

Topic	Comment	Author	Date
10.01 District 1: Alta	We in Alta pay full Wyoming taxes but feel neglected and cut off from the rest of the state. We would like to have better access-- i.e. continuation of stateline road to 600 north so it is not necessary to make a long detour through Idaho to get to the school, library and ski resort. We would also like better maintenance of roads in the northern part of Alta and protection of sheriff services. Without the continuation of State Line Road, we have been denied these things. Please make this a high priority item. We have been waiting for years.	Annette Eliason	4/24/2009 21:32
10.01 District 1: Alta	<p>I understand from reading the plan about Alta that you propose the vision to be our community as solely agricultural and residential. I find this very surprising since this doesn't reflect our current community and seems to put an unfair burden on our farmers. I'm surprised that this became "our" Alta vision since both my husband and myself were at the original input meeting and this doesn't represent our vision.</p> <p>Like most people, I love the scenery associated with farming but I can't fairly say that I expect our local farmers to provide this for me. In fact, Alta has no full-time farmers in our entire community. All the farmers/ranchers I know have other means to support themselves.</p> <p>Here is what I know about our local Alta farmers. Warren Kaufman has a Polaris shop, Liza Wilson has a kitchen cabinet business, Jim Wilson has a library database business, Leland and Anita Christiansen have other jobs. Steve Green works at Stock Lumber. Marian Butler is a retired nurse practitioner. Janice Wilson is a retired school paraprofessional. Rex and Marie Christiansen have other jobs. Jim Christensen is a retired college professor. Meredith Wilson has a bug-spraying business. Would it really be fair to continue to zone all their property as agricultural and expect them to continue to provide all the scenic, natural, and wildlife resources on their property? I don't think so.</p> <p>Adopting this plan that identifies this community as agricultural and residential leaves out much of the current community which surprises and disappoints me. In fact, it makes me completely opposed to this part of the comprehensive plan, the Alta portion. One of the themes of the proposed Teton County comprehensive plan which is in direct conflict with the Alta portion is "Theme 5: A diverse and balanced economy. Maintaining local ownership of businesses is a key element of sustaining a community." No kidding, you can't sustain Alta on only farming and residential. That would be forcing many people to move their livelihood to Driggs. We wouldn't dream of asking the farmers to do such.</p> <p>There is a lot of commercial activity in our community, that is, locally owned businesses. I'm afraid this new plan gives specific permission to pinch out these activities over time based on the sentence that says, "in non-agricultural areas, existing non-residential non-institutional uses should be redeveloped as residential." I know that you create regulations based on the comprehensive plan. I object most to this part of the plan. I don't believe it is realistic or sustainable. Your proposed plan must address the existing business operators. Your vague language puts their operations at risk.</p> <p>Let me describe our commercial activity in Alta. We have a 9 hole golf course. We have a restaurant, "Lost Horizons" My brother-in-law, Dick Durtschi, had a welding shop on Stateline Rd for 30 years. My husband, Grant, now occupies that spot with his construction business. We have local lodging and a restaurant at "The Teepee". Reed Dayton has a construction business based out of his home. Mel Hammond has a landscaping and building business based out of his home. Dave Green has a wood-working business based out of his home. There are other home businesses such as Wade Treasure's and even have a local farmer, Warren Kaufman who owns a snowmachine shop and works on snowmobiles in Alta. Janice Wilson has a bed and breakfast inn, Alta Lodging is also a bed and breakfast inn. I'm sure there are many others that I am not aware of. It isn't my vision to expect Alta to be a bedroom community for all except for a handful of part-time farmers. This isn't the current culture of Alta and I don't believe should be the long-term vision. Everyone else has to make a living elsewhere or only in a non-visible home office?</p> <p>The fact of the matter is that our community is composed of resourceful, motivated, and hard-working members that should be allowed to pursue their commercial activities in Alta. It actually feels quite discriminatory to limit commercial activity to farming only and forcing others to move their shops, restaurants, equipment, and lodging to Driggs. Likewise, it would be ridiculous to ask the farmers to move their equipment and non-residential activities to Driggs.</p> <p>And of course, we have Grand Targhee Resort, a major commercial activity that earns forgiveness in the new comprehensive plan. Of course, no one dares suggest we get rid of that commercial activity. But it is quite absurd to suggest that this ski resort is not part of our community and that we should as a matter of practice pretend it isn't there as we go about our agricultural and residential activities.</p>	Beth Durtschi	5/15/2009 16:08

Topic	Comment	Author	Date
10.01 District 1: Alta	<p>I would like to talk a moment about our future Alta library which should be open for business this year. Your proposed plan stated that people did not want a heart of community. In fact, the proposed plan suggested having a "heart of community" is our very last priority. This library came about because people were indeed interested in some kind of heart of the community contrary to what your proposed comprehensive plan states. Your plan states that community facilities should come from Idaho and that there should be no development for the heart of our community. I believe that the process of creating our library from our community input goes directly against what you mistakenly perceived as our community desires. This alone should give you the idea that unfortunately your planning process didn't adequately represent the current culture of Alta or its proposed vision.</p> <p>I must state what I believe the vision and community character of Alta is. Our community is a combination of legacy farming, resort vacation living, legacy commercial, and bedroom community. We have legacy agricultural because no commercial farmer could move here, buy farm land and go into business. Land isn't available and if it were, it would be too expensive to make agricultural viable. Why make zoning and the comprehensive plan regulate economics? Let's change the plan to include everyone. My vision of Alta is indeed not limited to agricultural and residential. Heck, I live in a big non-modest house on a golf course, 7 miles from a ski resort. Making this community agricultural is something like trying to create Nebraska in the middle of Las Vegas. It isn't realistic or sustainable. Your plan states that homes in Alta should be limited to modest, rural character homes. That is insulting to many people in our community who have created comfortable, large homes in our resort like area. In fact, some of these people provide employment to hundreds of local citizens. So, I propose you drop the priority of agricultural and residential and let the culture and community develop based on current community input and desire. Isn't that democratic? Isn't that how we made a library happen in our neighborhood contrary to your proposed plan? This can be created through the Alta Advisory board and let the zoning and planning revert to what it was before. In no way, should current commercial activity be allowed to be pinched out and redeveloped as residential. I believe there should be some modest area that is allowed to have some commercial activity that supports "Theme 5: A diverse and balanced economy. Maintaining local ownership of businesses is a key element of sustaining a community." Commercial activity is going to continue to go on in a "non-conforming" manner, anyway. Recognizing it and making room for it reduces commercial sprawl and allows development to happen in a controlled and regulated manner.</p> <p>Thank you for allowing me to comment on your comprehensive plan.</p>	Beth Durtschi (cont.)	5/15/2009 16:08
10.01 District 1: Alta	<p>I'm writing to you with my comments on the Teton County Wyoming Draft Comprehensive Plan, specifically for Alta, Wyoming.</p> <p>My main concerns are with the Transportation section. With your recent approval of the Grand Targhee Resort expansion, traffic through Alta has the potential to increase dramatically, so more mitigation of the traffic increase should be put in place.</p> <p>Pathways / Pedestrian / Cycling</p> <p>There are no pathways or bike lanes in Alta. People who want to go for a walk or run, especially in the winter and spring, have to do so on the roads. I often see people walking their dogs, parents pushing strollers, runners and cyclists mixing with the traffic on Ski Hill Road. Combine that with the tendency for skiers to speed through Alta to and from Targhee with sporadic law enforcement and you have a potentially dangerous situation.</p> <p>The road through Alta is wide enough to re-stripe it with narrower travel lanes and provide bike lanes on the side. Reducing the travel lanes to 10' would have a traffic calming effect plus additional traffic calming methods should be considered. There are bike lanes on the Idaho side of Ski Hill Road, but they stop at the State Line Road junction. Even the current shoulders in Alta are rarely swept which means that cyclists who don't want flat tires are riding in the traffic lanes - annual sweeping should be done.</p> <p>That said, there is probably enough right-of-way along the road to place a separated pathway through Alta. That should be pursued as the long term choice but as a temporary measure, simple re-stripping and signage for bike lanes would be easy and inexpensive to implement.</p> <p>Another road that has had increased traffic is Alta North Road. It's a narrow 20' wide road with no shoulders and short sight distances due to the frequent hills. Combine that with the fact that many people drive considerably faster than the posted 35mph and you have another potentially dangerous situation. This is a favorite place for people to walk their dogs, push strollers, run & cycle - school children often ride their bikes on it to the Alta school. It would probably too expensive & impractical to widen the road so a separated pathway along Alta North Road should be pursued.</p> <p>Chip Sealing Policy / Designate Ski Hill Road as a Shared Use Road</p> <p>Ski Hill road from Alta to Grand Targhee currently gets high use by cyclists, runners, walkers and roller skiers during the dry months - that type of use will only increase as the population grows. The county commissioners approved a policy of not chip sealing mixed-use roads, but apparently it needs to be enforced, as since that approval, several roads in Jackson were indeed chip sealed. Protecting the road with a smooth treatment option, not chip seal, will allow these important non-motorized uses to continue on the road from Alta to Grand Targhee. The Ski Hill Road from Alta to Targhee should be designated and signed as a mixed use road.</p> <p>Paved Roads</p> <p>There are several gravel roads in Alta with considerable traffic that are currently being graded and treated with dust guard. While the treatment does make the roads better in the summer, they quickly fall apart during the mud seasons and when it rains. The treatment used for dust guard is magnesium chloride - a highly corrosive salt - it's even etched holes into my concrete parking apron as the muck drips from my car. While mechanics may love mag chloride as it causes premature replacement of under carriage parts, car owners don't - the county should consider stopping the use of mag chloride on county roads. A goal of gradually paving as many roads as possible over a period of time would eliminate much use of mag chloride.</p> <p>While a considerable amount of money has been spent on Alta roads over the past 5 years, almost all of that was spent to upgrade the section of State Line Road that Wyoming is responsible for - North of Ski Hill Road. This upgrade has cost about a million dollars and primarily is used by Idaho residents. I don't know who made that decision, but that amount of money could have instead been used to pave most of the Alta roads where Teton County Wyoming taxpayers actually live. Interestingly, Idaho has done almost nothing to upgrade the section they're responsible for.</p>	Chi Melville	4/25/2009 8:38

Topic	Comment	Author	Date
10.01 District 1: Alta	<p>There has been considerable debate about finishing the upgrade of State Line Road all the way to South Leigh canyon. There are about a dozen vocal Teton County Wyoming residents who live up there and have been trying to get that road completed. I think completing that road would be a mistake and not the best appropriation of our tax dollars. It would require condemning property and paying for easements, constructing an expensive bridge, and building about a mile of new road - if it were built, on a benefit per tax payer basis, that could end up being the most expensive road in Teton County. Plus, there are more residents on the Idaho side of South & North Leigh canyons so again this would primarily serve Idaho residents. We need to have Alta road money spent where it's going to serve the most tax-paying Alta residents.</p> <p>There are two roads in Alta that are good candidates for pavement - Alta North Road and Targhee Towne. Alta North Road needs only 3/4 of a mile of pavement and would serve over three dozen homes housing over 50 residents. At least one subdivision at the end of that section would like to pave their subdivision road, but doing so makes little sense until that section of Alta North Road is paved. The road in Targhee Towne is longer but the density is even higher. These are the roads the county should prioritize for spending money on and paving in Alta, not the road that primarily serves Idaho.</p> <p>Teton County Wyoming offers its' residents many good and valuable amenities but for some reason, it seems that it has never prioritized its' roads, or at least not the somewhat rural roads. To me, the road infrastructure is part of basic services that should have a higher priority in the county. I've been told by county engineers that after the initial cost of paving, maintenance costs for pavement are about the same as those of gravel roads since the resurfacing of paved roads only gets done about 5-7 years. If the county were to gradually pave more roads each year, the number of miles of paved roads will increase, but maintenance costs would not - it just takes that initial investment.</p> <p>I've lived and paid taxes in Alta for over 20 years, have had no kids in the school system and rarely get over to Jackson to take advantage of county services where most of them are. I realize that the county has spent money recently in Alta for the new Library and the waste of money spent on upgrading State Line Road. But as the tax base has increased with recent construction of a number of multi-million dollar homes in Alta, I feel that services, namely good roads, should be increased as well. I've received few direct benefits for the tens of thousands of dollars I've paid the county in taxes over the years and few paved roads and pathways would go a long way to make me feel I'm getting some benefits from my tax dollars.</p>	Chi Melville (cont.)	4/25/2009 8:38
10.01 District 1: Alta	<p>I was raised here in Alta and my siblings (Dick, Dorothy, Ralph, Mark, Jim, Heidi, Mike, and Roger) and my mother, Marian Butler, all own property here.</p> <p>All through the years, there have been businesses in Alta. Farming, in many cases wasn't sufficient to sustain our families. For example, Arnold Grossnickle has a chiropractor clinic, Ralph Linseman had an excavation business. Fritz Kaufman had a lumber and fence business, Mark Wilson hadquite a few ideas, one of which was building furniture, Rex Christensen had a door and cabinet business and the list goes on. This was part of the Alta culture. It allowed economic diversity, which in my opinion was an asset to the entire community.</p> <p>Now Teton Valley is experiencing challenging times. People are leaving the area because there are no opportunities for employment. Our area is focused on real estate and associated services. Now that real estate is suffering, the entire area is suffering. It appears that this recession in the valley could last a long time. If our community had some small technology, manufacturing and associated businesses, that would soften the recession issues.</p> <p>There is the feeling that these businesses should be in Idaho. Teton County, Idaho is also having difficulties. From personal experience, finding a location to operate a business in Teton Valley, Idaho, has been difficult. Rent prices are high, locations to build are extremely hard to find and expensive. I note that since the recession, commercial property is easier to find. I am recommending an allowance for some limited commercial zoning. I am totally opposed to commercial activity like Wal-Mart or Target. I would like to see a small commercial area where small businesses could be located. For example, an accounting office 1400 squre feet or less, a hair salon, a marketing center 1400 square feet or less, a computer technology assembly plant of 2500 square feet, a light manufacturing facility 3000 squre feet or less, etc. All commercial activity would be located in a commercial area off the main road with a tree buffer. In this manner, the commercial area would not be seen from the road and therefore quality of life in the area would not be diminished.</p> <p>Land in the area could also be donated to the County for future County facilities such as a post office or recreational facility. Three years ago, it was never dreamed that Alta would need land for a library. The community is fortunate that the local church made land available for sale.</p> <p>In summary, a commercial area in Alta prevents commercial sprawl in the community, creates economic diversity, gives the community a place for future growth, and makes a space for current commerical to become "conforming".</p> <p>Thank you for giving me the opportunity to comment on the draft comprehensive plan.</p>	Grant Durtschi	5/15/2009 15:43

Topic	Comment	Author	Date
10.01 District 1: Alta	<p>My name is Ken Koster. I reside in a small subdivision in Wyoming accessed from South Leigh Creek Road. Over the years, I have spoken with various County representatives, including Jan Friedlund, Craig Jackson, Don Varney, Bill Paddleford, Jim Darwich along with others, from Teton County Wyoming concerning the completion of the State Line Road project. This project goes back to the agreement between Idaho and Wyoming as to the responsibility of the road improvement and maintenance north and south of Ski Hill Road. At one of the Alta Community meetings circa 1997-98 a commitment was made by the then Teton County representatives at that meeting stating that funds had been committed to improving State Line Road over a five (5) year period. The "plan/commitment" was to improve sections of State Line Road moving from Ski Hill Road northward up to and including the section to cross over South Leigh Creek and to complete State Line Road tying into 600 North. I suspect Dick Steiger would have notes to this effect as he was conducting the Alta Community meeting. In addition, I have contacted Jay Pence of the Forest Service and a meeting was held in his offices with County representatives mentioned above, including myself as a representative of our homeowners association, to reach agreement on South Leigh Road improvement and maintenance. At that time, agreement was verbally made that maintenance would be completed up to the Forest Service Boundary when such time as State Line Road was completed. When maintenance was to be done, such as grading and dust control, on State Line, continuation would be then made on up South Leigh Road to the Forest Service parking lot at the boundary.</p> <p>Now, we find ourselves with newly elected Commissioners /representatives, new County Engineer, and still no completion of State Line Road to which prior commitments had been made. It would appear that these commitments made by predecessors are not valid when a change in governance is made. I find this very discouraging as a tax paying resident of Teton County Wyoming. Why should I/we have to continually "prod" every year to remind our County government to complete their commitment? A deal is a deal in my book. It appears it is not so with the present County Commissioners. Am I wrong? I hope not. The condition of South Leigh Road is deplorable and even to the state that an ambulance or other emergency equipment would have difficulty during certain periods of the year. The mention of sheriff services is a myth. These services are a part of what I would think could be expected in return for our tax dollars</p> <p>Meanwhile, contact has been made with various Teton County Idaho officials to encourage completion to State Line Road as a part of Emergency Services needs including, but not limited to water access from South Leigh Creek for fire suppression, ambulance access to residents and so on. The School District may at some time in the near future, have need to provide school transportation services. At present, a bus routing could require travel from south of South Leigh Creek down to Highway 33, travel north, then back east up to State Line Road and South Leigh Creek Road which with present road conditions could again be difficult. At present, the residents here now have to travel to State Highway 33 to have any access to the Alta community, schools and proposed library. State Line Road must be completed as the increased growth will need this necessary infrastructure for the services already addressed. Thank you for your anticipated cooperation.</p>	Ken Koster	4/14/2009 0:00
10.01 District 1: Alta	<p>I reside at 700 Lois Lane off Stateline Road on the Wyoming side, just south of where 500 N Road intersects Stateline. I am one of four lots in the Kiln Creek Subdivision. I have concerns about the status of my address - am I in Alta, WY? Silverstar Communications says I am not - that I am in Leigh Canyon. Leigh Canyon is not a real address - there is no zip code for it and even Silverstar in their published telephone book gives the (307) 576 prefix as 83452 zip code - which is actually the zip code for Teton, Idaho. It makes it extremely complicated to get deliveries - and companies are always calling to confirm my address because my telephone number tells them I am in Leigh Canyon.</p> <p>My main concern, though, is emergency services finding us and my neighbors on Lois Lane if they think we are up in Leigh Canyon - and we are not! You cannot get from Leigh Canyon or vice versa to Lois Lane directly on Stateline road. Stateline Road does not go through to Leigh Canyon because there is a creek that cuts off the road. Emergency services - if they head for Leigh Canyon thinking that is where we are - will have gone eight to 10 miles out of their way to Leigh Canyon and then will have to double back to Highway 33 going south and then east on 500 N Road to Stateline and then south to Lois Lane to find us.</p> <p>I would like to know how I can get us listed with the County of Teton, Wyoming and consequently with the telephone company as residing in Alta. I've talked with representatives at Silverstar and they said that Teton County, WY determined on a map that we were in the Leigh Canyon area.</p> <p>I don't know if this is the proper forum for addressing this issue. Any response or information would be appreciated.</p>	Lorelle Hunt	4/19/2009 13:12
10.01 District 1: Alta	<p>Thank you for the meeting in Alta. I came in late so I don't know who did the presentation, but the presentation was excellent, as was the speaker. As co-owner of Targhee Village Golf Course, my primary concern for our property would be to ensure that a future owner would be allowed to expand the golf course to 18 holes on either adjoining or neighboring property so that it can realize its potential. Our current 91 acres isn't enough land and I would hope the Mixed-Use Visitor Orientation land use classification would carry over to additional property,as opposed to perhaps being limited to our current acreage. Thank you very much!</p>	Markida Henley	4/29/2009 8:19