



## JOINT INFORMATION MEETING AGENDA DOCUMENTATION

**PREPARATION DATE:** July 5, 2011  
**MEETING DATE:** July 11, 2011

**SUBMITTING DEPARTMENT:** Town & County Planning  
**DEPARTMENT DIRECTORS:** Tyler Sinclair & Jeff Daugherty  
**PRESENTERS:** Shawn Hill & Jeff Daugherty

**SUBJECT:** Comprehensive Plan Review – Character Districts Scope and Fee for Professional Services

### STATEMENT/PURPOSE

The purpose of this item is to consider amending the scope of work of the Town and County's contract with AECOM to provide professional services for the Character Districts section of the Comprehensive Plan.

### BACKGROUND/ALTERNATIVES

At the June 7 and June 29, 2011, Comprehensive Plan Joint Information Meetings, the planning team made presentations to the elected officials on a proposed scope of work and associated fee with AECOM to complete the Character District section of the Comprehensive Plan. Specifically, direction was given to include one (1) additional Joint Information Meeting at the beginning of the proposed process to allow elected official confirmation of the initial mapping prior to beginning the public input effort. Staff has incorporated this direction into the attached draft scope of work and fee. At the June 29, 2011, JIM, elected officials then directed staff to place the proposed scope of work and fee on the July 11, 2011, JIM agenda to allow additional time for review and consideration.

Staff has attached all public comment received since June 24, 2011 regarding the Comprehensive Plan update process. Comments received prior to June 24, 2011 have been provided in previous staff reports, which are available on the Comprehensive Plan website at ([www.jacksonetonplan.com](http://www.jacksonetonplan.com)).

Staff has worked with Mr. Meighen of AECOM to develop and revise the scope of work, and fee in order to complete the Character District section of the Comprehensive Plan (see attached). A specific schedule of dates and times will be completed at a later date as part of the scope of work. In summary, AECOM will make eight (8) trips to Jackson to complete the proposed scope of work. Please see the attached detailed scope of work and fee proposal for review prior to the meeting. The proposed scope of work may be updated based upon direction from the elected officials.

The preparation of the attached scope of work, and fee schedule is being provided for consideration by the JIM and in no way binds the Town and County to contract with AECOM. Should the Town and County not

be able to agree upon a contract for services with AECOM, direction may be given by the elected bodies to consider alternative means to complete these tasks.

### FISCAL IMPACT

Funding for all expenses related to the Comprehensive Plan to date have been split 50-50 between the Town and County with the exception of an additional trip by transportation consultant Fehr and Peers which was paid for by Teton County. Currently, the Town Planning Department, Professional Services budget line item has allocated \$40,000.00 for fiscal year 2012 to complete this task. This number was provided as an estimate during budget preparation and adopted by Council in the Town 2012 budget. Currently, the County Planning Department, Professional Services budget line item has allocated \$50,000.00 for fiscal year 2012 to complete this task. This number was provided as an estimate during budget preparation and is in the proposed County 2012 budget scheduled for adoption in mid-July.

At the June 29, 2011, meeting the Town suggested that cost of the proposed scope of work should be shared 55-45 between the County and Town consistent with the recent adjustment to funding for joint departments based upon the 2010 census. Staff requests that the preferred method of funding and cost sharing between the Town and County be determined prior to the amendment of the scope of the contract.

Staff notes that should the elected officials choose at any time to change an agreed upon scope of work or add additional services, the agreed upon scope of work, reimbursement schedule, and contract would need to be amended.

### STAFF IMPACT

Staff impact related to this item is ongoing with considerable amounts of time being spent by Town and County staff related to the Comprehensive Plan update.

### RECOMMENDATION

Staff is recommending that the Town and County amend the scope of work of the Town and County's contract with AECOM to include completion of the character district section of the Comprehensive Plan.

### ATTACHMENTS

Character Services Scope of Work and Fee for Professional Services, dated July 5, 2011  
PowerPoint Presentation from the June 29, 2011 JIM (*available at [www.jacksontetonplan.com](http://www.jacksontetonplan.com) and upon request*)  
Comprehensive Plan Public Comment submitted since June 24, 2011

### LEGAL REVIEW

Town and County attorneys have not completed their review of the proposed scope of work amendment at this time. Should the elected officials decide to amend the scope of the contract with AECOM, the motions provided below would require the review and approval by Town and County Attorneys prior to execution.

## SUGGESTED MOTIONS

### **Teton County Board of County Commissioners**

I move to authorize the Chairman to execute an amendment to the scope of work AECOM is contracted to complete (as may be amended by the Commission) in an amount not to exceed \$91,595 with the County responsible for 50%, subject to the review and approval of the County Attorney.

### **Town Council**

I move to authorize the Mayor to execute an amendment to the scope of work AECOM is contracted to complete (as may be amended by Council) in an amount not to exceed \$91,595 with the Town responsible for 50%, subject to the review and approval of the Town Attorney.

## **EXHIBIT A**

### **Jackson/Teton Comprehensive Plan Continued Services Amendment - Character Districts Scope of Work**

**AECOM**

**July 5<sup>th</sup>, 2011**

#### **Introduction**

AECOM will assist the Town and the County with the preparation of Character Districts from August, 2011 to January, 2012. AECOM will continue its current comprehensive planning services to complete the final portion of the Comprehensive Plan. AECOM has already begun working with elected officials and staff through stakeholder and public meetings to finalize the Vision, Common Values, and Achieving our Vision chapters of the Comprehensive Plan, as well as workshops on a detailed process and schedule for this modification. The Character Districts will tier from the Plan's three common values:

Common Value 1: Ecosystem Stewardship

Common Value 2: Managed Growth

Common Value 3: Community Character

Found below is a detailed four phase scope for Character District development.

#### **Phase I. Identifying Our Character Districts**

##### **Task 1.1 Kick-off and Baseline Data Collection (July)**

AECOM will hold a kick-off meeting with staff. This meeting will include a review of scope and schedule. After the kick-off meeting, a field visit will be held to key areas of the community to review opportunities for achieving the common values. After the field visits, staff will meet with the Natural Resources Technical Advisory Board, Wyoming Game and Fish, and other agencies to verify the sources of the most recent and relevant data to be used to complete Task 1.2. Staff will also provide relevant data including the FLUP documents and existing resource information to the consultant. Staff will provide the GIS data for review by the consultant and prepare a matrix of data sources.

##### Consultant Deliverables:

- Kick-off Meeting Agenda, Participation, Materials and Summary,
- Field Visit Participation and Summary
- Data Review

##### Staff Deliverables:

- Data Source Meetings

- Data Collection Inventory Matrix
- GIS Data

### **Task 1.2 Defining our Rural Areas and Complete Neighborhoods (August)**

AECOM will assist staff in defining character districts. Character districts are defined as geographic areas with shared values, social interaction, and common natural, visual, cultural, architectural and physical attributes. Although we are one community, every place has unique characteristics. Character districts will be defined as either rural areas or complete neighborhoods.

A description and a series of framework maps will be developed by staff for each character district. For example, staff will develop the ecosystem stewardship (Common Value 1) framework based on existing habitat datasets. Additional information will include severe slope, floodplains, conserved parcels, wetlands, open space, parks, public lands, ridgelines and sensitive viewsheds. Standard buffers will also be applied. The same technique will be used for the managed growth and community character frameworks.

The consultant will review the information, refine the descriptions, and provide graphic map support. A matrix based on the criteria in the Comprehensive Plan will be developed by staff and the consultant for each character district to determine which areas are suitable for enhancement into complete neighborhoods and which should be enhanced as rural areas. The definition of a complete neighborhood found in the Comprehensive Plan is:

“Development, infill and redevelopment should be located in existing and future complete neighborhoods of the Town and County with existing or available infrastructure and services. Complete neighborhoods in the Town and County should provide:

- defined character and quality design;
- public utilities (water, sewer, and storm sewer);
- quality public space;
- a variety of housing types;
- childcare, commercial, recreation, and other amenities within walking distance (1/4 to 1/2 mile); and
- connection by complete streets that are safe for all modes of travel.”

In a Joint Information Meeting (JIM) facilitated by the consultant, the Town Council and Board of County Commissioners will confirm the consistency of the preliminary character district boundaries, descriptions and classifications with the intent of the approved Vision, Common Values, and Achieving Our Vision chapters of the Comprehensive Plan. At the JIM, the elected officials will also refine the Character District process and more specifically define Phases II-IV of this scope of work.

#### Consultant Deliverables:

- Planning Team Meeting 1 agenda, participation, materials, and summary
- JIM #1 agenda, participation, materials, and summary
- List of items to be included in each character district description

- Cartographic support and refinements to staff deliverables

Staff Deliverables:

- JIM #1 location and notification
- Three Framework Maps (one per common value)
- Map of Character District boundaries based on Comprehensive Plan criteria matrix
- District description for each Character District

Meetings:

- Planning Team Meeting 1
- JIM #1

**Task 1.3 Two Community Workshops: Enhancing Your Character Districts (September)**

Staff and AECOM will hold two workshops to review the boundaries and descriptions of the character districts. Staff will arrange meeting locations and provide notification. Planning Commissioners and Elected Officials will be present to observe and participate in the workshop and may assist in facilitating small group sessions. Key questions that will be asked at the workshop will include:

1. How should draft district boundaries be adjusted?
2. What else should be added to the description of your district?
3. What makes your district special?
4. How can your district's character be enhanced?
5. What is missing from your district?
6. What amenities should be added to your district?

The result will be final district boundaries and descriptions and a list of opportunities for each district to achieve the three common values and protect and enhance our community.

Consultant Deliverables:

- Planning Team Meeting 2 agenda, participation, materials, and summary
- Workshop agenda, participation, materials, and summary

Staff Deliverables:

- Workshop location and notification

Meetings:

- Two Workshops

- Planning Team Meeting 2

#### **Task 1.4 Final Character Districts Definitions (October)**

The consultant will review public input from Task 1.3 with staff and define the final district boundaries, criteria matrices, framework maps, descriptions and opportunities lists.

##### Consultant Deliverables:

- Planning Team Meeting 3 agenda, participation, materials, and summary
- Task 1.2 product revisions based on workshops
- Opportunities list per district

##### Staff Deliverables:

- Revised Task 1.2 Products

##### Meetings:

- Planning Team Meeting 3

## **Phase II. Defining Our Neighborhoods**

#### **Task 2.1. Defining our Neighborhoods (October/November)**

Staff will generate the next Phase of data for review and refinement by the consultant based on the information collected in Phase I. For the Rural Character Districts, conservation/agricultural and rural development areas will be defined. For Complete Neighborhood Character Districts, areas of residential and mixed use will be defined. For all Character Districts, areas of transition and stability will be identified based on the opportunities list generated in Phase I. Areas of transition will include areas where opportunities to enhance the district through additional conservation or development were identified.

##### Consultant Deliverables:

- Planning Team Meeting 4 agenda, participation, materials, and summary
- Review of Staff identification of areas
- List of preliminary opportunities per area

##### Staff Deliverables:

- Identification of Conservation/Agriculture, Rural, Residential and Mixed Use areas
- Identification of areas of Transition and Stability.

##### Meetings:

- Planning Team Meeting 4

#### **Task 2.2. Neighborhood Workshops. Defining our Neighborhoods (November)**

A week-long series of small neighborhood workshops will be held. This will be a chance to reach out to the public who may have not participated to-date. Staff will arrange for meeting locations and notification. Formalized meetings will occur once a day, potentially in different areas. During these meetings, there will be an opportunity for presentations by agencies or groups related to key topics. The remainder of each day will include drop-in options at one location for neighbors to review materials and observe the ongoing work session.

As described in the following diagram, for each area of transition, attendees will be asked to provide information on the desired character of the neighborhood, block and street and buildings. AECOM and staff will draft illustrations of future development to depict future character. Elected Officials, Planning Commissioners, boards, commissions, non-profits, the business community, local designers and others will attend, participate and assist in the events to promote the open sharing of ideas.



#### Consultant Deliverables:

- Planning Team Meeting 5 agenda, participation, materials, and summary
- Workshop agendas, participation, materials, and summaries
- Task 2.1 product revisions based on workshops
- Drawings of future character (15 total)

#### Staff Deliverables:

- Revised Task 2.1 products
- Draft description of future character
- Workshop location and notification

#### Meetings:

- Week of Workshops
- Week of Drop-ins
- Planning Team Meeting 5

## Phase III. Planning Our Complete Neighborhoods

### Task 3.1. Draft Character District Preparation (November)

Based on the previous tasks, AECOM will assist staff in developing the Character Districts. This will complete the Illustration of Our Vision chapter of the Plan. Each Character District will include a description of existing and future character; 3 framework maps; identification of areas of transition and areas of stability; and neighborhood, block, street and building graphics. Staff will evaluate overall buildout ranges to ensure the requirements in the Achieving Our Vision chapter of the Plan are met.

#### Consultant Deliverables:

- Planning Team Meeting 6 agenda, participation, materials, and summary
- Formatting and refinement of draft character districts and buildout evaluation

#### Staff Deliverables:

- Draft character districts incorporating Task 1.4 and Task 2.2 products
- Evaluation of overall buildout range

#### Meetings:

- Planning Team Meeting 6

### Task 3.2. Open House Drop-In – Planning Our Complete Neighborhoods (December)

Staff and AECOM will hold one day-long open house meeting with different stations per Character District. Staff will arrange for the meeting location and notification. Attendees can drop in at any time and review and make suggestions about their neighborhood and the draft document. Elected Officials and Planning Commissioners will be present at key times to observe and participate in the review. Based on the open house comments staff will refine the draft character districts with review and formatting from the consultant



#### Consultant Deliverables:

- Planning Team Meeting 7 agenda, participation, materials, and summary

- Workshop agendas, participation, materials, and summaries
- Refined Character District review and formatting

Staff Deliverables:

- Workshop location and notification
- Refined Character Districts

Meetings:

- Planning Team Meeting 7
- All-Day Open House

## **Phase IV. Character District Finalization and Adoption**

### **Task 4.1. Adoption and Final Character District (January)**

Staff and AECOM will present the character districts finalized based on the previous open house. Staff will arrange for meeting locations and notification. AECOM will assist with one Town Planning Commission/Town Council review, one County Planning Commission/Board of County Commissioners review, one joint Planning Commission public hearing and one JIM public hearing. The Character Districts will be amended by staff with review and refinement by the consultant following the joint Planning Commission public hearing and finalized following the JIM public hearing.

Consultant Deliverables:

- Planning Team Meeting 8 agenda, participation, materials, and summary
- Review and Hearing agendas, participation, materials, and summaries
- Review and Hearing facilitation
- Amended Character District review and formatting
- Finalized Character District review and formatting

Staff Deliverables:

- Review and Hearing location and notification
- Amended Character Districts
- Finalized Character Districts

Meetings:

- 4 Hearings/Meetings (over three trips)
- Planning Team Meeting 8

## EXHIBIT B – Fee For Professional Services

JACKSON / TETON COMPREHENSIVE PLAN CHARACTER DISTRICT AMENDMENT				
Task	Hours	Labor	Expenses	Total
<b>Phase I. Identifying Our Character</b>				
<b>Task 1.1 Kick-off and Baseline Data Collection</b>	20	\$ 3,033	\$ 1,650	\$ 4,683
<b>Task 1.2 Defining our Rural and Complete Neighborhoods</b>	81	\$ 7,744	\$ 50	\$ 7,794
<b>Task 1.3 Community Workshop - Enhancing Your Character Districts</b>	64	\$ 6,815	\$ 2,400	\$ 9,215
<b>Task 1.4 Final Character Districts Definitions</b>	43	\$ 3,903	\$ 50	\$ 3,953
<b><i>Subtotal Phase 1<sup>1</sup></i></b>	<b>208</b>	<b>\$ 21,494</b>	<b>\$ 4,150</b>	<b>\$ 25,644</b>
<b>Phase II. Defining Our Neighborhoods</b>				
<b>Task 2.1. Defining our Neighborhoods</b>	76	\$ 7,349	\$ 1,650	\$ 8,999
<b>Task 2.2. Neighborhood Workshops. Defining out Complete Neighborhoods</b>	158	\$ 17,271	\$ 3,350	\$ 20,621
<b><i>Subtotal Phase 2<sup>2</sup></i></b>	<b>234</b>	<b>\$ 24,621</b>	<b>\$ 5,000</b>	<b>\$ 29,621</b>
<b>Phase III. Planning Our Complete Neighborhoods</b>				
<b>Task 3.1. Draft Character District Preparation</b>	96	\$ 7,551	\$ 50	\$ 7,601
<b>Task 3.2. Open House Drop-In – Planning Our Complete Neighborhoods</b>	92	\$ 7,687	\$ 2,100	\$ 9,787
<b><i>Subtotal Phase 3<sup>3</sup></i></b>	<b>188</b>	<b>\$ 15,238</b>	<b>\$ 2,150</b>	<b>\$ 17,388</b>
<b>Phase IV. Character District Finalization and Adoption</b>				
<b>Task 4.1. Adoption and Final Character District</b>	132	\$ 16,242	\$ 2,700	\$ 18,942
<b><i>Subtotal Phase 4<sup>4</sup></i></b>	<b>132</b>	<b>\$ 16,242</b>	<b>\$ 2,700</b>	<b>\$ 18,942</b>
<b>Total Amendment</b>	<b>762</b>	<b>\$ 77,595</b>	<b>\$ 14,000</b>	<b>\$ 91,595</b>

\* PT Meetings may Include Phone Calls or be Combined On Trips

\*\* Meeting Location, Expenses and Notification Completed by Staff

\*\*\* Initial Products Developed by Staff, Refined by Consultants Unless Noted Per Scope

\*\*\* Meeting Attendees Include 1 to 3 People

## **EXHIBIT C - Schedule**

Phase I. Identifying - July to October

Phase II. Defining – October

Phase III. Planning – November

Phase IV. Adoption - January

# Public Comment Since June 24, 2011 as of July 6, 2011

Date	Name	Comment
7/5/2011	Shuptrine, Sandy Interested Public	<p>[My apologies] for my internet tantrum last week-looming Comp Plan deadline, lost input, counting characters, etc. all contributed to a bit of regretted comment on my part. Thank you for bearing with me and giving a courtesy reply.</p> <p>Let me see if I can summarize what apparently went into cyberspace last week: First, was a sincere compliment to all involved for listening and responding. Also for a professional quality work in progress-the graphics, format, etc. are refreshing and interesting.</p> <p>I also encourage special attention to river and stream setbacks which I understand no property owner wants, but neither do taxpayers want to assume the flood fight costs. When it comes to setback performance standards, I believe they should be much increased or adapted to specific situations, especially in light of recent intense weather events aggravated by climate change. Ask Bob Lucas where his house would be if he had built 150' from the Snake (ans.-Palisades Reservoir). Finally (for now), I wanted to state that my recollection is that it was not a GOAL of the 1994 Plan to have a 40,000 plus population. Instead, it was the best reduction that could be done at the time with the tools available and with which we could achieve consensus. For this reason, I encourage specifically identifying and detailing methods to secure the current Plan's values of less dispersed, more complete community, development. As I have mentioned, I believe the SPET is one possible resource, especially when it comes to implementing our Comp. Plan. There are others, but they seem elusive and perhaps difficult to implement. Voters have already supported ballot issues that include conservation easements (i.e. Valley Springs). This is now longer than the original so I'll stop here for now...</p> <p>Keep Up the Good Work,</p>
7/1/2011	Stevenson, Trevor Conservation Alliance	<p>I'm writing to thank you for the serious consideration you gave to the Conservation Alliance proposals this week. As you know, those proposals were focused on many of the core issues that the Alliance has worked on for many years.</p> <p>Although you voted not to include the text proposals we submitted in the final policies, we greatly appreciate that you had a frank and substantive discussion of the issues we raised. Your discussions revealed that we are in fact largely in agreement on core issues.</p> <p>You have committed to creating a multi-year Action Plan to study the issues you have slated for further exploration in the Comp Plan. You also clarified that you expect some additional adjustments to the Comp Plan policies if those seem necessary after the mapping phase, and you have indicated that the studies that will be conducted will inform refinements to the policies. Those commitments give us confidence that we can continue to work with you to provide information that may improve the plan. We also hope to discuss how we can be most useful to the planning process as participants in the many of the issues that will be in your Action Plan.</p> <p>On the issue of permanent conservation of open space, the language already in the plan identifies this as a priority, and we trust that we will see this commitment put into practice. The Alliance is currently investigating ways to provide funding mechanisms and other support to open space conservation, and we hope to present potential tools to you in the future.</p> <p>Finally, we are pleased that you agreed to immediately create a task force to study potential transfer mechanisms that might work for Jackson Hole. I want to clarify that the Alliance is not tied to any one tool to achieve the community's objectives. We would like to assist on this task force as we search for the most practical policy tools for locating future development in the most appropriate places while also permanently preserving priority areas. We hope this task force will begin work as soon as possible, as this work will be critical in informing how you develop the character district maps. We understand that some of you do not feel that we have presented compelling enough evidence on how additional growth management tools could help you achieve the community's goals. We will continue to research relevant growth management tools as you work to finalize the plan, and we will have some solutions to propose when the current growth management monitoring system indicates a need for improvements to our growth management policies.</p> <p>The Alliance intends to work closely with elected officials, planning staff, and AECOM to further develop a highly participatory approach to the character district mapping process.</p> <p>I look forward to meeting with each of you to discuss how the Alliance can be most useful in achieving the community's goals during the important work that is now before us.</p>

Date	Name	Comment
7/1/2011	Stone, Cindy Hill Interested Public	<p>Commissioners and Councilmen, OMG WTF</p> <p>I left the comprehensive plan meeting on June 29th feeling like a fool for believing that you all were going to pull it together in the end. What a slap in my little naive face.</p> <p>We don't doer like that out west, boys. When we start talking Character districts or nodes, we don't want to talk to your staff; we want to talk to you. Think about that when you're outlining your action plan.</p> <p>You need to get off that tall horse your riding and come to realize who is feeding that plug.</p> <p>You've spent a half a million of our tax dollars on this comprehensive plan and now your facilitator, in the middle of the job says he wants another \$90,000. Was that part of the action plan?</p> <p>When someone mows half my yard and then tells me he wants another hundred bucks to finish it I point him south and make sure my boot starts him on his way.</p> <p>You are all certainly intelligent folks. Please do not make a mockery of local government.</p> <p>You know the old saying:</p> <p>Fool me once shame on you. Fool me twice shame on me. Fool me three times take'em out behind the barn.</p> <p>Get your chaps on!</p>

Date	Name	Comment
6/29/2011	Ewing, Patty Interested Public	<p>Thank you for the opportunity to once again comment on the Comprehensive Plan. The Plan is full of vague, ambiguous terms. However, because the Town of Jackson is the primary target for density and will be the "receiving" area for high density development, my comments are, for the most part, specific to Sections 3 and 4. (My written comments are in bold)</p> <p><b>Section 3.1</b> The overview states: "Complete neighborhoods provide: defined character and high quality design". What does that mean? It is vague and open to very subjective interpretation. Is it price? An architect's or developer's vision of urban Jackson? Design which fits into the existing neighborhood?</p> <p>"Identifying specific areas for existing and future complete neighborhoods will enhance our community character and relieve development pressure in areas we wish to preserve."</p> <p>Town currently has neighborhoods which are worthy of preserving to maintain a rural, small town character.</p> <p><b>Policy 3.1.c: Maintain rural character outside of complete neighborhoods</b> "Outside of existing and future complete neighborhoods, it is the community's goal to maintain our historic western, rural character."</p> <p>Low density and quiet neighborhoods are certainly a part of our rural town character. "Complete neighborhoods" should also reflect the historic and rural character of town. Complete neighborhoods do not mean urban neighborhoods. What are the consequences of not maintaining rural character in complete neighborhoods? Existing and future complete neighborhoods should not be excluded from protecting the historic western, rural character of existing and future neighborhoods</p> <p><b>3.2e Emphasize a variety of housing types.</b> "Maintaining a diversity of housing types and styles (single family homes, duplexes, condos, small lots, small units, lofts and apartments), including deed-restricted housing of all types, is an important component of creating complete neighborhoods and meeting our community's housing goal."</p> <p>When lots are reduced in size to promote small houses, presumably for workforce housing, the lots should be deed restricted.</p> <p><b>Policy 3.2.e: Promote quality public spaces in complete neighborhoods</b> . "Integrating fine arts professionals in the design of projects will be encouraged in order to create unique and visually engaging public spaces—including sidewalks and walkways, parks, outdoor squares, landscaped areas and public art."</p> <p><b>4.4.S.1: Coordinate with a public art task force to write a public art plan for the community.</b> "Public art" should be confined to parks or the Center for the Arts" not placed along streets, sidewalks, walkways or highways. Art, as is beauty, is in the eye of the beholder.</p> <p><b>Policy 3.3.c: Provide predictability in land use decisions.</b> "Performance-based incentives should be limited and have clearly defined intended public benefits and ties to indicators to evaluate effectiveness. While discretionary land use tools provide additional flexibility, they do not provide predictability and are not appropriate for managing growth and development in the community."</p> <p>Predictability is critical and the community has repeatedly asked for predictability. I support this statement. Planning tools do not provide predictability.</p> <p><b>Policy 4.3.a: Preserve and enhance stable neighborhoods.</b> "Character Districts will aim to enhance these areas as complete neighborhoods without significantly increasing the allowable density."</p> <p>What does "significantly increasing the allowable density" mean? This statement is much too open. Density must be predictable. Who decides what is a 'significant increase'? This is another example of vague wording which is alarming. Reference: Policy 3.3c.</p> <p><b>Policy 5.1.b: Focus housing subsidies on full-time, year-round workers.</b> Some members of the local workforce can find local housing that suits their needs and is affordable for their household. For those who cannot, governmental and non-governmental subsidized housing programs will continue to provide deed-restricted affordable housing opportunities to ensure realization of the community's housing goal. Affordable housing is housing for which the mortgage payment or gross rent and utilities does not exceed 30% of gross household income. Subsidized housing programs will focus on providing housing for those members of the community who work locally full-time, year-round, whether at a single or multiple jobs.</p> <p>I support the direction for governmental and non-governmental subsidized housing to be rentals.</p> <p>In closing, the Staff Report requests that amendments after today won't be considered, however, it is important that, as the Character Districts are formed, the dialogue remain open.</p>
6/29/2011	Shuptrine, Sandy Interested Public	I have tried to send a comment but keep getting a message re: 1000 'character limit'-my estimate, not counting spaces is that the comment was less than that. This goes to my biggest frustration....trying to make a meaningful comment and discovering 'the rules' after the fact!

Date	Name	Comment
6/8/2011	Hill, Megan Interested Public	<p>Thank you all for your time last night.</p> <p>There are a few details that did not warrant time during comments last night, which I would like to see Staff include in their clean up work on the Final Comp. Plan. These include:</p> <ul style="list-style-type: none"> <li>-Re-phrase Policy 1.4.e Conserve open space to use public lands more responsibly – doesn't make sense, needs some plain English;</li> <li>-Re-write Policy 3.1b regarding the use of Transfer of Development Tools.</li> <li>-Contradiction in Policies 3.3e and 4.2b in relation to making policy decisions independent of economic considerations;</li> <li>-Strategy 3.2.S.4. Teton Village Master Plan + Principle 7.1 Alternative Modes of Transport – Westbank resident commuter solutions need to address the workforce not visitors. Essential to reducing SOV trips.</li> <li>-Generally, quantity of measures and indicators – there's still too many in the Plan to be realistic and cost effective.</li> </ul>