

Topic	Comment	Author	Date
02 2009 Jackson / Teton County Community Vision	I feel strongly about the town as heart - build out should occur within town first. people should walk/bike to work and live close to services. Wildlife/openspace are number one priorities of folks in this valley. Should we consider a cap to growth? We can't have it all. Thanks for listening.	Ann Makley	5/15/2009 12:33
02 2009 Jackson / Teton County Community Vision	Don't make room for 1000's of more houses in the valley to solve your housing problem. That's really what this whole thing is about. You'll destroy the valley in the making. Regulate rent prices. Don't take the easy way out of the mess by just making room for more headaches. Regulate rent prices, FIRSTplease. Once you start your invasion of the South, things will only get worse ... forever ... and forever is a long time. And we'll have you to thank for it ... and Jackson Hole will be just another growing city with its growing list of problems. I don't have to spell the problems out. You have been told by hundreds of people. Sad thing is, why do hundreds of people have to tell you. Kinda scary ...	Barbara Ankeny	5/15/2009 12:12
02 2009 Jackson / Teton County Community Vision	I strongly support this document. The vision and values reflect my own. Thanks,	Bart Monson	4/14/2009 10:31
02 2009 Jackson / Teton County Community Vision	This is a great vision statement, but it is important to remember that these sentiments need to be carried over into the rest of the document, as a guiding principle, not merely mentioned and then forgotten about. This ties into an analysis of the impacts of growth and development on all aspects of our community and ecosystem. Sustainability and sustainable development are also great goals to strive for. We need to understand that even if we are not growing all of our own food and generating all of our own electricity, there are productive steps that we can take in the right direction, and we should not write off "sustainability" as a goal for our community. With the geographic ranking (district by district), does priority #1 actually take precedence over the other stated top priorities? How can we be sure that it is actually a guiding principle for the entire plan?	Becky	5/15/2009 16:55
02 2009 Jackson / Teton County Community Vision	The overall concern seems to be the stewardship of wildlife and natural resources and 2. manage growth responsibly. These are laudable goals to achieve, but I do not believe that the plan then goes on to accurately address these goals. With regard to managing growth responsibly, it is my feeling that there are two important factors that are not given the consideration that is necessary. First priority would be the responsibility of the government to provide for the health, safety and welfare of the citizens. This means that water, roads, police, medical and schools should be the prime elements that would drive this plan. The second element that goes hand in glove with this goal would be the maintenance of a vibrant economy that recognizes that we are inextricably tied to the resort/tourist industry. It is the economy that allows us to live and enjoy this valley. When this plan talks about responsible growth it seems that the driving force is to ensure that we put an additional 27,000 people in this community without regard to the health safety and welfare of the citizens and the resort industry which drives this vibrant economy. It is impossible for me to imagine that a population of 50,000 people in this valley is not going to have a crushingly negative impact on the welfare of its citizens and their economy. The plan's answer to this seems to be to let every road in the county deteriorate to a class service so that its citizens will be forced in total frustration to ride the buses. Is this planning? It seems to me that a more balanced approach would be to look at our infrastructure and determine what level of housing units we can accommodate without overburdening our infrastructure and our economy which will hopefully generate the tax revenues that will be necessary to pay for all of the wants of our citizens. There is going to be a point where our visitors are not going to be comfortable sitting in a four hour traffic jam getting through town. Remember residents of cities have no choice but to sit in traffic jams. Our visitors do have a choice. They can elect to avoid us. I believe that there has to be a concerted effort to change the driving force of this plan which is housing under the guise of sustainability to one that emphasizes the economy and the associated infrastructure. Under the subtitle "This plan balances and prioritizes community values..." In this section is found the issues of regionalization i.e. not exporting our growth problems to other communities but taking them all on here. While this again is an interesting concept I do not believe that this is what the community said. A far better way to approach this would be to acknowledge that there are going to be people who want for any number of reasons to live in our outlying communities and to establish a means of dealing with that situation. Not to say that they all will be housed in Teton County. Once again the plan is being driven from a housing standpoint without regard to the real world of infrastructure and impacts on our economy. Finally, with regard to wildlife, it is very difficult for me to understand how the promotion of 9000 more housing units in Teton County is by any stretch of the imagination going to be promoting good stewardship of wildlife and natural resources. I just can't make those goals jibe.	Bland Hoke Jr.	5/15/2009 15:40

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02 2009 Jackson / Teton County Community Vision	<p>I don't envy the task ahead of you, but you've just got to get this one right. No mulligans, no second chances, no Federal bailouts.</p> <p>The recently released draft for the new Comp Plan seems distinctly out of sync with the overwhelming sentiment in our community. First of all, further growth may be inevitable but full build-out need not be. Preservation of wildlife and scenic open spaces will, above all else, insure high quality of life for our citizens and highly valued experiences for our visitors. South Park serves as the southern gateway to Jackson Hole and simply must be put back at the top of the list of protected areas, as was so clearly stated in the 1994 plan that has served us well up to now. To refuse to restore this invaluable resource as a protected legacy would be incomprehensible. On the matter of work-force housing, I'm reminded of the adage about finding oneself in a deep hole and recognizing that the shovel in your hand is helping to dig it. STOP DIGGING! Let's take care of the people who already live and work here through innovative solutions that don't depend on increasing the development footprint that already scars so much of our precious land. Incentives for purchase and re-development or rehabilitation of existing neighborhoods, particularly those close to town with existing infrastructure and services, simply seems to be the obvious direction to take. Adding more commercial space and de novo projects is the equivalent of digging our collective hole even deeper. Forget about contrived growth strategies and focus solely on these two issues: Natural resources (wildlife, open space) and Work-force housing (existing families employed by existing businesses). Doing so will greatly improve the chances that the final outcome yielded by your actions will be one we can be proud of leaving for the next generation and beyond. If those two priorities drive all your decisions, our growth will take its proper course into the future. Do the right thing for all the right reasons that drew all of us to call this special place our home. Get this one right.</p>	Blane Woodfin	
02 2009 Jackson / Teton County Community Vision	<p>I first move to Jackson Hole in 1978 and each year I have witness the degredation of our community. Negative to zero growth from our past comprehensive plan is required for a sustainable community.</p> <p>We have not adequately dealt with the current traffic and affordable housing problems. More growth will make these problems worse not sustainable.</p> <p>Employers should provide 75% of their employee housing needs. It should not be the responsibility of the community to subsidise a local workforce for private businesses. The remaining 25% for employee housing should come exclusively from a lodging tax.</p> <p>The only affordable housing the community should provide would be for public servants, hospital and school workers, town and county employees, police and firefighters. These people are the backbone of our community.</p> <p>We need to get our heads above water before additional growth is approved. We can not grow our way out of our current growth related problems.</p>	Bob Nigro	4/23/2009 13:25
02 2009 Jackson / Teton County Community Vision	<p>Theme 2 "Manage Growth Responsibly" should be revised to say "Limit Growth Responsibly".</p> <p>Revise the Theme 2 statement to define "responsibly" as growth that will be centered around workforce housing and social service needs. New commercial or free market residential upzones is not responsible. This is justifiable because the current base buildup provides plenty of new commercial and free market residential units. The community does not need more commercial buildings and more jobs that come along with it. I believe an increase in commercial development will only export our impacts to adjacent communities.</p> <p>The community needs should be listed and defined in this section.</p>	Brian Remlinger	5/8/2009 16:40
02 2009 Jackson / Teton County Community Vision	<p>The people have said repeatedly that they want slow growth (or no growth-- to the extent it can be minimized) in the valley. These planners have proposed a plan with huge growth that will be devastating to the character of this special place.</p> <p>If the commissioners allow such in the face of public opinion, they are ending their political years. In fact a good case can be made for a requirement that all new growth must occur only within a half mile of the homes of our present commissioners.</p>	C Schwender	5/11/2009 22:00
02 2009 Jackson / Teton County Community Vision	<p>The concept of sustainability should be defined. I'd want to see this plan use the " carbon neutral concept" in determining how we grow. Requirements should be put in place to make sure all new construction is carbon neutral in regard to materials and processes used during building and energy consumed during the life of the building. We should certainly be aiming in this direction.</p> <p>I believe that preservation of wildlife, natural resources and our small town nature should be the top priority in ALL districts, including Teton Village, the Aspens, Wilson and South Park. These areas all have significant wildlife. Why should wildlife in some areas be more worthy of preservation than in others?</p> <p>You have acknowledged the community's wish to have preservation of wildlife and open space as the top priority by designating it as Theme I. However in several of the presentations, it has been given equal status with Theme II. The draft plan seems to assume that the community wants more growth and that growth is desirable.....both highly questionable assumptions.</p> <p>Although the plan states that the community recognizes that ecosystem protection does not preclude growth, I'm puzzled as to how that conclusion was arrived at. I participated in all three surveys and was never asked that question. I feel strongly that growth should be limited in order to protect wildlife and open spaces. i also feel that theme I should remain as THE top priority and not be demoted to equal status with Theme II.</p>	Carol Wauters	5/18/2009 0:29

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02 2009 Jackson / Teton County Community Vision	<p>I attended the recent comp plan meeting in Wilson and was dismayed to hear the obvious disconnect between the stated emphasis on Theme 1 - Promote Stewardship of Wildlife and Natural Resources - and the direction of the plan towards the growth scenarios described. I wish to state in the strongest terms possible that the draft plan is going in the wrong direction, a direction which does not support the top priority of community values, the stewardship of wildlife and natural resources.</p> <p>It seems as though lip service is being paid to theme one but that the actual foundation assumptions are based on continued growth to a degree that is not supported by the residents of the community. You state that "This Plan balances and prioritizes the community's values using the concept of sustainability" I respectfully disagree: it simple pays lip service to the balance and prioritization.</p> <p>Furthermore, the definition of "sustainability" does not clearly include the top priority of the community values, rather it is focused on the " human needs".</p> <p>At times during the meeting, I actually felt as though it was an Alice in Wonderland experience in that what was being said about the priorities and values was simply not being supported in the document.</p> <p>This revision of the comp plan was initiated in a very different economic environment, I would like to suggest that there needs to be a "time out" for reflection given the current economic realities and the fact that things have changed quite drastically in a very short period of time. To continue on this path without consideration of the new realities is very short sighted. Jonathan Schechter recently suggested that Jackson Hole develop a vision to become a model green community. This is definitely worthy of community consideration. At its core, the current draft plan is out of sync with this concept. It is possible that development of such a vision to incorporate into the comprehensive plan could be the key to balancing and prioritizing the community's values and giving true priority to the most important and widely supported theme: Stewardship of Wildlife and Natural Resources</p>	Cate Miller	5/15/2009 23:24
02 2009 Jackson / Teton County Community Vision	<p>The themes are well described as far as they go. Unfortunately the whole Scenic Resources element which is very important is totally lacking in this version of the plan. Who decided to leave it out and why?</p> <p>The beginning of this document describes how important wildlife values are, but it doesn't seem to be stressed or dealt with adequately in the actual District descriptions.</p> <p>Lacking also is any real vision of what is "sustainability"--what are the impacts of "growth as usual" which seems to be the direction of this "plan." The community meetings agreed that some growth will come, but at some point the island that is Jackson Hole and what makes it unique (it's wildlife and scenic values) will hit a tipping point. It was hoped that this plan would take a hard look at where this balance point might occur--BEFORE the habitat is destroyed, migration corridors cut-off, winter habitat filled in, views blocked. The compounding of too many people and all that we demand--roads, services, housing, cars needs to be addressed thoughtfully and limits placed so that we can PLAN for this and not destroy the goose that laid the golden egg. Saying we will have growth "as usual" is NO PLAN at all. (reference 10 Future Land Use Plan pg 75 Part 3 Buildout Calculations).</p>	Diane Hazen	5/15/2009 14:46
02 2009 Jackson / Teton County Community Vision	<p>Pg. 8 Add checkmark: The energy being consumed locally has broader global impacts that extend beyond the greater Yellowstone Ecosystem. Or: Local land development activities and prosperity contribute disproportionately to global carbon emissions, which should encourage new sustainability initiatives that involve the development and funding of better energy efficiency standards.</p>	EEAB LAUT	
02 2009 Jackson / Teton County Community Vision	<p>I am involved in the arts on many levels: board member for the JH Cultural Council, dance teacher of Dancers Workshop, and Marketing Consultant for Off Square Theatre Company - the arts impacts my life.</p> <p>It is important for the "heart" of the region to have a "soul" - arts and culture is the soul of the community. It is the pulse of the people on many different issues political, social, and personal self expression.</p> <p>People's throughout history have always expressed themselves through the arts - that is the reason it has a distinct heritage and legacy - as stated in Theme 3: Jackson as "Heart of the Region".</p> <p>For this reason, it is imperative that the arts play an important role in a comprehensive plan for the Teton County Community Vision.</p> <p>Each of the following areas in the plan should address the arts:</p> <p>"Heart of the Region" - the arts create the community character and play a vital role in preserving the heritage, legacy and character of Jackson Hole.</p> <p>Policy 3.5 - arts and cultural facilities - not just facilities but programming in those facilities makes the cultural hub. A building is a building with no life in it, ie: the arts programs in the Center for the Arts, for example make the CA an art facility not the sign outside that says "Center for the Arts".</p> <p>I respectfully submit my support for the consideration of arts as part of the comprehensive plan.</p>	Emy diGrappa	5/12/2009 19:32

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02 2009 Jackson / Teton County Community Vision	<p>Page 7. The first paragraph assumes that the vision of the plan should be to meet demands of the many people who want to live and visit here. This suggests a growth strategy and the use of the word sustainability as support for this growth.</p> <p>This Vision indicate a balanced/equal approach which is not what the public comment has chosen. Wildlife is number one priority and this is in contrast to a balance.</p> <p>The definition used for sustainability is not appropriate. This is one individuals definition. Please use the Websters version which is the most recognized and appropriate for this vision.</p> <p>If one substitutes the word "maintaining or prolonging" for sustainability in all references within this Plan the meaning is very different. It is very important to be clear in this plan.</p> <p>If you substitute maintaining or prolonging in the last Sentence on pg. 7 this meaning is contrary to public comment.</p> <p>There is no debate on what the community at large has chosen - Theme One is above all and please keep it this way. It is not to be a balanced approach with growth - the teter totter concept and more balance as suggested in stag meetings is in direct contrast to public comment.</p> <p>The concept of regionalism and not exporting impacts to neighboring communities is overstated throughout the Vision. This plan assumes all want to live and work in Jackson Hole. This is not the case. The development of neighboring communities can be a positive for them. Non-residents have benefited from the available work opportunities non-existent at times in their own communities.</p> <p>The nodal development concept is good, however, it assumes that services for town densities already exists in these nodes. This is not true as in the Aspens and Teton Village the services are more tourist oriented. The Manage Growth responsibly Theme states that workforce housing is the most sustainable type of growth. This assumes that fulltime occupancy does not consume services, schools and impacts on infrastructure as much as second home ownership or tourist uses.</p> <p>Workforce housing creates a need for more housing. The net effects should be acknowledged and considered in this Plan.</p> <p>Theme 7 should be combined in Theme 2. One can not be separated from the other. Any growth contemplated must first consider Theme 7. Public comment has supported and acknowledged this.</p> <p>Theme 3 does not mention the presence of wildlife within town and its value. The picture used is actually a home that has an approximate value of 2 million dollars. Why not use a picture from one of the affordable developments? The workforce living in Jackson would be less likely to spend their dollars in Jackson as most if not all goods are more expensive in Jackson. Many travel to regional centers to shop where goods are less expensive or they shop on the internet.</p> <p>Theme 5. The picture caption is incomplete but appears that it is aiming at not prioritizing wildlife and natural resources as #1. The wording is indicating a balance no consistent with public comment.</p> <p>Theme 6 - How are wider roadways more dangerous for human traffic? This theme should state upfront that major highways will be widened and that if the community changes the way it travels that transportation infrastructure expansion may be limited. Transit should be the focussed strategy. Bicycling and walking will not have a significant impact on our transportation needs due to our climate.</p> <p>Theme 7. This should be combined into Theme 2.</p> <p>The relationship of the #1 Priority - Theme 1 or the #2 priority in the specific districts should not change the public comment does not indicate tradeoffs.</p>	Gail Jensen	5/17/2009 12:13
02 2009 Jackson / Teton County Community Vision	<p>I am on the board of the Center of Wonder and have been involved in supporting the arts through different venues (e.g. offsquare, dancers workshop, center for the arts, NIPE funding of school programs).</p> <p>We are blessed to have a vibrant creative community and wonderful facilities. With these resources we can truly build a "town as heart" with art. To do this we should proactively encourage an true community of art (public art, family classroom programing, direct support of artists, etc.) Providence, RI set this as a goal in their plan a number of years ago and revitalized a mature urban environment. With the advantages Jackson has, the only obstacles is setting our expectations too low.</p>	gary silberberg	5/12/2009 19:44

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02 2009 Jackson / Teton County Community Vision	<p>Though Appendix I states that "Buildout is not projected growth," the comprehensive plan projects a significant increase (doubling) the population in fifty to sixty years. What is missing from the Comprehensive Plan is a formal environmental impact study to determine how sewage treatment, the aquifer and power, and refuse disposal would be negatively affected. The Plan identifies what some of the usages are, but it does not provide research to determine what the potential negative effects or costs could be.</p> <p>WATER The Plan states the Town of Jackson currently uses 7.3mg/d and has permitted water rights of 9.5 mg/d, but there has been no environmental impacts study to determine how much of the aquifer will be depleted as consumption increases. There is also no research to establish how this may affect ranches and farms that also rely on the aquifer.</p> <p>SEWAGE The plan states that the Town of Jackson currently uses 2.5mg/d peak of its capacity of 5 mg/d, which could be increased by 1 mg/d. We need a research study to evaluate what the negative environmental impact will be with the increasing processing of sewage.</p> <p>POWER There is no analysis of Lower Valley's capacity to meet an increasing use of power or how the increase in usage will affect the cost to customers. Increasing demand usually results in increased cost. There is also no research to determine how this increase will add to the "carbon footprint" of the county.</p> <p>REFUSE DISPOSAL There is no data on the capacity of Teton County Transfer Station, or its ability to meet the demands of an increasing population will necessitate an increase in trash disposal.</p> <p>SCHOOLS The Comp Plan provides an analysis of the current enrollment 2,320 Students, it gives an overview of the School District's Enrollment Trends for 2000-2008, but it gives no projection of how an increasing population will necessitate the building and staffing of new schools or what the cost will be to the residents of Teton County.</p> <p>FIRE STATIONS There is no analysis of how Fire and EMT services will need to be increased with the increasing population.</p>	James Hawley	5/15/2009 18:01
02 2009 Jackson / Teton County Community Vision	<p>The following are specific comments to the overall plan:</p> <p>1] Village concept, ie, Jackson, Wilson, etc., defining specific boundaries, preserving open space and transportation "spokes" between. Each village will provide necessary services; housing for all persons providing services, including: sewer, security, water, power, trash collection, health care, groceries, gas, etc..</p> <p>2] Define residency: Use Wyoming Game & Fish Dept. "Residency Requirements", as published.</p> <p>3] Variance Requests: Must prove five or more years of "Residency", as defined above [#2], as a primary requirement before such request is submitted/considered. Persons with proof of "residency" of more than twenty years and, age sixty years or greater, requesting any reasonable variance to their primary residence/property, which they occupied for same period, with consideration of all zoning during same occupancy period, will be granted. All variance requests to be weighted by years of residency as follows: Five years = 10%; Ten years = 50%; Twenty years = 100%.</p> <p>4] Weight housing needs for "senior citizens" as equal or greater than "employee and affordable" housing needs.</p> <p>5] Vehicle, pedestrian and cyclist safety: Discourage the planting of conifer trees on the south side of east-west streets, and encourage removal of same to reduce icing and promote traffic safety.</p> <p>Remove all trees and shrubbery from intersections which prevent fields of vision necessary for safe travel.</p> <p>Consider "Four-Way" Stop Signs & controls at all intersections in residential zones.</p> <p>6] Use clear and concise language in all writings.</p> <p>Say what you mean; mean what you say.</p> <p>Thank you for this opportunity to comment.</p>	Jim Wallace	5/12/2009 13:08
02 2009 Jackson / Teton County Community Vision	<p>While the overall concept of updating the plan is laudable it lacks at least 2 major things that I see.</p> <p>1. it doesn't really listen to the will and needs of the population.</p> <p>2. It doesn't listen to itself in a cohesive manner. For example, if we have 5 million sq. feet of new commercial built, do we have enough space to house the workers? No. And why are we expanding the lodging overlay? No one has complained publicly about a lack of hotels here and we haven't filled the space in the current overlay. Did someone get a favor?</p> <p>Scrap it and start over.</p> <p>Thanks for listening.</p>	John Hanlon	5/6/2009 13:20

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02 2009 Jackson / Teton County Community Vision	<p>My comments here are only in response to the Executive Summary. I intend to read the other sections as soon as possible, and respond further by the May 29 deadline. I apologize if some concerns listed below are already addressed in other places in the document.</p> <p>The Vision Statement is positive and to the point. I also liked the mention in the Ex. Summary of a commitment to NOT EXPORTING the impacts of our decisions, growth, (and I might include "lifestyles") to surrounding communities.</p> <p>The themes seem sound to me. I have few specific comments:</p> <p>#1. The commitment to environmental stewardship is a profound responsibility. I sincerely hope that we have the collective wisdom, integrity and discipline to live up to our own goals in this regard.</p> <p>#2. As a sort of catchphrase, "Responsible Growth Management" sounds good. However I suspect that many of us might interpret that goal in different ways. For some it will mean "manage the location of inevitable growth". For others it will mean "limit growth as much as possible". I look forward to reading further details in that section of the Plan.</p> <p>#3. I support the idea of the town of Jackson being a central commercial and cultural hub, but it still needs to be a liveable environment. I am concerned that the proposed focus on infill and redevelopment doesn't adequately consider the importance of building and maintaining actual "neighborhoods" in town.</p> <p>#4. Worker housing is an important issue. However the focus seems to be on providing more worker housing, without also addressing the possibility of limiting the commercial activities that create the need for more housing.</p> <p>#5. I agree with the general theme that we should focus on "community first, resort second". But how do the sizeable number of second home-owners and part-time residents fit into those definitions? We are not only a community of full-time residents, nor a seasonal resort community. What does it mean to promote businesses that "serve local needs"? How do we decide what are truly "community needs", as opposed to the desires and expectations of a growing population of absentee homeowners.</p> <p>#6. Transportation is a key issue. I can certainly understand the benefits of nodal development in planning and executing public transit.</p> <p>#7. Health, safety and welfare are important duties of all communities, and I am generally proud of the way Jackson and Teton County meet these obligations. Again, I wonder how we will ever get a handle on what "appropriate" means for our community when we have socio-economic groups with very different (and changing) needs and expectations.</p> <p>I really don't understand the final sentence in the paragraph that says "Appropriate service levels will help the community better understand..." It's almost as if a word or phrase is missing. Perhaps "Defining...appropriate service levels." ?</p>	Karen Jerger	5/15/2009 1:38
02 2009 Jackson / Teton County Community Vision	<p>My comments begin generally on the draft Comprehensive Plan -- and perhaps with a comment that you really do not hear much, certainly as often as you should. Thank you. The staff and elected officials worked hard, and community-wide we should give it our general support.</p> <p>As with any comprehensive document, it is a work in progress and the feedback is very important -- but please don't let those loud voices who oppose this or that particular provision drown out the larger message that generally this is a positive and important document.</p> <p>You are headed in the right direction and have presented and good balance between protecting both our community of great people and this special place with wildlife.</p> <p>Your plan shows an increased protection of wildlife, reduction in development in rural areas and an emphasis on workforce housing. The nodes are smart planning. And it will be a given that they won't please everyone. But we all have to live as a larger community and accept front and backyards alike.</p> <p>It was interesting to hear the public presentations that indeed we are talking about a very, very, very small section overall of private land as a base. One tenth of 1 percent indeed is a small place for people habitat.</p> <p>I'm grateful for the recognition of the economy in this plan. Responsible growth is important. In fact, if you didn't include responsible growth -- as some of the opponents are asking -- it would be highly irresponsible of you as elected officials! This community is suffering with the rest of the nation from the downturn economically. I hope you remember this: The fact is the majority of our community goes to work every day. Payrolls and paychecks are the majority of us -- and some are too busy working to earn a living to comment or get involved in this.</p> <p>More than ever, we need to emphasize our economic health here in Teton County.</p> <p>Specifically in Teton Village, workforce housing is welcome, but I too hope you work with us in a positive dialogue to create the best Teton Village mix and plans. Only workforce housing -- without accompanying planning for interesting commercial and diversity -- will risk a man-camp in Teton Village. If only workforce housing allowed, you will drive up car trips in record numbers as people will need to travel to get economically better priced daily living services. The workforce is a vital and active part of our community. To deny the kinds of commercial interests that appeal to workers and visitors -- with pedestrian qualities -- is poor planning for Teton Village.</p> <p>The Village needs vibrancy. For quality of life, for good business and for positive tax revenues flowing to County and Town. Furthermore, keep in mind, Teton Village as an economic engine of the County is a green one. Recreation and fun. That should be encouraged via smart planning.</p> <p>In general, Teton Village must be a well-planned, positive place that is aesthetically pleasing with many options and choices for everyone. We look forward to an active dialogue with the County in the future to achieve that goal.</p> <p>But again, generally many of us give you our support of this draft plan overall.</p>	Kenneth Shore	5/6/2009 15:27

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02 2009 Jackson / Teton County Community Vision	<p>Planning begets planning begets bureaucracy begets multiple layers of regulations begets more bureaucracy begets failure of bureaucrats to enforce the regulations on the books</p> <p>Complexity begets concessions to one, then another, so that the whole planning process becomes hobbled together by miscues and missteps, all taken with perhaps the most noble intentions.</p> <p>I don't think there is anything wrong with the Plan and the zoning we have right now IF it would be adhered to by officials and not constantly bent to provide comfort from pressure.</p> <p>Citizens provide the only enforcement currently for many, many of the regulations not enforced. It is only through citizens' constant complaint of violations that the enforcement is sometimes provided. With greater regulations come greater ignorance and avoidance of the regs. Then it necessitates a citizen vigilante force to see that they are upheld.</p> <p>Let's not break what is not broken. Let's mend and enforce what we have.</p>	Liza Hoke	5/15/2009 17:44
02 2009 Jackson / Teton County Community Vision	<p>I agree with the seven themes and the ranking you have given them, but do not agree that the stewardship of wildlife and natural resources will automatically occur without active management. The balancing of human and resource needs requires five additional components for the human side of the equation, but assumes that wildlife will do just fine without more specific actions.</p>	Louise Lasley	5/14/2009 13:11
02 2009 Jackson / Teton County Community Vision	<p>I feel affirmed in my conviction that special pieces need to be maintained. I am enlightened to see the vision for JH being maintained by the visionaries that govern it. I am behind you totally for God's gift to us that surrounds you everyday. Continue to be good stewards of this beautiful & pristine valley</p>	Mosey Rausch	4/17/2009 21:27
02 2009 Jackson / Teton County Community Vision	<p>Our greatest asset in Teton County is not tourism, second homes or the construction industry, but the natural environment, wildlife and gorgeous geography. People come to Teton County because it is unique and one of the last frontiers remaining in our country. Our land use planning should first and foremost be designed to continue to protect and enhance these special assets. Adding additional growth potential when the current plan already allows for 20,000+- additional people is premature and ill-conceived. The commercial square footage proposed will continue to fuel a much greater deficit of workforce. Our basic premise for planning must be to DO NO HARM to what we have. Any increased development should enhance these precious values and not despoil them.</p> <p>I respectfully submit how I see our 2009 rewritten Comprehensive Plan should proceed. Much of what I am addressing is not being considered and in my opinion, as well as many others in the community, should be.</p> <ul style="list-style-type: none"> a. The current draft must allow existing density (and remove the bonuses) for already platted residential and commercial zones to infill before adding more potential, worse case scenario density to the valley. There have been way too many conditional uses and bonuses given. These incentives to encourage developers are unnecessary. The market will take care of itself. b. Node boundaries must be mapped and fixed with remaining open space carefully assessed as to additional impacts the development will cause even if it means no further development there at all. Consider transfer of development rights to move to more suitable land especially if the areas are wetlands, or are in wildlife summer or winter range, i.e. Also Wilson and the Aspens should not be considered "nodes" c. The NRO and other natural resource mapping must dictate where any new development should not go and not be just a reference point as one of the many planning considerations. Wildlife corridors, winter and summer range, etc. must be respected and no development should occupy these areas without a complete assessment of the wildlife impacts new development will cause. This important tool does not appear to be taken at all seriously. Specialists such as Game and Fish, wildlife biologists etc. should determine these impacts based on currently accepted scientific practices. They should comment on any new or redevelopment. d. New development should also consider the quality of life of its future occupants with special attention to adjacent parks, bike paths, public services, schools and churches, clean water and air, setbacks allowing for landscaping and planting more trees, lighting impacts on the citizens as well as being able to see the night sky. e. The cost of growth determination is seriously missing in this draft plan. It must be the responsibility of the public officials to consider their constituencies and the future tax burden that will be placed upon them. Growth has never paid for itself. It is irresponsible to not understand what any growth will cost and make the information public and part of the discussion and analysis. f. Finally, all public and private input to the public officials should be made public to truly determine if the community wishes are being heard. <p>Thank you for your consideration.</p>	Nancy Hoffman	5/9/2009 18:56
02 2009 Jackson / Teton County Community Vision	<p>The vision statement should only focus on preserving wildlife and open space.</p> <p>Do not include "predictable development" as a part of the vision. Promoting development is not compatible with the theme to "promote stewardship of wildlife and natural resources."</p>	Patty Ewing	5/17/2009 23:54

Topic	Comment	Author	Date
02 2009 Jackson / Teton County Community Vision	<p>During the long, drawn out public comment period, Mr. Daugherty repeatedly stated one would have to "swerve to miss" participating in the Comp Plan process and letting the department know what the community envisioned for its future. It is clear Mr. Daugherty has "swerved to miss" the community's stated objection to growing our way out of growth-related problems; we know that will only fail.</p> <p>Our responsibility and legacy, is to guarantee that the attributes of this valley - its wildlife, its vistas, its people, its uniqueness - are preserved for all time. Residents have repeatedly identified wildlife and natural resources <i>throughout the valley</i> as their top priority, not shifting dubious, shadow growth that may never occur in outlying areas to nodes where constrained growth was favored - not dumping in the "excess" transferred from other areas. The final plan should acknowledge wildlife and natural resource attributes of ALL areas of the county and focus on least growth solutions to our varied community challenges, including workforce housing. Buildout must be reduced; job creating commercial growth needs to be significantly constrained. If we fail at this critical juncture, a decade from now we will have more traffic, more pollution, less wildlife and a larger workforce housing gap. It is folly to argue more growth will solve growth-related problems. Nothing will tie the hands of future leaders more than a comprehensive plan that does not curtail growth-related problems NOW.</p> <p>The draft plan includes no empirical basis for evaluating the impact of proposed, nodal development. A "comprehensive" plan should include clear and specific data outlining the outcomes and impacts on wildlife, traffic, roads, schools, workforce housing, taxes and other quality of life issues. Without it, it is nothing more than a "trust us" stab in the dark. Are the impacts and trade-offs of such a plan in line with the community's vision? How can this be evaluated without knowing what the projected impacts and consequences are in real terms?</p> <p>Intuitively, the draft falls far short of what we, as a community, seek. There are no bailouts if we fail. We have a lot of work to do.</p> <p>I remain committed to participating in now amending the plan, within the public process, so it can become the "Community's Plan". Many in the community have told me they are disillusioned and frankly burnt out on the process. Many others have told me the current draft should be rejected. This is far from being a done deal. The public needs to know that the plan is not in the control of the planning department anymore – it has moved on to the joint planning commissions and elected officials. That does not mean we should not continue to hold the process accountable – in fact it is more important than ever that we persevere. Hang in there and contact your County Commissioners, Town Council and joint planning commissions with your concerns. They ARE listening, open, and committed to maintaining the public's trust.</p>	Rich Bloom	4/27/2009 0:00
02 2009 Jackson / Teton County Community Vision	<p>I'm concerned with the future size of Wilson, and obviously you guys are as well. Great presentation by the way! My question is: why did you start the design process for the plan on the hypothetical minimum allowable numbers per lot (is this right?) vs. starting off with the cap of 120 more from the old plan? Who is pushing for these big numbers? We aren't pushing for this much growth so who is?</p> <p>I understand everyone should have the right to build on their property, but didn't the old plan take that into account? What's wrong with the old building cap?</p> <p>Thanks</p>	Rick Hunt	5/15/2009 13:17
02 2009 Jackson / Teton County Community Vision	<p>The amount and location of development allowed by the new Comp Plan is not aligned with our priority to promote stewardship of wildlife and natural resources. We must recognize the long-term value of open space in the valley floor, especially for wintering wildlife. We must ask ourselves the question, why do we need to develop more open space? We will never be able to meet the housing demands of all of the people that want to live here. We should focus on managing what we have better, the existing developed area in town and our affordable housing. If the existing affordable housing was managed properly, we would already have housing for the teachers, emergency personnel, and law enforcement that need it. Instead, I pass by affordable housing and I see expensive cars in the driveway and people with jobs that are not essential to the community in many cases. Of course more people want to live here now, and we will never build our way out of it, instead we will just destroy what makes the valley unique.</p>	Ryan Peterson	4/27/2009 12:07
02 2009 Jackson / Teton County Community Vision	<p>1)The Plan acknowledges that citizens consider wildlife and open space the most important priority overall, but none of the strategies or indicators deal with wildlife. The citizens of Teton County desire strong protection for wildlife and open spaces. Even within sub-areas that do not have a high priority for wildlife, there will be smaller areas that have high value for wildlife. They should be given a high priority. Deer habitat on both sides of Broadway near Karns Meadows is an example.</p> <p>2)To effectively manage growth we need a rate of growth mechanism established now. This is supported by the keypad and UW surveys. We can adjust the target rate as we go. Failure to report responsible growth indicators to the community as detailed in the plan is evidence the growth rate is too high and must be addressed immediately.</p> <p>3)Any plan to reduce density in rural areas and increase density in identified nodes must provide permanent protection.</p> <p>4)Resorts should be limited to their current plans. Any adjustment to provide workforce housing and convenience commercial should come out of existing approvals.</p> <p>5)PMD and PUD should not be amended. They should be eliminated. Residents strongly oppose 4 story buildings and many are opposed to 3 story buildings. This is supported by the keypad and UW surveys.</p>	Save Historic Jackson Hole	5/15/2009 15:53

Topic	Comment	Author	Date
02 2009 Jackson / Teton County Community Vision	<p>Public art encourages environmental stewardship through curiosity and creating a sense of ownership, and by enhancing public space. It is a significant community tool that promotes tourism and regional appreciation.</p> <p>Public art is great marketing. We imagine myriad public art installations in and around the Town of Jackson. I take this opportunity to call upon our Town and County officials to spearhead a public arts installation program. In most urban areas, the quest to design for relevant public art is old hat. Public art installations define cities, and we are a small city. Our planning process needs to include space for public plazas, parks and sculpture.</p> <p>Seattle's Olympic Sculpture Park combines places to eat, shop and walk with nine acres overlooking Puget Sound. The project brings together the best of (the) city: art and recreation, sculptures take center stage, representing such artists as Louise Bourgeois, Alexander Calder, Richard Serra, and Ellsworth Kelly.</p> <p>Contemporary Seattle mixes traditional Inuit art with contemporary masters. Walkways and "paths" of connected galleries connect sites. We can conjure a similar urban art potion. I envision growth, but growth that incorporates landscaping, parks, arts, or "grace of space." Let's create space both sacred and fundamental. Without these provocative elements, we forfeit a higher level of urban vibrancy.</p> <p>Define the Town of Jackson as a business, educational, and cultural center. We are a great case study, and this is our opportunity.</p> <p>Public art and placemaking are, as I and others in the arts community have been saying, inextricable from contemporary, smart, even green, urban growth. Quality urban growth must include public urban spaces and public art.</p> <p>Preserving environment and quality of place, managing growth, and creating a viable, broad-based economy are Jackson's great challenges. Most crucial is ensuring we promote and protect our wildlife, its habitat and other environmentally sensitive areas. In our region, the arts are a keystone in preserving place. Although our Town Square's monument, various land art and myriad creative educational projects provide continual reminders of our inherent love for the arts, we've so far not included researching and moving towards making the arts a part of our "constitution," as it were. We can remind ourselves, and all visitors, of this history by including beautiful and lasting public place making in our Comprehensive Plan. Such planning aids in building tourism and strong market values. Think logo.</p> <p>Art captures the essence of the places dear to our hearts. Successful public art resonates on a national level. Our traditional themes may be translated traditionally; they may also be translated using contemporary aesthetics and materials.</p> <p>We must not only include the words. We must decide upon a logical process of implementation. Without implementation any plan is simply an exercise.</p>	Tammy Christel	5/8/2009 6:58
02 2009 Jackson / Teton County Community Vision	<p>I think this plan is far too vague and open to special interest interpretation. I think the plan should err on the side of restriction, not leniency. I am dismayed that there wasn't even an attempt at citing build out numbers. If this is difficult to determine from land use, the road use should be a viable and reliable guide. Go to Sun Valley or Aspen and drive the commuter routes and stop and think if this is really the Jackson Hole you want for the future. By the nature of our valley's protected land, we will some day have to say no more. Discriminating as that may be, it is an inevitability. The only thing we have control over is what the valley will look like when that happens, and what quality of life it will afford. Is it possible to act with foresight and try to not repeat the mistakes of our peers? My personal feeling is that we need a steering board for this plan made up of octogenarians who have each lived in this valley for at least 40 years, a council of elders with the wisdom of perspective. Growth is not what our valley needs. Many of us moved here because of the lack of growth and development. Someday we will have to keep our economy going without construction revenues. Why not sooner with a high quality of life instead of too late later.</p>	Thekla von Hagke	5/8/2009 21:45