

Topic	Comment	Author	Date
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>I apologize that my previous comment pertaining to Policy 1.5.d ("Maintain dark night skies") ventured well beyond the "community-vision" objective of the Comprehensive Plan, and into the forbidden land of "regulatory means." But to do otherwise is difficult when the best antidote to light pollution is simply less light - given that even reflected light from "dark-sky" compliant fixtures can contribute significantly.</p> <p>The Comprehensive Plan's acknowledgement of "dark and starry night skies" as worth maintaining is very positive, as is the policy statement's inclusion of limiting "nonessential lighting." (a reference to the double whammy of natural-resource depletion). Missing, however, is explicit reference to qualitative attributes of outdoor lighting that clearly affect its value, without directly impacting dark skies and natural resources.</p> <p>That omission occurs because the Plan's architecture fails to include a Community Value Theme that addresses the human interface of resource stewardship and responsible growth. Therefore, I suggest adding an additional Theme and thereby broadening the Plan's conception of "public goods," as follows.</p> <p>Theme: Provide for the community's public safety and quality of life.</p> <p>Therein would be a venue for outdoor lighting as follows:</p> <p>Principle: Promote effective outdoor lighting.</p> <p>Policies: 1. Limit glare. Glare is what blinds the eye's retina as it adapts to the brightest light source, meaning one's surroundings become darker and less visible. Even worse, the effects of glare become more disabling with age, which is why the elderly often are unable to drive at night. Typically, a light that causes glare is psychologically associated with good lighting, whereas it is just the opposite-glare reduces visibility, visual comfort, and the usefulness of light.</p> <p>2. Limit light intensity. The effects of excessive illumination are similar to glare: the retina is slow to adjust to a variety of light levels and, once adjusted, greater illumination levels may be no more enabling than lesser levels. And as illumination levels increase, adjacent areas appear darker and shadows more prominent, thereby impairing public safety.</p> <p>3. Limit light trespass and light pollution. This relates to the intrusive and devaluing effects of unwanted light upon private property and common spaces, and the responsibility to avert uncontained light from spilling upwards or outward across property boundaries.</p> <p>Strategy: Amend lighting ordinances and development standards so as to achieve a timely implementation of policies.</p>	Carl Jordan	5/16/2009 17:03
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>RE: Policy 1.5.d: Maintain dark night skies.</p> <p>This element is of critical importance to natural-resource protection as it impacts tourism, disturbs natural habitats and circadian rhythms, and devalues the dark sky as a source of human discovery and inspiration. The objective must be effective lighting without undue glare, trespass, or light pollution.</p> <p>Currently Jackson and Teton Cy have similar ordinances with good provisions for glare (90-degree cutoff with limited pole heights) and trespass (shielded from direct view at the perimeter). The maximum permitted illumination levels are reasonable, but should be restated in lumens/sq.ft., as incorporated in the current draft model-ordinance proposed by International Dark Sky Association and Illuminating Engineering Society; and these levels should be kept low due to substantial light reflected off winter snow-cover.</p> <p>But if the intent of Policy 1.5.d is only to maintain current ambient light levels, that is not good enough. The night sky around Jackson Hole is already light-polluted, and therefore must get darker in order to protect its values. And references to generalized national standards (e.g. IESNA) are likely to be too lenient to meet our demanding environmental objectives and winter-snow conditions.</p> <p>Therefore, further strengthening of local ordinances should include the following provisions:</p> <ol style="list-style-type: none"> Given the substantial light-pollution impact of outdoor lighting on tourism, habitat, and the adjacent National Parks, an amortization period for noncompliant fixtures is justified (as in Victor and Ketchum), at which time all grandfathered fixtures must comply. Meanwhile, hinged, adjustable floodlights should be re-directed downward (below 30-degrees above nadir) and away from roadways, and all outdoor lighting be brought into compliance as a complement to redevelopment or change of use. Natural resources can be conserved and night-skies darkened by extinguishing nonresidential uses one hour after the close of business, except for demonstrated security needs. Signs should also be regulated by requiring downward-directed sign lighting, and internally-lit signs (except for trademarked material) should be composed with dark backgrounds. Given the extreme sensitivity of Jackson Hole to light pollution, I do not believe that upward (vertical) architectural lighting should be permitted, no matter how tightly it might be regulated. 	Carl Jordan	5/15/2009 3:29

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03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>Principles and Policies Principle 1.1 Establishment of focal species and protecting and monitoring them is an excellent idea. Who decides on the focal species?</p> <p>You say that until these new protections are put in place crucial winter habitat for moose, deer, elk, etc. will continue to be protected. But there is crucial winter moose habitat in Wilson (as indicated by the most recent Game and Fish evaluation) that will not be protected if the density increase contemplated in this Plan is adopted.</p> <p>I ask that ALL winter habitat be protected until the new protections, based on updated NROs (and expanded to include the current notable gaps) are in place.</p> <p>Policy 1.1.b. and Policy 1.1.d.</p> <p>Here I feel that all development decisions should be based on solid science. In places where we do not yet have sufficient information, nothing should be developed. There are acknowledged notable gaps in the data that we do have. These gaps are in Wilson, Teton Village Road, Snake River area. Exactly where you have designated development nodes and sharp increases in density. Decisions on such density increases should wait till we have adequate science to guide us and assure us that we will not destroy or degrade crucial habitat.</p> <p>Policy 1.1.g.</p> <p>I feel that in all areas, INCLUDING the county nodes, development should be designed to accommodate wildlife movement and support wildlife migration.</p> <p>Principle 1.4</p> <p>You state that development in floodplains and other hazardous areas should be minimal or avoided. The Aspens and Wilson are both in 100 year floodplains. Clearly, that makes them an inappropriate place to promote such a drastic increase in density. What are you thinking?</p> <p>Policy 1.5</p> <p>Here the town and county should require compliance with dark skies policy for existing and new development rather than rely on incentivizing.</p>	Carol Wauters	5/18/2009 1:03
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>1. Updating of NRO mapping should be done prior to adoption of the plan so that decisions are being made on the basis of information that is as up to date and complete as possible.</p> <p>2. Permeability of development design for wildlife: current "wildlife friendly" fencing standards as currently written are very difficult to enforce as has been shown by numerous problem fences constructed in recent years.</p> <p>When the LDR's are written to implement this goal, please consider having some permit process for construction of fencing or some way for the Town and County to know IN ADVANCE that a fence is going to be constructed so that "wildlife permeability" can be reviewed before construction. Trying to correct a problem after construction is not working well at all. Many of the new buck and rail fences that have been constructed around individual parcels are simple too high.</p> <p>The agricultural exemption is a serious problem and should be reviewed. For example: *The construction in 2008 of a very high (48"-52"+ top rail) buck and rail fence along Spring Gulch Road to replace the old and long established 36-38" wire fence has resulted in a barrier to wildlife movement.</p> <p>*A 52" fence (2007) on a 120 acre parcel in the Zenith area is causing considerable impediment to elk movement (especially for younger/old animals) during the migration in Spring and Fall.</p> <p>*A 52" fence built around a conservation easement property (Kings Highway area) is yet another impediment to the "permeability" concept.</p> <p>If this Plan is genuinely dedicated to stewardship of wildlife and all that this implies then fencing regulations must be improved AND ENFORCED. At present fencing contractors interpret the ag exemption to mean that "we can build anything we want" regardless of consequences to wildlife.</p> <p>The Town of Jackson should also consider the implications of fencing in known wildlife movement areas. Given the movement of deer across the corridor from the butte to the Karns Meadow area, the construction of the fence along the north side of the old Sagebrush motel Property on Broadway should have had to meet wildlife friendly standards.</p>	Cate Miller	5/16/2009 0:39
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>While there is mention of the importance of wildlife corridors, there is no attempt to define wildlife corridors, nor is there any guidance on how important wildlife corridors would be identified. Once we make a mistake and allow development impacts in critical wildlife corridors, it will be too late. As stewardship of wildlife and natural resources is the most important theme of the community, this appears to be a critical omission.</p> <p>While there are general steps to protect wildlife, the plan does not permanently protect wildlife in any way. What are the specific litmus tests?</p> <p>Environmental commission: While the concept of an environmental commission is an admirable one, there is no mention of how the commission would be chosen by elected officials. As real estate development and tourism are key elements of our local economy, we need more specificity on the avoidance of conflicts of interest and the depth of qualifications expected for such a commission. How will the commission measure impacts? When is an impact deemed great enough for action?</p>	Cathy Kehr	5/14/2009 14:38
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>How on earth could you publish this theme without a revised NRO map????? You've had the information for almost a year and there is no way you can gauge the impacts of the wildlife issues for the various districts without a revised map. This is the most inane thing that has happened with this plan. Wildlife is a driving force with this revision and not having the revised information as a part of the document is ridiculous.</p> <p>What is described as being important considerations in this theme are appropriate. Taking them seriously in the LDR's is yet to be seen.</p>	Diane Hazen	5/15/2009 14:57

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03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>Policy 1.3.a: "requiring <u>and funding the conservation of energy...</u>"</p> <p>Policy 1.3.c: Add: The life-cycle cost associated with buildings shall be considered, including analysis of the up-front cost associated with constructing more energy efficient buildings, and the long term gains.</p> <p>Strategy 1.4 3rd bullet: "<u>provide incentives, adopt mechanisms to provide appropriate funding, ...</u>"</p> <p>Add # 9: Indicator- Energy consumption Goal- Decrease per capita energy consumption Review period-5 yr</p>	EEAB LAUT	5/19/2009 0:00
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>Generally: Numerous policies are stated that require some sort of measurement and monitoring yet no current studies exist that set baselines to allow a comparison. There is not enough mention of continued agricultural uses and not just as it relates to conservation easements. Protection of this long Wyoming industry and character enhancing value of Jackson is missing except for the mention in Principle 1.6. The 1994 Plan was much more supportive of ranching, 4H use, recreational horse ranches, etc.. The Plan should remove all development incentives in the NRO but should not limit the base entitlement rights of land owners. Numerous mention of incentives are mentioned - what kind of incentives? What are the costs of incentives and who pays?</p> <p>Page 16 Photo caption should be changed to indicate: Wildlife and natural resources protection is the priority theme of the Plan.</p> <p>Page 17 box. The first paragraph should state that most members of the community believe that wildlife and natural resource protection should be the organizing theme. Bullet 2 should not mention some believe workforce housing is equally important unless a percentage is stated and better yet eliminate this sentence.</p> <p>Bullet 3 should indicate the unwillingness or low level the community is supportive of funding. This bullet is misleading based on public comment.</p> <p>Policy 1.1.a. Is worded like there are not protections in place which is not the case. 1.1.d. Is this attempting to further limit the base entitlement rights in the rural zones? This is already very restrictive.</p> <p>Policy 1.1.e. What are programmatic steps?</p> <p>Policy 1.1.g. This should not except development in the town or nodes. Agricultural use should be protected as in the 1994 Plan.</p> <p>Principle 1.4 and 1.5 make no mention of existing platted or approved development affected by new regulations.</p> <p>Strategy 1.2 last bullet should also set up approved sending areas for off sight vegetation mitigation.</p> <p>The indicator table on pg.26 shows timeframes that in most cases are too short to show any trend or come to a conclusion.</p>	Gail Jensen	5/17/2009 14:25
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>I have significant concerns about the way that this plan addresses protection of wildlife. This is one of the most important places in the country and the main reason we moved here. I am very disappointed that the plan does not limit growth nor consider current wildlife migration and sensitive areas when it identified up-zone areas. Allowing for more development in these areas DOES NOT PROTECT OUR WILDLIFE. Just drive down HWY 89 any morning in the winter and you can see for yourself what development in Melody, Rafter J and the construction of a 5 lane highway has done for our wildlife. The amount of dead carcasses on the road is unbelievable. I would appreciate your consideration on this subject - the number one subject identified by our valley residence - and re-work this plan so that it gives our much deserved wildlife a needed break.</p>	Holly Balogh	5/2/2009 20:40
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>With your ambitious plans for excessive growth in Teton County, you have completely ignored the public's comments about the importance of preserving wildlife and natural resources.</p>	Jill Moberg	5/15/2009 17:13
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>Because of the placement of this issue, it is focused on night skies, which is excellent and a valuable part of the Plan.</p> <p>Another aspect of outdoor lighting should also be addressed in the plan -- the effect of glare and light trespass on residents and visitors. These effects do affect the ability of residents and visitors to enjoy the night skies. They also affect the ambiance of the area, and they represent a health safety issue in two respects. First, evidence is accumulating that light-at-night (LAN) suppresses melatonin production, disrupting sleep and contributing to cancer risk. Second, glare makes driving and navigating at night more difficult and can be a contributor to accidents.</p> <p>This other aspect of outdoor lighting effects should be addressed at an appropriate place in the Plan.</p>	John L Liebenthal	5/15/2009 12:40
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>We need wildlife impact studies to be built in as we go along with planned development.</p>	Julie McIntyre	5/17/2009 12:27
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>Sounds great.</p>	Karen Jerger	5/15/2009 2:04

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03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	Without stewardship of wildlife and wild spaces, Jackson Hole might as well not exist.	Kathleen Belk	5/12/2009 19:31
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	Lofty goal but should not be the first priority. It should be strongly considered with such items as #7. Quality community facilities, services and INFRASTRUCTURE are the real NEEDS of residents in your "satelite" communities. Jackson as the "Hub of The Universe" needs to recognize that it is not all that great in its attitude to those of us in the outlying areas. Jackson has all the ammenities. Recreational facilities, fire, police, schools, library, are all in place which those of us living in the County pay for but do not have the ability to access them without an hour's travel. See #6	Ken Koster	4/24/2009 15:44
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	The increased pressure on our wildlife and natural resources from development will only get worse and needs to be addressed in a more proactive way. Research by WGF and others is limited and should be a driver for what needs to be done. If there is no data in an area, either there should be an effort to obtain that information or any decisions for that area should be made with the knowledge that each remaining acre in Teton County is becoming more and more critical for habitat. To assume that no data means that everything is OK is irresponsible. There is a great need to look at cumulative impacts we are having on the land and resources. We may be beyond the tipping point for being able to maintain our wildlife. Unfortunately, the identified nodes are also wildlife habitat and the plan should address development that impacts those species. Additional species should be included in your focal group such as bears, birds of prey, pronghorn, and others as determined by WGF and other researchers. The "crucial" and "migration" corridor definitions should be refined or eliminated from the LDRs. We should declare that all wildlife use of lands in Teton County are essential to the viability of these animals.	Louise Lasley	5/14/2009 13:27
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	Page 17, 3rd bullet: "A large majority of the community agrees with establishing a funding source to acquire open space..." However, no where in the Strategies section is such a program even mentioned, much less defined; without this definition, it will not happen. Page 25, Strategy 1.1, 1st bullet: "The Environment Commission will be an appointed volunteer committee of scientists..." This is too limiting. I would argue that there are many residents who are not degreed "scientists" who have important practical knowledge of and experience in Jackson Hole that must not be ignored.	Michael Faraday	5/17/2009 14:23
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	I write to share my feedback and raise concerns about the recently released draft of the proposed update to the Town of Jackson/Teton Comprehensive Plan. The draft plan fails to properly protect Jackson's unique wildlife, open spaces, and community character. Once you have allowed growth to occur in an irresponsible manner (as proposed in this draft plan), it will not be possible to ever recreate the beauty of this valley or bring back wildlife destroyed by this proposed growth. I do not understand the reason why you have ignored what the public has asked for and diluted the clear, strong language of the 1994 Plan that supports the stewardship of the ecosystem. The public clearly stated it did not want more growth but rather appropriate limitation of growth. The public also shared through community surveys that it wanted to preserve open spaces, such as South Park, and to protect Jackson Hole's wildlife and natural resources as the number one priority. The new draft proposes significant growth that is not desired by the public and then allows for a substantial increase in the number of buildings and private developments. I cannot tell whose voices were heard and addressed. The draft plan reads as if you listened to the voice of developers rather than the rest of the public. I remain opposed to a number of aspects of the draft plan. It improperly de-emphasizes the importance of scenic resources and does not contain a mechanism to permanently protect rural open space areas. It contemplates more than doubling the number of residences and commercial space. Rather than directly address and reduce the severe shortfall in affordable workforce housing, this draft plan worsens the problem. New workers will create additional demands for affordable housing, and compound the existing shortage. In my view, the draft plan should make infill in the town the first priority before considering expansion into other nodes in the County. Please reduce the recommended overall build-out of the town and county and define maximum build-out so that only a slow sustainable rate of growth will be encouraged. I live in South Park and remain seriously concerned that the Plan proposes elimination of language from the prior Plan that called for permanent open space protections of South Park and for protecting the scenic and wildlife values in South Park. I have looked out of my window and seen red fox and moose living in and crossing this part of the valley. Eagles regularly rest on nearby trees. This area contains irreplaceable wildlife and, if you do not protect it, that wildlife will be lost forever. Please revise the comprehensive plan to accurately reflect the will of the community and its residents and fulfill your responsibility to preserve this spectacular place we live in.	Michele Gammer	5/14/2009 0:00
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	Theme 1 is ignored, and devalued in most of the development nodes as well as most of the town districts. The impacts of development which disrupts migration patterns, destroys habitat in wetland and riparian zones, diminishes open space, causes an increase in roads, traffic, congestion, pollution, need for services, infrastructure, all have a negative impact on wildlife. Also extremely important is the negative impact on the quality of life for our community. The protect wildlife theme must be placed as the number one priority!	Patty Ewing	5/18/2009 0:08

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03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>It has been interesting reading the new Comprehensive Plan, and following the debate over it, from out here in Abu Dhabi. I've been struck by a link between the economies here and in Teton County: Both are dependent on a natural resource, and successful management of that resource is essential for good economic performance. But there also is an important difference. Once a barrel of oil is sold and shipped from here it's gone forever, and the oil supply eventually will run out. Teton County has a great advantage over this region; its natural resources can be enjoyed without depletion, and with proper care can last for, and benefit, many generations.</p> <p>That is why I am puzzled by why the Plan doesn't make a stronger effort to understand the scope and vulnerabilities of the Valley's natural capital. Preserving the natural environment is an important theme of the Plan, of course, but this is not accompanied by any serious attempt to measure the impact of development on the environmental capital of the valley, or to balance costs against benefits. That gap, in my opinion, undermines much of that the Plan wants to accomplish. You have a Plan that assumes growth will happen, and tries to channel it to where that growth will do the least damage. It takes a short-term view when it treats building homes and commercial space that will last for decades. This is not responsible stewardship of a unique, irreplaceable resource.</p> <p>The planning process made a strong effort to understand what the community wants. It did not make the same effort to take an inventory of our environment, and determine how to preserve it. That's a gap that can be fixed. The problems of our economy and financial system have just put a long moratorium on major development activity. There is no obstacle to extending the planning process to make a quantitative assessment of our natural capital, and how much development it can sustain.</p> <p>Your leadership can make a difference. Support the goals of the Plan, but instruct the planning staff to come up with real answers to hard questions: What is our environmental capital worth, in terms of jobs created and recreational benefits enjoyed? What further buildout is consistent with maintaining current environmental quality? Where do we want the population and development footprint in the Valley to be in 50 years or 100 years? There is time to ask these questions now, and if we miss this chance we may not have another one.</p>	Paul F. O'Brien	4/27/2009 0:00
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>I think promoting stewardship of wildlife is paramount. Development must be limited in many respects in order to achieve this goal. I don't believe that tripling the size of Wilson and allowing for 1000 more units in South Park are in harmony with this goal, nor is overdeveloping the Town of Jackson. I like the idea of town as heart and support more development in town but not to the extent that the number of people in the valley has a negative impact on wildlife and natural resources. A much larger population in town would surely compromise the integrity of recreation areas such as Cache Creek and Snow King. The amount of allowable development must be in harmony with our environment.</p>	Robin McGee	5/12/2009 11:39
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>As a private citizen of the County, I am in support of the BHAG (Big Hairy Audacious Goal) of being Carbon Neutral by 2030. Please keep that statement in the Comp Plan. Thank you!</p>	Roxanne DeVries Robinson	5/14/2009 0:00
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>New regulations will protect a group of focal species, but they are not yet identified. There should be a target date for establishing the focal species. Evaluation of focal species should be done on a running 3 year average, not on a year to year basis.</p> <p>-Strongly disagree with policy 1.1g that Town development and county nodes will not be wildlife permeable. There is a need to provide safe passage for deer on West Broadway. That area needs to be developed with permeability or safe passage routes in mind. The same applies to South Park.</p> <p>-This theme promotes renewable resources and a reduction in greenhouse gases but ignores the obvious. Build less. If we build smaller buildings we have a reduced impact. A big house with LEED gold certification in the wrong location can use more energy and have a bigger impact on wildlife than a smaller house in the right location.</p> <p>-Policy 1.5.d has a goal to maintain views of vistas from public roads and parks, but does not mention from town. Citizens do not favor 4 story buildings. They block our view. We need to eliminate them. Living in town does not have to mean giving up a view.</p> <p>-Environmental Commission needs private citizens, not just scientists. The Commission should include at least 2 citizens who are concerned about wildlife.</p> <p>-The indicators do not mention wildlife. This is very discouraging for a theme that is supposed to be about wildlife. We need to define a LOS for people who value wildlife in Teton Co. If I have to drive to see animals I used to see in my neighborhood, my LOS has declined.</p> <p>-Conservation easements will taper off with time, using that an indicator of success will cause failure over time.</p> <p>-Indicator 4 should be monitored yearly to avoid the temptation to make Indicator 3 look good by dumping directly into Flat Creek to reduce the sediment in storm water treatment units.</p> <p>-Indicator 5, ratio of habitat mitigation to habitat disturbance is not meaningful. Need to quantify the value of the mitigation and disturbance, not just the measure the area affected.</p> <p>-In sub-areas that have a lower priority for wildlife, it is important to recognize that there may be areas within the sub-area where wildlife should be given higher priority. The best example is deer crossing West Broadway to reach Karns Meadow. Protecting a crossing through that spot is very important to keeping Snow King and the south facing slopes above Broadway connected. These areas should be identified in the Plan</p>	Save Historic Jackson Hole	5/15/2009 10:51

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03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>We have a lot of protected lands...but to build out the last 3% to the total extend is not in the interest of many people living in Jackson. To be a responsible Steward for Wildlife and the Yellowstone greater area we probably should have a greater vision. Just looking into the next 10 years is maybe not extensive enough...maybe a look further than 10 yrs. into the future would be more responsible....Jackson, is a "small node" and cant be another Idaho Falls, Casper, etc...We dont have to accomodate everyone who would like to live here because it is so beautiful.....I see almost on a daily basis people who have come here to Jackson for work (summer or winter) and love to kayak, bike, hike..you can do it all here...but are really not interest in Stewardship for the wildlife...it is nice to see a moose and an elk but hey..I cant slow down because of them because I have places to go and need to be there "right now"... So there more population we have here in Jackson (densed in) the more conflicts there will be between wildlife and people. So I guess even in that little 3% node we need enough space for the wildlife to migrate through....open spaces... So please consider the open spaces in town and south and north of town.....the wildlife needs them, we need them..too.</p>	Sonja Boehne	4/27/2009 14:52
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>After much public comment, oral, written, and surveys conducted, it's clear that the vast majority of residents want to emphasize the protection of our valley's most precious resource: rural scenery and viable wildlife corridors as our number one objective.</p> <p>Additionally:</p> <p>Clearly articulate the entire district as containing important wildlife, connectivity, and scenic values, using language similar to that in the current (1994) comp plan.</p> <p>Delete language that states South Park will be built out from 'north to south starting at High School Road.'</p> <p>Exhaust in-fill in town before considering any expansion into new County nodes (including NW South Park) or targeted Town growth areas.</p> <p>Drastically reduce the proposed NW South Park 400-acre, 1,500-unit housing node, both in footprint and number of units, consistent with a less-growth plan.</p> <p>Clearly state that any density incentives used for the reduced NW South Park node will be derived from permanent open space protection within the district only, not from Alta or Buffalo Valley.</p> <p>The reduced NW South Park node to have a 1/8 mile pull-back from both High School and South Park Loop Roads, to respect the educational nature of HS Road and the scenic value of South Park Loop.</p> <p>The design of any development in the reduced NW South Park node to allow wildlife movement permeability.</p> <p>The design of any East-West connector road to not encourage further sprawl towards Rafter J in the future.</p> <p>The design of the reduced NW node to not add traffic volumes onto High School Road.</p> <p>No annexation of the new reduced node until it is designed and approved under County LDR criteria. No annexation as a whole, to then fall into Town design standards.</p> <p>The Tribal Trails connector between South Park Loop Road and HWY 22 not even considered until all solutions for improving the 'Y' intersection are exhausted, and assurances made that no new traffic would be diverted onto High School Road.</p>	Tom Vajda	5/17/2009 20:40
03 Promote Stewardship of Wildlife and Natural Resources (Theme 1)	<p>It was the character of the region that drew my husband and me here: the sheer, naked beauty of the mountains and the valley; the friendliness of the residents; the homey-ness of the town; the ubiquitous commitment of all who lived here to protecting the character of this unique region. We moved here to be a part of this community that so closely aligns with our own personal character. We live in Wilson; our home is less than ten miles from Hoback Junction.</p> <p>We understand that the development of a new Comprehensive Plan particularly addresses the issue of sustainability within our region, so that development meets the needs of the present community without compromising the ability of communities that evolve in the future to meet their own needs. It is notable that the proposed Comprehensive Plan guarantees that decisions about development extend to the preservation and protection of the Greater Yellowstone Ecosystem. Specifically, the Plan states that, while recognizing that growth and development are necessary to meet the human needs of the community, the impact of local decisions must be understood in a regional context because of the ecological significance of our surroundings. To this end, two foremost priorities were developed that drive the focal community themes around which the Comprehensive Plan was formulated: 1) promotion of wildlife and natural resources stewardship, and 2) responsible management of growth.</p> <p>In terms of the first priority, the Plan seeks to maintain viable populations of all native species and to preserve the natural, scenic, and agricultural resources that define Teton County's character. There's that term "character" again. In the chapter detailing this first community theme, the Plan once again addresses the need for updated mapping before any decisions about development or community change can be made. Many residents of Teton County are seriously concerned about the disruption of wildlife migration corridors, should any regional development plan be adopted before mapping is updated. Community residents apparently agreed with the limitation of development and population growth to county nodes, the "Y", and downtown Jackson. In no part of the Comprehensive Plan or its appendices is it recorded that community residents agreed where those county nodes would be located.</p> <p>As new, but passionately involved members of the Wilson and Jackson/Teton County communities we wish to express our hope that planners, administrators, and elected officials read closely the Comprehensive Plan before adopting it as the absolute paradigm for future development in this region. The Plan is a work of art and its intricate detail is staggering.</p> <p>Unfortunately, it appears that a number of the Plan's expectations have not yet been met: updated mapping of wildlife habitats and migration corridors; updated zoning maps and amended base development right regulations; coordination between Jackson/Teton County planners and WYDOT; determination of congruence between stated plans and local character. Surging forward to adopt this Jackson/Teton County Comprehensive Plan without careful consideration of these and other issues significant to the residents of the varied parts of this community can only be detrimental to all concerned in the long run.</p>	Vicki L. Rosenberg	5/11/2009 23:12

Topic	Comment	Author	Date
04 Manage Growth Responsibly (Theme 2)	I attempted to send a recommendation under the East Jackson section and got an error message. Hopefully I can send the recommendation here. My recommendation is that for the residential low classification the square footage allowed for buildings be limited to 15% of the lot. Also I recommend that no more than two buildings be permitted for each 50ft. by 150 ft. lot. My rational is that 85% of the lot would be available for open space or yard where children could safely play and not be forced to play in the adjacent street.	Alan F. Galbraith	4/23/2009 23:45
04 Manage Growth Responsibly (Theme 2)	I have family living in Jackson and have been following the new comprehensive plan. I have found the land use map to be shocking. Everything seems to be geared toward growth and development at the expense of the wildlife and uniqueness of the area. I hope that this is just a poorly misguided preliminary plan and that the end plan will reflect a drastic reduction in the density numbers. As it now reads, it seems to be a mockery of the public meetings and comments that were to direct this plan. Thank you for taking these comments into consideration.	Bonnie B. Propst	5/14/2009 0:00
04 Manage Growth Responsibly (Theme 2)	Again, this needs to read "Limit Growth Responsibly". Growth will happen, let's slow it down and limit it as much as we can. The use of "Town Level Development" should be eliminated completely. This is a vague term that could potentially be detrimental to the nodes. Town development almost crept in to northern SOuth Park. Please redefine and rename. POssibly call it "Community Needs Level Development."	Brian Remlinger	5/8/2009 17:10
04 Manage Growth Responsibly (Theme 2)	Nodes? These are employee housing for developers in town and Teton Village. No justification has been presented to justify shifting the burden of development from those doing the building to us out in your new "nodes". We did not vote to become nodes. We bought in the Aspens (or in Wilson) because we chose not to buy in town. So the smart guys brought in for this bring the town to us. GREAT! Fire 'em.	C Schwender	5/11/2009 21:43
04 Manage Growth Responsibly (Theme 2)	The draft Comprehensive Master Plan does not reflect community input. It calls for too much growth and will cost too much to implement. We don't want our taxes going up. We need a sustainable community that's not dependant on growth. To do that we must: <ul style="list-style-type: none">• Manage our population growth rate to no more than the national average• Limit commercial growth. It's the major JH growth-engine and it causes our housing shortage. Focus the Plan on the values that are near and dear to all of us: <ul style="list-style-type: none">• Protection of wildlife and preservation of wildlife habitat• Open space that preserves our scenic views throughout JH, not just in select locations• Preservation of our rural way of life. I respect property rights and by-right zoning, but not the "density bonus options" that were rejected in the community surveys. That extra density adds too much traffic, congestion, and sprawl. I support an affordable housing program that is both sustainable and fully mitigates the entire development impact of each project within that project. Please do not approve any more 3 story buildings right downtown, within 3 blocks of the square. It is beginning to make us feel like we are living in a CITY instead of a town. Tourists come here because they like the small town atmosphere.	Carol Colglazier	5/4/2009 0:00
04 Manage Growth Responsibly (Theme 2)	There seems to be a basic premise here....that growth is desirable. I seriously question that assumption. I would maintain that balance and equilibrium are what we should be striving for. You cited sustainability as a guiding concept but there is no definition of the term. We should have one. Also, the term "human needs" is repeatedly used, again, with no definition. A definition is needed. Actually the community should be involved in determining these human needs. Regarding growth: The community was never asked about a 'no growth' option. What we did say clearly is that we wanted a "limited growth" plan. This is NOT a limited growth plan. Basically, there is far too much growth, both residential and non-residential. However, I do believe that the nodal concept is a good one, IF handled with restraint. But the proposed level of growth is too extreme and will make it impossible to achieve our stated top priority, Theme I. In addition, to concentrate so much growth in the swath of Wilson, The Aspens and Teton Village also makes it impossible for this plan to succeed in its stated priority to "promote stewardship of wildlife and natural resources in 10.06 District 6: Westbank."pg. 98 since these three nodes are in the middle of the Westbank District. To develop on the scale and in the manner proposed will result in permanent fragmentation of crucial (recent Game and Fish evaluation) winter moose habitat as well as the serious compromising of movement patterns. Permeability should be protected in the entire Westbank district. To double the size of the Aspens and quadruple the size of Wilson is far too much growth. The total amount of residential units proposed could result in a doubling of the current population. That is too much. I would like to see a total increase of not more than 25% of the present number of residences in the town and county. The proposed amount of non-residential or commercial, at 8.8 million sq. ft. seems beyond belief. Why would that amount ever be desirable or necessary? That level of increase would generate about 35,000 new jobs, about 27,000 new employees and thus a severe need for additional housing. We will only be digging the hole ever deeper if we expand the commercial any where near that amount. Let's cut that down to 25% of 8.8 or 2.2 million sq. ft. I am very concerned that there is NO attempt to determine the carrying capacity of the valley. It seems to be only common sense to do so before proposing any growth plan. I ask that this be done immediately, before continuing. That's all I'm able to comment on at present. I'll will follow up with further comments within the near future.	Carol Wauters	5/18/2009 1:39

Topic	Comment	Author	Date
04 Manage Growth Responsibly (Theme 2)	<p>In general, the draft plan takes too much of a growth approach. The plan itself could be paraphrased as "let's just double". Our community can choose to give much less. Many of the parameters in the document are overly general and would be subject to moving targets. What does it specifically mean to manage growth in a responsible and sustainable manner? My biggest issue with the draft plan is the nodal development thesis.</p> <p>While the nodal plan makes sense in spirit, it is not consistent with reality. If the intention is to increase density at the "nodes," beyond current zoning levels for "workforce" housing, the thesis of a node falls apart. It would be in the economic interest of all of those living in workforce housing to travel to town for literally every gallon of milk they purchase. The potential inhabitants of the workforce housing in the Aspens are not likely to go to dinner at Mizu Sushi, pay \$3.00 for a latte, golf at the Pines, or buy their groceries at the Westside Store. They are also not going to pay bus fare to town to buy groceries and carry them back on the bus.</p> <p>The Comprehensive Plan cannot mandate how much is charged for commercial rents nor dictate commercial tenants or their pricing. The same analogy could be made for Teton Village, the Aspens and Wilson.</p> <p>What was the data used to develop the "nodal strategy"? Did anyone interview the residents at Millward or Wilson Meadows to determine where they purchase their goods and services? WYDOT's traffic demand model was used, although the veracity of WYDOT's model was not questioned nor supported with data.</p> <p>The workforce in Teton County is much more likely to use public transportation to commute to and from work than they are to use public transportation for their personal needs.</p> <p>If we are going to change the current agreement with the community for zoning densities, it should be done in a least impactful way for the environment and the entire community. The community would be far better off locating "workforce housing" closer to "workforce shopping" and "workforce activities".</p> <p>11% of the new residential buildout is proposed for highly dense nodes on the Westbank, where there are no appreciable community services for our "workforce". The result will be impermeable barriers for wildlife on both Hwy 390 and Hwy 22.</p> <p>The planning staff report for the Osprey Creek development proposal on Hwy 390, suggested that each dwelling would make 11 vehicular trips/day. It is fairly likely that each incremental dwelling at each of the new designated rural nodes is likely to make a similar number of trips, largely to town and back.</p> <p>The community was asked innocuous questions in the survey of whether it would support "additional development" in certain areas. If the question had been whether the community would support doubling or tripling the current densities in what are now proposed to be "nodes", I doubt the response to the question would have been favorable. The draft plan stuffs 30-50 years of forecasted residential development and density bonuses in areas that are newly deemed to be nodes in this plan. Why should the community be giving 30-50 years of density bonuses at once - especially when we don't even know if the "nodal concept" is a valid one?</p> <p>The only way to effectively mitigate impacts on our transportation system and the environmental is to shift more development toward town. The nodal system sounds wonderful in spirit, but is likely to compound our challenges in practice.</p>	Cathy Kehr	5/14/2009 14:35
04 Manage Growth Responsibly (Theme 2)	People When we left the meetings last year I was under the impression that most everybody was in agreement that we do not want growth and the growth we will get here will be slow growth. now I hear we get 500 new houses in Wilson, did nobody hear what the people of Wilson said	Clay Hoyt	4/30/2009 9:30
04 Manage Growth Responsibly (Theme 2)	We can manage growth responsibly only when we have an idea of what goal we are managing. This theme just talks about accommodating growth and monitoring growth--and when it's too much figure out what to do. I think the community felt in the meetings that WHAT is too much would be identified. It is not....and the ranges in appendix 1 are so confusing and flawed that it is impossible to figure out what is proposed. Some of the districts now have new names (particularly in town) so it is confusing to figure out what will actually be happening. It is a great idea to monitor growth--but that was supposed to happen with the 94 plan and it fell through the cracks. With budget crunches and staff shortages, it will be the first thing to be dropped UNLESS it is a required finding for the staff with EVERY application for development. But, this too has to be measured against some numerical goal and that is what is lacking in this whole theme.	Diane Hazen	5/15/2009 15:18
04 Manage Growth Responsibly (Theme 2)	Pg. 28 Add bullet: Reduction of energy consumption and reduction of the production of global climate change elements Principle 2.4: "...congestion, <u>energy use</u> , environmental degradation..." Policy 2.4.b: "A hierarchy of protection shall be established preserving National Parks and Wildlife refuges first and foremost, followed by other appropriate Federal Lands, and State Wildlife areas and then neighboring private lands." Add # 5: Indicator - Rate of growth coupled with energy consumption Goal - Decrease per capita energy consumption Review Period - 5 yr	EEAB LAUT	5/19/2009 0:00

Topic	Comment	Author	Date
04 Manage Growth Responsibly (Theme 2)	<p>Why is this theme addressed? I feel the wording should be changed to reflect a limited buildout which is consistent with the public comment: This Plan recognizes that the amount of growth allowed in this Plan will be limited to no more than existing base entitlements supported by 2009 zoning.</p> <p>Theme 7 should be included in this theme. There is no responsible growth management if you do not consider Theme 7.</p> <p>There is no mention of relating the amount of Commercial square footage currently entitled to the amount of workforce housing needed for the employees for the new business uses.</p> <p>Amounts of residential and non-residential development should be tied to each other.</p> <p>Page 28. The second to the last paragraph should be stricken as it represents the planners desires and not the community's public comment that insisted on buildout numbers and limited growth not to exceed what could be allowed in our current plan. This wording is not the community's plan. Who wrote this?</p> <p>What the community has said about this theme. Let us be clear what the community said: Public comment was clear that a maximum buildout be consistent or less than what could occur in our current plan without incentives. Who wrote this wording?</p> <p>Generally agree with Principle 2.1.</p> <p>Policy 2.1.a. This wording is confusing. The community is concerned with the overall buildout number for the entire county including Town. The charts shown in Appendix I do not support this statement. Yes if the incentive tools are eliminated then in the rural zones the rural buildout will be reduced. I am only aware of the Town of Jackson as "incorporated".</p> <p>Policy 2.1.c. Doesn't the land owner in a node have the right to say no to higher densities?</p> <p>Policy 2.1.d. I agree with this concept but only at densities that are predetermined and do not increase the overall county planned buildout.</p> <p>Policy 2.1.e. This would be important but how will the affordable housing residents in the nodes be able to shop at local convenience stores that are historically very expensive. Few can afford to shop at the Westside Store for their groceries.</p> <p>Policy 2.3.b. Use of density bonus incentives should not increase the buildout maximum for town or a specific node.</p> <p>Policy 2.4.c This whole idea is not based in reality. Commuting has been a viable option for many working in Jackson for many years. We should embrace and develop strategies instead of thinking we can be completely independent of our regional neighbors.</p> <p>Strategy 2.1 Update zoning maps and development right regulations to be consistent with the overall buildout number that reflects the 2009 base development right.</p> <p>Eliminate the incentive tools and instead specify maximum densities in all nodes, town and districts.</p> <p>Indicators - What level triggers what action. Why monitor if nothing happens?</p>	Gail Jensen	5/17/2009 21:39
04 Manage Growth Responsibly (Theme 2)	<p>Even though Appendix I states that "Buildout is not projected growth," the Comprehensive Plan appears to endorse a significant increase (100%) in the population in fifty to sixty years despite the results of the planning survey showed that 53% of the people preferred least growth.</p> <p>The buildout projects a ten year increase in units for Jackson to be 540 (14%) and for the County Nodes 220 (22%), a total of 36%. Based on this calculation in thirty years the build out could then be a 103% increase in units and with a potential population increase of 4,560 with two people per unit. Based on the ten year projection, the actual Future Maximum could be 216% in 60 years. None of the questions in the survey asked whether residents would like to see a 100 to 200% increase in population. That doesn't sound like responsibly managed growth.</p>	James Hawley	5/15/2009 18:02
04 Manage Growth Responsibly (Theme 2)	<p>I am a constituent of Teton County and would hope that you will address the issue of growth that is all inclusive of all walks of life. I have been here three years and have noticed an increase of homelessness of male caucasians between the age of 28-52, and females to a smaller percentage.</p> <p>There is one domestic violence housing for women and children, however they must have been beaten or abused to be allowed housing. Additionally, there is only one mission in town which is extremely secular. Responsible growth to me means that this issue needs to be addressed by making sure that along side of this growth, we as a humanitarian community build additional homeless facilities that would be more helpful to the present economic situation that only promises to beget more homelessness.</p>	Jamie Dakis	5/12/2009 20:44
04 Manage Growth Responsibly (Theme 2)	<p>I am very disappointed in your conscious pro-growth stance. This is out of step with the core values of residents.</p> <p>It's been stated (Jeff Daugherty) that surveys are but one of many factors in deciding direction in the plan. Residents pay taxes and are most significant stakeholders. Why are they under-valued and under represented?</p> <p>It appears that pro-growth special interests are leading your charge.</p>	Julie McIntyre	5/17/2009 12:20
04 Manage Growth Responsibly (Theme 2)	<p>I agree with the idea of clustered residential development within the county, including the possibility of "local convenience" businesses. However I do not agree that the county nodes need to be developed to the same density standards as the town of Jackson.</p>	Karen Jerger	5/15/2009 2:55
04 Manage Growth Responsibly (Theme 2)	<p>This must be consistent and carry from one Commissioner to the next and not be changed everytime a different person is "in the seat" with a new/better idea or an agenda to make major changes. Develop this plan so it has 'Staying Power' and not be a 20 year plan with annual changes. We always seem to have to reinvent the wheel.</p>	Ken Koster	4/24/2009 15:58

Topic	Comment	Author	Date
04 Manage Growth Responsibly (Theme 2)	<p>In reviewing the draft of the new Comp Plan it is obvious that its authors have caved in to the interests of those who stand to profit most, economically, by the continued growth and sell-off of Jackson Hole. This document fails to retard the same development path we have experienced the last few decades. Multiple surveys and neighborhood meetings notwithstanding, the concerned citizen with little or nothing to gain monetarily cannot begin to compete with the desires of those who control the land in Teton County – whether it be by inheritance, purchase or option. Landowners have effectively partnered with our real estate agencies, to advertise and invite the world to own a piece of our valley. As a result, tourism has been replaced by growth and development as the primary economic engine of the valley.</p> <p>Real estate, finance, (often our own banks), architects, attorneys, right down to our planning departments, planning commissions and often our elected representatives have been complicit. None of these interests enjoy the words "low growth" or "no growth" in their vocabularies. What started out as an effort to limit our growth in favor of wildlife and open space has failed. I was foolish to think I could help make some difference.</p>	Larry Kummer	5/8/2009 0:00
04 Manage Growth Responsibly (Theme 2)	<p>I am a part-time resident of Jackson Hole living in the South Park area of town. I have read with interest the document referred to above and would like to offer my comments.</p> <p>The 1994 Comprehensive Plan was designed to guide community planning in such a way as to "promote economic sustenance that does not depend on population growth" While this was a worthy objective, that Plan did little to deter population growth due largely to Jackson's intrinsic qualities of scenic beauty and abundant wildlife, coupled with the proximity of skiing, hiking and outdoor activities, making it one of if not the most desirable small communities in the country.</p> <p>The current draft Plan seems unlikely to protect and preserve the qualities that make the Jackson Valley unique. Nowhere does the draft Plan recognize the kind of qualities that caused the Rockefeller family to aggregate land and place it in trust as parklands. The central premise of the draft Plan should recognize above all that the rate of growth the Valley has experienced over the past several decades cannot be sustained if we are to sustain the quality of life that Jackson residents and tourists alike cherish.</p> <p>Specifically, the draft Plan allows for population growth from the current 20,000 to around 40,000 and for designated housing units to increase from the current 10,000 to 20,000. Specific areas, such as South Park, allow large buildouts with density incentives to permit workforce housing, while the commercial buildup infers some nine million square feet of proposed commercial space. To call the draft Plan "responsible" growth is irresponsible and erroneous. It presumes the sort of upzoning that has ruined other communities seeking additional sources of income at the expense of the qualities that led to demand in the first place.</p> <p>Responsible growth would instead emphasize the upgrading and infilling of existing growths in areas that are already served by current infrastructure and services. Commercial projects should likewise largely be restricted to replacing and making more sustainable older existing projects rather than projects that extend workplace housing further from town since such housing will ultimately require additional infrastructure and services that constitute additional expenses for the host community.</p> <p>The draft Plan shows little in the way of acknowledgement that natural systems such as watersheds and wildlife corridors have a carrying capacity that planners exceed at their peril. Simply referring to "human needs" and "community benefits" does little to help evaluate the merits of proposed projects. Instead, planners need to work with wildlife biologists and other experts to produce indices that portend which are desirable and which will produce harm to these natural systems.</p> <p>I gather that the Jackson community have emphasized this vision of Jackson but their comments have largely gone unheard at staff levels. I am writing elected officials in the hopes that you recognize the the structural changes that have and are taking place in the economy that not only have fundamentally changed the way we do business but the danger of adopting a draft Plan based on future growth. The current recession has brought about a shift towards sustainability and yearning for ways of life that are not predicated on untrammeled growth. Where growth occurs it should be incremental and respectful. For Jackson to adhere to a growth model betrays a fundamental misunderstanding of the evolving socioeconomic realities around us.</p> <p>Indeed, the fragility of the Jackson economy and the current recession offer planners and citizens a rare opportunity to plan for the future without the attendant pressures of earlier years. Attention to the replacement and modernization of existing infrastructure (Jackson Airport, the Y Intersection etc.) should be prioritized. Projects like the limited expansion and upgrading of Teton Village are good examples of responsible growth as it directly impacts the tourist economy.</p> <p>I am a real estate developer in California and can attest to the fact that recreational and resort developments are labor intensive and must be judged within the local economy on a long-term basis.</p> <p>To conclude, I am writing elected officials in Jackson to encourage you to use the "breathing room" that the current recession affords you to revise the draft Plan in ways that will insure Jackson's future as a "last great place." Failure to produce an appropriate Comprehensive Plan this time around, unlike 1994, will have dire and perhaps irreversible consequences. A Comprehensive Plan is a visionary document. Please demonstrate to current residents and future generations that you are indeed men and women who can match your wonderful mountains.</p>	Leon G. Campbell	5/4/2009 0:00

Topic	Comment	Author	Date
04 Manage Growth Responsibly (Theme 2)	<p>The draft Comprehensive Master Plan does not reflect community input. It calls for too much growth and will cost too much to implement. We don't want our taxes going up. We need a sustainable community that's not dependant on growth. To do that we must:</p> <ul style="list-style-type: none"> • Manage our population growth rate to no more than the national average • Limit commercial growth. It's the major JH growth-engine and it causes our housing shortage. <p>Focus the Plan on the values that are near and dear to all of us:</p> <ul style="list-style-type: none"> • Protection of wildlife and preservation of wildlife habitat • Open space that preserves our scenic views throughout JH, not just in select locations • Preservation of our rural way of life. <p>I respect property rights and by-right zoning, but not the "density bonus options" that were rejected in the community surveys. That extra density adds too much traffic, congestion, and sprawl.</p> <p>I support an affordable housing program that is both sustainable and fully mitigates the entire development impact of each project within that project.</p>	Lori Tillemans	5/7/2009 0:00
04 Manage Growth Responsibly (Theme 2)	<p>Manage growth responsibly does not equate with encourage growth. The plan allows for growth that is detrimental to the existing community and our resources. We should acknowledge that this area can not sustain a growing population without sacrificing our wildlife. While focusing development in Jackson and the nodes is better than growth throughout the county, the amount of growth this plan proposes is too much. There needs to be much better cooperation and coordination between the town and county on all the themes in this document.</p>	Louise Lasley	5/14/2009 13:32
04 Manage Growth Responsibly (Theme 2)	<p>The draft Comprehensive Master Plan does not reflect community input. It calls for too much growth and will cost too much to implement. We don't want our taxes going up. We need a sustainable community that's not dependant on growth. To do that we must:</p> <ul style="list-style-type: none"> • Manage our population growth rate to no more than the national average • Limit commercial growth. It's the major JH growth-engine and it causes our housing shortage. <p>Focus the Plan on the values that are near and dear to all of us:</p> <ul style="list-style-type: none"> • Protection of wildlife and preservation of wildlife habitat • Open space that preserves our scenic views throughout JH, not just in select locations • Preservation of our rural way of life. <p>I respect property rights and by-right zoning, but not the "density bonus options" that were rejected in the community surveys. That extra density adds too much traffic, congestion, and sprawl.</p> <p>I support an affordable housing program that is both sustainable and fully mitigates the entire development impact of each project within that project.</p> <p>This Update was to be an open process. To have the respect of the community you should disclose all the inputs that went into this April, 3 draft Comp Plan Update.</p>	Luis Wang	4/29/2009 0:00
04 Manage Growth Responsibly (Theme 2)	<p>Policy 2.2.c: "Update the Future Use Plan every five years" I suggest that this is too long to wait, for a number of important reasons, including:</p> <ol style="list-style-type: none"> 1. in 5 years, the variances granted by the wide authority of the LDR's will have become the new norm; the clock can never be rolled back. 2. even assuming that 5 years is appropriate, it will surely take a year or more to gather the information, the write and approve new rules. In effect, this will mean review only every 6 or seven years. <p>In my view, this should be not less than every 3 years. I believe the cost to the community of waiting longer will be far greater than the \$\$\$ cost of more aggressive review.</p> <p>Policy 2.2.d: "...if monitoring indicates that growth rate management is needed." Growth Rate Management must be required from the outset! If it is not, who will decide that it is needed? And, when? And, of course, by then it will likely be too late. The only way to know if a plan is working is to monitor it regularly, which is being established in the Plan, and compare it to SPECIFIC CRITERIA.</p>	Michael Faraday	5/17/2009 14:32
04 Manage Growth Responsibly (Theme 2)	<p>The community has repeatedly said that we cannot sustain our wildlife and open spaces, and our quality of life with the densities and buildout being proposed in this plan. We compromise the present as well as the future if our buildout population is not less than the 1994 Comp Plan.</p> <p>Any development must be entirely predictable by identifying exactly what the community can expect on all properties.</p> <p>"Smart Growth" is an oxymoron, considering the impacts of growth on our quality of life. Growth results in higher taxes, the need for more schools, more roads, more utility needs such as sewer, water, electricity, more congestion.</p> <p>According to the Key Expectations published by the Town and County Staff last fall, the community said in its public comment over that past year that a "growth rate regulation should be implemented to slow the impacts of development to natural resources and community infrastructure." This theme does NOT reflect that input.</p>	Patty Ewing	5/18/2009 0:34

Topic	Comment	Author	Date
04 Manage Growth Responsibly (Theme 2)	<p>Thanks for the opportunity to comment on the plan proposal before hearings begin. An incredible amount of study and work has gone into planning efforts in this community for years and this effort may present the opportunity to simplify the issue and resolve it. My interest in land use and the pace of development goes back over 40 years when I was one of three local families who developed the Skyline Ranch development in the 1960's. This 600 acre development was accomplished on 200 of those acres with no bonus incentives. The remaining 400 acres constituted the first Wyoming Nature Conservancy easement, permanently protecting both the open meadow along Wyoming State Highway 22 and the entire riparian strip of land bordering the Snake River.</p> <p>Since that time I have served as an engineering, surveying and land planning consultant to other developments in the valley.</p> <p>In the early 1980's I served as local coordinator for the RUDAT Land Use Planning study for South Park, copies of which I believe are still existent. That intense three day planning effort brought together national planning professionals and involved the entire community of interests. The conclusions of that study and all subsequent studies, surveys, and elections when planning was involved, have supported the desire of the Teton County populace to limit build out growth and focus on "Town as Heart".</p> <p>With that in mind it seems the following scenario might satisfy Teton County's citizens desires:</p> <p>Modify those portions of the current plan which authorize PUD's, clusters, or higher densities beyond the base densities to restrict such additional density procedures throughout the county EXCEPT in new developments on lands adjacent to the existing Town of Jackson as that town boundary runs along High School Road from US Highway 89 westerly to the Spring Gulch Road. This would be a focused fix to the current plan while additional debate or study may continue. The southerly extent of that new development and affordable housing component within it could be worked out as a next step.</p> <p>This would have the immediate effect of removing higher densities from the majority of the county and concentrating it as a logical expansion, or node, within the Town of Jackson. Exactly what I understand "Town As Heart" to represent. This node would be within walking, biking and START system access to all necessary support services to such a density node. There does not seem to be any demonstrable need , except probably the inexorable development push, for any other such nodes in the county.</p> <p>The need for affordable housing seems to be a frequent justification for the proposed additional nodes throughout the county. The fact is that any affordable housing must be either privately or publically subsidized. The very granting of nodes away from the Town of Jackson places impact costs on Teton County ranging from transportation to schools and support businesses. If such additional subsidized housing is proposed, a funding estimate and source must be identified – otherwise the costs will by default fall to the citizens of Teton County in some way.</p> <p>The fact is that a quantity of affordable housing which may be desired beyond what could be accommodated in the area south of High School Road is clearly beyond the tolerance of the community for increased taxes, either directly or indirectly. The Housing Trust and Housing Authority have made and continue to make effective investments for some affordable housing and that should be encouraged. This unsatisfied demand, or need, will be satisfactorily addressed in our neighboring communities of Alpine, Star Valley, Victor and Driggs. This is more true this year than last with much more affordable land available within reasonable commuting distance of Jackson – all serviced by the START system and subsidized by the state and local governments. Not a bad arrangement.</p> <p>In the current economic downturn effecting the world, nation, state and local governments it is important for us in Northwest Wyoming to remember that tourism is the second largest industry in Wyoming. In consideration the state's extractive energy revenues appearing to revert to year 2003 levels it is desirable that locally we assure that our tourism attractions – natural values such as wildlife, scenic vistas, clean water and low congestion – are protected. These values differentiate Northwest Wyoming attractions from nearly all other such resort towns in the United States.</p> <p>My experience over the last 7 years in the Wyoming Legislature has convinced me that only in Teton County is there the possibility of finding the political will on the part of the County Commissioners (the entity with land use authority in counties) to identify and establish the regulations to assure that Northwest Wyoming remains the community able to live with, and benefit from a healthy, a truly sustainable economy based on the values on public lands while at the same time being careful not to become a parasite on those values for individual economic gain at the expense of those values.</p>	Pete Jorgensen	5/17/2009 0:00
04 Manage Growth Responsibly (Theme 2)	I admit to not being well acquainted with the time lines in the Teton County planning process. How long would such the above modification of the existing Comprehensive Plan take to accomplish, assuming both the Planning Commission and the County Commissioners found it desirable? Just an estimate of the time required is all I'm looking for.	Pete Jorgensen (cont.)	5/17/2009 0:00
04 Manage Growth Responsibly (Theme 2)	I find it difficult to put into words the bewilderment and dismay that I feel about the proposed changes to the Comprehensive Plan, which fly in the face of the wishes of the people who live in this community. Why must we provide housing for another 15 or 20 thousand people who would move here only because of another 9 million square feet of commercial space. I think it's appropriate to provide for the ability to house the work force that we now have, but why invite more jobs, congestion, stress on the infrastructure and, most importantly, stress on the wildlife which are already being pushed to their limits. How can we blame the coyotes for eating our cats and dogs when we have left them so little of their natural hunting areas? And now we are warned that bears are becoming a problem in residential areas. That, of course, will inevitably result in the elimination of "problem bears", and so on. Please recognize that endless growth, like cancer, ends in destroying the host.	Petie Bennett	5/18/2009 0:00

Topic	Comment	Author	Date
04 Manage Growth Responsibly (Theme 2)	<p>This appears to be "deja vu all over again." There is no way to maintain wildlife and community character while allowing for growth. These things are mutually exclusive. Coupled with the fact that growth never pays it's way, this is a very depressing conclusion to have come to (again!).</p> <p>I've watched these plans since the first attempt at a Comp plan decades ago. These plans end up being driven by the "players." Who are the players? The entities that are at every meeting and are paid (either directly or indirectly) to be there. Those are almost entirely development interests. They are NOT the general, working public who largely make up this community and cannot be at all the meetings. These are the folks that frustrate planners and commissioners time and again because they aren't up to speed and end up wasting time at meetings going over already covered ground and making unspecific comments about wildlife values and small town character. But this is what the majority of residents want. The specifics have to relate back to these general principles. The public has always wanted these concepts to guide the plan.</p> <p>The future is going to be a very different place from the past. The economy won't be so consumer oriented. Old modes of doing business (including planning) will prove to be devastating both financially and ecologically. We need to find sustainable ways to maintain this community as a viable place and I would argue that that means contraction as opposed to growth. I say no more commercial space, or reconfigure what is already allowed. The scale of everything will be smaller and more localized in the future. It will have to be.</p>	Phil Round	5/14/2009 15:19
04 Manage Growth Responsibly (Theme 2)	<p>Managing growth responsibly is very important and we must protect our character and resources. New development must take in to account open space and transportation issues and not compromise wildlife or natural resources.</p>	Robin McGee	5/12/2009 11:42
04 Manage Growth Responsibly (Theme 2)	<p>If no reporting is done on the promised data, it is evidence that growth is out of control and must be brought under control regardless of the actual rate.</p> <ul style="list-style-type: none"> -I am not convinced that plan reduces overall build out in the unincorporated county. -Plan does not implement a rate of growth mechanism until a problem is identified. It will be too late then. We need mechanism now and adjust threshold as we go. People were not happy with the growth rate of the 90s. We should keep below that rate. -Need to monitor what has been built, what is approved but not built, and 'budget or estimated under current zoning.' This should be done for dwelling units, commercial square footage and APO. -A simple LOS to monitor is the time to process building permits for citizens and average time for completion after a building permit is issued. When they start to go up, we are growing too fast. -The number of FLUP amendments is not meaningful data. -A useful metric for measuring and managing growth is comparing new work force dwelling units created to new jobs created. Jobs created could be estimated yearly from new commercial sq ft and adjusted with census data as it becomes available. 	Save Historic Jackson Hole	5/15/2009 11:01
04 Manage Growth Responsibly (Theme 2)	<p>I have not seen anything discussing how the rate of growth will be monitored. How about adding something that indicates when approximately X% (e.g., 20%) of the planned development has occurred (preferably on a district by district basis), that the plan will be reviewed to see if it needs to be revised due to too rapid development.</p> <p>Remember that development was determined to NOT be a priority of the citizens. The plan needs to include a way to make sure that the development occurring under it is in line with what the citizens want.</p>	Shelley Sundgren	5/6/2009 21:42
04 Manage Growth Responsibly (Theme 2)	<p>The draft Comprehensive Master Plan does not reflect community input. It calls for too much growth and will cost too much to implement. We don't want our taxes going up. We need a sustainable community that's not dependant on growth. To do that we must:</p> <ul style="list-style-type: none"> • Manage our population growth rate to no more than the national average • Limit commercial growth. It's the major JH growth-engine and it causes our housing shortage. <p>Focus the Plan on the values that are near and dear to all of us:</p> <ul style="list-style-type: none"> • Protection of wildlife and preservation of wildlife habitat • Open space that preserves our scenic views throughout JH, not just in select locations • Preservation of our rural way of life. <p>I respect property rights and by-right zoning, but not the "density bonus options" that were rejected in the community surveys. That extra density adds too much traffic, congestion, and sprawl.</p> <p>I support an affordable housing program that is both sustainable and fully mitigates the entire development impact of each project within that project.</p>	Sonja Boehne	4/30/2009 0:00

Topic	Comment	Author	Date
04 Manage Growth Responsibly (Theme 2)	<p>The draft Comprehensive Master Plan does not reflect community input. It calls for too much growth and will cost too much to implement. We don't want our taxes going up. We need a sustainable community that's not dependant on growth. To do that we must:</p> <ul style="list-style-type: none"> • Manage our population growth rate to no more than the national average • Limit commercial growth. It's the major JH growth-engine and it causes our housing shortage. <p>Focus the Plan on the values that are near and dear to all of us:</p> <ul style="list-style-type: none"> • Protection of wildlife and preservation of wildlife habitat • Open space that preserves our scenic views throughout JH, not just in select locations • Preservation of our rural way of life. <p>I respect property rights and by-right zoning, but not the "density bonus options" that were rejected in the community surveys. That extra density adds too much traffic, congestion, and sprawl.</p> <p>I support an affordable housing program that is both sustainable and fully mitigates the entire development impact of each project within that project.</p> <p>My biggest concern is with respect to the growth permitted in the "growth areas" in town and the four growth "nodes" in the county. I think the monitoring component of the plan is a big improvement from the previous plan. If you reduced the potential build-out in the "nodes" by 60% (e.g. the NW corner of South Park is reduced from a max of 1,500 to a max of 600), I would support the proposed plan.</p>	Steve Sharkey	4/30/2009 0:00
04 Manage Growth Responsibly (Theme 2)	<p>I hope you will vote against the density proposed by the new plan. Density of this proportion undermines the kind of natural habitat that is necessary to support the amazing variety of wildlife that we enjoy living with. We live in a truly unique place. Please, support the open space that makes this uniqueness possible. We have more species sharing this ecosystem than anywhere in the lower 48. Please stand up for wildlife. It's what the majority wants. If we need affordable housing, then let's find a way to build that without extreme density. We should not be controlled by the greed of developers.</p>	Sue Mortensen	5/15/2009 0:00
04 Manage Growth Responsibly (Theme 2)	<p>We live in the Aspens since 1989. What attracted us to this valley was the fact that there are still more animals around than human beings. Your comprehensive plan is pushing numbers and development, which are in no way an enhancement to the delicate balance of Wildlife / Natural Resources and human interaction.</p> <p>I don't need to tell you that Jackson Hole is an environmentally marginal area that does NOT support a growth explosion as your plan is laying the groundwork for. Unless you want to destroy it all, we need to stress a low impact policy.</p> <p>We like your nodes/cluster approach, surrounded by open spaces / green belts, and we support healthy growth to benefit ALL, and not a few selected - as your proposal favors. Your plan proposes numbers that can not possibly be absorbed by the existing INFRA STRUCTURE.</p> <p>The "Aspens Node" is a necessary convenience center for the entire Westbank. We have plenty of workforce people renting timeshare condos, in fact we are a mixed community as it is, with visitors, short- and long- term tenants walking the neighborhood; allow this growth to flourish in moderation, but don't choke it with too much of one kind.</p> <p>It was dirty business when the Lake Creek Condominiums were built in -what we were told- were dedicated wetlands. The 100yr flood plain line was arbitrarily drawn and altered to allow business to happen! Your Plan is opening flood gates to the-like business allowing densities that will move new people in affordable units in and others out!</p>	Verena and Rod Cushman	5/9/2009 20:46

Topic	Comment	Author	Date
04 Manage Growth Responsibly (Theme 2)	<p>Although new Jackson-area residents, we've been coming to the region for winter vacations for more than 25 years. In fact, my first glimpse of the Rockies was looking at the Tetons as my plane landed in Jackson Hole in 1982. Every time we returned to the region, the build-up was shocking. Two years ago, we finally decided to buy, fearing that we would never be able to find a permanent home here if we waited any longer. Fate was with us when we made that decision, since my husband found a position here and we were able to move much sooner than expected.</p> <p>We are concerned about the inclusion of Wilson as one of the nodes slated for expansion by the Comprehensive Plan. According to the Plan, Wilson already has mixed-use facilities that have locally oriented non-residential uses, which provide local residents with basic services. The Plan states that the intensity of any development would be higher in town where the locally oriented uses serve the entire community and limit dependence on trips into town. In terms of building form and orientation, further development would include two- and three-storey buildings located fronting the street with mixed uses that provide for morning-through-evening vibrancy and where pedestrian corridors could be utilized while accommodating automobile transport. The Plan calls for the development of mixed-type residences that include single family, duplex, triplex, and fourplex construction, along with limited retail facilities in appropriate locations. According to the Plan, the building form and orientation of such structures will be compatible with neighborhood character. We respectfully ask where tri- and fourplex housing is compatible with the character of Wilson, or where additional retail facilities would be appropriate? Even though the Plan states that single family mixed development is only appropriate to provide workforce housing, we are puzzled as to where such structures would fit in with Wilson as it has evolved over the past 150 years.</p> <p>According to the Plan's discussion of managing growth responsibly in District 11 (Wilson), the Wilson node comprises an area within ~1/4 mile of the Wilson commercial core that is deemed appropriate for town-level densities. The buildout calculations call for increasing nonresidential existing floor area from 51,000 to as much as 171,000 or greater. Buildout numbers also call for increasing residential development from 170 dwelling units to as many as 520 dwelling units, which would increase residential density from 0.94 to as much 3.08. Essentially, the Plan suggests that Wilson expand at least three-fold. How can such expansion possibly preserve the character of Wilson?</p> <p>The Comprehensive Plan states that "the priority in Wilson is the provision of housing opportunities to benefit the community." Is this meant to benefit the Wilson community or the Jackson/Teton County community? Expansion of Wilson to provide for the housing needs of the broader community would exploit the educational, commercial, sewer, emergency, recreational, and transportation services of the immediate community. While it would appear on paper that the vibrancy and sustainability of Wilson would be enhanced, a three-fold residential expansion would certainly strain existing services beyond the breaking point. Furthermore, the Plan states that "all development in Wilson should be designed to protect riparian corridors." Any expansion within ~1/4 mile of the Wilson commercial core would involve riparian habitats.</p> <p>In the Introduction to the Comprehensive Plan we read about the community vision adopted in 1994 and confirmed in 2008. We agree with every one of the points made: protection of scenic vistas and wildlife habitat for generations to come; maintenance and enhancement of environmental quality; promotion of and support for a diverse social and economic population, including provisions for a resident work force; preservation of the traditions and character of the Rocky Mountain West and Wyoming; and assurance that development on private lands in Teton County was compatible with surrounding public land values and uses. We also understood that the community recognized that a new plan should map areas appropriate for certain land uses in order to give landowners, developers, neighbors, and elected officials a measure of predictability regarding land use decisions and actions, so that priorities of and relationship between community values would be addressed. We particularly appreciate that measurable indicators would be developed with any new plan that would hold everyone involved accountable for the cumulative impacts of decisions made.</p>	Vicki L. Rosenberg	5/11/2009 23:15

Topic	Comment	Author	Date
04 Manage Growth Responsibly (Theme 2)	<p>We understand that the development of a new Comprehensive Plan particularly addresses the issue of sustainability within our region, so that development meets the needs of the present community without compromising the ability of communities that evolve in the future to meet their own needs. It is notable that the proposed Comprehensive Plan guarantees that decisions about development extend to the preservation and protection of the Greater Yellowstone Ecosystem. Specifically, the Plan states that, while recognizing that growth and development are necessary to meet the human needs of the community, the impact of local decisions must be understood in a regional context because of the ecological significance of our surroundings. To this end, two foremost priorities were developed that drive the focal community themes around which the Comprehensive Plan was formulated: 1) promotion of wildlife and natural resources stewardship, and 2) responsible management of growth.</p> <p>The second priority of the Plan details how growth in this region will be managed responsibly. We agree with the Plan's statement that future development, including redevelopment and infill, must occur in a measured, deliberate, and predictable way so it does not detract from the existing natural environment and community character. While the Plan does not define the carrying capacity of the region, it does describe a 10 Future Land Use Plan that will direct decisions related to growth in this community. In fact, those who developed the Comprehensive Plan have provided excellent maps and other visuals that depict how the Plan's themes, principles, and policies will be implemented in both the areas appropriate for conservation and those appropriate for development in such a way that community-wide priorities will be honored.</p> <p>We are impressed with the detailed breadth and depth of the Comprehensive Plan. Certainly, the developers of the Plan have exercised due diligence in bringing to the community such a well-structured design for growth, development, and conservation within the region. Of grave concern to us, however, is that the Plan states that this design will be used to inform future zoning and land development. We understand that community members called for buildup projections and some means of gauging the process of growth. The Plan reports that the community supports more population in the Town of Jackson in order to preserve the agricultural and natural resources in the county. It also states that "a large majority of the community agrees to limit development in rural parts of Teton County while allowing more development and population growth in certain county nodes such as Aspen/Pines, Teton Village, Wilson, South Park, and Hoback." Nowhere in the plan does it explain how or why these areas were selected for expansion. Time and again, spokespersons for the Comprehensive Plan have emphasized that the Plan is only a plan, and does not define zoning maps or land development regulations. Yet, a strategy referred to repeatedly within the chapters of the Plan states that zoning maps and base development right regulations should be updated and amended to be consistent with the 10 Future Land Use Plan. The 10 Future Land Use Plan, or "FLUP," is an integral part of the Comprehensive Plan. The plans for residential and unit developments, for affordable housing developments, and for mixed use developments appear to already be in place under the guise of "just a plan."</p> <p>If adopted, will the Comprehensive Plan adhere to its stated principle that new development regulations will protect existing character and promote sustainability? Will it truly consider "how well a proposed development 'fits' into the setting in which it is to be located?" When it states that "incentives that promote desired conservation and development are also needed," does it mean that administrators of the Plan will pay off residents within county nodes and the Town of Jackson to expand housing and local convenience commercial? The Plan also states that annexations will be used for town expansion, and that criteria will be adopted to guide such seizure appropriately.</p> <p>As new, but passionately involved members of the Wilson and Jackson/Teton County communities we wish to express our hope that planners, administrators, and elected officials read closely the Comprehensive Plan before adopting it as the absolute paradigm for future development in this region. The Plan is a work of art and its intricate detail is staggering. Unfortunately, it appears that a number of the Plan's expectations have not yet been met: updated mapping of wildlife habitats and migration corridors; updated zoning maps and amended base development right regulations; coordination between Jackson/Teton County planners and WYDOT; determination of congruence between stated plans and local character. Surging forward to adopt this Jackson/Teton County Comprehensive Plan without careful consideration of these and other issues significant to the residents of the varied parts of this community can only be detrimental to all concerned in the long run.</p>	Vicki L. Rosenberg (cont.)	5/11/2009 23:15

Topic	Comment	Author	Date
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I think it is important to have more public art to inspire this community. People through history have accomplished this very goal. Look at Florence, Italy... Well maybe we don't have to build an entire city but we can sure help inspiration along.	Adam silberberg	5/12/2009 19:40
05 Uphold Jackson as "Heart of the Region" (Theme 3)	It is really important that within Theme 3 "Heart of the Region" that we recognize how allocations for public art could make this idea of heart even stronger. Keeping our community alive, engaged, diverse, and colorful through cultural happenings is necessary in order to maintain our wonderful way of life. Creating Jackson as an arts destination not only benefits people who live here, but all of the visitors who frequent the valley. Public art is not simply sculpture or even visual art; it incorporates the performing arts, music, the written word, and any other form of creativity. Having copy within the Comprehensive Plan that dictates the need for public art in all forms will allow us to move forward in how to execute that need. Please consider adding the need for Public Art in the Comprehensive Plan. Thank you!	Alissa Davies	5/12/2009 22:29
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Please add language to the Comprehensive Plan that endorses the arts in Jackson Hole. Supporting the arts and local artists is vital to our community. Public art invigorates residential and commercial zones, developing new places of beauty and interest. It provides an intangible but real extra dimension to daily life. Public art has the capacity to reveal insights about our natural surroundings, cultural history and community connections. It can encourage private investment in civic space. thank you	Amy Larkin	5/15/2009 15:24
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I feel Theme 3 sounds good except for the lack of public art in it's verbiage. I feel that public art should be included in "cultural activities" and feel that a cultural hub cannot exist without it. Art is also an obvious component of "balanced mixed use". It will also enhance the town's gateways and should be an investment that is supported by public and private investment.	Ben Roth	5/12/2009 18:57
05 Uphold Jackson as "Heart of the Region" (Theme 3)	As I read Policy 3.5a: Maintain and improve public spaces, I couldn't help but think of Memorial work done by Maya Lin, the Vietnam Memorial and the Civil Rights memorial that she did. These kinds of public art memorials for instance achieve the goals of this policy. They are interesting memorable and I would add educational fixtures. In adding the words "public art" to this policy, I believe that the town has great potential to use art to continue to activate public spaces and strengthen our community, via education and intrigue. By giving local artists or nationally or internationally recognized artists space and resources to construct art we can create truly unique spaces to engage the community and attract people from all over the world. Works could include for instance an outdoor amphitheater for outdoor plays and music, or educational installations or gateways teaching people about our flora and fauna, or even an interesting sculpture for a diversity of people to come together and play on and around. These kinds of projects have great potential to be created via collaborations between artists and architects artists and biologists artists and local historians etc. I believe artists have a special way to activate our culture and community and therefore I would love to see the words "public art" written into this or another appropriate policy. Thank you for your encouraging locals to share their ideas.	Benjamin Carlson	5/14/2009 14:33
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I am writing to support the inclusion of public art in Theme 3 of the Comprehensive Plan, along with a strategy to implement a public art program. Public art can serve as an iconic and memorable feature of the valley. This is evident in the popularity and enduring quality of the Elk Antler Arches, which have delighted visitors of Jackson for over 50 years. Growth in Jackson must embrace public art as an asset, which creates value for developers, enhances the quality of life for residents and promotes Jackson as a cultural destination for tourists. Policy 3.1.b: "..future development should reinforce and create new vital neighborhoods within the town." Establishing a '1% for Art' funding mechanism that allocates a percentage of new development costs for public art will add value to new developments, while also creating distinct character and identity for new communities. Principle 3.2: Public art, as seen in the Elk Antler Arches, enhances the aesthetic appeal of the Town Square. Future development within the Town Square should consider the long-lasting impact of unique public art enhancements that will create new cultural artifacts for future generations to enjoy. Public art will also contribute to the emotional appeal of the Town as Heart concept, contributing to the economic viability of local businesses. Policy 3.5.a: Public art will create interesting, attractive and memorable public spaces. A '1% for Art' funding mechanism, which allocates a percentage of new developments to improve public spaces with public art, is a model embraced by 300+ cities and towns across the US. Policy 3.5.b: Public art is a strategic investment in cultural tourism, which should be noted as an important aspect of Jackson; home to 40+ art galleries, a National Museum, a 4 acre Center for the Arts, the Grand Teton Music Festival, and a myriad of other cultural activities and assets. Public art promotes the cultural status of a town with an outward embrace of creativity. Policy 3.5.c: Public art will provide the millions of guests that visit the Town of Jackson every year an interesting, memorable entrance to Jackson through creative and thoughtful gateways. Strategy: Develop a public art plan consisting of; a public art ordinance, administrative body, and potential sites and future developments to integrate public art.	Bland Hoke III	5/15/2009 19:46

Topic	Comment	Author	Date
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>I am totally supportive of the concept of Town as heart. I think there should be a statement that says that redevelopment of commercial projects should be given regulatory relief in regards to impact fees and other considerations. The redevelopment of outdated and worn out structures would help to keep Jackson from looking old and worn and would improve the tax base. However height and FAR should be kept at a reasonable amount and not used as a trade off for housing. Two story structures should be mandatory in the Town square overlay. Where possible public art should be encouraged possibly as a trade off for landscaping requirements. Redevelopment should be encouraged in residential areas with economic (regulatory) relief where there is not an impact on established functioning neighborhoods.</p>	Bland Hoke Jr.	5/15/2009 16:28
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Policy 3.6.a I am concerned that great mischief is going to be created by this.	Bland Hoke Jr.	5/15/2009 16:08
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>I was born and raised in Jackson and have since moved to San Diego in the last couple of years. While living in San Diego I have noticed the city's commitment to public art. I think the public art really adds to the city's culture and benefits both the locals and people visiting. Over the last couple of years when I have come back to Jackson, I've noticed an increase in public art which I fully support. In the future I hope to continue seeing more public art. It will make visitors' experiences more memorable and add to the unique scenery that already naturally occurs in Jackson.</p>	Bryan Carpenter	5/10/2009 11:39
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>In response to Principle 3.5 Inflated costs for events should be addressed as large portions of the community are excluded. Practice spaces, concert tickets, etc should be more accessible for more members of the community--especially younger members. I think that this would help to create a community with all ages represented and involved.</p>	Cara Kelly	5/12/2009 19:39
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>The Comprehensive Plan should overtly acknowledge the economic and social benefits provided by public art and our cultural organizations. The Plan should acknowledge that it would be both desirable and beneficial to establish a fund to support art and arts events in public spaces.</p> <p>Arts and culture organizations in Teton County have a significant positive impact on our community. According to the Americans for the Arts 2005 survey of "The Economic Impact of Nonprofit Arts and Culture Organizations and Their Audiences" the economic impact of "Organizations and Audiences" in Teton County exceeded 2.5 million dollars in revenue for local government and over 3 million generated for state government. Arts and Culture events generate dollars and keep them circulating in our community. Art in public spaces expresses of the values and character of a community and provides economic benefits. There are several places in the Comprehensive Plan where Public Art should be included in the visionary document, I have included just a couple instances below.</p> <p>Principle 3.5: Recognize the importance of civic spaces and social functions as a part of maintaining a sense of community</p> <p>Public Art completes public spaces, makes gateways memorable, enhances pedestrian experiences, and should be incorporated into parks, signage and amenities like walkways and waters fountains. Public spaces without Public Art are not complete. Artists should be given the opportunity to participate in the design of public spaces.</p> <p>Public art should be considered as an alternative to landscaping requirements in downtown areas or heavily built environments where landscaping is not feasible.</p> <p>Policy 3.5.b: Make public investments in strategic locations The community will continue to invest in public facilities including art in public spaces.</p> <p>The revised Comprehensive Plan should include language that supports (but is not limited to) the following strategies to develop a public art program:</p> <p>Public art provides social and economic benefits and is appropriate and congruous with the goals and ideals of the Comp Plan.</p> <p>The plan should acknowledge the substantial value that our arts and culture organizations add to the community.</p> <p>It should be stated that amending Land Development Regulations (LDRs) to include 1% of new commercial and municipal developments budgets to support a public art fund is desirable. A Cultural Steering Committee comprised of volunteers who represent the interests of Teton County's arts and culture stakeholders should be established to create a cultural plan that includes administering the public art fund.</p>	Carrie Geraci	5/15/2009 12:16
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>We are at an important junction in our developmental history. The public art possibilities are endless and must be presented to the community as viable. This should be done in a sustainable and eco-friendly manner using recycled goods and volunteers. After this evening's conversations, I think that entering the conversation at the developer's drawing table is probably the best option. However, artists (and locals who may not yet be comfortable defining themselves as artists) ought to be encouraged and invited to the table for entertaining ideas. At present, it is unclear whether or not the town/county has recognized the potential for incorporating public art in a more official manner. Please consider clarifying how "the lofty ideas of the community" ought to be presented to the government/developers in a way that the public may become aware.</p> <p>One thing that I do not feel has been considered is public performance and performance art. Jackson Hole is home to a variety of talented outdoors and adventuring enthusiasts who could authentically share their stories, songs, rants and raves in a professional manner that would entertain the tourists and provide a creative outlet for the locals. (If you are curious about my ideas of being a local, then see who buys groceries:) Housing seems to be our number one thing, after conservation and, again, coming up with a way for the community to artistically express their joys and frustrations of living here would be an exceptional use of addressing public art.</p> <p>Finally, the thing about art in public is not only unexpected appreciation, but also communal participation in ways that make history! Just a thought at this "Public Art Meeting" of the virtual minds. Thank you for providing a space to share our thoughts, feelings and finds:)</p>	Cat Caldwell	5/12/2009 20:01

Topic	Comment	Author	Date
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>As a community member and an individual interested in the arts I believe it is imperative that principles concerning the inclusion of public art be placed under the theme "Heart of the Region"</p> <p>I have served many roles over the last 5 years of my residency in Jackson Hole and all have brought me into direct contact with locals and visitors alike. A common ground is the amazing scenery that surrounds our town. When individuals speak about our town they many times mention interesting landmarks that make Jackson unique in character. Interestingly these are most often man made creations concerning a certain element of artistic design, the most notable being our "antler arches" or "neon cowboy". With so many new projects being discussed it seems a disservice to not include some stipulation to include a designated amount for the inclusion of public art. Both permanent and temporary installation would encourage discussion and enhance the experience of our visitors.</p> <p>It is amazing to me that such a rich and diverse arts community currently exists in Jackson. Being so removed from any major metropolitan area artists are able to draw positive energies from our surroundings to create amazing art both representational and abstract in content. I have had the pleasure of working with both local and visiting artists on large scale installations. Patrons are continually drawn to the work site and often would play some role in the creative process.</p> <p>I am an artist as I am an every man. Traveling has given me the opportunity to experience our country's communities at face value. The memories that stand out the most involve some form of visual interactions with my surroundings. It is for that reason and those listed above that I strongly advocate for our town to continue support to make Jackson a cultural destination as it is a scenic one. Please designate some principle to civic funding and support of public art.</p> <p>Thank you for your time.</p>	Clint Green	5/14/2009 20:46
05 Uphold Jackson as "Heart of the Region" (Theme 3)	What a great opportunity we have before us to integrate PUBLIC ART into our community!!	Diana Joy	5/12/2009 20:46
05 Uphold Jackson as "Heart of the Region" (Theme 3)	This theme is described well, but in practice, this is not what has been happening. For some reason the visual (character) aspects of Jackson are beginning to look like every other mountain resort. Just preserving the few historic structures and sites that are left are not enough. Redevelopment adjacent to these sites have a huge impact--the historic sites are dwarfed and no care is taken for the transition between these elements. This will become even more critical as redevelopment moves away from the town square. Neighborhoods need to be maintained as described. This "heart" is critical to the well-being of Jackson.	Diane Hazen	5/15/2009 15:27
05 Uphold Jackson as "Heart of the Region" (Theme 3)	The concept of public art enhancing the visual and visceral experience can play a major role in the strategies detailed in 3.1.b, 3.5.a and 3.6.a&c. Please include language that supports public arts concepts. Thank you!	Don Kushner	5/12/2009 18:59
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I enjoy seeing art in the public space. The best first impression on visitors can be made by supporting Policy 3.5c to enhance Jackson gateways. This is inline with art in the public space for both locals and tourism. I support Policy 3.5a to maintain and improve public spaces, and comment that I would like most art in the public space to be temporary, or to gain sufficient funding and support to change with the seasons.	Eric Shattow	5/12/2009 19:03
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>The creative expression of this community and its members is as valuable a natural resource as the wildlife and landscape. I would like to see specific language about the creation of opportunities for public art installations addressed throughout Theme 3.</p> <p>Policy 3.1.b refers to the creation of "new and vital neighborhoods."</p> <p>Policy 3.5a refers to maintaining and improving public spaces that are "interesting, memorable, and reinforce our sense of community," as well as "creating attractive gateways."</p> <p>Policy 3.5.b refers to investment in "arts and cultural facilities" to make the town a "cultural hub"</p> <p>Policy 3.5.c refers to specifically enhancing the 3 major gateways into our community.</p> <p>Opportunities for public art will help ensure the aims of these policies are realized.</p> <p>Similarly, I would like to see specific mention of public art under theme 7. Policy 7.2.a refers to "fee structures and requirements that assess the cost of public facilities" and I would like to see public art factored specifically into those assessments.</p>	Jamie Reilly	5/12/2009 19:20
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Further comment: I am and have been a supporter of the JH Historical Society, so my comments are not intended negatively towards their good work; I just want to see some balance that includes the broader arts and cultural activity that is prominent in the town.	Jim McNutt	5/13/2009 8:29
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>I am struck that historic preservation gets prominent attention in this draft, including mention by name of the JH Historical Society, but that the arts, including the Center for the Arts, gets short shrift, even though there are significant economic generators associated with art galleries and performances and the Town of Jackson has invested directly in some of these in the past.</p> <p>If the vision of the town hews so closely to historical/western themes and ignores the dynamic and changing face of the arts in the town and county, what are the implications for future development (both public and retail) and the potential of the arts to become a destination-generating activity and source of good for the community?</p>	Jim McNutt	5/13/2009 8:27

Topic	Comment	Author	Date
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Generally sounds good, though it is hard to have specific suggestions without referencing the Future Land Use Plan.	Karen Jerger	5/15/2009 2:26
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I would like to see more public art in the valley. I would like to see a mural (or two) on the new parking garage! I would like to be involved in that project. I would like to see creative arts being offered to children with disabilities in a sustainable manner (I work with special populations). I would like our community to look out for what the people that live here want & need, not what developers and 2nd home owners want & need. I do not want our town to become a city. Let's be more creative together. Let's listen to what people are saying. We need a small but robust future encompassing all things (including art) that uplift the human experience.	Kelli	5/15/2009 16:21
05 Uphold Jackson as "Heart of the Region" (Theme 3)	This is fine so long as Jackson recognizes they should expect to "share the wealth" in necessary services and infrastructure.	Ken Koster	4/24/2009 15:46
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>Prin. 3.2: Paramount to Jackson maintaining its retail hub is the ability to distinguish itself as a unique "Place". The town square overlay is absolutely key to this sense of place. Requiring a two-story height restriction will be one way to accomplish this. Another way to accomplish this is to ELIMINATE THE PMUD regulations that allow development bonuses and waivers from other requirements.</p> <p>Prin. 3.5: I think it is critical that Prin. 3.5 recognizes the function and importance of public art to enhance community character and enhance pedestrian walkways, as well as provide a stronger sense of cultural community amenities. A funding mechanism for public art would be to allow developers the option of using public art and/or landscaping to achieve the "landscape" requirements. Landscape required is often only "pretty" for a few months out of the year. Public Art could be a 12-month draw and amenity. There would need to be a different criteria established to measure the requirement, so that people would just place "big" sculptures to equal 20SF of landscape - big doesn't always mean better in public art.</p>	Liza Hoke	5/15/2009 17:05
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>As a social and cultural hub, the plan for Jackson to support public and local art should be stronger, more clearly defined and committed to. We need a diverse creative culture to attract tourism and retain locals.</p> <p>Retail and commercial development should also be geared to supporting our local community. What sorts of businesses do we want and need? How can we support local entrepreneurs to start small businesses and contribute to a diverse and thriving local economy.</p>	Lyns	5/15/2009 10:40
05 Uphold Jackson as "Heart of the Region" (Theme 3)	The preservation and enhancement of our local and regional character/charm requires that with any development, there is a proportional increase in the amount of visible culture. Making allowances for public art within that development would tap directly into a regionally relevant source of culture.	Mark Dunstan	5/12/2009 19:54
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Utilizing Public Art would be an excellent way to enhance civic spaces and could also be a way to visually document Jackson's history. Artists could be commissioned to create a visual narrative that accentuates historic spaces and highlight local traditions in our town.	Matthew G.	5/12/2009 15:29
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Investment in Public Art is an investment in the future of our community.		
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Commercial development drives job creation which in turn drives the need for workforce housing. Impacts will be felt on existing local businesses and residents.	Patty Ewing	5/18/2009 0:53
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I am a fan of this concept but I don't want to see town "overdeveloped". The amount of dwellings and residents in town must be sustainable for town and the surrounding national forest and national parks. Any development must also be offset by open and green spaces and parks within town for all to enjoy. It would be soooooo nice if we encouraged a small grocery store to be located within 2-4 blocks of the town square. Without being able to buy basic needs close to town, everyone will continue to drive to one of the grocery stores often, no matter what alternative transportation options we offer them.	Robin McGee	5/12/2009 11:46
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>Where is the data to support the claim that the community agrees that the Y is an appropriate location for dense development, or that 3 stories is the desired limit along major corridors?</p> <p>-The Lodging Overlay should not be adjusted.</p> <p>-Do not amend PMUD and PMD, eliminate them. They reduce predictability.</p> <p>-Proportion of population in town to the county and nodes might be a meaningful indicator for measuring "Town as Heart." Dwelling units and nonresidential square footage by district are not. If the Town is to be the retail center of the county, then measuring retail sales in Town vs. County is more appropriate.</p>	Save Historic Jackson Hole	5/15/2009 11:08

Topic	Comment	Author	Date
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>Although new Jackson-area residents, my husband and I have been coming to the region for winter vacations with our family for more than 25 years. In fact, my first glimpse of the Rockies was looking at the Tetons as my plane landed in Jackson Hole in 1982. Every time we returned to the region, the build-up was shocking. Two years ago, we finally decided to buy, fearing that we would never be able to find a permanent home here if we waited any longer. Fate was with us when we made that decision, since my husband found a position here and we were able to move much sooner than expected.</p> <p>It was the character of the region that drew us here: the sheer, naked beauty of the mountains and the valley; the friendliness of the residents; the hominess of the town; the ubiquitous commitment of all who lived here to protecting the character of this unique region. We moved here to be a part of this community that so closely aligns with our own personal character. We live in Wilson; our home is less than ten miles from Hoback Junction.</p> <p>We wholly support the promotion of the Town of Jackson as the "heart" of the region. From a sustainable perspective, it is certainly desirable for at least 65% of the Town's workforce to reside in the immediate vicinity. The vast majority of workers are unable to afford a home valued at \$2 million, the current average. Perhaps employers should, indeed, take on a larger responsibility for housing their workers. Perhaps it will be necessary to develop multi-family housing. We agree with the majority of community members that the need for local workforce housing conflicts with other community values such as preservation of wildlife habitat and natural resources, reductions in traffic, and preferred development patterns. We believe that that provision of deed restricted workforce housing should take priority over additional commercial or resort development - make room for the workforce before developing businesses that require more workers. This would uphold Theme 5, which calls for the community to remain a community first, and a resort second; to maintain a vibrant economy while preserving wildlife, natural resources, and community character. As the Plan reports, the community expressed concern that growth primarily oriented to serving visitors, has little community benefit and may compromise community character.</p> <p>As new, but passionately involved members of the Wilson and Jackson/Teton County communities we wish to express our hope that planners, administrators, and elected officials read closely the Comprehensive Plan before adopting it as the absolute paradigm for future development in this region. The Plan is a work of art and its intricate detail is staggering. Unfortunately, it appears that a number of the Plan's expectations have not yet been met: updated mapping of wildlife habitats and migration corridors; updated zoning maps and amended base development right regulations; coordination between Jackson/Teton County planners and WYDOT; determination of congruence between stated plans and local character. Surging forward to adopt this Jackson/Teton County Comprehensive Plan without careful consideration of these and other issues significant to the residents of the varied parts of this community can only be detrimental to all concerned in the long run.</p>	Vicki L. Rosenberg	5/11/2009 23:17
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Consistently considering Green alternatives to traditional methods of generating power, encouraging community gardens and compost, protecting large trees and planting new ones. Recognizing the amazing close proximity to wildlife and educating the community on existing together.	Wendy Rominger	5/8/2009 18:53
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Protecting and enhancing the character and charm of Jackson during periods of development requires enabling and supporting a proportional increase visible culture. While simply improving public space by conventional means is vital, attention should be payed to the relevance of these improvements to the character and culture of our town. By integrating relevant public works of art into both improvements and new development, we would be going directly to the source of this culture to amplify the character and charm of the valley.		5/12/2009 19:36

Topic	Comment	Author	Date
06 Meet Our Community's Housing Needs (Theme 4)	The figure of 65% workforce housing has been thrown around in this chapter without much regard to the eventual consequences of this idea. Once again much mischief is possible with this concept. If I as a worker choose to retire and am no longer a member of the workforce, am I going to have to vacate my home for a worker or possibly make available another residence to keep the status quo of workforce housing. I realize this is an extreme thought the authorities could use this concept for rather bizarre outcomes. I believe this entire chapter needs to be reworked to protect the citizens from overreaching regulations	Bland Hoke Jr.	5/15/2009 16:39
06 Meet Our Community's Housing Needs (Theme 4)	I applaud your efforts to solve our affordable housing problems. However, I think it's very important to do as much as can be done to reduce the pressure for more affordable housing by slowing the rate and the amount of growth down to a much lower level than proposed in this plan.	Carol Wauters	5/19/2009 14:46
06 Meet Our Community's Housing Needs (Theme 4)	<p>Modeling and conclusions based upon the past 10 years of real estate demand, growth, and prices are flawed. The past decade of real estate activity was fueled by leverage in our financial system that will not be replicated again in our lifetimes. As the recent dramatic increase in available rental housing shows, this is not the crisis that some would have us believe. There is also an explicit assumption in the draft plan that housing prices will only increase. As shown more rapidly in other areas of the country, housing prices driven by speculative activity can be highly volatile. The assumption that the "development potential" captured in this draft plan will be used up in 30-50 years may easily be too aggressive. Why are we potentially making allowances for massive zoning density changes for growth that is likely to be decades in the future? Aren't we putting the cart way ahead of the horse? What is the purpose of conferring 30-50 years worth of density bonuses in one fell swoop?</p> <p>As the growth rate of real estate development slows down, especially large resort development, we are also likely to find that the size of the workforce needed in Jackson shrinks dramatically.</p> <p>There is a very loose definition of "workforce housing" in the draft plan. Workforce housing is defined as "all housing occupied by people working in the community regardless of whether the unit is deed restricted or not." This would suggest that anyone other than a second homeowner is part of the "workforce." This would also suggest that development bonuses would be available for any project aimed for full-time residents. How does "workforce housing" relate to deed-restricted housing? How can the comp plan mandate that a unit cannot be owned by a second homeowner? These are critical omissions and assumptions. This loose definition for workforce housing has the potential to allow density bonuses for all types of housing. Given the very loose definition of the workforce, it is also likely that the community already houses far more than 65% of its "workforce" deemed desirable in the document.</p> <p>Workers who choose to commute:</p> <p>If workers in the community choose to buy a larger house elsewhere and commute, this is their choice and not one that can be changed by decree. The best the community can do is to provide an attractive public transportation alternative.</p>	Cathy Kehr	5/14/2009 14:43
06 Meet Our Community's Housing Needs (Theme 4)	I believe in the market and not social engineering. I do not support deed restricted housing. I object to my tax dollars subsidising the destruction of our environment.	Craig Leslie	4/22/2009 15:10
06 Meet Our Community's Housing Needs (Theme 4)	This theme is well written and supports many important issues. BUT, without some idea of what population growth is expected or planned for, it is almost impossible to determine what the 65% represents. Particularly stressful is the amount of new commercial projected in the plan and what this might represent in terms of workforce. The commercial projections--in MILLIONS of additional square feet (app. 1-3) has become the tail wagging the dog.	Diane Hazen	5/15/2009 15:36
06 Meet Our Community's Housing Needs (Theme 4)	<p>Add Policy 4.1.f: Promote energy efficiency in workforce housing - Community housing that is energy efficient passes those savings on to the homeowner and lowers the County's per capita energy consumption. Energy efficiency should be increased in existing housing that is restricted to serve as workforce housing. The life-cycle cost associated with housing shall be considered, including analysis of the up-front cost associated with constructing more energy efficient housing, and the long term gains.</p> <p>Policy 4.3.a: add: All restricted existing housing should account for the deferred maintenance costs associated with older homes, so the burden of a roof replacement, cracked foundations, etc. is not placed on the homeowner.</p> <p>Strategy 4.4: Add bullet: Require all affordable housing construction to be energy efficient.</p>	EEAB LAUT	5/19/2009 0:00
06 Meet Our Community's Housing Needs (Theme 4)	<p>I feel this is becoming a very slippery slope. What is workforce housing and for whom? Is it one generational with an ever increasing shortage in the long run since land expansion is limited.</p> <p>Who determines these issues in fairness? How is the budget shortfall funded to pay for programs/subsidize land and services? Will this force property owners to move out of the valley due to huge prop tax burdens?</p> <p>This model is based on endless budget growth.</p>	Julie McIntyre	5/17/2009 12:12
06 Meet Our Community's Housing Needs (Theme 4)	Sounds very ambitious, but important.	Karen Jerger	5/15/2009 2:17

Topic	Comment	Author	Date
06 Meet Our Community's Housing Needs (Theme 4)	This task is very difficult. "I'm here and don't want 'low cost' housing (a paradox) anywhere near me" makes this a very contentious item. Imagine putting such a development in John Dodge or Indian Springs.	Ken Koster	4/24/2009 15:54
06 Meet Our Community's Housing Needs (Theme 4)	While meeting housing needs, I think it is important to also address affordable commercial spaces. Locals find it very difficult to open a business due to the outrageous costs involved. If this is not addressed, soon we will find that it is only out-of-town, chain stores that could afford to come in. Affordable live/work spaces maybe. It is also difficult for business owners to pay their local staff enough money to afford to get into the housing market. More affordable commercial spaces might allow that money to be diverted to employees. I am surprised at some of the nodes that don't seem to have caps on increased density that are appropriate to their rural character...wilson, teton village, aspens.	Lyns	5/15/2009 9:02
06 Meet Our Community's Housing Needs (Theme 4)	<p>I am writing to oppose any more affordable housing being built in Jackson. Affordable housing destroys the real estate open market for everyone involved. The houses look cheap and are made cheaply. It's unfortunately, because what makes Jackson a special place is not everyone can live here. By making it easier for people to buy a home here, it automatically makes Jackson a less desirable place. And guess what? Life isn't fair! Not everyone can live here. So stop accommodating the poor and taking from the rich. This might as well be Communist Russia.</p> <p>If affordable housing was not in place, the real estate market would be a better place. With the large number of affordable housing, you have created an environment for the super wealthy and lower class. That leaves the hard working people who have saved money too wealthy for affordable housing but can only afford the bottom of the barrel in the open market. It is infuriating that a SKI-BUM is encouraged to buy into affordable housing, where a hard working middle-income person like myself has too much money for an affordable HOME and can only afford a 1 bedroom APARTMENT on the open market.</p> <p>Please stop affordable housing!</p>	Patricia Smith	5/7/2009 14:33
06 Meet Our Community's Housing Needs (Theme 4)	Where this theme fails is in the details. In town, for example, there is no link between the potential commercial development from 3,678,00-5420,00 sq ft, the potential creation of 9,193-13,550 new jobs and the proposed new residential units of 2,770-3790.	Patty Ewing	5/18/2009 1:01
06 Meet Our Community's Housing Needs (Theme 4)	<p>For many years there has not been any apartments built in Jackson Hole. The only apartments that have been built were ones that were built first as apartments but to later be converted to condominiums. The reason that no true apartments have been built is that the Plan doesn't contain a zone where apartments can be built without having to compete against condos for the same land. The only zones that allow high density residential development allows both apartments and condos. Apartments and condos are lumped together and compete for the same land. The economical reality is that condos will be built every time because the land under a condo is worth considerably more than the land under an apartment.</p> <p>The solution is to create a new zone in the plan that would be exclusively for apartments or rental housing. The rules in this zone are fairly straight forward:</p> <ol style="list-style-type: none"> 1. It must allow for high density multifamily housing. 20-30 units per acre or even higher would make this workable. 2. It can never be subdivided. This is necessary to prevent conversion later to condominiums. <p>If this type of housing were built, I would predict that nearly all of it would be occupied by people who are in the workforce in Jackson Hole. This would be far better than the 15-25 percent workforce housing that is the current goal.</p> <p>The idea would be to create a new zone in the Plan that would become a tool for creating future workforce housing. It could be called Rental or Workforce Housing Zone. For example, if the north end of Southpark gets developed, a portion of that project could be zoned for Rental Housing.</p> <p>Do not make the mistake of downzoning land within the town of Jackson to force the building on apartments. This will not work. It can only work where land is upzoned (e.g. Rural Zone to Apartment Zone). Land within the town of Jackson that is currently zoned AR can be subdivided now and can provide ownership opportunities for workforce housing. This is an important part of the housing mix. To take away the opportunity to subdivide in AR would probably result in less workforce housing, not more. In addition, taking away the right to subdivide in AR would cause a huge devaluation of the land. That would be unfair to the landowner.</p> <p>Rental housing is an important part of Jackson Hole's future. It can be achieved if the correct tools are in the Plan. My suggestion is to create a new zoning tool that will be there when new development proposals are brought before Jackson Hole for consideration.</p>	Pete Karns	5/14/2009 22:22
06 Meet Our Community's Housing Needs (Theme 4)	I think we should focus on re-developing existing structures for housing needs before new units are met. I like the idea of attempting to house 65% or more of our workforce in the valley and I am not opposed to dorm or hostel-like housing for seasonal employees as long as it is done thoughtfully and with character. For example, the Blair apartments serve a great need but they could have been done in a much more appealing way.	Robin McGee	5/12/2009 11:50

Topic	Comment	Author	Date
06 Meet Our Community's Housing Needs (Theme 4)	<p>The Housing Trust should not be responsible for setting categories and criteria that will encompass the majority of workforce housing. As an independent non-profit they are not responsible to the community. Policy should be set by elected officials who answer to the public.</p> <ul style="list-style-type: none"> -Incentives besides density bonuses should be considered to encourage work force housing. -Indicator 4 should change from "Number of houses" to "Number of units" to reflect the definition of workforce housing. -Measuring most indicators on a yearly basis will give misleading data because of the small number of projects that happen sporadically. Measuring a 3-5 year rolling average would result in better data. -Measuring the percentage of new units that are restricted ignores the impact of rental units. It will also set the plan up to fail in the long run since this number cannot increase forever. 	Save Historic Jackson Hole	5/15/2009 11:20
06 Meet Our Community's Housing Needs (Theme 4)	<p>I would like to see affordable land in the heart of town available to low income members of the community. In addition to this I would like "alternative" structures allowed, mainly yurts. I am a low income resident of Jackson.</p> <p>My income comes to me as an artist a teacher and worker in the nonprofit sector. My work is important in many ways to our community. I have lived in and visited many yurts. They are a durable, affordable, and charming structure to live in. They can have plumbing available and be easily off the grid. This would serve to inspire simple living to the world outside of Jackson Hole and provide a balance to much of what Jackson Hole has become, (a very unsustainable way of living by many of the large, second homes owners in Teton county, as well as provide housing to a sector of our community in need.</p> <p>I would also like to see public art projects expand. Art in public places is what gives a town its soul. Murals and sculptures around town would be an addition that would benefit Jackson culturally and in turn economically for many years to come. During time in Santa Fe I often hear how Jackson is becoming more and more an arts destination. Public art would solidify that notion and add much to our town.</p> <p>Thanks for your good work and consideration of my comments.</p>	Wendell Field	5/13/2009 0:00

Topic	Comment	Author	Date
07 Provide for a Diverse and Balanced Economy (Theme 5)	The draft of the 'Comprehensive Plan' comes very close to addressing the importance of public art in our community. I would like to suggest that the plan explicitly state that public art is an intrinsic aspect of the Jackson Hole region. The iconic arches of the Town Square, appreciated by locals and tourists alike, exemplify the role of art in Jackson. The plan should help to encourage development of new public art thus complementing the values of wilderness, scenery, and community embodied by the 'Comprehensive Plan'.	Avery Resor	5/15/2009 17:30
07 Provide for a Diverse and Balanced Economy (Theme 5)	Policy 6.2.d: This I feel is a totally unacceptable policy. As I have previously said, we are dependent on a resort economy and we must provide class A services for our visitors or they will simply choose somewhere else to go and we will have managed wound our economic driver. Our infrastructure is most important and should be considered before all other development occurs.	Bland Hoke Jr.	5/15/2009 16:49
07 Provide for a Diverse and Balanced Economy (Theme 5)	This theme should be made number two behind wildlife. A government's prime responsibility is the health, safety and welfare of its citizens. See my initial comments	Bland Hoke Jr.	5/15/2009 16:43
07 Provide for a Diverse and Balanced Economy (Theme 5)	What is described in this section sounds reasonable--until you look at the projected non-residential growth in the appendix. Those projections seem at odds with this theme. Finding some way to support local businesses in the central part of Jackson will do more to maintain character than encouraging out-of-town businesses. Stabilizing rents is critical. The tourist economy of Jackson is truly only about 5 months--being able to survive the rest of the year is very tricky. When property values jump excessively, causing rents to rise, local businesses have a really tough time.	Diane Hazen	5/15/2009 15:47
07 Provide for a Diverse and Balanced Economy (Theme 5)	This section emphasizes resort-related, and construction-related businesses, with no mention of a growing "telecommuting" workforce. I honestly don't know how significant it is, but I'm aware of many "new" residents engaged in work that is not located in, or directly connected to, this area. What impacts do those businesses have on the economy of this community?	Karen Jerger	5/15/2009 2:42
07 Provide for a Diverse and Balanced Economy (Theme 5)	The very first principle is going to be driven by supply and demand. It is the basic principle of our system. The desire to "maintain a diverse economy" is just that, a desire as is the second principle. Perhaps if we were a socialistic governance system, these principles could be more rigidly controlled.	Ken Koster	4/24/2009 16:26
07 Provide for a Diverse and Balanced Economy (Theme 5)	Rightfully, sustainability is a key element of this Theme. However, I am concerned that the policies described to achieve this goal are either absent or in direct contradiction to it. An economy cannot be sustainable unless we ensure that all economic activity pays its own way, both socially and environmentally. A business that relies on the community to house its workers or widen roads for its customers is not paying its own way socially. A resort development that pollutes a river with fertilizers or chokes off a migration corridor is not paying its own way environmentally. A town that obliges its teachers, emergency response personnel and public service workers to live far away, or does not provide alternative methods of transportation, is not paying its own social or environmental costs. Fostering local business may at first glance appear helpful. However, consider that in so doing you are inviting other businesses to locate here- and if those businesses are not sustainable it will be at the cost of not attracting truly sustainable businesses. Using growth to solve social problems might seem like an easy fix because nobody pays, but that's only if the true cost of development (pollution, congestion, the need for more development, the need for more public service workers, crime ...) are not counted. If this growth occurs through a density bonus, it is even worse because there is the added cost of encouraging the construction and building industry- an industry, which clearly is not sustainable. As public officials, you can take the lead in changing our County's outdated philosophy towards development. The world has grown past the point where environmentalists should be considered a detriment to economic advancement; they should be an integral and influential part of economic policy decisions. This is particularly relevant in Teton County where our Natural Capital is our biggest asset. If we ignore or hide costs because it's easier not to look, we will decrease our own wealth. Furthermore, we will exacerbate the problems associated with growth, selfishly passing them down the line to future generations. A more positive way to view this is, that as the world grows, develops and pollutes at an increasingly greater pace, genuine environmental capital will become more and more valuable. Nurturing our environmental capital is an excellent investment opportunity.	Kristine O'Brien	4/28/2009 0:00
07 Provide for a Diverse and Balanced Economy (Theme 5)	Policy 5.1.d I think is very important to see expanded. This community is filled with creative forward thinking people, entrepreneurs. We want them to stay here and open businesses, but right now it costs so much to open and run a business that it seems like we might only be able to afford bigger chain stores. Affordable leases, live/work spaces will support and encourage a locally-oriented, strong and diverse economy.	lyn	5/15/2009 9:11

Topic	Comment	Author	Date
07 Provide for a Diverse and Balanced Economy (Theme 5)	Residents of Jackson Hole experience a cultural life far richer than others living in communities the size of ours. President Obama recently pointed out the arts play an important role in the economic health of a community. Public arts and public art programs, encourage vibrant thought and community interaction.	Marylee White	5/12/2009 19:27
07 Provide for a Diverse and Balanced Economy (Theme 5)	A diverse and balanced economy is essential. Local business owners need to feel supported and not pushed out. It is important that we do not allow Jackson to become Anytown, USA.	Robin McGee	5/12/2009 11:52
07 Provide for a Diverse and Balanced Economy (Theme 5)	<p>Resorts should be maintained at current levels. Any work force housing and convenience retail should come out of the current approved development. They were given tremendous upzones as part of their Resort Master Plans.</p> <p>-Skier days are not a good metric for community first unless you separate locals and tourists in the data. A better metric would be to maintain the ratio of full time residents to tourist by comparing dwelling units to APO.</p> <p>-Lodging occupancy as an indicator can be misleading. As we build more lodging the average occupancy will go down unless we increase the number of tourists. Increasing the number of tourists is not sustainable. This metric will also be confused by the trend to high end lodging which focuses on fewer guests who spend more.</p>	Save Historic Jackson Hole	5/15/2009 12:10
07 Provide for a Diverse and Balanced Economy (Theme 5)	<p>We wholly support the promotion of the Town of Jackson as the "heart" of the region. From a sustainable perspective, it is certainly desirable for at least 65% of the Town's workforce to reside in the immediate vicinity. The vast majority of workers are unable to afford a home valued at \$2 million, the current average. Perhaps employers should, indeed, take on a larger responsibility for housing their workers. Perhaps it will be necessary to develop multi-family housing. We agree with the majority of community members that the need for local workforce housing conflicts with other community values such as preservation of wildlife habitat and natural resources, reductions in traffic, and preferred development patterns. We believe that that provision of deed restricted workforce housing should take priority over additional commercial or resort development - make room for the workforce before developing businesses that require more workers. This would uphold Theme 5, which calls for the community to remain a community first, and a resort second; to maintain a vibrant economy while preserving wildlife, natural resources, and community character. As the Plan reports, the community expressed concern that growth primarily oriented to serving visitors, has little community benefit and may compromise community character.</p> <p>As new, but passionately involved members of the Wilson and Jackson/Teton County communities we wish to express our hope that planners, administrators, and elected officials read closely the Comprehensive Plan before adopting it as the absolute paradigm for future development in this region. The Plan is a work of art and its intricate detail is staggering. Unfortunately, it appears that a number of the Plan's expectations have not yet been met: updated mapping of wildlife habitats and migration corridors; updated zoning maps and amended base development right regulations; coordination between Jackson/Teton County planners and WYDOT; determination of congruence between stated plans and local character. Surging forward to adopt this Jackson/Teton County Comprehensive Plan without careful consideration of these and other issues significant to the residents of the varied parts of this community can only be detrimental to all concerned in the long run.</p>	Vicki L. Rosenberg	5/11/2009 23:22
07 Provide for a Diverse and Balanced Economy (Theme 5)	<p>Tourism is outlined in the plan as a "non-consumptive" industry. "Take only pictures, leave only footprints" is not just some cute saying. People fly in here, yes, or drive their RVs across the country to see Yellowstone. They eat food when they are here, they stay in hotels that require water to wash the sheets. But they are not taking a piece of this community with them. They are not extracting oil, or burning down forests, or necessarily detracting from the experiences of concurrent and future visitors. It is important to realize that language such as "non-consumptive" is critical to maintain in this Plan even if the activities in question are not entirely without consumption. Relatively speaking, tourism is less consumptive than many other industries. And, it is nice to have goals out there to strive toward.</p> <p>"A large majority of the community agrees with putting a cap on resort development," - and then the Plan goes on to say that exceptions to this growth cap are allowed, and also to identify Teton Village as a node, and say that the County Commissioners will accommodate changes to the Village Master Plan. Where did that come from?</p>		5/15/2009 16:57

Topic	Comment	Author	Date
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	<p>A north bridge is required and should be part of the plan. Jorgensen Engineering did a traffic study about 15 years ago and it was determined a north bridge was required. I dispute the finding that a north bridge will increase traffic on the town square. With all of the development north of town, approved development at Teton Village and the airport being where it is extremely difficult to see traffic being increased on the town square.</p> <p>Providing for additional growth and hoping enough people walk, bike, take the bus and carpool is irresponsible. Traffic is bad enough today, what about 20 years from now?</p>	Bob Nigro	4/23/2009 13:03
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	Policy 6.1.d: Add: In addition, to truly interconnect ALL modes of transportation providing public transit to the Jackson Hole Airport and Moose should be considered.	EEAB LAUT	5/19/2009 0:00
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	<p>With great respect for the work done to move the community forward with a land use plan to guide us into the future I'd like to share a few comments and concerns:</p> <ul style="list-style-type: none"> - Where is the pressure coming from to grow to the degree this plan proposes when the predetermined priority for it was preservation of wildlife and conservation? - The Resor property development was a concern because our roads and transportation alternatives are so limited. Safety in the event of a natural disaster is compromised by the infrastructure of Westbank roads and the aging Snake River bridge. We know how slowly WYDOT works and adding enormous traffic loads to already busy highways seems irresponsible. Not to mention the impact on wildlife...the top priority of the new plan. -The risk of looking like "anywhere resort USA." Just because some of our resort counterparts have overdeveloped with limited road accessibility doesn't make it right. i.e. Sun Valley -Reconsider the importance of a "node.". They are not equal, as presented in the plan, and shouldn't be treated as such. Stop and go, bumper to bumper traffic on Hwy 22 during July and August are a reality we already live with. Let's not make it worse, please. 	Erin Dann	5/11/2009 0:00
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	I am a resident in Cottonwood-Rangeview. I have lived in my home for 18 years and I have seen a lot of changes to the area. I know it is inevitable that the Porter Estate is to be developed. What I would like to be better informed on is the "planned" traffic routes (High School Road, South Park Loop & Hwy). I would like to be assured that in the plans; the "planned" routes will not encourage traffic to come through the Cottonwood-Rangeview streets during traffic jams. I know that I would hop skip through this area if I was delay in traffic, so what's in the plans?	Marilyn Ednie	5/14/2009 0:00
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	<p>After being on a lot of meetings regarding the comprehensive plan...I have a question regarding public transport. Living in South Park I have always wondered why is there no START buses coming down to Rafter J and Melody Ranch. I have lived here since 1998 and haven't seen any changes in this. Our traffic issues are growing and I am sure you are spending quite some time on this issue... I made a call to START bus a couple of weeks ago and asked if there is any talk about public transportation to South Park. They said no and it is not even on their agenda in near future? How can that be...!!!! They have done a great job on the transportation to Star Valley and over to Idaho ...and it works great... Everyday I drive my car from South Park to the hospital, were I work. 70% of the drivers drive way to fast into town and follow each other to close...and so on and on....most are probably running late and are not concentration on the traffic... So why cant we get more people of the road.?..for this little town we have reached our traffic capacity already a while ago. I would love to drive the bus to work..save gas., less stress...and less cars on the road.... I think enough people live in South Park (incl. Rafter J and Cottonwood) to make this service available.</p> <p>So the comp. plan talks about it but I don't see or hear any really solution about traffic. It is all nicely printed but in reality we are going another way.. We also need more walk and bike paths/walkways in town. I rode my bike for two years in the summer to work and know how you go from bike path to road a lot of times in town...that should be priority and not the bike path in Teton National Park for recreation. Priorities!!!! On the comp. plan meeting in South Park , Jeff Daugherty said we owe our workforce to be housed in Jackson....So the 1.500 homes , which could be build in the South Park node should solve our workforce housing problem... Hey in a lot of cities you have to commute to work...we cant build up town just because it is so great here and everyone wants to live here (at a point there is just so much you can build and accommodate) Again it comes back to traffic congestion, more services build out..... These are just some thoughts which I have been discussing with my friends...and even they don't always show up at the comprehensive plan meetings , they are also very concerned and hope that our county commissioners will represent the people of Jackson....</p> <p>Thank you for your attention</p>	Sonja Boehne	4/28/2009 0:00
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	I have talked to people living on Gregory Lane....they call themselves the "forgotten ones" as the live on Gregory Lane and winter like summer there is heavy traffic on this little curvy road. A lot of times you have heavy trucks rolling down that road. No sidewalk or bike paths on Gregory Lane so people have to walk on the road with their kids...I heard it is especially dangerous in the winter with the high snow banks. People living there (hispanics, european students and many more) are our workforce... So how can there be a consideration of building 1500 homes in the South Park node....a lot of people use Gregory Lane...(which is totally unsafe) to go to the ballpark and the commercial stores and offices... more houses would mean more traffic..we have reached already our traffic capacity.... and more traffic means building new roads, widening them etc... all affects wildlife corridors and outbuild of town...of areas where is no space to add on.... We have existing buildings which are not occupied or could be rebuilt to more efficient housing...why not start there before adding on houses which may end up empty in this economy but looking at history of town affordable housing ended always up as not affordable (Rafter J , Melody Ranch) Thank you for all your hard work...this is such an extensive plan and really hard to understand everything, so I can only put down my thoughts and experiences I get with talking friends and coworkers.	Sonja Boehne	4/30/2009 0:00

Topic	Comment	Author	Date
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	<p>It is great to acknowledge that road widening is not what the community wants, and not what is the best for the wildlife and natural resources. But, the solutions that are offered are essentially to keep the LOS on roads low, increase bus rider ship from the nodes (yet there is no analysis of realistic rider ship expectations), and get people onto their bikes and into their walking shoes. Changing the habits of valley residents is a lofty yet honorable goal, but cannot be the only thing that is relied upon to reduce traffic and limit the need for road expansions. In January, when you live in the Aspens and need something from the hardware store, or to pick up your mail, or to go to work, your first thought would be to get into your car and drive to town. Right now, there are busses from the Aspens to Town. If you add any number of people to that Aspens community, perhaps your bus rider ship will increase (due to the net increase of people living there), but so will the number of people getting into their cars. The only way to reduce congestion on the roads is to reduce the number of people living out there that need to use the roads. This sort of analysis of the impacts of the amount and rate growth in the nodes on all of the themes/chapters is critically important, and noticeably absent. An example of the interconnectedness that the Plan needs to acknowledge: Busses, on cold winter nights, idle all night, outside. Building a START bus storage facility, as is one of the strategies in this chapter, would also help to alleviate our resource use and fossil fuel emissions, as per Theme 1, particularly if the START system is slated to expand. This connection needs to be acknowledged.</p>	Becky	5/15/2009 16:59
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	<p>The transportation section is so idealistic and absolutely impossible to achieve. We live in a rural area which is 6 months under snow. I think the bike paths are a wonderful addition to our community but certainly not an option or alternative to car transportation. If any future development is planned and achieved in the "nodes", the development should not be approved until the road system can handle the additional number of people using that road. To consider allowing dense development without having a reasonable road plan involved is very irresponsible planning.</p>	Becky Frisbie	5/15/2009 8:49
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	<p>Is there a way to help encourage a lower community carbon footprint by establishing an incentive to buy hybrid/electric/fuel cell vehicles? It would be terrific if you could come up with something along those lines.</p> <p>You do mention that increased traffic will inevitably cause an increased number of wild-life vehicle conflicts. Already the Teton Village Road has a very large number of such conflicts with the present level of traffic. The planned increase in development will obviously cause greatly increased traffic and thus, of course, game deaths. However, there is no specific strategy to decrease this eventuality. You do propose wildlife over pass on highway 22. You should also plan for some on Highway 390 in addition to whatever redesign is done.</p> <p>I maintain that the most important way to control highway game deaths would be to reduce the amount of development planned.</p> <p>After all the community did come out in favor of preservation of wildlife migration corridors over widening the roads.</p>	Carol Wauters	5/19/2009 14:30
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	<p>Hwy 390: the draft plan contemplates the redesign of Hwy 390. At our neighborhood meeting on May 5th, Jeff Daugherty suggested that new development along 390 would have to be found to have a neutral impact on 390. This needs to be stated specifically within the comp plan. There is no guidance on how traffic impacts on congested roads are to be measured or judged, especially if such roads are slated for "redesign". When would the "redesign" be contemplated in a development approval, and when would it not?</p> <p>We need a Start Bus system that is free. It could be paid for via a gas tax in Teton County. We need free or low cost Start Bus access from the airport to town and to Teton Village. Most advanced societies in the rest of the world have attractive public transportation from city centres to their airports. The cost of cab fare for a family from the airport to Teton Village virtually guarantees they will rent a car. The experience of being a passenger in a local cab ensures that a family will rent a car on their next trip.</p> <p>There is no safe way to walk in many parts of our community during the winter. If a friend or neighbor sees you attempting to walk in many parts of the community in the winter, they are likely to think you are crazy and offer a ride. We need sidewalks/bikepaths that are clear of snow for pedestrian access throughout our community.</p>	Cathy Kehr	5/14/2009 14:45
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	<p>The only additional issue that will need to be addressed as part of the Tribal Trails connector is its impact on South Park Loop--which potentially could destroy what makes the loop interesting--all the alder and cottonwood trees.</p> <p>Achieving this themes goal will be the most difficult task at hand.</p>	Diane Hazen	5/15/2009 15:55

Topic	Comment	Author	Date
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	<p>The following statement in the transportation strategy chapter is COMPLETELY unsubstantiated, unfounded, and altogether incorrect. This statement should be removed. The other corridors were NOT analyzed as a part of this study. The plan currently stated:</p> <p>"Other projects were analyzed as well, but were determined to have minimal system benefit. A north crossing of the Snake River and the paving of Spring Gulch Road would decrease traffic at one congestion point, but increase traffic a similar amount at another congestion point. In the case of the north crossing, traffic would decrease at the "Y" but increase at Town Square. Paving of Spring Gulch Road would decrease traffic in Town but increase traffic at the "Y". Both of these projects have land use, wildlife, and natural and scenic resource impacts that are greater than the transportation benefits they provide. Neither is recommended at this time."</p> <p>If these corridors were studied- I want to know when, where, and by whom? how were the corridors modeled? What were the daily and hourly volumes used? Or was this simply a discussion between the contributors? This is wrong to promote this statement in the way it is currently phrased. I think the plan should state the truth not something fabricated (intentionally or not).</p> <p>Transportation deserves more attention than a subchapter promoting transit, car pools and bike lanes. This is a planning document, and should be handled as such. There are corridors to study and they should be fully explored and analyzed for future development. I agree with the short term strategies (public transit, bikes, and car pools) however these are the no-brainers. The plan should study the impacts and promote a system that is well integrated and forward thinking. The statement from the plan (above) is short sighted and naive to the changes that we may witness in the lifetime of the plan.</p> <p>It's a chicken and the egg thing.... which came first- appropriate land uses or logical transportation patterns?</p> <p>I am very displeased that Transportation is not being more fully addressed in this document. Separating the two issues diminishes the impact that one has on the other and the significance of their innate and intrinsic connection.</p>	Holly Pratt	5/18/2009 16:56
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	I'm very enthusiastic about some of the proposals in this section, probably because they seem like tangible solutions that can have a measurable impact, and they require not only creativity, planning and coordination by agencies, but a demonstrated commitment on the part of all residents.	Karen Jerger	5/15/2009 3:07
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	This was addressed by the TAAF group several years ago over here in Pierre's Hole. Lofty ideals, but not practical with sparse population. I personally believe the automobile as a primary means of transportation will be with us for some time to come. Public transportation will work in densely populated areas, but not in the foreseeable future outside of Jackson. Thus roads will unfortunately be a major problem for years to come. Tourist travel to and from Jackson mostly by automobile as many have itineraries to include other attractions such as the Black Hills, Big Horns, Glacier, etc. Aviation is already discouraged by policies of the Jackson Hole Airport Board by the utilization of noise restrictions, curfews, and landing fees exorbitant fuel prices, all of which tend to discourage use by many aviation families. Thus the rapid growth of the Driggs Airport. Again a lofty idea but not practicable in general with present cultural changes of an automobile reliant society.	Ken Koster	4/24/2009 16:24
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	<p>Prin. 6.2: While terrific in lofty concept, we live in a rural community. In order to use the Start Bus, I would drive 8 miles to Stilson; wait for a bus to town; wait for a transfer bus in town, possibly; wait for a second or third transfer bus for additional errands requiring greater storage than a bike could handle, or assuming bad weather; reverse the process to go home. CRAZY! In a CITY, buses run every 10 minutes and have a web of patterns to choose from. We are not there. We are too rural. The only way to reduce single car use will be increased fuel prices. The county currently only provides two parking areas for car drops/start pick ups. Where are the rest going to be put?</p> <p>Potential Projects:</p> <p>Yes to Tribal Trails Connection. Should have been done 15 years ago.</p> <p>Yes to upgrading Snow King Av.</p> <p>Yes to a redesign of Hwy 390, and at the least an additional stop light between the Westside Store and the Village to create a traffic flow.</p> <p>Yes to transit between Jackson and the Airport, with service using a town parking dropoff.</p>	Liza Hoke	5/15/2009 17:23
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	<p>As part of the Transportation plan, there has been significant work done to promote safe, accessible, interconnected system. However, the community at large continues to stymie the plan's progress, and this will negatively impact any comprehensive plan.</p> <p>If the plan is to succeed in Teton County, one of the 3 following options MUST be adopted:</p> <ol style="list-style-type: none"> 1. Widen Hwy 390 2. Build the north loop road to create alternative road access across the Snake River. This is important for safety as well as vehicle congestion in and through Jackson. 3. Following the example of Sun Valley and Steamboat, create a free bus system for all riders. These progressive communities reached over 1 million riders 10 years ago, and are still going strong! <p>Thank You.</p>	Pam Foyster	5/5/2009 17:30
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	We MUST encourage fewer vehicle trips and provide safe and well designed corridors for pedestrians and bikers. The bus routes need to make sense for users and serve more areas. Neighborhoods within developed areas must have sidewalks or safe areas for kids and adults to walk and bike.	Robin McGee	5/12/2009 11:57

Topic	Comment	Author	Date
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	<p>To discourage vehicle use, Level D will be an acceptable LOS. This has not worked in any other community. Why do we think it will work here?</p> <p>-Other communities have struggled to reduce single vehicle trips by 1-2 percent. Why is our Plan based on reducing trips by 10 percent?</p> <p>-Policy 6.3.e seems to be in conflict with 6.2.d. Maximizing interconnection and redundancy will not discourage single vehicle use.</p> <p>-In complete agreement with 6.3.d. We need to provide wildlife crossings. The first step is to identify key areas and start evaluating options.</p> <p>-If we cannot reach transportation goals, development should be slowed down until we reach them. Our current traffic growth rate of 2 % is unacceptable.</p> <p>-Per capita miles traveled are not a good metric. Better to examine total vehicle miles driven, since it is the driver for wider roads and the need for redundant roads.</p>	Save Historic Jackson Hole	5/15/2009 12:27
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	<p>Read through the principles....</p> <p>I called Start Bus a couple of weeks ago and asked if there is in the near future a plan to get public buses to Rafter J and Melody Ranch to help decrease traffic coming into town...</p> <p>START officials said there is not even talk about this in the near future...</p> <p>How can this get implemented into the comp plan:</p> <p>we need to have public bus service to south of town asap...</p> <p>with the wording right now...everything seems like open and they probably won't be much done...</p> <p>Guess this is a comment for the county commissioners...</p> <p>Would just be nice to have the comp plan more direct in their language...direct solutions named...</p>	Sonja Boehne	4/27/2009 15:02
08 Develop a Multi-Modal Transportation Strategy (Theme 6)	<p>Theme 6 of the Comprehensive Plan addresses the transportation issue in Teton County, stating that ideally, any strategy adopted would reduce resident and visitor reliance on single-occupancy vehicles while still allowing safe, efficient, and economic travel. Repeatedly, the notion of bicycle and transit use in the Town of Jackson and in and between county nodes is suggested as a means to alleviate local traffic. We certainly agree that mass transit is desirable, but dependence on bicycle use anywhere outside of the Town itself is unrealistic. More importantly, we believe that Teton County planners should develop a working relationship with WYDOT to increase the viability of alternate modes of transportation within the Town of Jackson as well as in/among other county locales, not simply investigating internodal transit.</p> <p>As new, but passionately involved members of the Wilson and Jackson/Teton County communities we wish to express our hope that planners, administrators, and elected officials read closely the Comprehensive Plan before adopting it as the absolute paradigm for future development in this region. The Plan is a work of art and its intricate detail is staggering. Unfortunately, it appears that a number of the Plan's expectations have not yet been met: updated mapping of wildlife habitats and migration corridors; updated zoning maps and amended base development right regulations; coordination between Jackson/Teton County planners and WYDOT; determination of congruence between stated plans and local character. Surging forward to adopt this Jackson/Teton County Comprehensive Plan without careful consideration of these and other issues significant to the residents of the varied parts of this community can only be detrimental to all concerned in the long run.</p>	Vicki L. Rosenberg	5/11/2009 23:18

Topic	Comment	Author	Date
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	<p>The need for public art to address social, environmental, and local issues in Jackson and abroad are imminent. Public Art has the ability to instigate a community dialogue that can enhance and expand our visual and imaginative perceptions. Public art is on par with the visual considerations designers take with architecture, landscaping, and the preservations of our beautiful surroundings in Teton County, but can provide beauty and reflection that surpasses our urban layout.</p> <p>It is incredibly important that we as a community support the efforts of our local artists to engage the beauty and political climate we live in ways that expand our current visual landscape. Public art brings people into specific places and environments and asks them to consider and reflect on their surroundings. Such projects can also provide places of peace and democracy, and give access to art for all people.</p>	Abbie Miller	5/12/2009 20:39
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	<p>Please add language to the Comprehensive Plan that endorses the arts in Jackson Hole. Supporting and funding the arts and local artists is vital to our community. Public art invigorates residential and commercial zones, developing new places of beauty and interest. It provides an intangible but real extra dimension to daily life. Public art has the capacity to reveal insights about our natural surroundings, cultural history and community connections. It can encourage private investment in civic space.</p> <p>thank you</p>	Amy Larkin	5/15/2009 15:25
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	<p>While looking at the community infrastructure, I would recommend the county consider imposing a fee for new commercial developers to fund public art to be placed at the gateways to our community. Many times, the first thing people see when arriving to our valley is industrial/commercial development. To beautify the landscape and to compliment our natural beauty, it would be nice to see an icon such as the elk antler arches in the town square for people to remember and mentally refer to Jackson Hole.</p>	Becky Frisbie	5/15/2009 8:41
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	<p>Longmont CO "One percent of Capital Improvement Projects of more than \$50,000 is allocated for the Art in Public Places" This is an example of one of 300+ public art ordinances across the US, allocating public funds for Capital Improvement Projects for public art. The first 1% for Art program began in 1959, and has inspired countless others.</p> <p>Principle 7.3: The Town of Jackson and Teton County must consider a '1% for Art' program to deliver quality public art experiences within the town and county nodes. Public art generates community spirit and enhances the quality of life for everyone.</p>	Bland Hoke III	5/15/2009 20:02
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	<p>This section correctly takes note of the potential for sharply increased infrastructure costs. However, it seems to leave the solution possibilities far to vague with the only stated goal as monitoring.and only " will consider updating the system of fees and requirements". I believe the plan should state that " the system of fees and requirements WILL be updated to insure that developers pay their fair share. After all, they get the profits and usually the tax payers bear the lion's share of the costs. We need to make sure that isn't the case here.</p>	Carol Wauters	5/19/2009 10:44
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	<p>Please add language to the Plan that endorses the arts in Jackson Hole!</p>	Caryn Flanagan	5/14/2009 14:34
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	<p>All development costs the community money. Finding a better balance to have ANY development, whether residential, commercial, industrial or otherwise, contribute it's fair share to community costs is essential. The exaction's now are insufficient to offset costs to the community.</p>	Diane Hazen	5/15/2009 16:02
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	<p>We also need a comprehensive study to determine how the road system in Jackson will be negatively affected by a considerable increase in additional traffic. Given the proposed substantial increase in population, it is inevitable that roads will need to be widened since Jackson has a built-in bottleneck at the town square. If roads are not widened, we will be facing a major problem with gridlock.</p>	James Hawley	5/15/2009 18:04
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	<p>My appreciation to community members for asking that this theme be included in the Plan.</p>	Karen Jerger	5/15/2009 3:12

Topic	Comment	Author	Date
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	Please add language to the Plan that endorses the arts in Jackson Hole Thank you,	K'Lea Andreas	5/8/2009 13:21
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	Please add language to the plan that endorses the Arts in Jackson Hole!!!!!! JH needs more public art _ I have lived here for 17 years and have always mourned the lack of it. More Public Art! More Public Art! More Public Art! thank you	Liz McCorquodale	5/11/2009 7:44
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	Public space should be created with the enhancement not only of the public's basic needs in mind, but also that of the public's experience of those spaces. A percentage of the cost of new development should be dedicated to providing the public with an cohesive and relevant sense of cultural space. It is critical that we provide both visitors and residents with a clear and public view of the arts and culture, past and present of the valley.	Mark Dunstan	5/12/2009 20:32
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	I support policy 3.5.b; Make public investments in strategic locations. As the community continues to invest in public facilities, including arts and cultural facilities, it would be good for the community to consider a mechanism for the creation of public art; a fund that could support public art and a review committee that ensures that permanent installations fulfill the vision of the comprehensive plan.	Marylee White	5/12/2009 19:11
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	When enhancing Jackson gateways, do not limit the vision to signage and landscaping. Public works of art can be very effective in establishing a tone and atmosphere for our community.	Marylee White	5/12/2009 19:14

Topic	Comment	Author	Date
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	<p>My name is Richard Anderson. For 12 or more years I have been a close and interested observer of the arts community in Jackson Hole, mostly as a writer and editor for all of our various weekly newspapers, and, for the past 18 months, as marketing director for the Center for the Arts. I would like to comment on public art and the arts in general as they relate to the community of Jackson Hole and the Teton County Comprehensive Plan.</p> <p>As should be obvious to us all, our resources have limits. We do not have boundless land to develop; we do not have a bottomless labor pool nor an endless supply of housing; even the natural resources upon which our prosperity has depended for virtually all of modern Jackson Hole's history are not infinite. Social and economic conditions have stressed and continue to stress these resources, and while it often appears to me that we have not yet fully accepted the reality of these limited resources, conditions are bound to rub our faces in it sooner or later.</p> <p>There is one resource at our disposal, however, that I believe is unlimited: There is no end to our creativity and our imagination. I don't think Jackson Hole's citizenry is unique in that, but for various reasons - the inspiration of the natural world, the nurturing and tolerant attitude of a mountain town that has long thrived on individual gumption and initiative, contemporary liberal arts education - many people in Jackson Hole have embraced the creative life and some have even profited financially from it.</p> <p>I have no hard data with which to back this up, but my observations over the past dozen years suggest that more and more of our neighbors have taken the plunge and are making a part or all of their living off of artistic endeavors. I recall a conversation I had a decade or so ago with a musician friend of mine in which he said it was virtually impossible to make a living off of music in the Tetons, and yet today I personally know dozens of people who not only make ends meet but have been able to purchase homes with income from performing and teaching music. Certainly there are more art galleries in Jackson Hole today than there were in 1997. I can't even begin to count the number of published writers and professional photographers who live and work in our valley. And I'd warrant that there are many, many other talented and residents who for whatever reasons have not yet dared to take this supreme but rewarding challenge of living off the fruits of their creativity.</p> <p>This sector of our economy is by and large clean. It is compatible with many other uses, including residential. It dovetails with our tourism-based economy in that many visitors enjoy seek out something indigenous to the valley to take home as a souvenir of their vacation. And it has the potential to continue to boom, to be a true growth industry, without (as far as I can tell) causing any significant harm or stress to our overtaxed resources.</p> <p>There are other advantages to nurturing our creative resources. Creative people are known for thinking about problems and solving them in sometimes counter-intuitive ways. Their art often demands this of them. While no one can make any promises, I can easily imagine a community of artists and art appreciators that, having embraced and encouraged its native talent, engages in creative problem solving to address issues. At the risk of getting lost in some sort of utopian fantasy, I'd propose that such a community at the very least would produce interested and able students, would create artful and attractive streetscapes, and might even elevate the level of civic discourse.</p> <p>The Center for the Arts, of which, as I've already stated, I am a proud and honored employee, stands as a testament to our citizens' commitment to the arts. It could not have been built without the assistance and blessings of our Town and County, which says to me that our local elected officials already have a good, baseline understanding for the importance of the arts and the value of their contribution. Explicit recognition of this in our Comprehensive Plan would demonstrate a continued commitment, as would a clear and executable plan for the creation and installation of public art throughout the county. Like the Center for the Arts, public art would serve as a real and tangible sign of the entire valley's commitment to the arts, as well as a fun and interesting way to enhance our streets and parks, and to express our public personality. Also, perhaps it would be possible to encourage and reward the creation of artist-friendly development - affordable studio space, for example - in some appropriate downtown development soon to be entering the pipeline.</p> <p>Thanks for your time and attention, and thanks for including the arts in this discussion.</p>	Richard Anderson	5/8/2009 16:45
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	Parks and sidewalks within neighborhoods create more cohesive communities and must be included. Public gathering spaces and community centers are also very important.	Robin McGee	5/12/2009 12:01
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	The arts in Jackson are a unique resource and rich benefit to the community that warrant strong verbal as well as financial endorsement in the plan.	Sally Byrne	5/14/2009 18:45
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	What will we look like in 15 years? What changes will be needed in our road system. How many new START buses will be needed? What new facilities will be needed for the buses? What new schools will be needed? When do we anticipate a need to expand the Town sewer treatment facility?	Save Historic Jackson Hole	5/15/2009 12:30