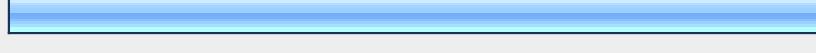
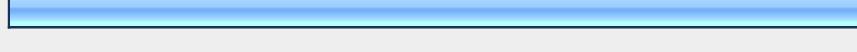
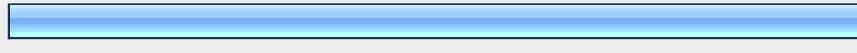
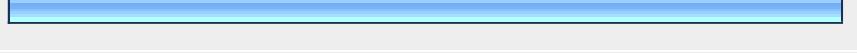
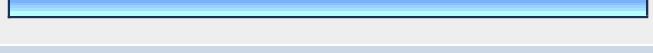
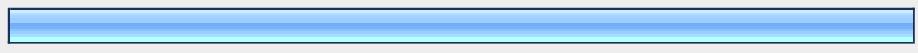
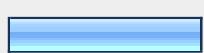


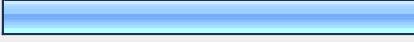
Jackson/Teton County - Draft Themes and Policies - Comments

1. The following information is optional.		Response Percent	Response Count
Name:		90.2%	46
Primary Address:		86.3%	44
City/Town:		94.1%	48
State:		94.1%	48
ZIP/Postal Code:		92.2%	47
Country:		66.7%	34
Phone Number:		70.6%	36
		<i>answered question</i>	51
		<i>skipped question</i>	16

2. Please provide e-mail address.		Response Percent	Response Count
Email Address:		100.0%	67
		<i>answered question</i>	67
		<i>skipped question</i>	0

3. Do you have general comments about the Plan Themes and Policies document?		Response Percent	Response Count
Yes		78.8%	41
No		21.2%	11
Please provide your comments here:			42
	<i>answered question</i>		52
	<i>skipped question</i>		15

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

		Response Percent	Response Count
Yes		46.2%	18
No		53.8%	21
Please provide your comments here:			16
<i>answered question</i>			39
<i>skipped question</i>			28

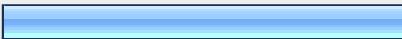
5. Do you agree with the "Statement of Ideal" for Theme 1, which states: "Maintain viable populations of native species ("species of concern") and preserve scenic vistas, and use resources in the most efficient way possible"?

		Response Percent	Response Count
Generally agree		100.0%	35
Neutral		0.0%	0
Generally disagree		0.0%	0
Please provide comments here:			19
<i>answered question</i>			35
<i>skipped question</i>			32

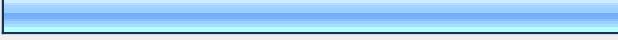
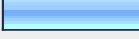
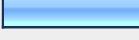
6. Do you agree with the Principles and Policies for Theme 1: "Promote Stewardship of Wildlife Habitat and other Environmentally Sensitive Areas and Resources"? (Note: Please review pages 15 to 23 to provide your feedback.)

	Generally agree	Neutral	Generally disagree	Response Count
Pr 1.1--Wildlife habitat, natural systems	97.6% (40)	0.0% (0)	2.4% (1)	41
Pr 1.2--Watersheds, streams, rivers, wetlands	97.6% (40)	2.4% (1)	0.0% (0)	41
Pr 1.3--Clean water	100.0% (41)	0.0% (0)	0.0% (0)	41
Pr 1.4--Scenic and dark night skies	95.1% (39)	4.9% (2)	0.0% (0)	41
Pr 1.5--Hillsides	90.2% (37)	9.8% (4)	0.0% (0)	41
Pr 1.6--Air quality	100.0% (40)	0.0% (0)	0.0% (0)	40
Pr 1.7--Restricted development in hazard areas	85.4% (35)	14.6% (6)	0.0% (0)	41
Pr 1.8--Agricultural resources	78.0% (32)	12.2% (5)	9.8% (4)	41
Pr 1.9--Public access to public lands	87.5% (35)	7.5% (3)	5.0% (2)	40
Pr 1.10--Sustainable use of resources	92.3% (36)	5.1% (2)	2.6% (1)	39
Pr 1.11--Energy efficiency/reduce greenhouse gases	77.5% (31)	17.5% (7)	5.0% (2)	40
Please provide your comments about Theme 1 here. (Note: Reference specific principle and policy numbers where possible or suggest new principles/policies.)				18
			<i>answered question</i>	41
			<i>skipped question</i>	26

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

		Response Percent	Response Count
Yes		44.8%	13
No		55.2%	16
Please provide your comments here:			13
<i>answered question</i>			29
<i>skipped question</i>			38

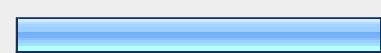
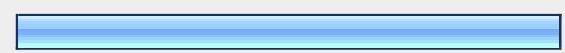
8. Do you agree with the "Statement of Ideal" for Theme 2, which states: "Use lands in a way that meets needs of residents and visitors, while allowing for viable populations of all native species and the preservation of scenic vistas. Limit growth to that specified by this Plan--directing most new growth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

		Response Percent	Response Count
Generally agree		68.8%	22
Neutral		15.6%	5
Generally disagree		15.6%	5
Please provide your comments here:			20
<i>answered question</i>			32
<i>skipped question</i>			35

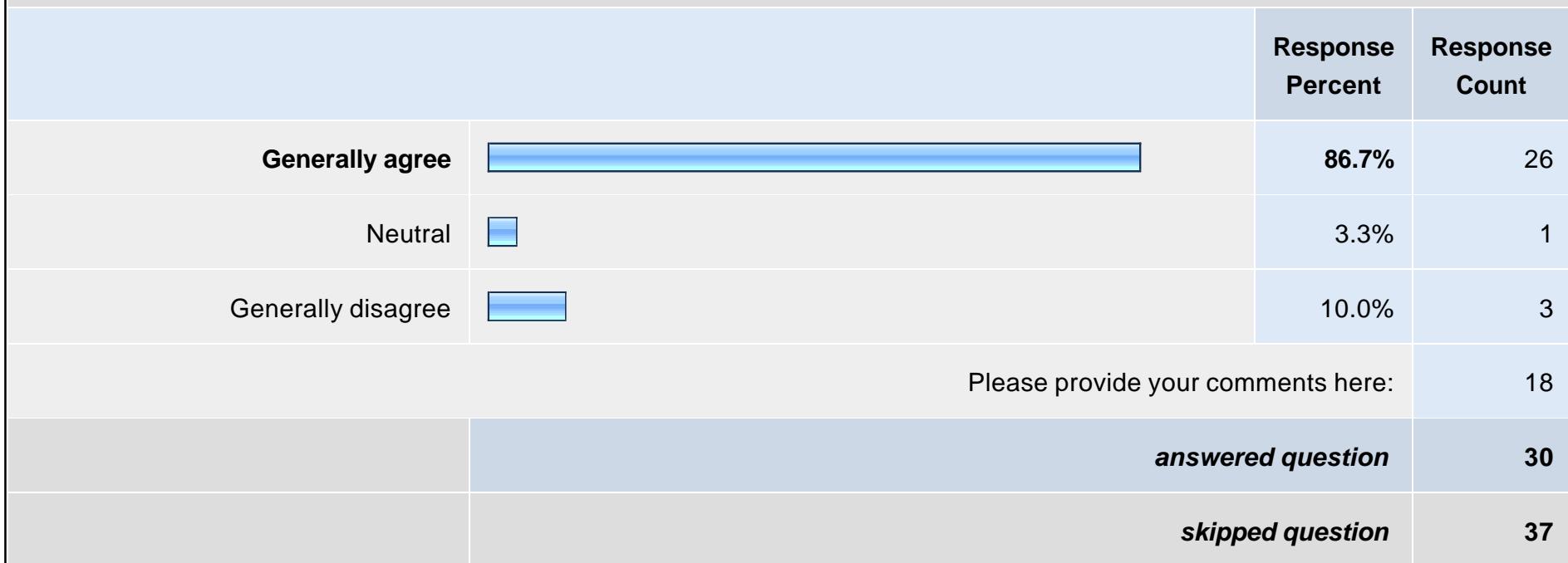
9. Do you agree with the Principles and Policies for Theme 2: "Manage Growth Responsibly"? (Note: Please review pages 28 to 36 to provide your feedback.)

	Generally agree	Neutral	Generally disagree	Response Count
Pr 2.1--Predictable development and conservation pattern	76.5% (26)	20.6% (7)	2.9% (1)	34
Pr 2.2--Town of Jackson/mixed-use centers appropriate locations for town-level development	66.7% (24)	13.9% (5)	19.4% (7)	36
Pr 2.3--Preserve and enhance communities	72.7% (24)	18.2% (6)	9.1% (3)	33
Pr 2.4--Civic spaces/social functions	69.7% (23)	18.2% (6)	12.1% (4)	33
Pr 2.5--Historic structures and sites	73.5% (25)	20.6% (7)	5.9% (2)	34
Pr 2.6--Current level of service	69.7% (23)	21.2% (7)	9.1% (3)	33
Pr 2.7--Intergovernmental coordination--growth management	83.9% (26)	9.7% (3)	6.5% (2)	31
Please provide your comments about Theme 2 here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)				16
	<i>answered question</i>			36
	<i>skipped question</i>			31

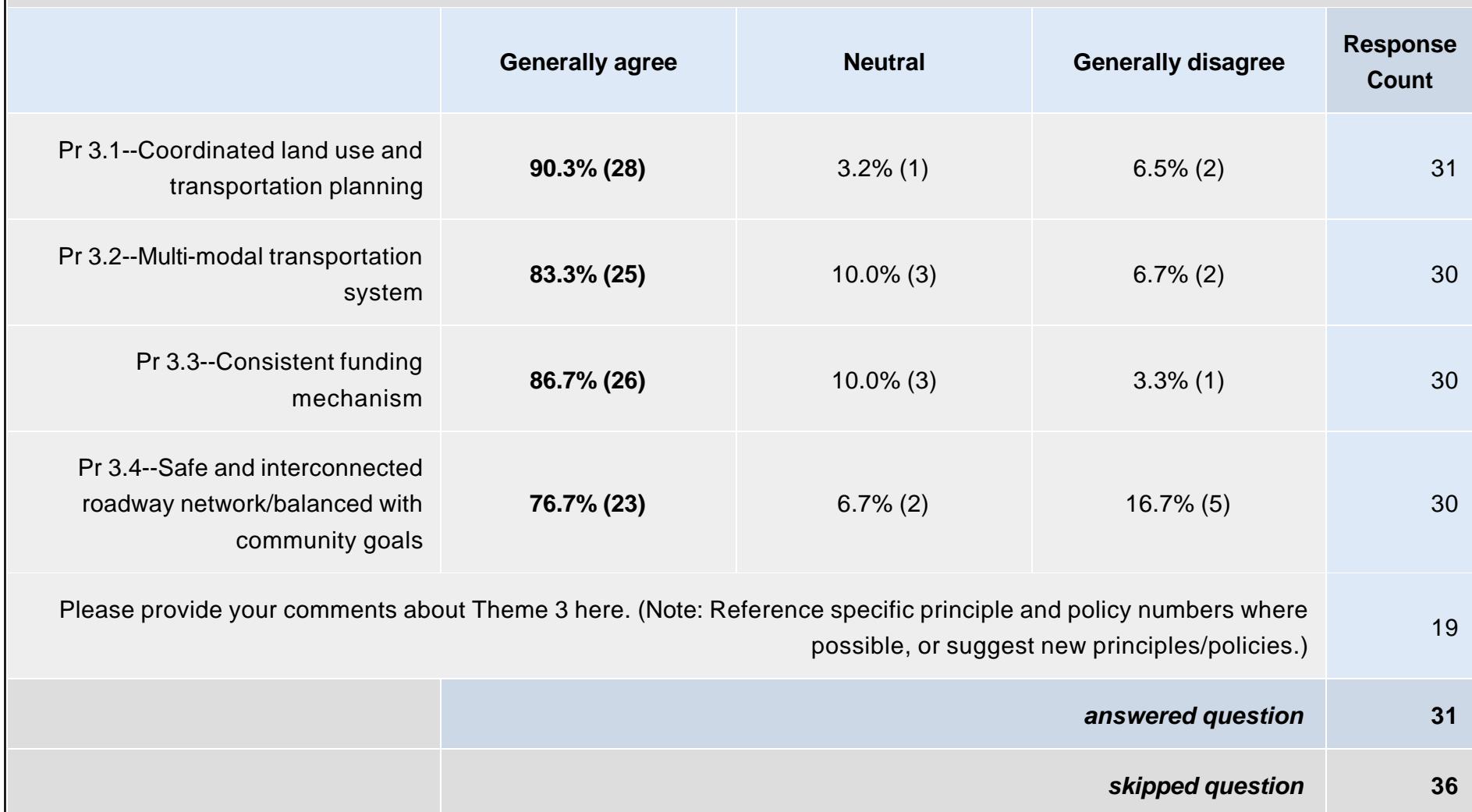
10. Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 2? (pages 37 to 38)

		Response Percent	Response Count
Yes		40.0%	8
No		60.0%	12
		Please provide your comments here	
	<i>answered question</i>		20
	<i>skipped question</i>		47

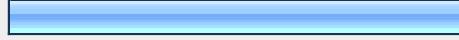
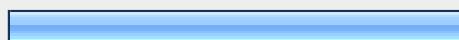
11. Do you agree with the "Statement of Ideal" for Theme 3, which states, "Allow residents and visitors to travel safely, efficiently, and economically, shifting away from auto-dependence and increasing choices and opportunities for transit use, walking, and bicycling. The transportation system allows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



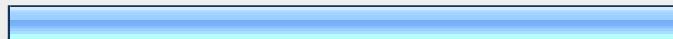
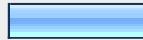
12. Do you agree with the Principles and Policies for Theme 3: "Develop a Comprehensive, integrated Transportation Strategy"? (Note: Please review pages 39 to 45 to provide your feedback.)



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

		Response Percent	Response Count
Yes		50.0%	11
No		50.0%	11
Please provide your comments here:			10
<i>answered question</i>			22
<i>skipped question</i>			45

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

		Response Percent	Response Count
Generally agree		74.1%	20
Neutral		14.8%	4
Generally disagree		11.1%	3
Please provide your comments here:			14
<i>answered question</i>			27
<i>skipped question</i>			40

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

	Generally agree	Neutral	Generally disagree	Response Count
Pr 4.1--Town of Jackson as population center of the region	75.0% (27)	19.4% (7)	5.6% (2)	36
Pr 4.2--Jackson as civic and cultural heart	97.2% (35)	2.8% (1)	0.0% (0)	36
Pr 4.3--Vital retail/mixed-use core in Jackson	79.4% (27)	14.7% (5)	5.9% (2)	34
Pr 4.4--Healthy neighborhoods	88.6% (31)	5.7% (2)	5.7% (2)	35
Pr 4.5--Vibrant, attractive public places	97.1% (34)	2.9% (1)	0.0% (0)	35
Pr 4.6--Town transportation network w/ accessibility and choices	90.9% (30)	6.1% (2)	3.0% (1)	33
Please provide your comments about Theme 4 here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)				15
	<i>answered question</i>			36
	<i>skipped question</i>			31

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

		Response Percent	Response Count
	Yes	33.3%	7
	No	66.7%	14
Please provide your comments here:			6
	<i>answered question</i>		21
	<i>skipped question</i>		46

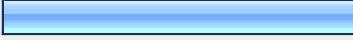
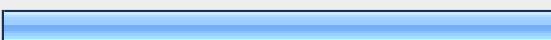
17. Do you agree with the "Statement of Ideal" for Theme 5, which states: "Meet the housing needs of at least 65% of our community's workforce in Teton County, Wyoming"?

			Response Percent	Response Count
Generally agree			20.7%	6
Neutral			17.2%	5
Generally disagree			62.1%	18
Please provide your comments here:				20
			<i>answered question</i>	29
			<i>skipped question</i>	38

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

	Generally agree	Neutral	Generally disagree	Response Count
Pr 5.1--Maintain community's middle class and stable resident workforce	55.9% (19)	20.6% (7)	23.5% (8)	34
Pr 5.2--Quantitative goal for maintaining 65% of resident workforce	32.4% (11)	32.4% (11)	35.3% (12)	34
Pr 5.3--Comprehensive housing approach	48.5% (16)	15.2% (5)	36.4% (12)	33
Pr 5.4--Workforce housing as part of redevelopment and infill	63.6% (21)	3.0% (1)	33.3% (11)	33
Pr 5.5--Predictability about locations/process	62.5% (20)	21.9% (7)	15.6% (5)	32
Pr 5.6--Diversity of neighborhoods and housing types	55.9% (19)	17.6% (6)	26.5% (9)	34
Please provide your comments here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)				21
			<i>answered question</i>	34
			<i>skipped question</i>	33

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

		Response Percent	Response Count
Yes		39.1%	9
No		60.9%	14
Please provide your comments here:			9
<i>answered question</i>			23
<i>skipped question</i>			44

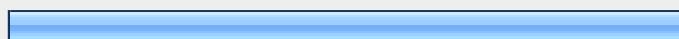
20. Do you agree with the "Statement of Ideal" for Theme 6, which states: "The region will balance its commercial, resort, and housing growth, and limit commercial growth that creates additional housing demand to allow for continued viable populations of species. It will actively support viable local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

		Response Percent	Response Count
Generally agree		80.0%	24
Neutral		10.0%	3
Generally disagree		10.0%	3
Please provide your comments here:			17
<i>answered question</i>			30
<i>skipped question</i>			37

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

	Generally agree	Neutral	Generally disagree	Response Count
Pr 6.1--Jackson and Teton County as community first and resort second	83.3% (30)	13.9% (5)	2.8% (1)	36
Pr 6.2--Balanced economic development with workforce housing and community needs	51.4% (18)	17.1% (6)	31.4% (11)	35
Pr 6.3--Diverse economic sectors	55.9% (19)	26.5% (9)	17.6% (6)	34
Please provide your comments here. (Note: Reference specific principle and policy numbers where possible, or suggest new principles/policies.)				8
	<i>answered question</i>			36
	<i>skipped question</i>			31

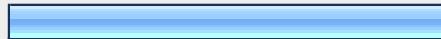
22. Do you have comments about the "Suggested Strategies" or "Indicators" for Theme 6? (page 68)

		Response Percent	Response Count
Yes		25.0%	5
No		75.0%	15
Please provide your comments here:			6
	<i>answered question</i>		20
	<i>skipped question</i>		47

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

		Response Percent	Response Count
Generally agree		83.3%	25
Neutral		6.7%	2
Generally disagree		10.0%	3
Please provide your comments here:			11
	<i>answered question</i>		30
	<i>skipped question</i>		37

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

		Response Percent	Response Count
Yes		52.2%	12
No		47.8%	11
Please provide your comments here:			11
	<i>answered question</i>		23
	<i>skipped question</i>		44

Jackson/Teton County Draft Themes and Policies - Written Comments

08/01/08

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

1. "Thank you for all the hard work you have put into the Plan revision.

I would like to comment on two Themes inthe context of my personal feelins and the recent Public Surveys related to the Comp Plan.

Theme 2. Manage Growth Responsibly

It is clear a lot of thought has gone into the Policies for managing growth, specifically how growth will be evaluated in the future, but proposing an increase in density (Land Use Plan Map) for any part of the County in ""Irresponsible"" not Responsible. The Surveys clearly show that residents of Teton County want to limit growth, not increase growth. The only way Theme 1 can be acheived is through limiting growth. I would like to see the exisitng zoning densities in the County either stay the same or decreased. Please revise the zoning densities proposed in the Future Land Use Plan to reflect the communities views. What about traffic? WYDOT has been telling the Town that traffic on Hwy89 is/will be dysfunctional with any sort of growth. Does this revised Plan consider the millions of tourists and the traffic they bring? Can we sustain the increased residential growth and toruist growth at the same time?

5. Meet Our Community's Diverse Housing Needs

It is clear this theme is trying to appeal to all, but in reality ""Housing Needs"" should be focused on our essential workers (teachers, emergency service workers, nurses, plow drivers, etc.) and the short term residents who may be here for only a summer or are not qualified to own a home. I suggest affordable housing focuses on these two groups by implementing the 2 policies: 1. Designate a majority of affordable homes for our essential workers and give them priority for these homes and 2. Require dorm style apartment rentals for new commercial development and spend our affordable home tax dollars on this type of high density rentals, not fancy affordable homes. I previously owned an affordable home and I can tell you a majority of the owners in the neighborhood were freeloading off the system. By this I mean they were no longer working full time (or had a job that was highly non-essential) after they purchased the home or would not have ever been a homeowner (anywhere) if it weren't for the easy access to loans very low home prices. Just because you are 25 years old and haven't saved a penny doesn't mean you are entitled to home ownership."

2. i think you have done a great job, don't get pushed from the anti growth organizations that want to shut the gate down to jackson hole, other than the indians all of us have moved here to enjoy its beauty. you have captured a good mix of growth and wildlife protection and helped idenify where future growth should occur. while protecting the scenic and wildlife areas from future roads and developments

3. "Recognizing the desire to preserve character while adapting to change, please consider the following two considerations.

1. East Jackson, across from Hospital (No Name Alley, Stormy Circle, Redmond, etc.) with exception of Broadway frontage is mostly zoned Single Family. Allowing higher density consistent with some of the existing, non-conforming uses would allow upgrading those properties and accommodate more housing in an already dense area. Currently too costly to rebuild a duplex, tri-plex, or four-plex; and, not cost effective (or helping the housing situation) to rebuild as single family. Allowing this density exception in this area would allow others in these limited areas (no thru traffic) to join in creating tasteful, consistent density. My neighbors who are resident owners have told me they would like to see town homes where I currently have old cottages, apartments, and a trailer, but its not allowed presently, and without enough density, may not be cost effective.
2. Park and Ride nodes are a way to reduce traffic around the Valley without locating a site for, and funding another major transit center. Any new development in the county could be required to provide a small parking lot adjacent to the public roadway (based on the size of the development) that would serve as a carpool meeting site, bike path junction, school bus, or even public bus stop (if demand warranted it). Multiple uses include that of a subdivision sales center that would be funded by, converted, and deeded to the county, once the development reached a certain level of build-out. Access would be for anyone, not just residents of the new development (even if the new development's adjacent property remained private). If required (like open space or employee housing) these "nodes" of relief would reduce the traffic from points further out in the community."
4. The plan is very disappointing to me since it talks about increasing density in certain areas, such as town, and other nodes that are already dense BUT there is no tradeoff mentioned in terms of areas that will have DECREASED density. Given the survey results which clearly favor wildlife and open space over development, I was surprised to see the staff ignore the desire of residents to have areas where permitted density would be DECREASED.
5. Read Schecter's article from 6/4/08...
6. The Plan Themes and Policies are too vague. I want precise numbers with respect to how many houses and people are in the valley today, and how many more houses can be built, and the expected population growth. If density is proposed to be transferred from certain parts of the valley to other areas, in accordance with the wishes of the public, I want to know exactly how many units are being transferred from one area to another. I want specific numbers, so that I can see if the plan represents the desires of the majority of the people in the valley.
7. "1. Are you guys moving 'development' from areas that would build out over twenty to thirty years to South Park where the buildout will occur in five to ten years?
2. What assurance do we have that in five years, you, or creative developers, will dream up compelling issues to expand the areas of development?
3. Are you stripping density from areas too steep to build or with limited access like the Gros Ventre to South Park?
4. Will you show us a map, using capacity, not build out which involves assumptions, that shows, area by area where you are stripping building capacity and show us where you are redepositing it?
5. Will you eliminate PMUDs, AH PUDs, and Resort Zones?"
8. "1. I liked the old plan but loathed the reluctance of the elected officials to enforce it. Absent AHPUDs, Pmuds, and resort zones, I thought the old plan was super.

2. The notion of stripping density from outlying areas to redeposit in the TofJ and South Park deserves documentation. Are you taking land from the Gros Ventre, which has not winter access, and from steep hillsides to move to South Park?

3. Are you moving development from areas that would develop over twenty to thirty years to an area that will develop in five to ten years?

4. What assurance do we have the the Commissioners will honor this plan more than they honored the last one?

5. For the sake of credibility, you need to document your claims with easy to understand data."

9. The themes sound good (assuming they are listed in order of priority), but they are only words. Providing predictability is one of the main results the plan seeks. Getting rid of arbitrary up-zones, in particular all density bonuses, is paramount to reaching this goal.

10. I'm concerned that the comp plan is not taking into account what the people of want - it seems as though we asked for Jackson to be preserved and South Park not to have excessive growth. Density has been moved out of town when the community has asked for density to remain in town. What happens to the idea of having a community with character, preserving wildlife, as it is now the traffic in the county is obnoxious - do we really need to add more people to our limited resources? Our quality of life is dwindling with the new comp plan ideas. The new comp plan is reluctant to give numbers or data how can we make decisions on this? How many units will be built out under today's plan? - how many in the future plan? We can not make the right decisions without this data - as a matter of fact this plan shouldn't even be presented without these numbers! What are you upzoning in the county and where are you downzoning? Again, why are we upzoning?

11. I, as well as many others I have spoken with am very frustrated by this process. In reading the analysis of the data collected thus far, it is apparent that the overwhelming majority of Jackson residents wish to preserve open space, protect wildlife, and limit dense development. Despite this clear pattern, the "draft" of the plan as presented targets areas south of town as "suitable" for dense development. The question which is not being answered here is WHY? What significant and compelling benefit does the community, which is opposed to such development, gain? If there is no SIGNIFICANT and COMPELLING benefit to the majority of the community, why is dense development still on the table? If there is a compelling reason to upzone this area, why haven't our officials pointed it out so that we might see the light and have this be an issue which unites rather than polarizes our community?

12. "Please limit height of all buildings to no more than three stories in the ""heart"" of Jackson (the parking garage should be the example of too much). We should be able to look up from anywhere and see mountain tops. For the same reason hold densities so that green space is a premium between buildings also...open space is not just for animals and we should be able to step back from one building to see mountain tops again over the next.

If realtors control height and density they will over build and our valley will be lost in the urban forest."

13. "have a done a fairly good job defining the future like the idea of doing it for final build out worried about the impact on the roads and how transportation in the county will handle the increases that issue needs addressed no major county road extensions in over 20 yrs finally looking at the Indian trails extension easements have been in place for 15 yrs need to address high school road"

14. The fact that we even had, and continue to develop a plan like this for a county in such a ecologically sensitive environment is quite unique, and I think we all should be proud of the fact that our county is doing this

15. I want to commend Teton County for revisiting and updating the comprehensive plan. As a property owner in the county, I am particularly interested in a thoughtful review of the issues with a goal of protecting the environment, open space and wildlife.

16. "for theme 1 I would hope you add the word ""wildlife"" before ""wildlife habitat""". Protecting wildlife needs to be more than just protecting the habitat.

I will have more comments after a more thorough review of the plan."

17. "As with the majority of responders I believe the number one thing to consider in the new General Plan is preservation of our natural world and the flavor of Old Jackson Hole. I believe there is a need for affordable housing, but by that I mean not at the sacrifice of the primary two preservation items above. I believe that such housing should be intermixed within the community and not be concentrated in one area.

The lessons of our federal governments efforts to provide such in our major cities during the 1960's and 70's is example of how concentrated low cost housing is a complete failure.

I further, believe that we must as a community accept the need for such and not just give lip service to the need and then say ""not in my back yard""". That said, we need a fair, balanced and diverse approach to solving the problem. That means perhaps three tiers of ""Affordable Housing""". In my mind we need ""for purchase"" housing in two different economic models. One for the \$75,000 - \$125,000 income level, depending on single or couples, and another for the \$130,000 - \$200,000. Third, affordable rental housing for all those who earn less than \$75,000 who will never be able to afford home ownership in our community. Lastly, one largely overlooked area is senior housing. I believe we need to provide for our seniors who may have compiled assets which would normally prohibit them from participating in such plans but have low income levels. Further, these seniors may and often time do need their compiled lifetime assets to tend to their health needs. In all four of these models we need to attach a net asset factor into the the final determination, however there needs to be some formula, using age, for exceptions to protect our senior citizens.

I have lived in Aspen and Sun Valley when they went through the decision process, and still have ties to Sun Valley/Ketchum, who are struggling with the issue. I was a supporter and proponent of diverse affordable housing then and now, and believe I could contribute that direct knowledge to the formulation of the New Plan. I have written comments in the past and received no follow up response. I understand with the volume of comments it is impossible for any one person, and especially Jeff, to review all comments and respond. However, if called upon for further direct comment I am available to share my experiences concerning such such."

18. We should put wildlife and environment first to sustain what we have. We should have a diverse community with future employee housing kept mostly in town and northern South Park to keep driving at a minimum. It may be appropriate to have employee housing in other nodes such as Wilson or Teton Village, but most should be planned in or very close to Jackson. Open spaces are important and we should maintain them as much as possible in the county. Commercial growth should provide

it's own employee housing and not expect the community to provide it through financial substitution processes.

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

In the letter, my key points were:

- 1) the apparent direction is inconsistent with public consensus;
- 2) the decision-making process (who gets to decide?) is opaque.

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

Indeed, you have received a lot of specific, guiding feedback at your Summer Community Outreach meetings held to date (including from me). I've just finished reading the comments posted on the website (for Alta, Buffalo, Hoback, & South Park meetings). As of this morning (July 22) you had not yet posted comments from the July 17 West Bank session).

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

- First, people should 'think in a broad-based, community-minded way' (views start in the back yard, but shouldn't end there). The feedback suggests that most people are doing this.
- Second, 'the fundamental goal of comprehensive planning is to provide balance.' This may be the case in general and in theory. But in this particular exercise, with the precious gifts that we are deciding about, balance is not in order. Tough, principled choices are. The feedback suggests this is exactly what the community wants. Not only that, it is the only type of Comprehensive Plan the community believes will be successful. [Otherwise we are left with a mish-mash that is no better than what we have today, that will not usefully guide us, and that will be our collective failure as stewards of the valley's precious gifts].

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

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

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

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

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

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

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

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

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

- Expert, independent analysis of the wildlife population – counts, trends, migration patterns & timing, etc. This should tell us where we stand now (‘preserve’), and what the trends & gaps are (‘nurture’). If we don’t have the knowledge, we need to reach out and get it. Those involved with the (Y2Y) Yellowstone to Yukon: Freedom to Roam campaign should be consulted, as they have completed mapping and GIS work which documents migration corridors inclusive of the Greater Yellowstone ecosystem.
- An updated Natural Resource Overlay based on the above and other appropriate inputs
- A base (human) population growth forecast that can provide a solid foundation for Comprehensive Plan goal-setting.

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

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

- Growth: People want the burden of growth to be shared equally. Please don't single out South Park as the repository for most new density.
- Town as Heart: People believe in it. What this means: new growth should be in or adjacent to the Town of Jackson, with some limited additional growth accepted at other existing centers (Teton Village, Westbank, Wilson, Hoback, Alta, Buffalo Valley). ONLY the High School area of South Park is acceptable for growth. The rest of South Park should remain rural, with no zoning changes. Existing landowner rights are respected - zoning changes not required. [Note: Planners are using numbers suggesting 25% of future growth in Town, and 75% of future growth in the County. If anything, the community has indicated preference for the reverse: 75% growth in Town (as Heart), and 25% in the County.]
- Commercial: As with residential, people want commercial growth - and the associated job creation - contained. No new commercial centers should be created, not in southern South Park nor anywhere else. (Exception: the currently underserved areas of Hoback, Alta, and Buffalo need a minimum of commercial and other services, and indicate their preference for the requisite zoning changes and limited associated growth). In this global economy, a bricks-and-mortar mindset is outdated. People don't want the box stores here. They want local ownership. So, less bricks-and-mortar (and continued emphasis on local ownership) means the US Post Office (consistent with UPS, Fedex, etc) should be called on to more efficiently meet needs that don't have to be met by stores physically located in the valley. How about mail, not to mention package, delivery by the USPS?
- Affordable housing: The priority should shift towards rental options, not ownership. Government and business must take on a substantial obligation toward housing employees. Creative solutions are also needed for housing seasonal workers. Subsidies, if needed, should go to essential workers only (ie, emergency, medical, etc)
- Transportation: The work done so far is too rudimentary to generate much comment. It is clear, however, that people do not want to cut down cottonwood trees or drastically expand the road system. They want good bus service to existing centers (including over the hill and down the canyon), they want growth where people can walk to work or shops, or at least where the START system already provides service. The Pathways system has strong support and should continue to be expanded ('if you build it, they will come'). People really are looking for ways to reduce carbon footprint, so the timing is very good to explore all non-single-vehicle-trip alternatives. [Note: the Travel Demand Modeling report posted on the website should be discarded. A proper approach would be to evaluate system-wide effects of one, several, or many changes. It is impossible to decide anything based on the report posted on the website (even if the WYDOT data are good).]

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

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

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

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

20. "Protecting wildlife and wildlife habitat requires that the Plan address human population and growth limits. Packing people into smaller living spaces while protecting pockets of open space does not necessarily protect and maintain wildlife. More roads, more traffic, and especially more night-time traffic is a death-knell for wildlife. The recent sewage spill into the Snake River from Wilson indicates that infrastructure for the valley is already approaching its limits. More growth imposes increasing risks to the environment, and the engineers cannot be trusted to find fail-safe solutions for dealing with ever larger numbers of resident people, on top of millions of visitors. I think the Plan should limit the growth of human and commercial development. We need to have firm build-out numbers, and then stick to them. Resort growth should be greatly slowed--Teton Village, Snowking, and Grand Targhee are disastrously large. While developers make money, the long-term health of Jackson Hole and the Tetons are being compromised.

With regards to Buffalo Valley, permitting and building new commercial services for this seasonal 'community' is absurd--the population is so tiny for 9 months of the year it is hard to believe that a business could survive. Building affordable housing to support commercial growth is also ridiculous. If NPS or the Forest Service need employee housing for the very small year-round work force based in the area, they should provide it. It appears likely that both agencies will scale back activities in this remote area rather than expand it--e.g., the Colter Bay visitor area is facing reductions in services rather than expansion. I think that some local and seasonal residents of Buffalo Valley want more services for themselves but have not thought through the environmental costs of increased development (such as building affordable housing) in a remote area. It also seems irrational to build housing just to continue the elementary school. When the kids are ready for middle school or high school, the families either have to move somewhere else, or the kids have to sacrifice many of their waking hours to riding in a bus or car on a road that is often hazardous in winter. Expanding housing in Buffalo Valley is contrary to good planning and would be environmentally irresponsible. For most vehicles, 3 or more gallons of gas is needed for a trip to Jackson. Buffalo Valley residents (especially families with children) will be making that trip frequently even if a year-round gas station and small convenience store were built. Putting a mixed-used village in Buffalo Valley would also be irresponsible, so far from health and safety services, such as hospital and law enforcement."

21. "The theme should be it is now desireable to live here. Not everyone can and that is not necessarily bad or it would be like New York or Los Angeles. Leave it alone. No Tall buildings (the top of the Art Center should have had to be covered with wood or at least painted like the Parking Garage). No re-zoning like was planned for Teton Meadows, it is 35 acres per and that is what it should stay. As in most cases Teton Meadows was not about the community and housing as touted it was about money. As soon as they couldn't make enough money it was no longer viable. Not that they would make less and still support the housing in the community.

No town is perfect accept that. By your trying to make it better you are in many instances making it worse and will kill what makes it so special now. Small town feel, trusted and giving community, Open Spaces, wildlife everywhere, almost everyone that visits would like to live here. Don't cave in to every developer that wants to make a mark in Jackson (the Painted Buffalo 4 stories!) for their profit and

destroy our towns character. We don't need them! There are plenty of other nice hotels in town that didn't need to be 4 stories and accepted the height limitations."

22. "1. I feel very strongly that we should have NO 4 story buildings in Teton County. That is just way too much density for a small town.
2. I read the town designations (residential, commercial etc.) but find the titles aren't descriptive enough. You need more information for each designation.
3. For theme 4, if Jackson is ""heart"" how do you define Jackson? The whole town, or just the center. That is important to evaluate that theme.
4. Let's set a specific growth rate per year to slow down the potential growth. Then we can better manage all themes, especially Theme 1 for wildlife. It seems to me that without a specific growth rate that we aren't really in control of future growth.
5. THis isn't addressed in your plan that I can see, (perhaps it is and I just haven't read it) but it seems to me that to maintain the uniqueness and charm of our town, that we need to encourage an area of town for our wonderful old log buildings. These old buildings represent our heritage and there needs to be a part of town that houses them, even if some have to be moved to that location. So I think we need a ""historic"" district.
6. For theme 1, please add ""wildlife"" before ""wildlife habitat"" Protecting ""wildlife"" is often different than protecting ""wildlife habitat"" and I hope that you add that term to Theme 1."

23. Seem like a lot of pie in the sky with very little information about how these policies are to be implemented. Since this last plan was put together there have been more exceptions to the plan and changes at will by the council and commissioners. How is a new plan going to improve on this.

24. "I strongly support wildlife as a priority for the plan theme. The cumulative impacts of development from the past are displacing many species--particularly moose. The NRO needs to be strengthened and enlarged where appropriate. We are about to kill the goose that laid the golden egg. There is a total lack of linking wildlife issues in each of the themes--especially transportation. Conflicts between wildlife and the existing road system are clearly evident--why was little attention paid to this in what is supposed to be a plan for the future.

The biggest difficulty in commenting on the plan is the lack of data regarding projected employment/population numbers. The distribution of housing units is so vague as to be almost impossible to comment on especially in South Park.

The town appears to be just going up higher and higher changing the character of the town to ""anytown." This element does not seem to be addressed in the plan--what is happening in town (new 4 story approvals) seems to undermine what people have indicated is their desire during earlier meetings. Is there a ""land rush"" going on in town to get major approvals through BEFORE the plan is updated?"

25. "I appreciate the fact the wildlife is an overriding theme for this plan--but it is not well integrated into the various themes, particularly transportation. We already have serious conflicts with the existing road system--much less any increase in development. This is not addressed well in the various elements.

This plan is supposed to increase predictability, but it is not evident in what has been presented."

26. "Wanting to comment I've spent time browsing through the Themes & Documents and there's obviously too much detail to comment on, so I'll make a stab at a few:

Overall I'd say we're ""Loving this place to death"", or in danger of ""Killing the Goose that laid the Golden Egg.""

In 1994 the people asked for ""Community First and Resort Second"" but maybe forgot to define ""Community""". This place has prided itself in ""Community Spirit"" -- you know how folks always rally whenever there's a tragedy: ie a house burns down, a child is gravely ill -- But when ordinary people no longer can afford to live here what will become of that ""Community Spirit""?

I personally would like to see more affordable housing around town, keeping density near where the services already exist and avoiding sprawl.

Time and again it is stated that the environment is the key to what this place is about -- why people want to live here, why people vacation here, the proximity to the parks, ""Protect it at all costs""". Yet those questions don't seem to remain at the top of the list when new developments are presented.

We don't seem to be ready to talk about the limits to how many can actually live here. What is the ""carrying capacity"" of this place. How much highway is needed to carry the people who will live here at ""build out"":

The roads around the valley are currently clogged many times a day. A major accident on any one of our roads is not only an inconvenience but a huge health and safety issue and there are very few ""alternate routes"" to funnel the traffic to. It's time to look seriously at how many people we want to have living and working in this valley and figure out ahead of time the infrastructure needed. If the housing is not here for them and they are commuting from out of the valley how much will the highways need to be upgraded to hold that traffic. ""People don't want wider highways here." Well, if that's going to be the criteria for not building more highways we'll have to figure out how to have fewer people.

The comments about encouraging more people to walk and bike to work I find very interesting, as though we were in a tropical climate. How many walkers and bikers are there in mid winter and sub zero temperatures?

In general it seems that the whole area of transportation is given relatively little weight and it is obviously critical to the entire plan.

I'll limit my comments to these. I know it's a daunting task for all concerned, and I appreciate your efforts and your willingness to take my remarks into account. Sincerely, Jean Jorgensen"

27. The community has overwhelmingly stated that preserving wildlife and natural resources should be at the top of the list of

28. "SIMPLIFY THE PLAN. Put into action the desires of the county - Come up with a plan that preserves the natural environment. Hire independent experts to analyze our wildlife populations, migration corridors, etc. before going any further. Please stop spending so much time talking about how we can make population figures, plucked out of the air in 1994, ""work"" for this valley. We are not interested in taking chances with wildlife populations and habitat - waiting to get to the tipping point before we really get serious about the impacts of more people, wider roads.

The public needs a second round of public meetings, with updated future land use maps, wildlife data, and build out numbers, BEFORE the revised draft plan goes to the the joint Planning Commissions."

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The public needs a second round of public meetings, with updated future land use maps, wildlife data, and build out numbers, BEFORE the revised draft plan goes to the the joint Planning Commissions."

30. Protection and preservation of Teton County's outstanding natural resources and wildlife have been identified as our community's top priority. These themes and policies do not focus on the fact that any development must occur within the context of our community as a unique gateway community to Grand Teton and Yellowstone National Parks -- one of the last intact ecosystems left in North America. These priorities have not been adequately addressed by this plan as currently drafted. These rare and irreplaceable values must be fiercely protected. We need a strong "comprehensive" plan based on a thorough analysis of all consequences -- environmental, social and fiscal.

31. With 78 pages of draft, most residents will never read the entire draft, much less understand its complexity. After hours of studying the draft, some ideas I strongly support were tied in with an element to which I strongly oppose. Any of the three options to answer such questions would be interpreted incorrectly. So I'll just state those values I hold for the developemnt of Jackson. Writing for my family, we value the nature of the East Jackson Community with Cache Creek to the East, Bridger Teton National Forest to the East and South, and the National Elk Refuge to the North. The reason we live in this neighborhood is the large residential lots and relatively modest single family residences: a working and professional, middle class neighborhood with close access to Town businesses, the hospital and schools. We value our relationship with the wildlife we see every day, especially in the winter. We do not want this neighborhood flooded with large residences, cluster, condo, apartments, or commercial business that would negatively impact the quality of residential life. We do not want increased traffic nor development not compatible with the existing development.

32. I feel that some of the groups outside of the community meetings, like the stakeholders, technical groups, County Commissioners and Planning Commissioners have directed the plan more than the community. I have not been able to find out where some of the policies are coming from and there is no effort to change some of the policies that are not a result of public comment. Like buildout numbers, and the feeling that we have to have the same level of growth that was in our current plan. Certain development nodes seem to be predetermined. The community polling held early on had confusing ambiguous questions resulting in some community conclusions that are not accurate. The angry public comments at the community events comes from the poorly worded surveys. I hope that the next draft changes the themes to reflect the community comments and that the influential groups trying to direct the plans content is diminished. This is labeled as the peoples plan. Let's make it that, please.

33. "I agree strongly with the column by Karen Laungenberg in this weeks News and Guide. I want a simplified plan that has clearly stated two priorities, not 7 ""balanced"" goals:

#1. preserve/nurture the natural environment

#2 slow and limit human growth.

I would add two more

#3 no affordable housing for businesses, paid with public funds. #4 cap on resort development

I would like the top increase for the valley decreased from the last plan levels. I would like to see only a 20% growth in population. Doubling our population is far far far too much!Once these principles are in place, I agree with Langenbergs summary of the public feedback you have already received.

PS I know of a number of residents who were discouraged from commenting on this plan by its length and complexity. I hope you willing to factor in global comments like this one."

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

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

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

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

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

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

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

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

It seems like the plan is being written by developers and large landowners-I feel the public should guide the plan. As it seems to be progressing, the plan only adds to the growth and sprawl that people

are tired of. Millions of square feet of new commercial space is like throwing gas on a fire-only making our problems worse.

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

Sincerely,

Art Greger
1935 Homestead Dr
Jackson WY"

35 and 36. Duplicate text – see 34.

37. "First, we should not be establishing themes and principles first, and then hoping that population levels will follow. This is backwards.

we should establish desired population growth limits first, and then state the necessary themes and principles that will succeed in enforcing those limits.

Secondly, it is clear that the community of people who live and work in Jackson put community first and the commercial development of resorts and businesses a distant second. This planning process must respect the wishes of the community, and not try to "balance" them with business interests. Balance is the wrong paradigm. Responsiveness to community consensus is the right paradigm."

38. "The revision of the comprehensive plan is a complex, difficult task. The attention devoted to the separate components may obscure basic issues, e.g., the buildout capacity of the area. The sooner population/build out estimates are provided for the area and subareas, the better. The impacts of an increased population in the area on wildlife, our landscape, and infrastructure will only increase. Population estimates for various development scenarios are needed now in order to assess the impacts and costs associated with an increased population.

A key component to the growth of the area is the growth in hotel/motel rooms and the commercial sector. For every new hotel room added, new jobs are created. Many of these new jobs increase pressures for affordable housing in the area. The increased population of residents, brought about by the construction of new hotel rooms and commercial developments, places added strains on our infrastructure and environment. The comprehensive plan should clearly address the issue of growth in the resort area and commercial sectors and, hopefully, arrive at some limits to that growth in order to preserve our quality of life and the present-day experience that many visitors seek."

39. "In short, planners should follow a policy of Up Not Out. This approach will allow for development without jeopardizing the wildlife and scenic values of the Valley. Of course, too much development will ruin any good thing. That goes without saying, although it seems worth repeating in the context of the planning and implementation process that I have observed.

Planners need to protect against too much development by adopting enforceable standards of development that can be adhered to by officials. The current method of granting exceptions and easements to many requests isn't planning at all, is it?

Indeed, planners and officials should bear in mind that most pressure for development will always come from people trying to make their fortunes and damn the environment. The job of planners and planning is to manage this tendency, not to pander to it.

Up Not Out means avoiding the sprawl that has condemned much of American development to short term profit and long term failure.

Good luck."

40. "I know this is late input, but I have a problem with the pre-eminence of the Stewardship theme in the plan. We all, sportsmen and conservationists alike, moved to this area because of the recreation and beauty of the area, but true conservation is really achieved in Teton County because 97.5 percent of the land is public. It is important to stay off ridges, hillsides and wetlands, but talk about preserving wildlife corridors on private land is folly and emotional blackmail by no growers. One only needs to look at the Teton Science School location (location of charrette) to see how little we care about this issue when big money for amenities is involved. The Science School was built on one of the last and most important Elk migration corridors in the valley...I know the surveys said it was a universal value, but people often don't realize it is guaranteed by public lands.

The real issues facing the valley are traffic growth from job creation and where to house these employees. The traffic from summer residents, construction jobs and resort growth has us looking like every other community in America--in our metal bubbles commuting to work. We need to house more people in Teton County who work here. The location for this workforce growth has been designated in South Park as far back as the 1974 Comprehensive Plan and it should continue (I live in South Park). We need to widen roads, bury power lines and pursue a North Bridge, or the lack of emergency response on the West Bank will tragically catch up with us. Please do not back off the South Park because of self interested property owners looking to close the door to guarantee their isolation and property values. There is no way Teton County will ever look like the rest of American Suburbia. 97.5 percent public land guarantees this. We are halfway to the 40,000 people build-out projected in the last plan. We may not get there, but it is no time to stop or else we really will look like the rest of America...a commuter society."

41. and 42 – Duplicate text – see 34 above.

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

1. Increased development densities are not compatible with the natural environment theme (and valley traffic sanity for that matter).
2. These are 'nice' words, but based on the conduct of the County Commissioners with the administration of the last plan, they offer me NO ASSURANCES
3. Particular like the notion of no new resort zones, but I hear that you guys are going to let resort operators house their employees on premises. Will this add on to the capacity of the Valley to house people? otherwise, nice words.....
4. see above
5. "Any framework of goals and objectives/policies may work as long as indeed the terms are summarized and clarified, as was done in that section. What I think would take this set of ideas to the next level is to
 - (1) align county & town bureaucracy/organization and budget along the lines of this overview; and if that cannot be made into a logical structure (missing parts; county/town branches are left out; overlap in responsibilities like indicated in the index on pages 76-77) to either re-group the objectives, or re-evaluate the organization;
 - (2) re-evaluate the policies annually and budget for the strategies to implement;
 - (3) make sure that a re-evaluation of the complete plan is scheduled rather than left open (mini-update every three years; major update every 7 years?)"
6. I am for making some workforce housing available as it brings diversity to the community. However, I am troubled that the new goal of 65% accommodation. Just because someone wants to live and work in the valley and that housing is expensive, doesn't mean that the community needs to fund someone's wishes. I will discuss my thoughts on this subject later in this survey
7. Please see above comment.
8. Very vague. Why wasn't the NRO draft prepared by now?
9. above
10. A VERY important element is how the plan is to be monitored---theme's 2-7 are blank. This has been a big problem in judging many of the elements of the current plan and if/how they were successful or failed. It's very critical that the "suggested indicators" for the plan be included.
11. The measurable indicators are left blank--this is such an important element and has been lacking with the existing plan. It makes it really difficult to analyze what has worked and what hasn't with the existing plan
12. See above.
13. See above.

14. The community comment is very clear that Wildlife and protecting wildlife habitat is far above all other themes. We are not looking to balance this with the other themes. All development decisions need to first be judged on what effect does this have on wildlife and natural resources. Everything else is secondary. There are no acceptable tradeoffs in the community comments! The past direction of the planning office has been to represent the developer and without a clear, specific plan which does not allow flexibility that is not consistent with the number one theme, this direction will continue. There is no place on earth like Jackson Hole, if this plan aims to create balance like other places then Jackson Hole will be lost. The uniqueness of Jackson Hole needs to be first and heavily weight!

15. We the people who live and work in Jackson don't want to balance resorts and housing. We want to limit growth to 1%/year, and to cap resort development at its current level. No more resorts. All businesses should provide their own employee housing. Affordable housing does not mean public subsidies for businesses that want to exploit the Teton County marketplace.

16. "I'm not sure where limiting footprint was ever discussed. Spreading growth out seems to have more consensus.

I don't think Jackson has managed growth well at all-way too much.

Priorities are wildlife, manageing growth, housing. When question exists- prioritize accordingly."

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

1. Come on, what can Teton County do about greenhouse gases that will make a difference. What an unfair burden to place on our friends and neighbors while India and China belch out the stuff at alarmingly increasing rates.... This is 'hippy bait'.

2. Yes and for the entire county, not just outlaying areas.

3. yes

4. "use resources in the most efficient way possible" is vague and has different meanings depending on your agenda. If you are in favor of large tracts of open space, then conservation easements are the most efficient use of this resource. If you are a developer, dense development to maximize profit is the most efficient use of this resource. This language should be cleared up to define "resources" and elaborate on guidelines for "efficient" use.

5. Ecological viability is all about balance; I would have preferred theme 1 stated in those terms to avoid too much focus on the battle for "popular" species while loosing the war. But I am happy that is a theme to begin with...

6. Clearly, Jackson Hole is what it is today because of it's natural beauty, open space and wildlife. There is no other place like it in the lower 48 States and few places like it on the planet. Protection of this precious gift must be the priority above all else, even if the result is lower growth. Theme 1 tries to

maintain this view and the appropriate balance but "balance" doesn't mean equal weighting versus other themes

7. This is the primary reason most of us came or live here. It should be front and center to any decision process.

8. I do not know what you mean by 'species of concern'. I hope it includes amphibians, small mammals, butterflies, and dragonflies.

9. Depends on how you define "viable populations"

10. Is "most efficient way possible" just another way of saying anything goes?

11. again--there is a lack of tying in wildlife issues through all the themes. This needs to be done to truly address habitat and resources in this plan.

12. "This is an excellent theme for the plan. It is unfortunate that it is not integrated with the other themes. That is the only way this will be a viable element.

Do other species need to be added to the list of ""species of concern?""

The cumulative impacts of development have already had serious consequences for several species==especially moose."

13. I do not feel the "golf course as open space" model is the best way to achieve this statement of ideal. Such developments have a larger negative impact on community character than any positive result putting greens may have for wildlife.

14. TOO VAGUE. No specificity. What does "maintaining viable populations...." mean? How can a plan that promotes wildlife be drafted without wildlife biologists MEANINGFULLY engaged in this process every step of the way?

15. The current draft Plan insufficiently addresses all the factors that affect our community's ability to protect wildlife. It fails to consider how the overall amount of development and rate of growth can have major impacts on "stewardship" outcomes. Stronger policies must acknowledge the importance of indirect effects and off-site and cumulative impacts.

16. Species of concern need to be updated. Protection of many more of Jackson's diverse wildlife need to be addressed. There are no new wildlife studies being done or have been done recently. How can we plan without good hard data. Who is going to monitor? No monitoring program has been in place and I do not see funding being put in place to monitor. So a much more conservative approach to truly protect all species must be taken. This means less growth and very slow growth.

17. The best way to do this is to limit growth to 1%/yr

18. Please remember South Park in this goal.

19. Begin: "Maintain native wildlife and include native flora and fauna". Eliminate the word viable, because if we don't maintain habitat none will be viable. What do you mean by "use resources in the most efficient way possible"? Way too vague

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

1. This is a very important goal. If we lose these we destroyed the main reason to live here.
2. What are you going to do about roadkill as you ramp up highway traffic and highway speeds? This will become a serious problem. How about NO NEW ROADS or improvements.....
3. "Don't just say it, do it. I would add protection of SCENIC resource overlays- not simply scenic night skies. We all get a lot of benefit from being surrounded by the beauty of Teton County every day.
I think it's possible to build on hillsides without damaging the environment. This is something to look into. I've lived in places where it's done."
4. Hard to believe anyone would generally disagree with some of these statements. Who is actually going to say they disagree with having clean air and water? Perhaps a better question would be to ask which of these 11 parts belong under the watershed of Theme 1. Certainly there may be some people who don't feel that dark skies are as crucial as clean air and water.
5. Pr 1.11 is well intentioned but we must be careful to be reasonable in the requirements.
6. I believe these policies, as with all government mandates, can have unforeseen consequences. When an absolute rule is established it can never contemplate every issue for a given development. As such, the result can be unintended failure in the Plan or the originally intended result. Therefore, every Rule established must allow flexibility for specific projects. This does put additional burden on the individual judgement of our elected public officials, and this is why it is important that they have extensive backgrounds in the specific issues to be considered and without special interest.
7. As framed, the survey questions will not yield useful information, because you are not asking people to make 'forced choices' (tradeoffs between different options). Too bad - a lost opportunity. Next time, please consult an experienced market research professional who can structure the questions such that you receive useful responses.
8. How these are implemented will be most important to the future of the valley.
9. "integrate wildlife issues in this plan. Cumulative impacts are overwhelming all these resources-- wetlands, night sky, wildlife, air quality--they are all linked. Habitat links are getting cut off....especially with some of the road system. Development patterns exacerbate the linkages.

Language in this theme is WEAK--use ""will"" instead of ""should""; ""steer"" development away????? ""prohibit""/""restrict"" development are much stronger"

10. "language is VERY vague-- ""should"" needs to be ""will. "" ""Steer development away"" --prohibit would be better. The language in this section needs to be VERY strong to have any impact.

The last bullet needs to list more life-cycle concerns--e.g. breeding, calving, migration, winter habitat, etc.

1.2b development in floodplains--100 year floodplain needs to have more protection from development. Especially those lots created under the ""family subdivision law""--they should have NO right to develop in the flood plain.

The ""NRO"" and ""Natural Resources Priority Area"" are mentioned--are these different from each other?

Linkages between various habitats need to be spelled out---the ""path of the pronghorn"" is an excellent example of how linkages are very critical to many species.

As an aside--is there any way to get the high school to shut their lights on the ball field off when NO ONE is there???? They have more to do with pollution of night skies that practically anything else in town.

1.11d--delete last phrase ""and restrict locating in Natural Resource priority areas." There shouldn't be ANY development in these areas."

11. I generally agree with everything. Again, everything is pretty vague. It's all in the details and the details and the data aren't there. We need data.

12. This plan should address intensity and rate of development, traffic infrastructure and habitat conditions (such as those triggered by climate change). Individual species are likely to be displaced and the viability of wildlife populations overall will be threatened if development standards are not significantly strengthened in environmentally sensitive areas.

13. "1.1a Absolutely no new development greater than 1 unit per 35 acres in areas of existing NRO and newly created NRO. No density bonuses for any reason should be considered!

1.1e. County should encourage restoration of degraded habitat but not as an exchange for further and additional developing in the NRO. It is the numbers of and the presence of humans and their conflicts with wildlife which is the greatest problem. This should not be a tit for tat exchange.

1.2b&c. No development should occur in floodplains or wetlands period!"

14. I would like a clearly stated priority to maintain our wildlife at its present levels or improve, by capping population growth on an annual basis of 1% per year, with build out to no more than a 20% increase from today. Without a cap on population, these other priorities are meaningless. The same is even truer for resort growth. Cap the boundaries of existing resort districts as currently approved - zero growth beyond that. Cap the density of resort at current levels - zero density growth beyond that. Make moratorium on new resort proposals permanent. I do not want to live in a resort-dominated community.

15. It all comes down to human pressures on the natural environment. Fewer people = fewer pressures.

16. "You left out ""motherhood.""

Where's the other side to comment on?"

17. Maintain South Park open space. Don't disturb South Park wetlands. Focus development in town of Jackson as requested. Don't make South Park part of town. Town is big enough as it is.

18. "Theme 1. Use a stronger verb than ""promote""...BE STEWARDS.

1.1 Habitat for wildlife and open space is most important...if saved 1.1 is accomplished, 1.2 to 1.11 are attainable! ANY development application must be evaluated for impact on wildlife, both in the county and in town.

1.4 Turn lights for recreation out by 10 pm.

1.5 Enforce no skyline buildings.

1.10 what do you mean""sustainable of resources"" Our greatest resource is the open space and wildlife habitat. Lip service to sustainable is meaningless, because once it's gone, it is not sustainable!. We can't go back!

1.11 - The amount of development this draft plan supports is an oxymoron for energy efficiency and reduction of greenhouse gases."

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

1. How about NO NEW ROADS or improvements.....

2. See above

3. Agricultural use of the land may need to be guided into more profitable (i.e. long-term sustainable) niches and/or crops, since the economies of scale of traditional agriculture makes Teton County fairly uncompetitive. This may be an area of cooperative research and, if crops are concerned, may also benefit from a "buy local" incentive.

4. Please add "wildlife" before "wildlife habitat."

5. I would like to see what is really programmed as I have many doubts about this process so far.

6. "No mention of the difficulty created by the ""Family Subdivision"" law.

River & Stream setback standards--there is no definition of a ""stream"" --(does this include irrigation ditches? Setbacks of 100' along Flat creek through town are impossible to meet. Undeveloped portions of Flat Creek in South Park can & SHOULD maintain the 100' setback.

100 year flood plain--again weak language ""minimize"" -- This gets especially tricky when a ""family subdivision"" lot is created entirely within the 100 year (or even 50 year) floodplain. I don't think the county/town have ANY obligation to assure that these parcels are eligible for a building permit."

7. "35 Acre development standards==no mention of the potential impact of the family subdivision law which could have devastating impacts on this plan.

River/stream. Are irrigation ditches included in this definition?

100' setback from Flat Creek in town impossible (though desireable). 100' setback from Flat creek through South Park VERY important to maintaining this stream."

8. Simplify. Gather data. Listen to the people.

9. The differences between "NRO" and "natural resource priority areas" need to be clarified.

Limitations of science need to be understood. Where data is lacking, caution must be exercised while making land-use decisions. Direct, indirect and cumulative effects of development stand to threaten wildlife populations; monitoring must include an analysis of these effects.

10. "1.7a&b No development in either area should be allowed.

1.9a Dog parks within developments where there is any wildlife should not be allowed. Dogs do not mix with wildlife.

1.10b. Smaller structures should receive incentives or fee refunds as Lower Valley encourages conservation and rebates for implementaing energy saving devices.

1.11d. Restrict from locating all workforce housing in NRO areas. These are always high density and have no business being located in these areas."

11. I would like a clearly stated priority to maintain our wildlife at its present levels or improve, by capping population growth on an annual basis of 1% per year, with build out to no more than a 20% increase from today. Without a cap on population, these other priorities are meaningless. The same is even truer for resort growth. Cap the boundaries of existing resort districts as currently approved - zero growth beyond that. Cap the density of resort at current levels - zero density growth beyond that. Make moratorium on new resort proposals permanent. I do not want to live in a resort-dominated community.

12. Government micro-management is probably not the best way to ensure viable wildlife populations.

13. 1.11d Limit growth so densitiy is not dumped in town.

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

1. Only agree if growth is increased intown in EXCHANGE for lower density than is currently permitted in rural areas.

2. What the hell are 'communities'? Is this an exscuse to create population nodes that will end up with four floor buildings in thirty years? Why not build stuff in town and not in the county. So often we hear 'density in lieu of sprawl', which is a good idea, but you need to downzone the County first, then upzone the Town, otherwise, we get the worst of both worlds.

3. I do not believe allowing growth in housing is a given., and certainly not outside a strictly defined Jackson Town. Jackson Hole is a unique natural treasure, and providing for ongoing population growth and housing "creep" will ultimately destroy the character of the valley and diminish the diversity of wildlife it supports. I oppose strongly the population growth suggested for South Park.

4. It's hard to answer when given only three vague choices. It depends what is meant by "Communities". Are you cultivating "tyranny of the majority" by slapping density down on particular neighborhoods as a quick-fix for problems caused by too much development - trying to build your way out of workforce housing problems? It leaves open the possibility of a large developer circumventing the LDR's. That is not only unfair, it makes the plan unpredictable.

5. Town growth is not what I see in the comp plan, do not agree with directing growth to outlaying communities... this statement is piggybacking - most people want LIMITED growth.

6. Too much upzoning in S. Park. S Park is not a community, it is a rural area and this plan appears to be urban sprawl which is not preservation of scenic vistas and rural areas.

7. Visitors come here largely to experience nature and scenic beauty. Anyone can go to a shopping mall or drive through a tract home development in their own backyard. Keep our spaces open and LIMIT GROWTH to the town and existing communities. This does NOT mean creating new identified pockets of potential growth, but adhering to those already in existence.

8. I would have preferred avoiding the duplication of wording from theme 1 and would have liked a reference to the stewardship responsibility in stead.

9. "Managing growth responsibly is critical to the long term viability of the valley. But first we must define ""growth"". It is important to accurately determine what ""build out"" brings in terms of population growth with current zoning and without any ""up zoning"" by developers to get higher density. If agricultural land is zone 1 to 35 acres count it that way. If south park is 1 to 1 acre, count that. Let's see we we end up and decide if that number is even feasible growth over the long term. I have not see a final version of today's ""as is"" estimate at buildout though I think an attempt was made earlier in the process.

Maybe current zoning is excessive and we should take this opportunity to reduce the population limits for the valley and purchase development right if necessary"

10. Once again one must look at the drafters intended outcome of this statement, and not what the specific words or directive may bring about. What are the needs of our residents and visitors. Who determines these needs ? The needs of some may be substantially different than the needs of others. As we are a democratic government, I think the needs of the many has to out way the needs of the few or the one. That said, the long time family and landowners of the area should have some priority for their long term commitment to our community and its original way of life.

11. more for local people than for visitors should be the focus.

12. I doubt that you will be able to limit growth just to town and communities that presently exist. The land available for development or redevelopment is very limited and future taxes will determine how much of the open lands outside of communities will become available just as in most cities and towns in US.

13. "First paragraph last sentence==""This plan offers a predictable pattern and ways to measure buildout." I find little evidence of this in this plan proposal.

There is a lack of data on which to look at buildout--other than 2007 zoning. Maybe this level is too high. There should be a rational look at whether what we have is what we thought we were going to get in 94--and maybe the basic assumptions need to be reconsidered.

The way the town is going now with 4 story building approvals, the growth rate seems to be skyrocketing to greater than 2007 levels. --is the town doing an end run on this plan?

Integrating theme one issues into this theme seems to be lacking"

14. I believe the plan must emphasize neighborhood commercial development to increase the number of residential areas in the county that do not require travel beyond easy walking/cycling for residents to accomplish basic daily needs.

15. "TOO VAGUE. What does it mean to use lands in ways that ""...meet needs of residents and visitors""? Who/what determines whether those visitors ""need"" another Four Season?

Please stop referring to the 1994 build out number as though it's written in stone. Listen to the community when it says it wants total build out numbers lowered. Feedback from citizens says no more than 1% per year.

No new commercial centers. No drastic expansion of roads. Government and businesses should take on more responsibility for housing their employees. More rental opportunities."

16. Actual numbers for both residential and commercial development need to be readily available so that we all understand what the Plan actually proposes and we can appropriately evaluate consequences. This needs to be part of the community discussion and part of data-based planning scenarios, in advance of a revised draft coming before the Planning and County Commissioners.

17. I would like a clearly stated priority to maintain our wildlife at its present levels or improve, by capping population growth on an annual basis of 1% per year, with build out to no more than a 20% increase from today. Without a cap on population, these other priorities are meaningless. The same is even truer for resort growth. Cap the boundaries of existing resort districts as currently approved - zero growth beyond that. Cap the density of resort at current levels - zero density growth beyond that. Make moratorium on new resort proposals permanent. I do not want to live in a resort-dominated community.

18. This section assumes a higher level of growth than we want. with 1% growth many of these issues go away.

19. Limit growth. Plan seems to have way too much.

20. Once again, this plan promotes growth rather than recognizing that while growth will occur, there must be a cap on growth.

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

1. No density increases. Limit growth, don't increase it.
2. "1. What does 'equitable manner' mean in 2.6? Sounds like Commie rubbish.
2. When will development ever pay it own way? Certainly not in money and greed driven Teton County.
3. What is this delusion of intergovernmental cooperatioin? We cannot even merge the PD with the SO, or transfer devlopment rights from the County to Town. Stop the charade."
3. I support subsidized transport solutions, for bringing workers into and out of the Valley each day. Trying to continually growth the resident population of Jackson and provide ever more affordable housing is a negative spiral. Commuters travel into New York City every day; why should they not travel into the ecological gem of Jackson each day, ideally in low carbon emitting public transport.
4. The mix of PMUD's is very important. They will benefit the community and help to achieve the "themes" if they have enough residential units- especially of the work-force, affordable, attainable type - including RENTAL units.
5. Historic structures and sites located within the town itself should be reviewed on a case-by-case basis. Nostalgia should not keep a property owner from developing his property to meet the growing need for housing to satisfy a love affair with the past. If town is where we want growth to occur, we must do everything possible to facilitate the process.
6. as noted in the introduction comments: align town/county structure along the lines of the plan
7. "Principle 2.1 Yes, we should strive for a lower capacity number at buildout.

Principle 2.2 Any increase in population need to be focused on Jackson or Wilson but I would stop there and not try to ""shoe horn"" a full community in south park.

While growth in town makes sense, it too must be limited. If one took the land mass of the town of Jackson and went crazy with development, we could pack another 25,000 to 50,000 people into the valley. That would concentrate growth but ruin the valley."

8. I think the County and City goverments could, and possibly should, be combined for better continuity and creating a better long term plan for the entire community. Once again I belive we must focus on the uninteded results of these type of "Suggested Strategies". The document drafters may have intended a completely different result than the actual outcome. I can not strongly enough recomend we reverse engineer and review each and every asspect of such for these potential "Un-intended" results.
9. The proposed combination of town and county governments is not likely to improve things very much for the locals and if traveler increase the services will have to be expanded at heavy costs to the year round residents.
10. "Are the town and county really cooperating on this plan--they seem to be going their own ways.

The maps presented with the draft are so vague, it is difficult to understand where projected housing will occur. It appears to be getting dumped into South Park at a density comparable to Melody or Rafter J and not the other developments which also exist such as South Park Ranches and areas surround it. The ""north end of South Park"" is not well defined.

Increased development costs this community--taxpayers, wildlife, habitat, local government--discussion of these issues is lacking.

Policy 2.5d is very poorly worded...in fact I'm not sure I understand what you are trying to accomplish. The older buildings in Jackson and parts of the county are largely uninsulated! How does that promote ""energy conservation?""

2.6 last bullet--how will new development not diminish the level of service--especially roads????? New development will have a HUGE impact on South Park Loop"

11. Our community and landscape are a global treasure, and we cannot afford to make mistakes. We need to grow at a reasonable rate, strategically configure development patterns to protect wildlife, ecological functions and a high quality of life. We must integrate densities and scales of development appropriate to sustaining community character and the overall integrity of the underlying ecosystem.

12. "Buildout numbers should be 1/2 or less than our current plan. With Grade D road intersections currently, how can we possibly grow more and still safely move through our county. It is all about predictability. Variances should be an extremely rare occurrence and not to be used as temporary measures implemented instead of updating the plan as needed with full public participation. Minimum building site sizes in every zone should be established with all possible incentives already in place. 2.2d Absolutely no mixed use centers should be located in the NRO or areas directly adjacent to them!

2.3a All design standards for any existing neighborhood or resort should be required to be met with any infill development.

2.4 Teton County is a rural community and most of the residents are here because of the natural environment. Let's promote that instead of building more structures that need tax payer monies for maintenance. Do not citify Jackson Hole!

2.6b New development must pay all infrastructure costs and reimburse any previous developer for using infrastructure provided for new use. In turn the new developer should receive reimbursement for the next developer using his infrastructure. This is what is required in other areas. Why does not Teton County require this?"

13. I would like a clearly stated priority to maintain our wildlife at its present levels or improve, by capping population growth on an annual basis of 1% per year, with build out to no more than a 20% increase from today. Without a cap on population, these other priorities are meaningless. The same is even truer for resort growth. Cap the boundaries of existing resort districts as currently approved - zero growth beyond that. Cap the density of resort at current levels - zero density growth beyond that. Make moratorium on new resort proposals permanent. I do not want to live in a resort-dominated community.

14. People do not come here for civic spaces, government services, etc. They come here for the natural environment. that comes first.

15. I am afraid your "FORM" really does not lend itself to clear interpretation. Pr. 2.1 could be checked any number of ways. My earlier statement makes my sentiments clear. What appears to be "predictable" is not a pretty picture, although it includes the buzzword, "conservation." So, how would I be tallied on this one?

16. "2.1 Where are the build out numbers that actually help predict the amount of development? 2.1b What good does it do to monitor growth unless it actually results in curbing development of redevelopment? Attach a measurable growth percentage, such as 1% per year.

2/2c I disagree with mixed use in many of the proposed focus areas in town. Growth is not a trade off between the county and town...it should be limited.

2.6 Infrastructure costs to the county and town are not addressed anywhere! How can the current level of service be maintained if we don't know the actual costs?"

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

1. "1. New development will pay for infrastructure? Affordable housing as configured in Teton County is unsustainable and I suspect that is part of your 'infrastructure'.

2. Remove regulatory barriers and all of your examples will urbanize the TofJ while sprawl over South Park. 3. Monitor COMMERCIAL DEVELOPMENT."

2. Limit development to "brownfield sites"; rodeo ground area.

3. Good idea for developers to pay the cost of development. Development rights are valuable. Make developers pay their own way- including for workforce rental and ownership units. Good idea to coordinate Town and County.

4. "Finance Mechanisms==new development always COSTS the community--how many services will they have to pay for? Schools, roads (on & off site), police, fire, parks, sewer, water, storm water?

Land for future civic uses--""allow"" should be ""provide""

5. The Plan states that "By directing most future growth to well-defined contiguous areas, the town and county can conserve open space, wildlife habitat and natural resources." Human activities and impacts associated with development occur at the valley-wide level, on both public and private lands. The amount and type of development in these "well-defined" areas matter. These areas are not well-defined.

6. No monitoring of trends has been done in the past and I do not see that Teton County or the Town of Jackson will ever spend the money to do this. Let us work out details and strong absolute numbers and stick with them! We want predictability and not flexibility.

7. I would like a clearly stated priority to maintain our wildlife at its present levels or improve, by capping population growth on an annual basis of 1% per year, with build out to no more than a 20% increase from today. Without a cap on population, these other priorities are meaningless. The same is even truer for resort growth. Cap the boundaries of existing resort districts as currently approved - zero growth beyond that. Cap the density of resort at current levels - zero density growth beyond that.

Make moratorium on new resort proposals permanent. I do not want to live in a resort-dominated community.

8. Stimulus investment is a terrible idea.

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

1. This isn't realistic in Jackson given our winter weather patterns and wealth which limit the use of mass transit. Lets get real and recognize that most citizens don't and won't be mass transit riders.
2. And START is the answer to Affordable Housing, buses to Alpine and Victor. Beware of many people like me who travel with a mountain bike, a canoe, a rifle, two dogs, and a fly shop on board my truck. I ain't gonna ride the bus. And there are a lot of us. But do NOT improve roads.
3. More public transport and bike path solutions makes sense. Building new roads or extending existing roads makes no sense as proven many times elsewhere in the US or Europe.
4. I would remind you that the density increases marked for Middle, Southern and Western South Park make this impossible to achieve.
5. Connecting our pathways system and expanding mass transit will make Jackson both a better place to live and a more desirable place to visit. With the cost of energy growing increasingly high, this kind of planning ahead can do much to prevent an employment shortage when people can no longer afford the gas to get to work!
6. A thoughtful transportation plan is critical
7. It is apparent to all residents our entire country has to move this direction. However, why do we have high pollution buses running 1/3rd to 1/2 empty all the time. I believe we need to have smaller and larger fleet of alternative fuel busses, with perhaps more runs per day and added routes. Natural gas is one suggestion for a new fleet of buses. Alternatively, in California where I live part of the time, we already have Hydrogen powered buses.
8. There is no statement about creating pedestrian malls, for example on the town square, and considering rerouting traffic around the center of town. There are many people who do not want to drive through Jackson. These cars could be rerouted through a tunnel, for example, in the hillside above Flat Creek, dumping cars north of town and onto Broadway, west of southwest of Staples/Dollar.
9. Transportation and wildlife issues are largely ignored. Existing road system/traffic is impacting wildlife--and more will obviously be WORSE. Transportation system cuts off migration routes. This

issue needs to be addressed in this section. There are also impacts on scenic values when road widening occurs.

10. Decreasing individual automobile trips ought to be the top priority for this section. Increased enforcement of automotive traffic violations (visitors and locals alike) will help accomplish this theme's goal.

11. See my comments at the beginning about transportation

12. NO SECOND BRIDGE. NO MORE BIKE PATHS in Grand Teton. Round-a-bout at foot of Teton Pass and also at the Village Road/#22 intersection. NO WIDENING of #396 or #22.

13. This theme must directly address the linkages between transportation and wildlife population viability in terms of connectivity and fragmentation. This current draft does not provide strong policies to address these critical challenges. This theme should address the role of controlling the overall rate of growth in terms of managing traffic demands and infrastructure capacity.

14. People are not going to shift away from auto dependence. That is unrealistic and dictatorial. I want no new roads. The way to do this is by limiting population growth and resort development. I would like a clearly stated priority to maintain our wildlife at its present levels or improve, by capping population growth on an annual basis of 1% per year, with build out to no more than a 20% increase from today. Without a cap on population, these other priorities are meaningless. The same is even truer for resort growth. Cap the boundaries of existing resort districts as currently approved - zero growth beyond that. Cap the density of resort at current levels - zero density growth beyond that. Make moratorium on new resort proposals permanent. I do not want to live in a resort-dominated community.

15. I believe the premise and reviews of all major developments proposed the last number of years in Teton County is that the roads are already at Grade D level and the newly proposed development will not lower this Grade to E or F, so approve everything. This must change. No new development should be approved or considered until we decide the acceptable level of Grade of our roads and transportation system to support even our existing population let alone new growth.

16. "COME ON!! we do not want to live in a Nanny State that tells us how to get from one place to another!!

This is the USA, and it is the West. Get out of our face and let us decide on our own transportation, thank you very much."

17. See my earlier statements and DITTO below on how ambiguous the individual points can be.

18. How does a transportation system allow for viable populations of native (should be wildlife) when so many animals are killed on the roads. How about wildlife underpasses - lower enforced speed limits.

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

1. Public transportation should be concentrated to focus on the already developing areas. As well as links to Alpine and Driggs.
2. Must be something wrong with a monorail that it is not widely used around the world....bicycle paths are another form of hippy bait, a recreational amenity, not a real tool. Think about winter. What is wrong with Captain Bob's ride share? I pick up every hitchhiker if it is safe and you should build pull out bays to make 'ride share' safe, and then it is not hitchhiking, which is illegal. Build community.
3. Workforce housing does not need to be in Jackson. That creates a vicious circle of growth and degradation of environment.
4. You must recognize that the Startbus will continue to have ridership problems. Best is plan so that people can walk to work. Limiting growth will go a long way towards alleviating transportation problems. I do not agree with the Indian Springs connector. It will ruin the rural beauty of South Park Loop Road, transforming this beautiful Cottonwood lined road into a highway bypass. The "Y" is a mess. It does need work.
5. "A transportation plan is critical and should include improved and expanded public transit, bike paths and pedestrian efficiency.

Can we find a way to create long term parking for our visitors and shuttle them around the valley efficiently? If our transportation plan was robust and efficient, visitors would not need a car once they checked into their hotel. This would include robust service to the Village, Wilson, Jackson and the Park.

Further, a solid and efficient transportation plan would solve some of our worker housing issues as workers could commute to Jackson just like most Americans commute to work. I will discuss this further later."

6. I believe it important to have an alternative route that by-passes town for Park Visitors. I know this is controversial, especially with retailers on the square. But with rents as high as they are eventually the square will become like Aspen with large national tenants. This is already happening and will escalate further. How can Mom & Pop stores pay \$25,000 per month and up and expect to survive.
7. Leave South Park loop road alone. It is already over traveled and in need of repair. It cannot handle all the added use that is proposed for it from Hwy 22 and all additional building proposed in south park.
8. 3.4 -Leave South Park Loop road alone. It is in need of serious repair now and cannot handle all the proposed development in South Park or a connection to Hwy 22 as proposed.
9. These are pretty general; how can anyone object.
10. "The Indian Springs connector will have to consider a number of factors specific to that area:

- 1) High water table (ground water within six feet of surface)
- 2) Flood irrigation (Brown Ranch irrigation waters must be allowed to pass under the road so that crawl spaces in houses in Indian Trials do not flood any more than they currently do when flood irrigation takes place.)
- 3) Elk migration (the route crosses all points of the proposed road.)
- 4) Flyway (the route crosses major flyways for ducks and geese.)
- 5) Speed limit (the close proximity of Tribal Trail road to houses in Indian Trials warrants a lowering of the current 35 mph speed limit to 25 mph due to the 1000-fold increase in traffic expected with the planned road extension.)
- 6) Signs (allow Indian Trials residents to erect homemade signs approved by the Town to discourage speeding.)"

11. "Policy 3.1b--max block length. Could also include reference to other types of pedestrian/bicycle connectors where appropriate. Example--the path at the SE part of Cottonwood by the creek on High School Road.

Funding is a huge problem for any of the solutions. More revenue for off-site impacts of development should be provided by developers---not just a ""bus-stop""--but revenue for paths, potentially traffic lights, and other road related issues.

Limiting development in some areas may be the only way to address potential impacts on the community.

3.4e barely addresses the wildlife issues that need to be considered in the transportation theme"

12. Wildlife issues are insufficiently addressed. Transportation infrastructure strongly impacts wildlife and should be at the center of all transportation policies (not just policy 3.4e). Prioritization should be given to pathways that have greater potential as essential alternative transportation routes than those primarily for recreation.

13. "I could not find any documents with pp 39-45 on the web site, tho' I really tried. I would like a clearly stated priority to maintain our wildlife at its present levels or improve, by capping population growth on an annual basis of 1% per year, with build out to no more than a 20% increase from today. Without a cap on population, these other priorities are meaningless. The same is even truer for resort growth. Cap the boundaries of existing resort districts as currently approved - zero growth beyond that. Cap the density of resort at current levels - zero density growth beyond that. Make moratorium on new resort proposals permanent. I do not want to live in a resort-dominated community."

14. "3.1a&b Buses/Transit should be allowed to stop wherever needed especially in the Town of Jackson. We need to retrain ourselves when in vehicles to recognize stops may occur at any time. Until this flexibility of stops is part of the transit system the ridership will be at low levels. Aspen and other resort communities do this and their transit is more successful. I have no problem with culdesac's and dead end streets provided that the length is short or a pathway easement out of the dead end is planned.

3.1c Workforce housing or any high density type development must be located in town or an expanded town."

15. "Please do not tell me that biking or walking is good for me. That is condescending, and not an appropriate function of government.

We came here to walk and hike, and do plenty without government help."

16. Dlto

17. Wider roads doe not equal growth

18. Interconnect only as residents desire.

A true transporation plan would be some kind of a monorail...or tunnel under Teton Pass - both unacceptable.

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

1. see above

2. I oppose any Indian Springs connector road, and indeed the concept of developing road projects. Seek to reduce motorized traffic in absolute terms with public transport, bike path and sidewalk solutions.

3. "Thinking ""big"" is, I believe, the only way in this case - we need some very, very creative brainstorming: how to make it an advantage or a benefit to get around without using, or even owning a personal car; becoming a tourist destination positively known for the fact that you do not need a rental car.

There are only three roads into the valley and widening roads or building new connector only shift the bottlenecks from one congested point to the next (probably one that was not even anticipated...)"

4. I think South Park Loop needs widening with larger shoulders for safety. Eventually, if we allow higher home densities in this area of town, it will need to be 4 lanes or at least have substantially long, minimum 200 feet, acceleration and deceleration lanes at all entrances and exits thereto. Further, should be connected to the highway at the north end so that traffic wishing to go to Wilson, over the pass, or to Teton Village will not have to go through intersection by Albertsons and Smith's markets. I know this is on the horizon, but needs to be ackomplished sooner rather than later. I further believe, any increase in allowable density for this area needs to be developer linked to the expense of improving South Park Loop. So that any developers seeking increases in allowable density on land in this area have to fund said improvements. A small guage rail system from the south would be a great asset, but the cost simply would never be realistic. We further need to develop and create alternative traffic/commuter routes, so the bottel necks witnessed in town now do not become "gridlock" in the future.

5. This plan uses jargon that is not defined and assumes people know what you are talking about-- e.g."complete street" design==there needs to be a definition section

6. Stronger language for pathway design is essential. Pathways should be configured to maximize the benefits of open space for both wildlife and people in new developments.

7. I would like a clearly stated priority to maintain our wildlife at its present levels or improve, by capping population growth on an annual basis of 1% per year, with build out to no more than a 20% increase from today. Without a cap on population, these other priorities are meaningless. The same is even truer for resort growth. Cap the boundaries of existing resort districts as currently approved - zero growth beyond that. Cap the density of resort at current levels - zero density growth beyond that. Make moratorium on new resort proposals permanent. I do not want to live in a resort-dominated community.

8. "3.4d A Grade D is not an acceptable level of service. Approving a plan that further allows this poor level and allowing it to fall to a lower grade is called no planning. Alternate routes - north bridge or additional Snake River bridge, Indian Trails connector, Spring Gulch improvements, South Park loop improvements, widening and lane additions of Hwy22 and 390 are essential and should have been addressed before now. Expansion of our roads must happen if any new growth is to be considered. If the community does not want road expansion, then no new growth should be approved and an endless moratorium should be in place.

Complete streets are the only designs that should be utilized for all road work, Town, County or State!"

9. PLEASE GET OUT OF THIS BUSINESS.

10. Interconnect only as desired.

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

1. Green and open spaces in town are important. Again mix of PMUD's must be enough to allow for housing of workforce.

2. Although nice in theory, there is no way Teton County can meet the housing demands of the entire county without downgrading our quality of life for the people who already live here- outlaying communities will always have to exist and why are they so bad?

3. The solution to our housing needs is NOT to create dense suburban hubs outside of town. We already have these. They are called Victor, Driggs, Alpine, etc. and are not "destinations" for locals or visitors.

4. I think the important designation here is that the core of town can only take so much density, both in development and vehicle and public occupancy, without radical changes to our road system and access to and through the core area. Therefore, it is important to note that we need to address such and perhaps develop areas north, south and west of town core to disperse the future increase in volume of residents and visitors.

5. I think that it is important to consider the cultural activities provided by the Grand Teton Music Festival and Walk Festival Hall as an alternative site in general for cultural activities.

6. Unless you mean the Town of Jackson
7. Depends if you mean Jackson to Be Town of jackson. If so I Generally agree.
8. But then what other choice is there?
9. For the "town as heart" concept to work, there must be neighborhood commercial development in downtown Jackson. Downtown could again be a place for events and activities as well as serving basic daily needs of local residents.
10. I think it is very sad that the town of Jackson has chosen to allow rampant growth that has already destroyed much of its charm and uniqueness. One expects tall, cold, impersonal condos/hotels in New York or Aspen but not in Jackson. Too bad...
11. This theme is vague in terms of the direction of redevelopment in Town, and the Future Land Use Plan Maps for the Town currently lack the specificity necessary to make targeted, constructive comments possible. The level of detail that has been provided provides neither predictability nor the ability to evaluate consequences of what is being proposed.
12. The open market will flush out viable businesses which drive the type of Commercial development which will occur. Strict height limits, streetscape design, landscape elements need to be present in the plan to control community character and an attractive community. Mixed use design is critical in housing the workforce created by Commercial zones in the Town of Jackson.
13. We prefer that the Town be the center, not the Village. The former is a community, the latter is a resort.
14. "Center of region" is too broad.

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

1. And the greedy leaders of the TofJ are preoccupied with with Teton Village competition as they destroy community in the interest of the tourist dollar, ie Mills Hotel
2. The idea of healthy neighborhoods scares me after seeing the comp plan.
3. In order to truly maintain "town as heart", it is necessary to make it accessible via public transportation. The reality is that not everyone can live in town due to space constraints. Parking and traffic congestion, especially during the busy summer months, keep many locals out of the heart of town. Bus service to nodes (Wilson, Rafter J, Melody Ranch) would increase "local" trips to town and give business a boost.
4. promote and encourage a "walk to your work" and "walk to your store" development in 4.3
5. "Principle 4.1b

We must be careful trying to find a place (subsidized) for everyone to live in Jackson. What about building rental apartments in reasonable numbers to house workers? Why do we have to be building houses for everyone?"

6. We must plan ahead, and accept in order to preserve the core of the city, without building structures up to a level that Aspen and Sun Valley has done, which cuts off all views of the surrounding mountains and landscape, some land owners and developers will be unhappy with sticking to our maximum height levels and perhaps establishing view corridors which will restrict a number of city core properties to two stories. If we allow what has happened in Aspen and Sun Valley to happen here we will lose what makes our city special.

7. "Please consider what Walk Festival Hall can offer and particularly GTMF Transportation needs to be increased between Wilson and Jackson. Perhaps START should stop in Wilson on the way to and from Teton Village or there could be shuttle service between Wilson and Stillson to interface with current START service."

8. I dislike multi-story buildings...Jackson looks like you are trying to cram in too much in too small a space, it seems uglier every year. There is too much focus on tourists and resorts. Summertime Jackson is a disaster, it does not feel like a civic heart, it feels like a circus.

9. Again, we need to create more pedestrian plazas, not merely broader sidewalks.

10. The themes and policies indicate that the Future Land Use Plan Map will provide greater detail to complement this theme. When will this greater detail be introduced into the public process? The Town's wildlife issues have not been addressed. There doesn't seem to be any mention of Karns Meadow, Flat Creek, Cache Creek or the important deer migration corridor that crosses Broadway, etc.

11. I would like a clearly stated priority to cap population growth on an annual basis of 1% per year, with build out to no more than a 20% increase from today. Without a cap on population, these other priorities are meaningless. The same is even truer for resort growth. Cap the boundaries of existing resort districts as currently approved - zero growth beyond that. Cap the density of resort at current levels - zero density growth beyond that. Make moratorium on new resort proposals permanent. I do not want to live in a resort-dominated community.

12. 4.1b A much greater emphasis needs to be put on rental housing. There is an abundance of lower paying service oriented jobs in the town. Many of the apartments have been converted to condos or upgraded to higher end residences. The apartment development theme should be much heavier weighted above affordable deed restricted homes or more commercial development. Apartment conversions to condo should not be allowed in the new plan.

13. This does not require a lot of government intervention or funding, it just requires stopping resort development at the Village.

14. "I don't see anything on ""limiting conditions." Rest is pabulum. New York City offers much of these characters. Is that what you have in mind.

In other words, too vague.

How ""contained"" will Jackson be?"

15. "4.1 Do not allow the conversion of apartments to condos, because it hurts the housing needs.
- 4.3 Four stories changes the character of our already vibrant town. No four stories!
- 4.4 No upzoning in neighborhoods, maintain single family lots, cap size of homes in county as well as town. (Current county of 8,000 sq feet is too large) Define ""stable"" more clearly.
- 4.4c Leave the fairgrounds alone.
- 4.5c The May park should only be developed as an historic ranch/type park...no lights, no playgrounds, no dogwalk. Pure open space. Perhaps utilize the existing house for employees. The barn could become a community center."

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

1. End the PMUD for the sake of predictability and to avoid additional population, unless you guys can think of a way to extinguish development rights in the County and move them to Town, by the dwelling unit, not by the acre, please.
2. Fairground area is ugly and should be re-thought.
3. Keep an eye on crime rate as well. Rental units should be a significant part of affordable and workforce housing.
4. Off-site impacts resulting in significantly increased densities in Town have not been addressed, including valley-wide consequences on traffic capacity and human activity-related impacts on wildlife. As Town development is shaped, the important issues are in the details (total amount, form and type).
5. I would like a clearly stated priority to cap population growth on an annual basis of 1% per year, with build out to no more than a 20% increase from today. Without a cap on population, these other priorities are meaningless. The same is even truer for resort growth. Cap the boundaries of existing resort districts as currently approved - zero growth beyond that. Cap the density of resort at current levels - zero density growth beyond that. Make moratorium on new resort proposals permanent. I do not want to live in a resort-dominated community.
6. 4.6c The free town shuttle should allow stops anywhere so that quick constant access to the shuttle is more convenient than autos. Only then will people stop using their cars. Delivery access off the main streets should be required in every new or reconstructed Commercial property or new business.

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

1. Having a % target makes no sense, let the market and costs of surrounding housing alternatives (Teton Valley and Alpine) determine the best housing options for our workforce
2. Free market works best. We are obligated to pay core infrastructure employees enough dough to live here, and given the niggardly nature of the ruling bodies, I support rental employee housing for

core infrastructure employees only. When you quit school teaching to work for Southby's, you have to move onto the market.

3. STRONGLY DISAGREE. Jackson hole is a unique environmental treasure, not a toy of social engineering. The County has no mandate for destroying our National Heritage in the name of trying to maintain so called social diversity. Leave housing targets and quotas to Albania and North Korea.

4. It is difficult to respond because IT DEPENDS>. How will we pay for it? We can't fight a global market. We can't control housing prices any more than we can control gas prices. The community should subsidize housing for essential workers such as police, hospital, etc- those that the community uses. It should not subsidize resort workers or employees for businesses. They should pay for their own workers. This is fair and efficient. Publicly owned rental units should be part of this. They must be managed, but are easier to keep affordable. The community should not subsidize commercial developers by subsidizing their workforce.

5. We can't house 65% of the workforce here - Jackson is special because we preserve open space, value wildlife and are not anytown USA. We have huge traffic problems already imagine more people added to the mix - next we will expand the roads to meet the needs and have 4 lane highways everywhere...where do we draw the line?

6. "I agree completely in theory, but object to the way it is currently put into practice. Large business developments (hotels, etc) generate more workers and can currently pay a ""fee in lieu"" which won't even build a dog house in Jackson, much less house even one of the employees generated. Maybe the answer is to actually require developers to BUILD their ""required"" housing or be denied a permit. What a concept!

Also, we must face the fact that not everyone who wants to live in Jackson can afford to own a home here. This was true 30 years ago, and is even truer now. Any discussion of housing ""needs"" should accept that fact that not all workers ""need"" to be homeowners. A focus on affordable rentals would be a welcome solution to the current bitter stalemate."

7. "Diverse housing is a wonderful objective but what does it mean in reality? Who came up with 65%? Is that a realistic number? I know Jackson is expensive and housing is out of reach for many but that is true of a lot of places. Just because it is ""convenient"" to live and work in the valley, why should the community subsidize someone's ""wish"" to live where they work? While I think we need some affordable housing, the target of 65% seems way too high to me.

I have commuted to work an hour to an hour and a half for 35 years. I couldn't afford to live closer. Everyone has choices to make. The average American probably commutes 30 minutes to an hour each way to work. Why should this be subsidized for the convenience of the workforce?

I realize that every community needs a healthy workforce. How about expanding rental properties (subsidized?). We can't afford to give a subsidy to 65% of the workforce so they can have a house and a dog in their yard.

I think the solution is public transportation from Alpine and Victor/Driggs. In fact, perhaps public transportation should be aggressively subsidized instead of housing. With the right transit system we can care for our workers, visitors and residents. Frequent service between Alpine and Victor (more frequent than today) would go a long way. Maybe every 15 minutes during ""rush hour"" and less

frequently other times. Put an inbound toll both at Wilson and Hoback Junction. and make the bus very inexpensive. A monthly bus pass for \$150 is not uncommon in many places in America (maybe employers subsidize in whole or in part)

Work with WYDOT to secure more equipment to allow Teton Pass to be closed less frequently. Work on building a snow shed at Glory Bowl. Fund this public services not housing for 2,000 families."

8. 65% of the people working in Manhattan can't live there. It is unrealistic to try and meet this goal, unless we make a huge effort to start providing substantially more affordable dorm and rental housing for our seasonal workers.

9. I am not sure that it is possible, but I do agree that we should try.

10. Too many ways to define 'community's workforce'. Are people working at seasonal resorts part of the community's workforce? Or do you mean teachers, cops, librarians, etc?

11. I agree if we can allow the town to grow up to more than four stories. We are not going to house 65 percent of the workforce in the present town footprint without going up higher.

12. With the limited space available it is unlikely that this goal is ever going to be possible. The cost of housing is creasing and the average family can no longer afford to live in this area and what looks like the future loss of rental units and trailers little gain in houses appears to be in the future.

13. "At least" is the key language here. The goal for community workforce housing should be much higher.

14. It is impossible to make decisions regarding percentages of housing needs until we decide what kind of build out we're going to want in the valley. We won't know the desirable build out number until we have data regarding natural resource/wildlife issues.

15. This theme provides a positive conceptual goal to house workforce locally, but doesn't necessarily lay out details that are critical to understand how such a goal could predictably direct land development regulations and land-use decisions. Housing goals must be comprehensively addressed within broader community priorities -- protecting wildlife and managing growth responsibly.

16. I believe in letting economic, market forces determine living and work patterns. The only workforce housing the government should concern itself with is for vital, safety personnel such as police and hospital. A tunnel to Idaho would be the most effective way to foster a viable satellite community with a range of housing.

17. Affordable housing has become a code word for public subsidies of employee housing for businesses that try to take advantage of the County, and bring undesirable growth.

18. I do not believe 65% can be met especially with the amount of property that is currently zone commercial. Every residential project will have to be workforce housing of some type to mitigate the commercial and business impacts. This goal is not realistic unless changes to commercial zoning require a high percentage of workforce houses to catch up with the current deficit and supply new demands for workforce housing growth will cause. Unless Zoning is changed, then much of the workforce will need to commute to Jackson from, Alpine or Idaho. We need a community discussion

and a true consensous on what our plan should be. We can not rely on the Teton County Housing Authority to direct this as they are out of touch with the community at large and their board are developer based.

19. The location of that housing is a major concern. Housing needs, generated by growth in the commerical and resort sectors, should be addressed by those sectors. The housing should be located, as much as practical, near the source of employment to minimize traffic congestion. Approvals of growth in the resort and commercial sectors should be conditioned, in part, on the availability of housing for the work force.

20. This falls behind wildlife and limiting growth. It is employers issue, and taxpayer subsidy is misguided.

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

1. I would like to see more emphasis on rental housing as a solution. Present housing strategies only contribute to the problems of growth, sprawl, and inflation.

2. " 1. You guys want to subsidize housing for people with grad degrees. What does this have to do with the necessary support of the poor.

2. Current program is unsustainable, consider how are you going to house the work force when current ah residents retire? Are you willing to subsidize vacations for rich people by supplying housing for employees of five star hotels? Sounds crazy to this redneck.

3. Social engineering went out of style with Hitler and Stalin."

3. Transport people into the valley on subsidized public transport. Affordable housing provides no financial upside to long term residents when they retire.

4. "No density bonuses even for affordable housing. They turn the community against it. It is forcing neighborhoods to subsidize workers by reducing their quality of life. Workforce housing should not harm SCENIC resource overlays as well as NRO's.

I would not expand the number of people eligible for workforce housing. We all make sacrifices to live here. If an attorney or a real estate agent wants a big house, s/he can move to Cleveland. It's a trade-off we all make. I am not for subsidizing a life-style."

5. See above

6. I would love to be able to live in a beachfront home in Malibu or a penthouse in Manhattan. I don't see the residents of either place bending over backwards to subsidize housing for me, nor do they seem to have a labor shortage in either location. "Housing our workforce" is a lofty (and probably unattainable) goal. A more realistic approach is to limit development which creates the need for more employees, which creates the need for more housing, which creates more development....you get the picture. The housing/employment market is self-correcting. If people cannot afford to live here, they will go elsewhere (I left for 20 years). When employers can't find workers due to housing costs, they will raise wages or find other solutions (housing stipends, rental contracts, purchase housing etc).

7. promote and encourage a "walk to your work" and "walk to your store" development in 5.4 and 5.6;

8. "See my comments above.

I don't see why rental housing in limited locations in town wouldn't take some pressure off the worker housing need. If people can't afford to buy a house then they can rent at a market price (or an employer agrees to provide a subsidy).

Have we ever considered allowing Guest houses to be rented to workers? There are a lot of empty beds in the valley if you allowed more rentals of ARUs"

9. I believe the city and county could hold international design competitions for both affordable rental and controlled ownership housing on existing parcels of land and future land purchases. There are hoast of creative designers and land planners who would jump at the chance to design creative and intelligently designed integrated projects for our community. I believe these developments could incorporate mixed uses of rental and two tiered affordable housing, as well as neighborhood parks and play areas.

10. "Need to discourage second home development and their continuation. These kill the 'community'...houses standing empty 11 months of the year and greatly increasing property values for residents.

Buy up some of these monster houses and convert them to apartments. I am not in favor of developers being able to use affordable housing as a hook to get approval for large developments."

11. 5.2 --The only people that need housing assistance in Jackson are emergency providers which are not the ones that benefit from affordable or attainable or assisted housing the way it is. Whatever you want to call it. Like every other community in the US people travel to their jobs (I do) or take care of themselves to get to their jobs. It is not the responsibility of the public to subsidize the housing needed for the benefit of local business owners. We usually know in advance of big storms and temporary in town housing at hotels should be considered rather than continual housing subsidies even for a percentage of emergency providers. It is untenable that a position on the list of the Housing authority can be purchased even by the town / city.

12. 5.2. Subsidised housing is not warranted except for possibly emergency responders. Our current affordable, attainable or subsidised housing is not working to get them housing. It is untenable that a position on the Housing Authority list can be Purchased by any entity even the town or city. We have plenty of near by housing available. I have to travel to work. Why should I indirectly pay to subsidise employee housing for the benefit of the local business owners?

13. We need to think about rental housing as well as affordable purchased housing

14. 5.3b--high property taxes are causing problems for many residents who achieved home ownership when it was affordable to the middle class

15. Housing needs must be clarified in terms of ownership versus rental opportunity. This is a very important issue, and one that must be addressed at the "big picture" level. The current draft has several inconsistencies in regard to future resort development. Policy language needs to be clear,

such as "No new resort developments will be approved and no existing resorts will expand."

16. I am against government involving itself in housing except in very limited, vital areas for public safety. I believe in letting economic, market forces determine living and work patterns. The only workforce housing the government should concern itself with is for vital, safety personnel such as police and hospital. A tunnel to Idaho would be the most effective way to foster a viable satellite community with a range of housing. Subsidizing housing out of taxpayer money to foster job growth is the opposite of what I want for my town. I don't want growth, job growth or any other kind of growth. This section is a trojan horse to subvert the top priority of no or very limited growth.

17. All around America, people commute to work. That is just the way it is.

18. 5.1 The reality is we need rental housing. Some amount of deed restricted housing is desirable but the present plan of creating a socialistic system of different levels of deed restricted housing to keep the middle class in Jackson is not realistic. The middle class wants to invest in their home and deed restricted housing does not allow for growth of their investment. Deed restricted housing should be entry level starter homes. The Spec tax is overused in this County. New developments and businesses creating the impacts should be providing the housing or funds needed to construct workforce housing. If the price to provide this is too great to developers and businesses then that will naturally limit growth.

19. "Seems that most of the workplace housing concept has been used as a gimmick to get mixed developments approved with very little consideration by officials of HOW MUCH housing has been provided, especially in lieu of how much labor demand will be generated by the proposal.

In short, it all sounds noble, but without objective standards and firm application, it means nothing."

20. Most important theme

21. "5.4 Developers must provide their own workforce housing.

5.6 ""Housing types"" is vague. We have some ugly new examples in town."

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

1. see above

2. Theme 5 should be deleted.

3. No density incentives for workforce housing. Tax existing resort development and build housing for its workforce with the revenues.

4. It seems like resort and second-home housing development creates much of our workforce housing crisis. Can a funding source for workforce housing be built into resort and/or second home sales?

5. Terminology needs to be clear and strong. For example, "Require" needs to replace "promote" in principle 5.4, "Require workforce housing as part of redevelopment and infill." The community did not voice support for four-story buildings. Policy 5.6b includes the use of "mid to high-rise apartments."

This language should be removed.

6. I am against government involving itself in housing except in very limited, vital areas for public safety. I believe in letting economic, market forces determine living and work patterns. The only workforce housing the government should concern itself with is for vital, safety personnel such as police and hospital. A tunnel to Idaho would be the most effective way to foster a viable satellite community with a range of housing. Subsidizing housing out of taxpayer money to foster job growth is the opposite of what I want for my town. I don't want growth, job growth or any other kind of growth. This section is a trojan horse to subvert the top priority of no or very limited growth.

7. PLEASE GET OUT OF THIS FUNCTION - IT IS NOT AN APPROPRIATE SERVICE OF GOVERNMENT. WE DO NOT LIVE IN A SOCIALIST OR COMMUNIST SOCIETY, THANK YOU VERY MUCH.

8. "5.2c This should be required. Commercial developers will never voluntarily provide or cover the entire impacts of their developments.

5.2d No expansion of resort developments of any kind should be allowed. No resorts should be required to house a different ""nodes"" workers. For instance, Teton Village should not be allowed to force increased densities in other nodes or neighborhoods because they do not want to house their workers. Require that all housing approved and not already constructed be immediately constructed and tied to any newly completed development and their occupancies. All required housing mitigation must be fully bonded for the entire costs to guarantee its completion.

5.3c Too much social engineering. Employers will need to charge more for services and pay more to their employees and provide housing. The community should not have to subsidize the workforce just so Jackson Hole can grow! The costs of services, yes, will increase dramatically but ultimately the consumer pays and will pay whatever is necessary to purchase what is needed. Not everyone can and live in Jackson Hole. Only those that are willing to make or have made sacrifices with our costs of living survive here. Spreading the costs of future growth through various tax programs should not be the approach.

Land Banking should only be allowed if the property is already zoned for the contemplated density. Surrounding neighborhoods should not be unfairly pitted against government agencies."

9. Limit growth.

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

1. Resort development and upzoning should be stopped to the extent possible, it increase pressure on all of the County infrastructure with very few benefits. These upzonings should only be permitted in instance where they border existing density and where the upzone is exchanged for down zoning in environmentally sensitive area that are critical wilfife habitat.
2. Leave commercial growth to Idaho, we don't need it or want it. We also don't need housing growth.
3. Please remember to protect SRO's as well as NRO's.
4. Take a look at the classifieds. There aren't enough employees in the valley to meet current needs, and larger employers are having trouble getting foreign worker visas. QUIT GRANTING DEVELOPMENT PERMITS THAT GENERATE MORE JOBS AND THE NEED FOR INCREASED WORKER HOUSING.
5. However, if people want to live here we will not stop them from comming. So given this fact we have to plan intelegently and with a much more importance being given to quality development over quantity. To this end, I think it is probably time to establish an Architectural and Landscape Committee to make recomendations to county commissioners and city counsil members prior to their reviews of a given project or development. These member need to have backgrounds in the design/build fields and/or landscape design.
6. We need to be stricter in regards to new Resort Businesses to house it's own workforce.
7. "This statement seems pretty garbled ""that creates additional housing demand to allow for continued viable population of species"" ???
The agricultural economy seems an exaggeration. Grazing cattle in Grand Teton National Park is a crime, and so is taking water from the Gros Ventre River. I would be happy to see the ag economy fade away."
8. Balance is such a nice-sounding word. In the past, it has meant that wildlife and open space are short-changed for commercial development. SRA is the perfect example. This all sounds terrific on paper. When push comes to shove where are the teeth that will prevent commercial interests from trumping wildlife and open space?
9. Don't think it is possible at this late stage of development.
10. Too vague. Impossible to balance everything and still "allow" for continued viable populations of species. Wishful thinking. Data needed.

11. This section strongly underemphasizes the role of wildlife and natural resources as essential components of our community identity and economy. The summary of the theme's topics do not even mention conservation, wildlife or natural resources. Natural resources are the economic backbone of the region. Strategic conservation of wildlife and natural resources is central to a land-use planning approach that works to protect our community culture and economy.

12. I do not want balance. I want caps on resort growth at present levels. I want population growth limited to 1% per year, total cap to 20% of current levels. I agree with the part of the sentence "limit commercial growth that creates additional housing demand." I don't want merely "viable" population of species - I want current level maintained or increased.

13. Balance is simply the wrong approach. Our County is a community, period. There happen to be resorts here. Let them solve their own economic problems without support from community money, natural resources, time and energy.

14. Recently approved resort master planned resorts have their affordable housing numbers in place, older resorts need to be updated to be in line with the impacts created.

15. Further details are needed in this area.

16. Wording is so garbled I cannot begin to comment. I think it is just a veil for Development of the Fittest. This means, if you don't get it, more money through balance. How many locally backed hotels have been developed recently. Really local.

17. "viable populations of species" don't you still mean wildlife? Please use the term.

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

1. "1. So 6.2 and 6.3 seems to invite Imagine Jackson deals with Square One. I thought we had a 'housing crisis'.

2. Too much commercial already and considerable resort zone development left. Forget diverse economy."

2. "Economic development" seems to consist largely of resort areas, golf courses, and upzoning for densely populated residential developments. I see no "balance" in this picture, especially when entities such as Golf and Tennis are allowed to redevelop, build out the free market homes at a profit, and the ground for the affordable units REQUIRED by county remains unbroken years later. If the affordable housing component for this development is still nowhere in sight, is it a surprise that the public has no faith in either the existing system or the process of revising it?

3. "I am generally for theme 6, but also realize that there is very limited potential for diversity of economic sectors. You need critical mass (a ""silicon valley"" like environment for a specific sector) to grow a sector, and Jackson is very limited in its growth potential. Jackson's three sectors (tourism, the eco-sector, and, to a certain extend, architecture) are probably about as much as the area can support. So rather than an indiscriminate statement about diversity of economic sectors, I think it far better to limit the scope to be effective. For example encourage:

(1) related sectors to the current three to benefit from cross-pollination (green construction techniques; eco-education sector);

(2) expertise to support the unique aspects of the Teton county plan (for example recycling and reuse efforts; alternative transportation)"

4. This entire draft seems to push workforce housing to the extreme. I'm not against affordable housing but 65% seems excessive and I think there are other ways to solve the issue.

5. The most interesting and desireable communities are those with diverse economic and age groups. So the stated "Principles and Policies" are correct and forward thinking, depending on ones perceived outcome thereof. I believe this directive as others in the Plan have to be micro managed for the proper end result. Un-intended consequences have to be thought through fully.

6. This section includes a number of vague policies, such as "limit commercial development consistent with the Future Land Use Plan and as a percentage of mixed-use development." When will we know how much commercial development the Land Use Plans are proposing? Both our community and economy will drastically suffer if our wildlife and natural resources are impacted.

7. I do not want balance. I want caps on resort growth at present levels. I want population growth limited to 1% per year, total cap to 20% of current levels. I agree with the part of the sentence "limit commercial growth that creates additional housing demand." I don't want merely "viable" population of species - I want current level maintained or increased. I do not want affordable housing at all for general workforce. I want zoning that minimizes population, not trying to dictate what mix of economic classes.

8. 6.3d We have an abundance of telecommuters with very high paying jobs in this community. I suspect this idea was based on one "stakeholders" group desire for the community.

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

1. see above

2. Environment first; allow no growth.

3. See Above !

4. Identify the importance of wildlife and natural resource protection for our community and economy. This theme repeatedly includes policy language about community balance, but it consistently doesn't mention conservation or wildlife. For example, Principle 6.2 states "Balance economic development with workforce housing and community needs." The principle language should include "wildlife and conservation."

5. I do not want balance. I want caps on resort growth at present levels. I want population growth limited to 1% per year, total cap to 20% of current levels. I agree with the part of the sentence "limit commercial growth that creates additional housing demand." I don't want merely "viable" population of species - I want current level maintained or increased. I do not want affordable housing at all for

general workforce. I want zoning that minimizes population, not trying to dictate what mix of economic classes.

6. "No more resorts.
Cap existing resorts."

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

1. What is the 'community deems appropriate'? Sounds flaky to me already. Learn to do things yourself. Fewer services is better. Learn to help your neighbor. Build community.
2. The words are good. Fiscally responsible is important. The school system should have a housing program for teachers paid for by the community. Education is important.
3. as long as it does not raise our taxes
4. I hope the principals and policies are better worded than the theme. This is so vague as to be meaningless. Who is the "community"? How will their feelings about what the "deem appropriate" be measured? Many of us "community" members have told you repeatedly what we "deem appropriate" regarding the comprehensive plan, and this draft doesn't reflect them. Why should we believe Theme 7 will reflect our desires in practice any better than this draft does?
5. Who deems what is "Appropriate" ? This appears to be opening the door to a government providing for all, at the expense or desires of some, at the expense of us all. We live in a free country and we all need to provide for ourselves. Government is there to add economic stability, community continuity, basic services and act as a conduit for culture enlightenment. If this is the directive of "Theme 7" then I generally agree.
6. Do not think it is possible.
7. I think both of the above themes totally unnecessary.
8. It is clear that concrete data for the proposed Plan (buildout range, commercial square footage range, fiscal costs, etc.) are essential to evaluate this theme.
9. Resources for the arts, only if they do not increase population or decrease wildlife habitat. I don't want arts and cultural activities used as an excuse to bring in more resort development and drum up tourist business. I am not interested in drumming up tourist business for town businesses. I would like more specifics on "no waste" - a sentence on limiting government spending, no junkets (such as trips to Japan/China/Iceland for our mayor on taxpayer expense), the ideal of less government interference, keeping down administrative costs, respecting that real estate taxes are already burdensome on families, no services for illegal aliens.

10. This is not an appropriate government function. I get my arts, learning, and culture from the private sector, and I am unwilling to pay for those functions for other people.

11. How long is this thing?

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

1. Less stuff. Of course we need START, but not much more. I like the Captain Bob pull out bay for rideshare as a way to move workers into less trafficed places like John Dodge, etc. Combine law enforcement immediately and demonstrate that real cooperation exists. I do not think it exists. The TofJ and TC compete for sales tax revenue and the TofJ tries to compete with TV.

2. Numbers on build out so we can grasp what changes are being proposed

3. The improvement of our transportation system and roads can not be stressed enough. We are at a tipping point and we have to allocate more funds to improve such. The housing issue goes without saying needs comprehensive overall, and the communities voice concerning such is the most important in formulating the final plan.

4. more START service

5. "Do not expand the airport...require smaller aircraft!

Need better law enforcement on area highways...vehicle speed is much too high.

Need much better safety for wildlife on the county's roads and highways. We can afford much better than we have, e.g., wildlife crossing, electronic alert systems when wildlife is near roads."

6. In several cases, policy language states that new development should not occur in a manner that increases taxpayers' cost to services (water and sewer, new schools and parks, etc.). This is a noble fiscal goal. However, multiple fiscal impact studies prove that growth rarely pays for itself. In short, revenues raised from new developments rarely cover the costs to service them. To ensure that this goal is reached, what fiscal impact/costs of growth models will you use to assess conditions in Jackson/Teton County?

7. I would like a clearly stated priority to maintain our wildlife at its present levels or improve. I want a cap population growth on an annual basis of 1% per year, with build out to no more than a 20% increase from today. Without a cap on population, these other priorities are meaningless. The same is even truer for resort growth. Cap the boundaries of existing resort districts as currently approved - zero growth beyond that. Cap the density of resort at current levels - zero density growth beyond that. Make moratorium on new resort proposals permanent. I do not want to live in a resort-dominated community. I would like more specifics on "no waste" - a sentence on limiting government spending, no junkets (such as trips to Japan/China/Iceland for our mayor on taxpayer expense), the ideal of less government interference, keeping down administrative costs, respecting that real estate taxes are already burdensome on families, no services for illegal aliens.

8. Please do not get the government involved in these sectors.

9. 7.1 All County infrastructure improvements should be designed and constructed to be energy efficient, easily and affordably maintained and of a quality that will survive a least a useful life of at least 50years. It is ridiculous that our schools have been design and built not to withstand more than 15 years. I am not talking about expanding with growth but the quality of construction is so poor.

10. We need to actively pursue a North Bridge. It is one of the most oft-sited need of the valley by its residents.

11. This plan does not address important infrastructure costs to the community, such as the impact on schools because of the workforce population and the growth promoted in this plan. All infrastructure, schools, water, sewer, roads, police, social services must have a definable cost attached to each development.