a down payment on a home.

12. "Item 3: reinforce requirements and mechanisms for developers to consider wildlife habitat BEFORE choosing where to place people.

Item 5: strengthen minimum requirements and eliminate fee-in-lieu, which places burden on town/county to place workforce housing; should be the responsibility of the developer. If location can't be found AND provided, then project should not be approved...period."

13. Buildout number(including workforce housing) is critical for planning purposes.

14. I really do not want to pay taxes for affordable housing, improved urban design, and CERTAINLY not paving Spring Gulch Road!!

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

1. See my note above about South Park. I think density belongs here, with greater density nearest Town, and lessening as it moves farther away, but I believe the suggested 1 acre lot and 35 acre lot encourages an ugly suburban-style development pattern and a more creative solution should be explored.

2. wish Buffalo valley was not thinking about affordable housing. Jeff D told me this was for Park employees. Why should we subsidize park employees. Let the park look after their own. We need fewer people everywhere. Once this stuff is developed, you guys will claim that we are obligated to house all of the workers to satisfy the demand created by this development. Let's sort it out now.

3. Kelly, Alta, and Buffalo Valley need to see some growth. 390 corridor makes me cry every time I drive down it. I grew up there and I don't want South Park to become what Teton Village Road is. Where will the water for Hog Island and Hoback junction come from. The water is already low in SouthPark and just gets lower as you go south. Someone should take a look at what will happen to the aquafer if you develop around High School road. Will that all be on town water and sewer?

4. I do not understand the intensification of center at Golf & Tennis. Too much density in South Park!

5. "390 Corridor around Aspens / Teton Pines: Existing zoning for area south of Teton Village. No bonuses or PUD.

Area around Aspens/Teton Pines existing zoning. Residential area around Aspens/Teton Pines increases density around the "node" and south to Nethercott Ln. The bike path is very established and user friendly. People need to start thinking globally, getting in you car does not always need to be an option to travel a couple of miles or less.

Greater Wilson: Existing zoning. No bonuses in resource lands. Wilson Center is enhanced with modest to above modest increase in density for housing. Wilson is a town and a community. People may want to have the choice on whether they can live there or in town. Increased growth and development may be warranted do to the needs of the community."

6. "I would ask that the Resort district designation be eliminated. It has been abused enough already. Golf and Tennis and the Snake River Sporting Club remain examples of that abuse, forever. If we want to be a ""community first and resort second"" then this is a step in that direction. Additional resorts will not serve the public good.

Regarding your proposal for the density in the south end of South Park, I believe your suggestion is much too high. It seems to me that it is only appropriate to include all of the subdivisions already existing there. If you include Big Trails, South Park Ranches, Shooting Iron Ranches, et al, along with Rafter J and Melody Ranch, the average number of units per acre would be substantially lower."

7. South Park should not be a dumping zone for the rest of the county.

8. "My comments are directed specifically towards the ""Greater Wilson Area"" and to the Mixed Use Village Concept in General. We have attended the Mixed Use Village Meetings as well as all the Comp Plan Revision Meetings.

- Option A (Density Neutral) was overwhelmingly preferred by Wilson Residents who attended Mixed Use Village Meetings.
- Staff indicated that Option A was the “preferred alternative” for Wilson, subsequently they left the question of density to also be determined by the feedback from the Teton County Comprehensive Plan Update.
- By staffs/consultants own account there was only “some” support for additional density in Wilson and limited support for the Mixed Use Village Concept in all potential “villages”
- Maps provided by the planners and consultants at Planning meetings had “South on Fall Creek Road” as distinctly different areas from downtown Wilson or the “Greater Wilson Area.”
- Any public feedback that was obtained at meetings, interviews, online, etc. on additional development in Wilson would have viewed the properties south on Fall Creek including the Waldron Property as “South on Fall Creek”. Even if not referencing the provided maps reasonable people would not have considered these properties to be part of the “Greater Wilson Area” as they are rural in character not remotely similar to the town of Wilson.
- Feedback from the public clearly indicated that “South on Fall Creek” was to remain rural and focused on conservation/wildlife.
- The public was not given the opportunity to make informed comment on additional development in Wilson because once again they were not given any context on what is already built and what the potential build out is with existing zoning. (nearly twice as many units than currently exists)
- When citizens of Wilson were given context they clearly opposed additional density
- The Waldron, Hoyt, Day, Waller, and Roscoe property should be included in the “South on Fall Creek” area and should be removed from the Mixed Use Village Boundary or Greater Wilson Area
- Why?
- Waldron Property is adjacent to Rosseter conservation property which is adjacent to the Ordway conservation property. It consists of prime moose habitat, substantial wetlands, extensive bird habitat, and is wildlife corridor. All quality’s that the Comprehensive Plan and Mixed Use Village process stated were qualities that were to be protected and preserved.
- Staff only offered “walkability” as the reason it should be in the boundary in the first place without taking any of the above factors into consideration.
- If not slated for additional density amending the LDR’s on these properties makes no sense as all but one piece is at least three times as large as an .17 Wilson Town Lot. Our lot is over ½ acre and the 15 acres Waldron property only allows 5 potential homes.
- The entrance to Wilson and the view corridor over the Waldron property are important aspects of Wilson’s character that was given much lip service in the planning process. The proximity to conservation and rural properties is part of what makes Wilson so special.

In conclusion remove the Waldron and adjacent properties from what now is being defined as the “Greater Wilson Area” and give it the same protections that will be offered to all the other properties located “South on Fall Creek”. The removal of the PRD, PUD, and AH-PUD tools as was discussed in the Comp Plan Update would be a good start. Honor the input that was gathered in the Wilson Mixed Use Village Planning Process and recognize that there is little support for the Mixed Use Village concept or the additional density it would bring. People countywide supported “Town as Heart” and the “Conservation Focus” You can honor both by not allowing any additional density in Wilson and removing the Waldron property from the “Greater Wilson Area.””

9. "Uphold values of comp plan respondents. We do not want a lot of density. Please (Planning) get in step with conty residents.

Protect all conservation zones.

Don't upzone South Park. Uphold current zoning standards: protect the rural nature of this valuable area for wildlife, residents and as an attractive gateway into town. Old (110 yr old) cottonwoods should be preserved as stunning marker for So. Park Loop, not cut down for road widening which would follow upzones.

Generally it is quite unfair that areas that have produced growth send their responsibilities and burdens on to town and South Park: Teton Village (platted already/ rural highway not at all dissimilar from S Hwy 89)."

10. I do not understand the Golf and Tennis Club "center" intensification comments. This is a completed Master Planned resort with no more land to be platted. The unbuilt Affordable housing is restricted to 22 maximum units and is in one of the most sensitive areas of the county let alone the country. This lot was carved out of the NRO illegally. It adjoins Grand Teton Nat'l Park and has the Gros Ventre River corridor as its southern boundary. It is a haven for big game and all other wildlife found in Jackson Hole. I do not know where this direction in your comments are coming from but from possibly one special interest source. This can not be a communitywide comment.

11. The 390 corridor from the Aspens to the highway could be better used with high density. Greater Wison, you need to be more specific about Wilson Center being enhanced "slightly". S. Fall Creek Road, depends on where you say that starts, there could be greater density on the north end. South Park why do you seem to want to fill up South Park?? Why not 35 acres per lot south of the Porter estate property?? All the wildlife out here has been disturbed enough!

12. What the county has planned for South Park is inconsistent with what the public wants--preserving scenic areas (have you driven down South Park Loop lately? It is one of the most scenic drives in the county), preserving wildlife habitat, and limiting growth. Southern and Middle South Park need to remain rural or density needs to be SIGNIFICANTLY reduced from what is proposed.

13. Am generally uncomfortable with 1/35 as it exists today; might be okay if density bonuses are removed. Fencing and additional paved roads/driveways are always an issue.

14. increased development for the High School area and no increase in density for the southern part of South Park

15. There should be no more intensification around Golf and Tennis center because no more development is allowed to occur.

16. Basically, we should stay with 1 unit/35 acres and not allow exceptions.

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.)

1. So much of these options mean SPRAWL.
2. I like the idea of preserving the Town Square area and allowing taller buildings outside of the square but I worry about so much development and density in town if we do not have a plan for more parks, greenways, sidewalks, etc... in town to accommodate all these developments and preserve the outdoor feel to our community. Also, where are all those cars going to go? I am a proponent of alternative transportation initiatives, but the reality is that all of those folks will have cars. In general, I think it's smart to focus density in town if it is done well. I live on a busy/high density part of Aspen Drive and I love where I live but cars drive too fast and there is no sidewalk for my son. All of these issues need to be looked at and improved upon if we are to add even more folks to an already dense place.
3. I agree that there should be some density next to the high school--since that is smart growth and within walking distance to many services.
4. Not sure - haven't looked at enough details. I just wonder about traffic moving through the town - how much more density can happen?
5. "The Town Square area is the heart and soul of Jackson. I would like to see the Town Square Overlay (TSO) be enlarged to an area bounded by Pearl on the south, Jackson on the west, Gill to the north and Willow to the east . . . on both sides of these streets, perhaps somewhat less restrictive than the TSO. This area encompasses Miller Park, five of the town's six properties that are listed on the National Register of Historic Places and a half dozen buildings that the Teton County Historic Preservation Board has seen fit to honor with a bronze plaque citing their age (more than 50 years old) and unique historic characteristics. There remains other such buildings within this area. It is also the area designated Jackson's Downtown Historic District by the Town Council several years back. Signage announcing this stand on west Broadway, Pearl and north Cache announcing the district. I am aware that the new updated plan addresses a preference for historic considerations. This would be a good first step in that direction."
6. Town densities must stay in town. No migration into the county ie South park and S. High School Rd
7. These all make a lot of sense.
8. Consider that 3 story buildings will create cold and shadowed areas, ie. icy roads in winter for cars, unattractive canyons for residents and visitors. Loss of unique sense of place.
9. I feel that the town Square should allow 3 and maybe 4 stories. Most of the redevelopment that has occurred on the square has started as restoration or historic but ultimately the quality of the construction is so poor that new buildings must be built. I think there should be some design

elements. The boardwalks are not necessarily all that practible in the winter.

10. Density needs to be concentrated around current towns.

11. Am very concerned about comments re 5-Way redevelopment to make it the new downtown gateway.

12. "Should expand the downtown area in regard to height, density and other LDRs.

The Y should be a focus for increased residential and other components that make the area more of a neighborhood.

their should be a better bridge between the Y and downtown that continues the feeling of a small town that is obvious in the town of Jackson....not just more commercial...make more neighborhoods."

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

1. Fewer people means less traffic and more wildlife. Eliminate the discretionary zoning tools, ahpud, resorts and pmud so we have a better idea of what is on the table.
2. We want Town as the heart of the community. Wildlife corridors and natural resouses are on there last legs. If we want to keep the Valley as Jackson's Hole, growth needs to stop.
3. Wilson may nee
4. Please see comments above. Remove Waldron Property from Greater Wilson Area, should be included in South on Fall Creek Area. Maps provided to respondees did not show this area included in the Greater Wilson Area so any feedback you have received is flawed. Do away with the Mixed Use Village Concept in all areas. It simply does not apply to the areas in question and contributes to the problems that you are trying to solve.
5. "PLEASE DON'T RAISE DENSITY IN WILSON AREA, FISH CREEK NORTH TO END FALL CREEK SOUTH THE END!!!! WILSON PROPER"
6. The categories seem like you have the various situations covered.
7. Need to better explain it.
8. NO NEW RESORTS!