

Jackson/Teton County Community Engagement Summary

ZONING

KEY THEMES ACROSS ALL EVENTS AND APPROACHES

- Increase density in East Jackson, particularly for residential units, including micro units, tiny homes, and ADUs
- Increase density in all of Jackson
- Increase density south of Jackson Hole High School
- Do not increase density anywhere
- Increase height restrictions to accommodate 3- or 4-story buildings
- Do not increase density in neighborhoods
- Focus some effort of the northern entrance to Jackson to add more housing and make it more welcoming
- Build more employment-based rental apartments and condos
- Improve design requirements to maintain small-town, western feel
- Focus on creating a community that is safe for pedestrians and bikes and that facilitates transit
- Do not allow more commercial building, especially hotels
- Do not allow exceptions or variations from current policies and requirements

SPANISH PUBLIC MEETING AND DISCUSSION

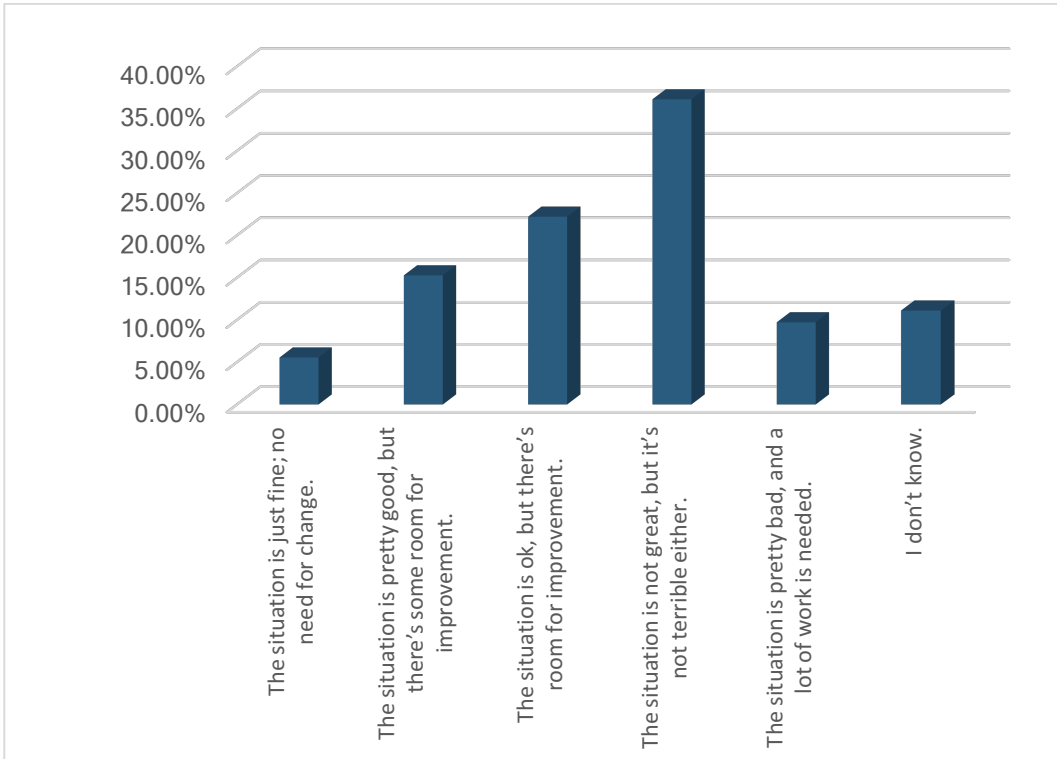
Due to time constraints, this topic was not discussed at Latino Community Meeting.

ENGLISH PUBLIC MEETING AND DISCUSSION

POLLING DATA: REGARDING TOWN COMMERCIAL CORRIDOR AND NEIGHBORHOOD CHARACTER, PLEASE TELL US WHAT YOU THINK ABOUT THE CURRENT SITUATION.

	Responses	
	Percent	Count
The situation is just fine; no need for change.	5.56%	4
The situation is pretty good, but there's some room for improvement.	15.28%	11
The situation is ok, but there's room for improvement.	22.22%	16
The situation is not great, but it's not terrible either.	36.11%	26
The situation is pretty bad, and a lot of work is needed.	9.72%	7
I don't know.	11.11%	8
Totals	100%	72

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SMALL GROUP DISCUSSION

TOPIC	SPECIFIC ITEMS OF FEEDBACK
<i>Acceptable for Increased Residential Density</i>	<ul style="list-style-type: none"> • Density is acceptable where it currently is, such as the transitional pink areas. • Density is acceptable in commercial areas. • There should be more density in the lumber yard. • More density could be added by removing the rodeo grounds and replacing it with housing. • Auto-urban residential (AR) zoning should allow triplexes because 3 units are already allowed. • Duplexes and triplexes would fit in well in the stable area and East Jackson. • Redmond Street is a good option because commercial density already exists there. • Vacant hillside areas can accommodate additional density. • The Cache corridor is a good option because it is walkable tp Downtown. • Snow King Ave would be a good option because it has resort activities. • The large parcel on South Highway 89 is prime to develop. • Taller buildings are acceptable with good design. • Apartments are okay in West Jackson and around the Post Office (#39). • More density is acceptable everywhere except areas with high ecological value. • The areas just south of Town Core are acceptable for higher density. • Second-story residential development should be added to existing commercial buildings.
<i>Unacceptable Areas for Increased Residential density</i>	<ul style="list-style-type: none"> • Town should remain stable with limited density. • Hillsides should not have additional density. • Scott Lane is already over-crowded. • The new Post Office is already congested. • The Jackson Hole High School road is already congested. • East Kelly is already congested. • There should be no new density because the Town is already too full. • South Powderhorn – too packed already • The Town Square should see no increase in density. • There should be no new density near the Cache Creek trailhead.

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TOPIC	SPECIFIC ITEMS OF FEEDBACK
<i>Additional Pedestrian Access Needed</i>	<ul style="list-style-type: none"> • The Town Square should be pedestrian-only access. • West Kelly currently has no pedestrian access and needs connectivity to the Town core. • West Broadway near the five-way is very hard to cross and has limited pedestrian crosswalks. • There are pedestrian conflicts at Buffalo way. • More access is needed in East Jackson neighborhoods and the senior center. • Kids are everywhere in Gregory Lane with very limited pedestrian walkways and crosswalks. • East Broadway has limited walkability. • Taller buildings decrease the rate of snowmelt. • West Jackson needs more walking paths
<i>Additional Roadways Needed</i>	<ul style="list-style-type: none"> • Additional roadways are needed at Tribal Trails Road. • Additional roadways are needed at Spring Creek Road. • There are limited road connections in West Jackson. • Access is needed at Hidden Hollow through the Recreation Center, making a King Street connection. • An Extension is needed at West Snow King. • Additional roadways are needed at Kelly Kink.
<i>Reinvestment or Redevelopment Needed</i>	<ul style="list-style-type: none"> • All of Gregory Lane should be redeveloped. • There is a good opportunity for redevelopment with good design in strip mall properties along west Broadway.

OPEN HOUSE

At the Open House, participants were asked to indicate the following on a map of Jackson:

- Acceptable areas for increased residential density and why
- Unacceptable areas for increased residential density and why
- Additional pedestrian access needed and why
- Additional roadways needed and why
- Reinvestment or redevelopment needed and why

All gathered feedback is outlined below.

TOPIC	SPECIFIC ITEMS OF FEEDBACK
<i>Acceptable for Increased Residential Density</i>	<ul style="list-style-type: none"> • Expand East Jackson in order to accommodate substantial percentages of additional units. Increase zoning in this area to accommodate four dwellings per lot and three single-family dwellings per lot. • Increase density in all transitional areas labeled in pink on the map. • Add more density in the County than in Town. • Increase density in East Jackson to accommodate micro units. • Increase density along the Broadway corridor and focus less on preserving that area with green space than other areas in the Town. • Increase density northwest of the intersection of North Cache Street and Broadway. • Increase density along the Broadway corridor entering Town. • Increase density in all areas of Jackson between Broadway and South Willow Street. • Increase density in all of Jackson. • Increase density south of Jackson Hole High School. • Increase density west of the Fairgrounds. • Increase density within the Fairgrounds and directly west.

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TOPIC	SPECIFIC ITEMS OF FEEDBACK
	<ul style="list-style-type: none"> • Encourage more density Downtown to promote a non-vehicular lifestyle. • Add the most density on the Broadway corridor leading into Town and on North Cache Street leading out of Town. • Increase density to auto-urban residential (AR) levels between Aspen Drive and Redmond Street. • Add density in a creative manner and consider adding it everywhere tastefully. • Add more density by the rodeo grounds, as that is already a noisy area. • Add density by allowing homeowners to add small ADUs to their property. • Do not add additional density downtown. • Move the rodeo grounds elsewhere in the County to make room for more housing.
<i>Unacceptable Areas for Increased Residential density</i>	<ul style="list-style-type: none"> • Do not increase density anywhere. • Create established neighborhood zones that would not be subject to higher-density zoning. • Do not increase development around the y-intersection, as it will make traffic worse. • Do not increase density east of Redmond Street. • Do not add density in the blocks outlined by South Cache Street, Kelly Avenue, and East Snow King Avenue as there are already parking and traffic issues there.
<i>Additional Pedestrian Access Needed</i>	<ul style="list-style-type: none"> • Create additional pedestrian access all over Town. • Create pedestrian access in any place that has increased residential density. • Create a walkway along the two southern-most blocks of South Cache Street. • Create pedestrian access between South Glenwood Street and South Millward Street. • Create a trail west of the Fairgrounds. • Create pedestrian access on the streets that do not have sidewalks around Downtown and east of the Snow King Hotel. • Create sidewalks on the northern section of all streets between North Willow Street and Moose Street. • Ensure that all roads Downtown have sidewalks on both sides of the street. • Connect Redmond Street to Cache Creek Trailhead by a sidewalk. • Create more and better walkways along Redmond Street. • Create a pathway along the northeast edge of town to the hospital and Recreation Center. • Provide sidewalks contiguous from each neighborhood to the schools and public services. • Provide better pedestrian access directly west of South Broadway. • Create a better east-west pedestrian corridor to reduce auto traffic and get commuters off of the roads.
<i>Additional Roadways Needed</i>	<ul style="list-style-type: none"> • Create a parkway along South Jackson between Powderhorn Lane and Cedar Lane. • Create a road between the northwestern tip of Jackson to the road above it. • Repave and finish all alleyways. • Expand Cache Creek Drive, as it is too narrow for the current traffic load.
<i>Reinvestment or Redevelopment Needed</i>	<ul style="list-style-type: none"> • Redevelop any areas that could eventually accommodate increased density. • Redevelop east Jackson to accommodate single-family homes and duplexes. • Redevelop all of Jackson • Redevelop the area along the Highway to accommodate four-story buildings. • Identify old housing stock that could be redeveloped to better meet current needs. • Redevelop West Jackson, as it is a wildlife migration area. • Encourage houses to redesign their exterior to a more traditional western style. • Redevelop the northern gateway to Jackson.
<i>General Comments</i>	<ul style="list-style-type: none"> • Maintain neighborhood character. • It is strange that there are so many undeveloped residential lots in Town. • No buildings in town should be three or four stories.

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TOPIC	SPECIFIC ITEMS OF FEEDBACK
	<ul style="list-style-type: none">• Do not place any public art around Town unless there is total public input before the installation.• The park on Alpine Lane is about to be too crowded.• Create a new zoning district that allows for only workforce housing.• Jackson would benefit from a “complete streets” program.• The Town should be focused on developing for people rather than cars.• All new density should be subject to intelligent design review.• Any new development should have clear offsets for its parking impacts.

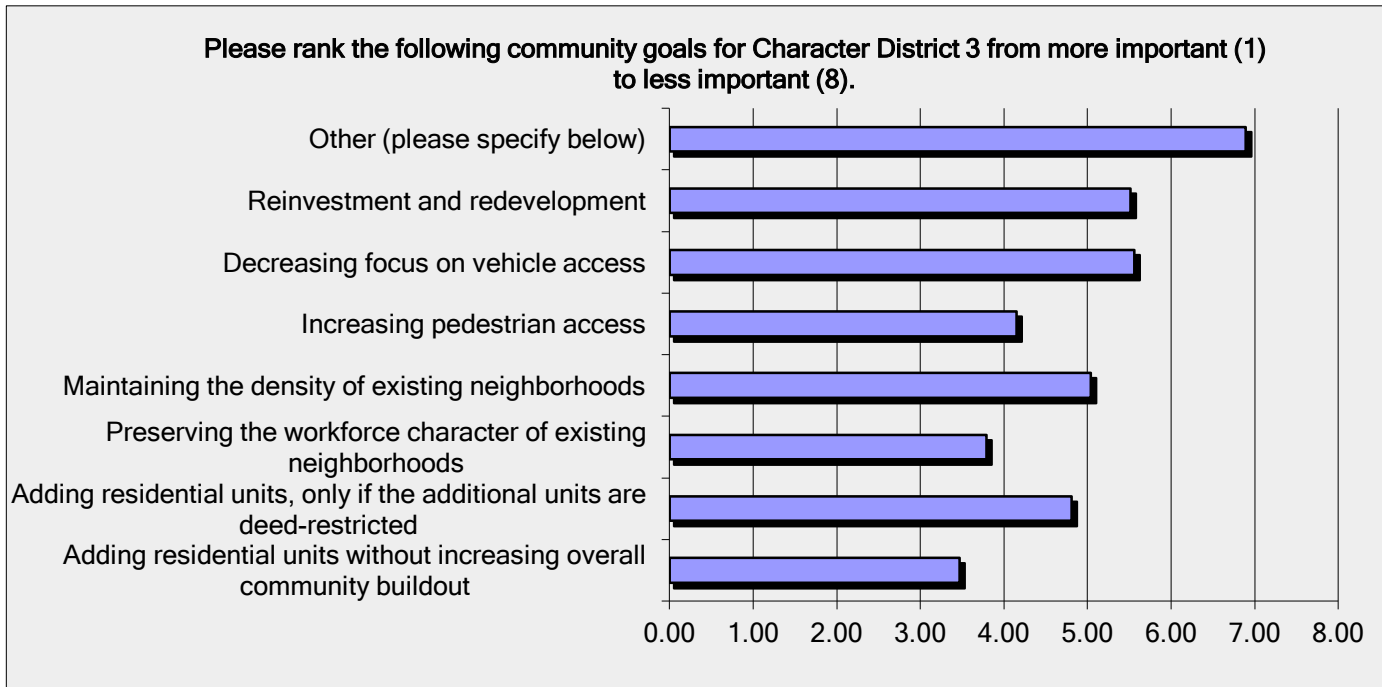
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ONLINE ENGAGEMENT

QUESTION 22: PLEASE RANK THE FOLLOWING COMMUNITY GOALS FOR CHARACTER DISTRICT 3.

Please rank the following community goals for Character District 3 from more important (1) to less important (8).												
Answer Options	1	2	3	4	5	6	7	8	N/A	Rating Average	Response Count	
Adding residential units without increasing overall community buildout	40	17	27	10	7	7	6	2	8	3.47	124	
Adding residential units, only if the additional units are deed-restricted	19	25	15	7	16	12	7	8	13	4.81	122	
Preserving the workforce character of existing neighborhoods	17	39	23	17	16	7	5	2	8	3.79	134	
Maintaining the density of existing neighborhoods	26	11	6	12	14	19	16	5	11	5.04	120	
Increasing pedestrian access	20	10	26	33	16	10	3	4	7	4.15	129	
Decreasing focus on vehicle access	1	18	9	19	19	26	17	6	9	5.56	124	
Reinvestment and redevelopment	14	15	14	13	13	10	27	6	13	5.51	125	
Other (please specify below)	17	2	3	2	2	1	6	13	13	6.89	59	
<i>answered question</i>											154	
<i>skipped question</i>											75	

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QUESTION 23: IF YOU SELECTED "OTHER" PLEASE SPECIFY YOUR COMMUNITY GOAL BELOW. (N=32)

- Increasing the height of buildings to allow more density but also making sure the development is parked on site. The survey boxes are malfunctioning, so: yes maintain the neighborhood character, no on more hotels and short-term rentals (the source of the problems everyone is up in arms over, in case you are neglecting the elephant in the room....) . Pedestrian access - sidewalks? I don't feel sidewalks are important on the side streets, being mostly quiet neighborhoods, more bike access, yes decrease focus on vehicle access, yes build more residences but only permit long-term rentals or deed-restricted. Maintain density more or less, I suppose. ABSOLUTELY NO ON REINVESTMENT AND REDEVELOPMENT IF IT MEANS MORE TOURISM RENTALS and HOTELS, ROOMS, COMMERCIAL DISTRICTS, and other direct causes of the pressures that increase our current problems.
- How in the hell do you add residential units without increasing overall community buildout??? This is so BS. All questions are geared to your ICLEI book outcome. Why run a phony survey so we think we have a say?
- Build high-density housing, such as apartments.
- Have business provide housing, especially those business that benefit from the seasonal workforce so needed in the summer
- For all of these responses, where you say pedestrian, I mean "Bike and pedestrian."
- I don't understand how you increase residential units without adding density or overall community buildout. We need more residential units, more density and building heights to at least 4 stories.
- Maintaining neighborhood density.
- Your program is flawed and won't allow me to rank.
- Waivers for FAR, LSR, parking requirements for affordable housing.
- Adding residential units.
- Maybe I missed it, but you needed to spend some time defining what these things are - what does "preserving workforce character mean" even - the dishwasher workforce or architect, lawyer workforce, because this neighborhood has both.
- This is a horrible list of priorities. We need to allow density, and they should absolutely NOT be deed-restricted. The town and county needs to get out of restrictions and enable the free market to build housing

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without ruining profit margins by requiring deed-restricted housing when people are trying to build affordable rentals. Stop trying to make lists so you can get the answer you want to here.

- Again, I am uncomfortable with the 'more important', not a lineal relationship. In my mind, my 1 through 4 are equal. The unmarked ones are nowhere close to what I feel are important. An ability to place each on continuum of important to not important would have been more meaningful.
- Moratorium on commercial development until more workforce housing is built.
- To build homes not McMansions that only 10% of the overall population can afford. And stop taking money from the rich to push their McMansion that is maybe lived in for 3 months in a year.
- Too much density in town. Let out-lying areas build more workforce housing. Hotels in the village and sporting club should house their own. Why are we housing a workforce for the Village? Backwards thinking.
- Remove vertical limits allowing for private sector construction of higher density housing units. The most expensive commodity in real estate development in the Town of Jackson is land. We should allow for as much housing to be built on each square foot of land parcel as possible. Allow for short-term rentals, with restrictions on number of days short-term rented per year. Current short-term rental restrictions lump all homeowners into "neighborhood destroying, rental market reducing second homeowners" when in fact many of us are honest, working class homeowners struggling to afford fair market housing.
- I can't rank these they are all important.
- Adding residential units (particularly family housing, multi-unit complexes) through increasing heights.
- Work/residential uses should be permitted. I am not concerned with increasing density and think neighborhoods can be maintained with increased density.
- Adding density / residential units and not considering final valley buildout numbers. Those numbers simply scare people into doing nothing.
- Density in this part of town is too much resulting in more congestion on the streets and in neighborhoods - we need to start putting working force housing outside town limits.
- Allow capitalism and basic market workings to progress. Stop trying to solve everyone's personal desires - i.e., "I just moved to town and love it and want to stay, someone needs to buy me a home" attitude.
- Stop allowing more commercial development, especially hotels and giving variances. Businesses need to provide workplace housing and should not be allowed to pay a bit more for not providing it. Taxpayers should not have to pay for other people's housing. We don't need residential units, we need studio apartments for workers. We are already overcrowded, and we don't need more tourists. There is no housing for workers now, but you continue to allow more development. This continued development is and has ruined the character of the community. Deed-restricted housing requirements need to be stricter and must include income from other sources, i.e., trusts and owing property in other parts of Wyoming or other states. Proof of continued eligibility and working at least 3/4 of a normal 40-hour work week.
- Seek a mix of housing products to increase workforce housing opportunities. Focus on pedestrian movement and keeping amenities in town to reduce impact on trails - for example, allow dogs in city parks so that trails can be closed to people and dogs seasonally as needed to protect wildlife.
- Allowing accessory units as long as required parking is maintained.
- Encourage residential development and discourage short term residential and hotel development.
- Preserve a sense of history with respect to Jackson's buildings. Require new construction to conform to traditional western architectural design (no more modern boxes) and use traditional western materials (no more corrugated metal siding). Enact ordinances and policies aimed at preserving Jackson's history.
- As a resident of the town--and a mom---I see conflicts all day every day with commercial and residential. I think we incentivize the relocation of commercial to the commercial core and incentivize restricted, more dense housing from Simpson and beyond.
- The available options are simplistic and confusing at the same time - there are numerous tradeoffs to be considered. One thing to be avoided is the heavy regulatory hand applied to achieve some social goal - such as the stated goal to "get people out of private cars".

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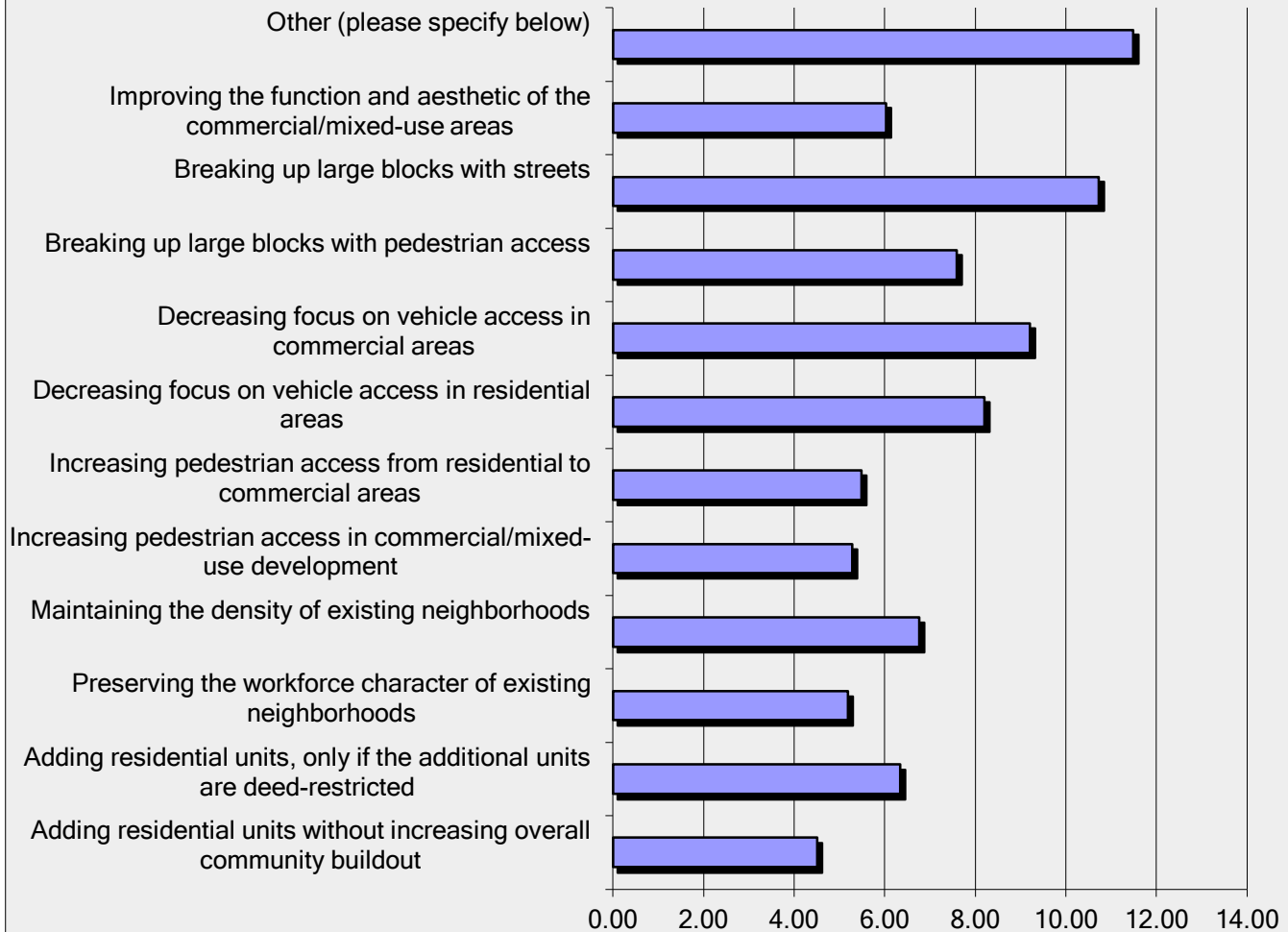
- I really wanted to answer these questions and I care very much about the character of our town neighborhoods, but these questions didn't really make sense to me. I believe in preserving SMALL TOWN, WESTERN CHARACTER.

QUESTION 24: PLEASE RANK THE FOLLOWING COMMUNITY GOALS FOR CHARACTER DISTRICT 4.

Please rank the following community goals for Character District 4 from more important (1) to less important (11).																
Answer Options	1	2	3	4	5	6	7	8	9	10	11	12	N/A	Rating Average	Response Count	
Adding residential units without increasing overall community buildout	41	20	10	1	5	4	7	7	1	3	1	2	9	4.51	111	
Adding residential units, only if the additional units are deed-restricted	19	16	7	9	5	4	9	4	4	2	7	3	11	6.34	100	
Preserving the workforce character of existing neighborhoods	12	26	24	5	1	9	5	5	3	7	3	1	7	5.18	108	
Maintaining the density of existing neighborhoods	17	13	11	9	4	0	5	5	10	9	8	2	10	6.76	103	
Increasing pedestrian access in commercial/ mixed-use development	9	11	16	20	20	8	9	5	2	1	3	0	6	5.28	110	
Increasing pedestrian access from residential to commercial areas	9	12	12	17	17	14	7	5	7	3	1	1	5	5.49	110	
Decreasing focus on vehicle access in residential areas	0	1	7	8	8	19	11	11	14	7	2	0	10	8.20	98	
Decreasing focus on vehicle access in commercial areas	1	2	3	5	5	10	12	15	13	9	5	3	11	9.20	94	
Breaking up large blocks with pedestrian access	4	3	9	13	11	6	7	14	7	12	6	1	8	7.59	101	
Breaking up large blocks with streets	0	1	2	4	6	6	5	7	10	16	18	5	13	10.73	93	
Improving the function and aesthetic of the commercial/ mixed-use areas	11	12	12	9	12	8	7	2	5	8	10	2	4	6.03	102	
Other (please specify below)	9	3	2	4	0	1	1	0	1	3	4	12	14	11.48	54	
<i>answered question</i>															134	
<i>skipped question</i>															95	

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Please rank the following community goals for Character District 4 from more important (1) to less important (11).



QUESTION 25: IF YOU SELECTED "OTHER" PLEASE SPECIFY YOUR COMMUNITY GOAL BELOW. (N=23)

- Any business that is constructed needs to include employee housing on site, not fee-in-lieu, as well as parking for that housing on site. Buildings also need to be allowed to be taller to accommodate the housing on site.
- Increase the FAR for the first floor commercial to accommodate more residential above.
- I think you should preserve the open spaces where possible. No on breaking up large blocks with streets, yes with more pedestrian or bike access. Yes on deed-restricted, no short-term rentals, no more hotel space. You could improve the aesthetic but should that really be your priority right now? I'd rank that LOW. Yes on decreasing vehicle access and promoting bike and foot access.
- We are so sick of your density increases to urbanize Jackson and hurt quality of life for resident and visitor alike. Kick out the damned illegal aliens and you would have abundant housing and workforce. You are

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hurting wildlife as all these packed-in idiots flow out onto the trails and disrupt habitat and peace for wildlife.

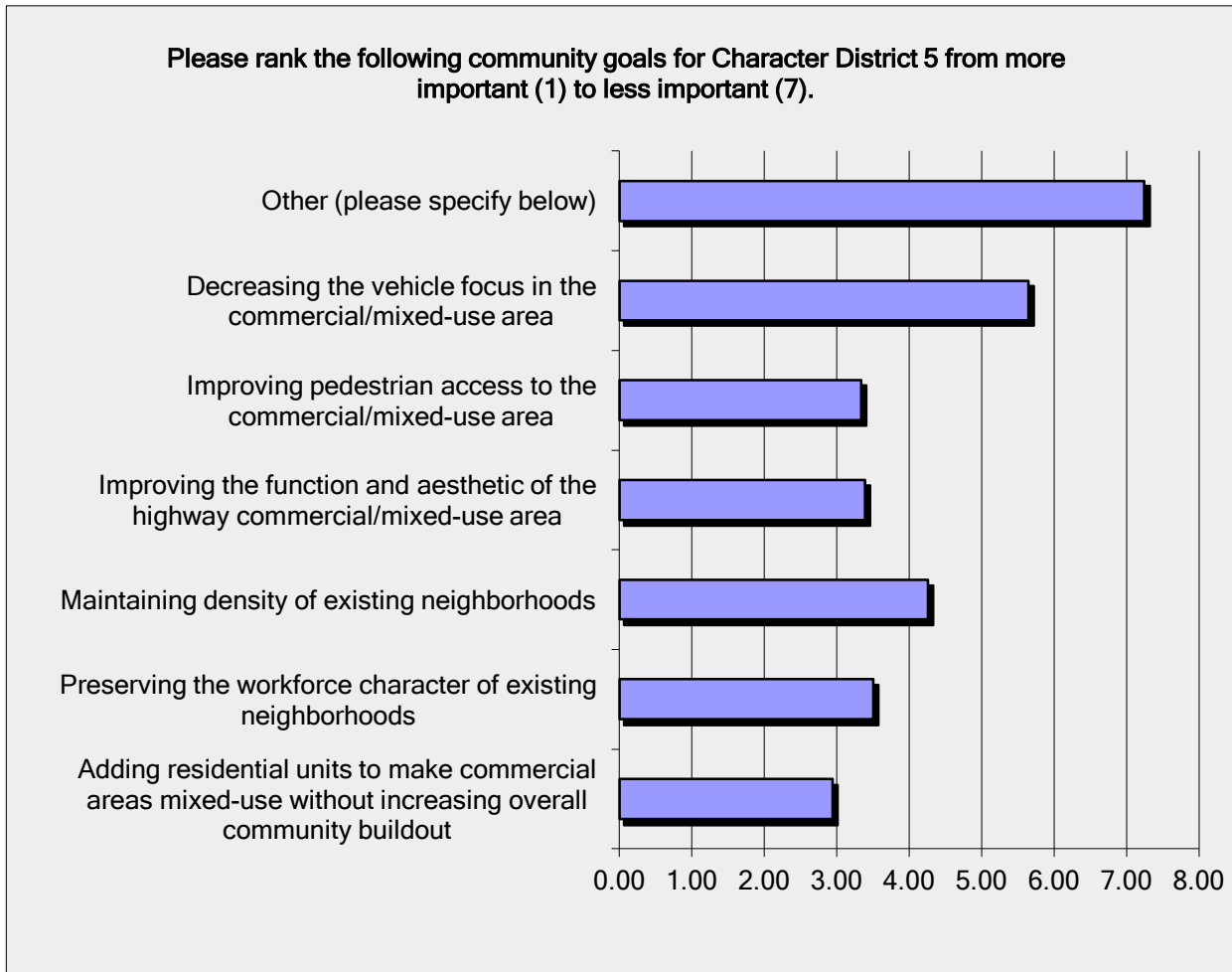
- Decreasing commercial development which is only adding to the housing problem.
- Who designed this survey?
- Higher density is not desirable in any downtown neighborhood in the town of Jackson.
- Adding residential units
- Encourage creation of neighborhoods and mixed uses. People live and work and shop and eat and walk all around Scott land now. The Grove design with units all around courtyard in middle with parking and landscaping created a great neighborhood and community. Lots of interaction with neighbors, kids all playing and dogs. Encourage more designs like this. Density and neighborhood feel works. Careful with density here though in West Jackson (I guess you call this midtown now) the areas around new post office, it already is dense and could become even more the dumping ground for density because no rich NIMBY live here to because more lower income folks. Density pockets needs to be spread around
- Again, I am uncomfortable with the 'more important', not a lineal relationship. In my mind, my 1 through 8 are nearly equal. The unmarked ones are nowhere close to what I feel are important. Other is redevelopment of strip mall pattern. An ability to place each on continuum of important to not important would have been more meaningful.
- Build real affordable housing not costing \$300k or more. The base community does not make that type of money here in work force. Most barely make \$30k a year with two people working.
- Too much density already. What about our wildlife?
- Stop allowing developers to ignore affordable housing obligations.
- Building square grid street infrastructure.
- Increasing the FAR allowing for redevelopment and workforce housing above. 3-4 story buildings are a MUST.
- Make a change to max building height. It's time to go up another story in order to provide useful, functional housing solutions in commercial zones.
- Adding density / residential units and not considering final valley buildout numbers. Those numbers simply scare people into doing nothing.
- We don't need more pedestrian access or more residential units.
- Seek a mix of housing products to increase workforce housing opportunities. Focus on pedestrian movement and keeping amenities in town to reduce impact on trails - for example, allow dogs in city parks so that trails can be closed to people and dogs seasonally as needed to protect wildlife. Maximize usefulness of town shuttle and other bus routes access.
- Adding residential units.
- Increasing bus access.
- Preserve a sense of history as stated above.
- Same as above

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QUESTION 26: PLEASE RANK THE FOLLOWING COMMUNITY GOALS FOR CHARACTER DISTRICT 5.

Please rank the following community goals for Character District 5 from more important (1) to less important (7).										
Answer Options	1	2	3	4	5	6	7	N/A	Rating Average	Response Count
Adding residential units to make commercial areas mixed-use without increasing overall community buildout	51	15	9	10	8	7	2	7	2.94	109
Preserving the workforce character of existing neighborhoods	17	31	19	13	10	7	1	7	3.50	105
Maintaining density of existing neighborhoods	17	13	11	14	12	15	4	7	4.26	93
Improving the function and aesthetic of the highway commercial/mixed-use area	13	29	25	17	14	5	1	4	3.39	108
Improving pedestrian access to the commercial/mixed-use area	14	19	30	24	12	5	1	2	3.34	107
Decreasing the vehicle focus in the commercial/mixed-use area	7	7	5	12	22	24	7	11	5.65	95
Other (please specify below)	7	2	5	0	2	4	13	11	7.24	44
answered question										129
skipped question										100

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QUESTION 27: IF YOU SELECTED "OTHER" PLEASE SPECIFY YOUR COMMUNITY GOAL BELOW. (N=20)

- Affordable workforce housing. Particularly apartments/rentals.
- Same as above. I think improving aesthetics is the least of the problems right now. Decrease vehicle focus, increase bike right of way, access, and foot traffic.
- There is horrific density already. We are completely built out in Jackson. We are over our capacity limit. This place is stinking.
- No more commercial development.
- It is vital to maintain this area's character with open space for wildlife and aesthetic, scenic value as a gateway point into town. We should not use this district as a dumping ground for development to satisfy housing.
- Affordable housing for workers.
- Provide bus service.
- Again, I am uncomfortable with the 'more important', not a lineal relationship. In my mind, my 1 through 3 are nearly equal. The unmarked ones are nowhere close to what I feel are important. An ability to place each on continuum of important to not important would have been more meaningful.
- It's a challenge because Lockhart Ranch is way too close now to residential areas. The time of ranching in Teton County is about over. Cattle farming in the valley is polluting our ground water and streams. Too close to our water supply especially private wells and streams. It's progress of our community as a whole. Gentleman cattle raisers should not be here anymore. Sorry, truth hurts.

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- Adding only workforce-restricted units, like in the other districts!
- Increase density of housing, primarily by limiting estate lots. Keep green space buffers, but have less of that green space tied up in privately owned lots. Maybe trade right to subdivide/ higher density development in exchange for key green space parcels.
- The community needs workforce rental apartments, not residential houses.
- Seek a mix of housing products to increase workforce housing opportunities. Focus on pedestrian movement and keeping amenities in town to reduce impact on trails. For example, allow dogs in city parks so that trails can be closed to people and dogs seasonally as needed to protect wildlife. Maximize bus usefulness.
- Affordable rentals or ownership units.
- Adding residential units.
- Increasing bus access and connectivity
- Preserve a sense of history as stated above.
- Add residential units to make commercial areas mixed use --and so what if it increases buildout. Type of residential housing here should be small, employee housing, maybe even emphasis on seasonal, access to busline, groceries etc.
- Same as above.
- We've allowed strange sprawl along Broadway, in part because lack of parking downtown forces things like grocery stores to the outskirts where people can park. It's becoming increasingly cluttered and congested in terms of traffic. Goals are the same as they've been in so many of these processes before: preserve small-town character. Stop looking at the area south of town as the place to put town-like density to fix the problems elsewhere. It's always been designated for rural, western open spaces, for wildlife movement and as a buffer to the congestion in town. S. Hwy. 89 during rush hours and summer is already a steady stream of cars. The community has said time and time again that we don't want South Park to become a sacrifice zone. With a little political fortitude we can remedy the policies that are creating these problems without ruining the valley.

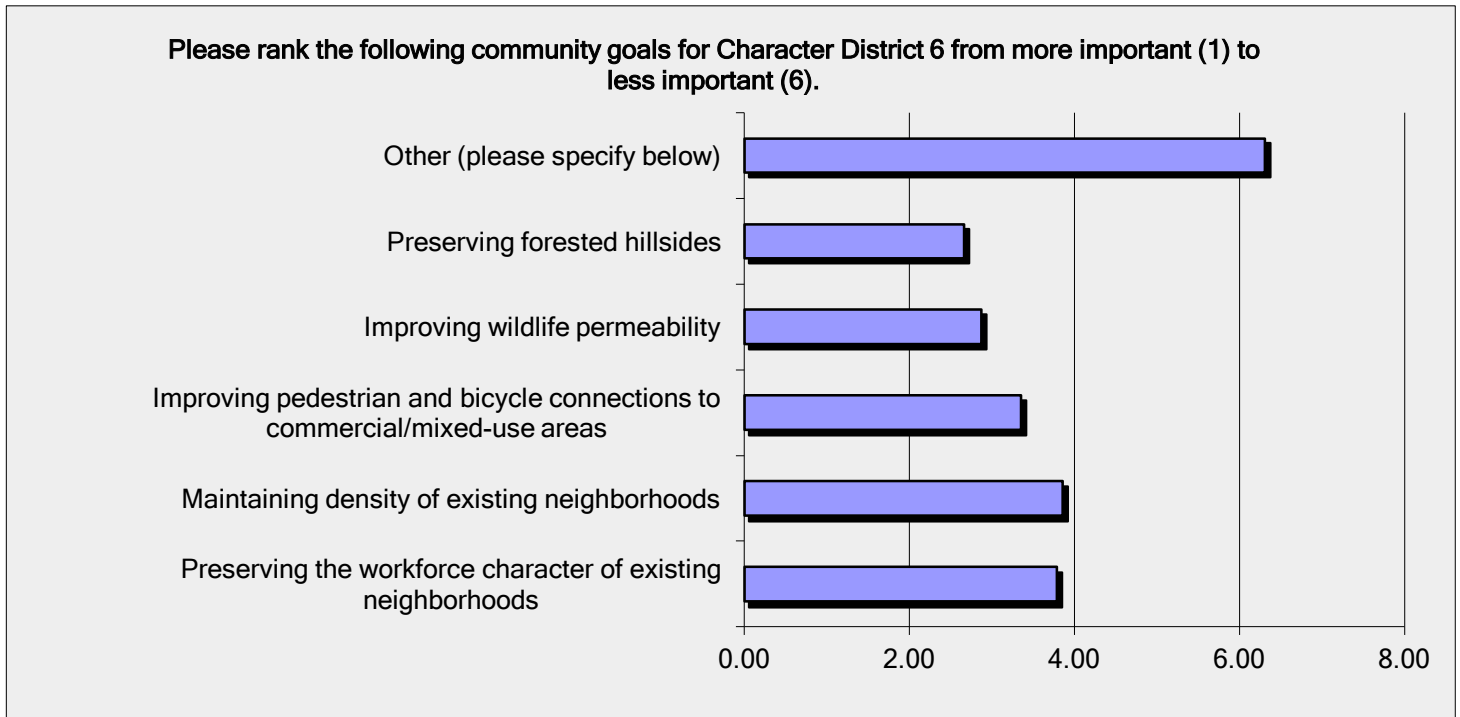
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QUESTION 28: PLEASE RANK THE FOLLOWING COMMUNITY GOALS FOR CHARACTER DISTRICT 6.

Please rank the following community goals for Character District 6 from more important (1) to less important (6).

Answer Options	1	2	3	4	5	6	N/A	Rating Average	Response Count
Preserving the workforce character of existing neighborhoods	22	10	14	26	22	1	8	3.79	103
Maintaining density of existing neighborhoods	18	13	21	25	14	2	10	3.86	103
Improving pedestrian and bicycle connections to commercial/mixed-use areas	18	16	34	10	20	3	4	3.35	105
Improving wildlife permeability	32	28	19	13	17	1	4	2.87	114
Preserving forested hillsides	27	42	13	17	6	3	3	2.66	111
Other (please specify below)	9	2	3	2	1	15	11	6.31	43
<i>answered question</i>									128
<i>skipped question</i>									101

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QUESTION 29: IF YOU SELECTED "OTHER" PLEASE SPECIFY YOUR COMMUNITY GOAL BELOW. (N=24)

- Complete Tribal Trails connector
- Maintaining wildlife permeability.
- BUILD TRIBLE TRAILS CONNECTOR
- MORE IMPORTANT: IMPROVE WILDLIFE PERMEABILITY. YES, PLEASE, PRESERVE FORESTED HILLSIDES!!!! IMPROVE BIKE/PEDESTRIAN ACCESS AND CONNECTIONS.
- Don't touch this area. This is steep and can't handle more development and density. Want more slides? Go for it!!!
- What does wildlife permeability mean? Does not make sense in the context of wildlife.
- Affordable housing for employees
- PUSH FOR TRIBAL TRAILS CONNECTOR ROAD! It's past time. It was a condition of that subdivision. They are the worst of the NIMBY people and no one solution will solve valley traffic problems--lots of little ones - starting with THIS ONE.
- Again, I am uncomfortable with the 'more important', not a lineal relationship. In my mind, my 1 through 4 are nearly equal. The unmarked ones are nowhere close to what I feel are important. An ability to place each on continuum of important to not important would have been more meaningful.
- Should not be allowed to develop on the Shills. Ridiculous that any engineered structure will hold back Mother Nature. Money has clouded and destroyed this valley in allowing buildings to be built in obviously slide areas to make a dollar for town and county. Oh what yeah we did really well allowing any buildings built at Broadway and Scott Ln. Yup brilliant move city engineers. Again all for a dollar. We don't care about human life. It will be fine take the money and pray you're dead before a huge disaster happens.
- Tribal Trails Connector.
- I don't know what you mean by improving wildlife permeability. I believe that to protect the wildlife from human conflict (which usually ends in the death of the animal) we need to find a way to route animals away from population dense areas and away from roadways.
- More density!
- Increase density with deed-restricted affordable units (ARUs, etc.)

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- Recreational access, reduce use of cars to access recreation.
- District 6 does not encompass a workforce housing area. Its primarily second / vacation homes.
- No more sidewalks and green space between street and sidewalk. The roads are already narrow enough. Few people walk. It is a waste of taxpayer money to build then have to pay for mowing grass and upkeep. Continuing to increase blacktop and pavement is damaging the aquifer by having water go into sewer system.
- Require the Snow King Resort District Master Plan be updated through the current process (current comp plan) and in conjunction with town zoning discussions. Request that the USFS conduct a full assessment prior any expansion.
- Adding residential units
- Summer housing or campsites
- Preserve a sense of history as stated above.
- Same as above
- These areas should be neighborhoods for people who live and work here - no short-term rentals.

QUESTION 30: IF YOU WERE UPDATING THE TOWN'S ZONING FOR COMMERCIAL CORRIDORS AND RESIDENTIAL AREAS, WHAT WOULD YOU DO?

- Change from auto-centric configurations to a more pedestrian and bicycle friendly configuration. Better ped and bike connectivity to schools--especially JES, and maximum lot sizes to keep density high.
- Minimal changes.
- Improve design requirements to preserve Jackson scale, western character and human scale. Require more green area and less boxy massive design elements.
- I would require all commercial businesses being constructed to include employee housing on site and require it be parked on site. I would allow commercial buildings to be taller to add increased housing. I would allow residential areas to have accessory residential units.
- Good questions!
Allow for additional density for both commercial and residential development.
- Focus on pedestrian, bikes and buses.
- Work on the aesthetics for Jackson. Establish more parks and public gathering spaces. Keep the building height to 2 stories, 35 feet. Make the building process easier, review building codes to establish what is added cost verses needed for building safety. Follow up on concept of town center as heart. Make town more pedestrian friendly. More benches and outdoor restaurants. Establish town bypass road and road connecting South Park to Highway 22 to relieve congestion. Put in a North bridge to relieve traffic congestion and safety concerns. Allow more commercial development on the West bank to relieve traffic congestion. Allow trailers back in Teton County to address housing problem or at least allow the current trailers to be updated. Keep city streets clean and plant flowers.
- Build more employment based rental apartments and condos.
- Stop commercial building
- Allow for more density if it is deed-restricted housing or affordable rentals.
- Restrict expansions of commercial corridors and expand residential opportunities.
- Stop building commercial space
- Most important thing to me is keep it both affordable and desirable for workforce-class families to live and own a house in Jackson and/or Teton County.
- I would increase commercial first floor FAR, allow 2nd and 3rd floors of rental housing. If the units are of the size in the new text amendment, then no DR mitigation. If the 2nd or 3rd floors are larger rentals or condominium, then apply mitigation.
- I WOULD PLACE A MORATORIUM ON NEW HOTELS. WE WILL NEVER GET A HANDLE ON THE ISSUES FACING THE TOWN WITHOUT DOING SO. THERE WILL NEVER BE AN END TO DEMAND TO VISIT

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JACKSON, AND IT IS NOT OUR PLACE TO RUIN THE TOWN AND THE SURROUNDING WILDLIFE HABITAT SO THAT MORE AND MORE VISITORS CAN BE HERE AT THE SAME TIME. IT CLOGS ROADS, EXACERBATES HOUSING PRESSURES, SUPPLIES DOZENS MORE CRAP JOBS (WITH WHICH PEOPLE CAN'T PAY THEIR RENT) AND LEADS TO MORE WILDLIFE DISTURBANCES AND ROADKILL....TOWN IS ALREADY A HELLHOLE IN SUMMER, AND EXPONENTIALLY MORE SO IN THE LAST FEW YEARS. I AM NOT SURE OUR ASSETS, THAT WE HAVE THE RESPONSIBILITY TO SAFEGUARD WITH THE CREATURES WE SHARE THE PLACE WITH, SHOULD SUFFER PERMANENT DAMAGE FOR SHORT-TERM FINANCIAL GAIN OF INVESTORS AND DEVELOPERS WITH DOLLAR SIGNS IN THEIR EYES. (WHILE I'M AT IT - I HAVE A HOME, BUT YOU ARE ABSOLUTELY IN THE WRONG TO CHARGE YOUR HOMELESS WORKFORCE MONEY, PLUS THE HUMILIATION OF ASKING FOR AN EMPLOYER VALIDATION - THAT IS BEYOND DISCONNECTED. YOU SHOULD BE EMBARRASSED FOR FLOATING THAT TRAGIC EXCUSE OF A PROBLEM SOLVER.) YOU NEED TO ENFORCE NO SHORT-TERM RENTALS WHERE THEY DON'T BELONG.

- Stop trying to promote more growth into an area that is land locked and has a limited ability to absorb people, traffic, and housing.
- Have a plan that meets the goals of community. Stop being reactive for every request. Speed up process. Stop exceptions and enforce rules
- STOP ALL ADDITIONAL COMMERCIAL DEVELOPMENT. THERE IS AS MUCH APPROVED AND UNBUILT AS ALREADY EXISTS. CAN'T STAFF. CAN'T PARK. WE ARE OVER-BUILT!
- Ensure residential units are prioritized over business expansion. More hotels pop up, but there is nobody to staff them. Increasing rent prices due to the lack of housing is forcing us slowly out of this town.
- Use road corridors for pedestrian sidewalks, bike lanes, bus lanes, and vehicle lanes and focus parking on private property both underground and first floor under building parking.
- Make sure there is transportation connecting residential to commercial zones to take more cars off road. Bus--hub and spoke system.
- Decrease commercial corridors and increase residential areas.
- I would add housing to thousands of employees who do not have a place to live. I would add a side walk to the hundreds of students walking on Gregory Ln.
- More residential, less commercial. Keep the existing character (unlike what has happened in the Gill addition). Mixed use is good with residential.
- Write zoning to create the maximum possible amount of residential housing for our community, both deed-restricted and free market, but not short-term rentals.
- Stop cramming so much housing in - there will be more room for parking and less traffic.
- Close loopholes
- Keep town development as the focus and not build out into surrounding areas. Maintain our character as the small town that we are, no "Aspen" development types. We are special, please keep it that way!
- Increase density. 2,411 units were taken out of the county and they need to be placed in town. Increasing density is the only way to do so.
- I would maintain existing density and not raise height limits or add lots of additional units in ANY town neighborhood.
- Rezone a good deal of commercial to residential. Yes, it will impact people who are trying to make more money. But they don't have a vested right, any more than some who buys stocks. Once property is down-zoned, building housing units will become affordable
- I would allow guesthouses and ARU's to be built in excess of FAR assuming setbacks were allowed. I would also restrict the zoning on Snow King to preserve the town hill and not allow it to become a mega resort.
- Allow more ARU's, increase density standards, and restrict areas for affordable housing
- Don't allow greater density or higher floors, keep the character of the town or else you will destroy its beauty.
- Incentives for building affordable housing, ease restrictions, build higher.

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- All of Town should not be the de facto dumping ground for density from the County. Those areas identified as stable through the comp plan process should be respected. Long-term homeowners in the NC zone in town should not be expected to embrace large-scale urban development that may be proposed.
- Far more incentive for an urban mixed use where business renters on ground level support multi-level housing above.
- Make incentives for developers to build workforce housing, and disincentivize 2nd home purchases in these areas.
- Be sure to add buffers between the two and maintain the Jackson flavor of being western
- Zoning way to suburban in nature - encourage MIXED USE - stop pretending Town is rural (let alone county) - that ship sailed - it needs to be more urban design - sidewalks, density, mixed use - more and more people moving into Town because they like the lifestyle.
Residential should be able to do higher density. Give routes for people passing through without congesting town square area. STOP REQUIRING DEED-RESTRICTED HOUSING OR HOUSING WILL NEVER GET BUILT.
- Pay attention to this survey.
- Increase community housing density throughout town, type of units will vary with neighborhood. Increased units to be protected so that they remain as community accessible housing, deed restrictions are really the only way to provides such protection.
- Allow Accessory units and garage apartments and raise building heights along places like Broadway and Gregory lane.
- Stop commercial development and propose rezoning on current undeveloped or vacant parcels to residential or mix use.
- I believe the zoning is good. The challenge is developers and city planners. We do not need more commercial spaces. We need residents places for people to live to support the top 10% of people in World who come here to visit not live. And I wish the city planners would also recognize that people migrate through here just like the Elk so why can't we use the elk refuge like the Elk. These people come here in the summer they stay on the refuge they work and then they leave when the snow flies. A lot who are temporary residents do not mind living outdoors. As we all see if you drive up to Curtis canyon.
- Keep our town character and charm. The tourist love our small-town feel. They do not want to see another resort. Stack and pack tin can housing is absurd and ugly.
- No more hotels!!!!!!!!!!!!!!
- Hold public officials accountable to landowners.... STOP CRAZY NEW DEVELOPMENTS UNTIL COMMUNITY CHARACTER CAN BE RESTORED.
- Slower growth on commercial. Focused (emergency-like) planning for deed-restricted housing that working people who make a reasonable wage (cat. 1-3 perhaps) can actually afford without having 6 roommates. Density in downtown areas that will help increase workforce housing.
- Adapt height limits to encourage development/redevelopment of more workforce housing.
- Variances of LDR's within city limits should be allowed on a case by case basis. Square footage LDR's should have exceptions to existing requirements if footprint of existing structure is maintained. We must focus on those that live here for a change, rather than always putting the visitor first. The latter has gotten nowhere but further in the hole in the past several years. Livable for locals should be where it is at.
- Stop building
- Increase FAR and allow more ARU's
- Make it easier for private entities to build housing by reducing LDRs and deed restrictions
- Greater height allowances 5+ stories commercial
- No more visitor lodging. We don't have the infrastructure, services, and other resources to accommodate the impacts from our current visitor carrying capacity.
- Embrace Alpine and Victor as part of our community and stop the density in JH, and the affordable housing boondoggle.
- I would try to figure out a way to contain the tourism flow so that it does not continue to negatively impact neighborhoods. Also, the zoning that is in place has been achieved via a great investment of time and

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money and it needs to be enforced. I am not in favor of taking away the rights of property owners, but they ALL need to operate within the boundaries of what has been set. I would not allow overnight camping/RV parking on streets, parking lots, or pull-outs without issuing the camper a fine. If they want to avoid paying for a camping site they should have to pay the city/county instead. I also believe you need to enforce the existing zoning laws and not allow RV overnight charged for parking in areas that are not zoned for it and are not permitted for it. This is currently taking place. The offending business was never grandfathered as a trailer park or a campground. The fact that the city has turned a blind eye and allowed one business to violate the law while holding other businesses accountable is a very unfair practice. If you are going to allow one person/business to illegally rent parking space to RV units for profit without proper zoning or permit then you need to allow that for everyone. If a private citizen is parking an RV on their own property for personal use, it should be allowed.

- I would focus more on smart density, allowing for better maneuverability throughout town and access to basic needs for everyone in town.
- Move away from the form-based code template. It does not work with the Community of Jackson. The rubber stamp template does not take into account the existing unique and historic conditions. Increase floor area ratios and densities. Allow for some higher story structures. Incentivize underground parking in new developments. Integrate the design review committee with planning review and approval in one cohesive step. Plan and construct parking structures that can absorb the demand. Provide for tour bus parking. Provide for a park and ride system with the Bus barn and Start system to lessen the parking demand for local workforce commuters. Increase the employee housing requirements for institutional and non-profit organizations. Stream line the development plan and building permit review process. Provide enough qualified staff to process planning and building permit applications. Revise the LDRs to reduce the time of planning reviews and the public review process.
- Major up-zone as long as it all goes to deed-restricted units, mostly affordable (income restricted) - whether that's ARUs, a bonus floor / density, or however you want to do it. We need more housing, BUT if it isn't restricted, then long-term it won't be in the workforce. I really think ARUs are the best option to add density without changing the feel of a neighborhood (and if you need more parking, then allow on-street winter parking!). But there's plenty of room for 2-3 story multifamily buildings too.
- Make it possible to build 3 and 4 story multipurpose retail/business/residential units.
- Limit heights and maintain wildlife permeability
- Make it safer and easier for pedestrians to walk from place to place.
- Increase density of housing, make a walkable city, provide easy to access grocery shopping without cars
- Government oversight - Make requirements simpler, make decisions faster, be as consistent as possible. Federal government appears to have residential property east of St. John's Hospital that is not densely developed-could homes be built on this property and rented by town employees? (teachers, police, firemen, etc.)
- More density, less parking, allow on-street parking in the winter, more pedestrian access, four stories. . .
- Stop cramming the buildings so tight. By doing this, there is no room for snow storage, safe vehicle and pedestrian traffic or parking! Gee, that might solve some of the issues mentioned above - like parking! Stop trying to build out to ever corner of a property (yes, I get it - maximize a dollar). What happened to the western character of Jackson?
- Pull back on increasing density and traffic, redevelop where possible with privately built apartments and some necessary commercial.
- NO increase in commercial areas. Not allow any more commercial development for at least 2 years. Then any development that gets approved, must provide housing for at least 90 % of their employees. Rental units should be studio or 1 bedroom apartments. No short-term rentals outside of resort area. Maintain densities of residential areas. Do not allow variances, especially to commercial development. The owners know what they could build when they bought the property and they need to follow the requirements. Make sure that residential building permits follow both the town and any neighborhood covenants/ HOA.
- Allow increased density with increased pedestrian connectivity in core areas and nodes (I think area around the new post office is a great example - good increase in density but need to bring up non-single-

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occupancy vehicle access/modes). Think about strategic green spaces near/part of denser workforce housing products and purposefully allow dogs. We need to take the pressure off surrounding public lands especially in the winter.

- I would ensure wildlife permeability.
- Make a decision and stick to it. Stop catering to the powerful and wealthy people who may or may not live here 6 months of the year.
- Slow down the building of dense residential areas.
- Increase FAR, Eliminate housing mitigation rates.
- Put a moratorium on hotel and short-term commercial development until housing supply meets community goals. No affordability requirements for all residential developments to increase overall housing supply making housing more affordable for all. This would expand the town and county tax base and reduce the need for additional taxes.
- Provide access to summer camping sites or affordable housing for summer employees.
- Beyond saying that the zoning should support historic preservation, less density, the personality of our neighborhoods, and housing of essential government employees, I don't think I'm qualified to answer this. I don't know enough about zoning options.
- I would incentivize the relocation of commercial scattered throughout residential neighborhoods and push it toward the commercial core. I would incentivize dense restricted residential development throughout town and double down on pedestrian safety. We need to be real that mixed residential and commercial development increases conflict and decreases safety.
- More pedestrian corridors and car-free zones, especially downtown, would be great.
- Back Off and let private enterprise build or use their property in a way beneficial to the community and to preserve the freedom and western heritage of this area.
- Residential areas should maintain their current character. We should NOT be allowing any more commercial zoning - there is more than enough of the books, and our residential/commercial development is clearly out of balance already. Downzone commercial when and if possible. There's so much pressure to up-zone to fix problems that are based on prior up-zoning and/or not having the strength to enforce what we've known for decades about parking and housing policies, etc. Let's do it right, and say no once in a while, particularly to policy exceptions and rampant commercial development.
- Allow 3-story buildings in certain areas. No more new hotels.
- Concentrate on preserving wildlife