

Stakeholder Interviews

Jackson/ Teton County Comprehensive Plan Facilitation

Facilitated By: Bruce Meighen, AECOM
Prepared By: Megan Moore, AECOM
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AECOM; Bruce Meighen, Megan Moore

Interviewees:

Mark Barron, *Town of Jackson Mayor*
Bob Lenz, *Town of Jackson Councilor*
Greg Miles, *Town of Jackson Councilor*
Mark Obringer, *Town of Jackson Councilor*
Melissa Turley, *Town of Jackson Councilor*
Ben Ellis, *Teton County Commissioner, Chair*
Paul Perry, *Teton County Commissioner*
Hank Phibbs, *Teton County Commissioner*
Andy Schwartz, *Teton County Commissioner*
Paul Vogelheim, *Teton County Commissioner*
Barb Allen, *Town of Jackson Planning Commissioner*
Forrest McCarthy, *Former Teton County Planning Commissioner*
Armond Acri, *Save Historic Jackson Hole*
Dave Barrett, *Teton County Resident, Wilson*
Rich Bloom, *Teton County Resident, South Park Area*
Jean Barash, *Teton County Resident, Wilson*
Kristy Bruner, *Jackson Hole Conservation Alliance*
Dan Butcher, *Chairman, Energy Efficiency Action Board*
Rob Cheek, *Commercial Realtor*
Bill Collins, *Local Planning Consultant*
Candra Day, *Vista 360°, Inc.*
Patti Ewing, *Town of Jackson Resident, East Jackson*
Tim Fuchs, *Wyoming Game and Fish*
Carrie Geraci, *Arts*
Peggy Gilday, *Blue Ribbon Housing Panel*
Gregory Griffith, *Teton County Resident, Aspens Area*
Bruce Hawtin, *Latino Resource Center*
Anne Hayden-Creswell, *Jackson Hole Community Housing Trust*

Steve Kilpatrick, *Wyoming Game and Fish*
Hal Hutchinson, *Board Teton County Housing Authority*
Gail Jensen, *Teton County Resident, North of Town*
Clarene Law, *Former State Legislature, Town of Jackson Property and Business Owner*
Dave Larsen, *Blue Ribbon Housing Panel*
Cody Lockhart, *Teton County Ranch Owner, South Park*
Kelly Lockhart, *Teton County Ranch Owner, South Park*
Terri Marino, *Habitat for Humanity*
Jennifer Mayfield, *Blue Ribbon Housing Panel*
Brad Mead, *Teton County Ranch Owner, Spring Gulch*
Tim O'Donoghue, *Executive Director, Jackson Hole Chamber of Commerce*
Larry Pardee, *Town of Jackson Public Works Director, Jackson Hole Energy Sustainability Project*
Susan Powell, *Wyoming Game and Fish*
Bill Resor, *Teton County Ranch Owner, Moose-Wilson*
Jonathan Schechter, *Sustaining Jackson Hole*
Pegi Sobey, *Jackson Hole Conservation Alliance*
Tracy Stevens, *Wyoming Game and Fish*
Nancy Taylor, *Jackson Hole Conservation Alliance*
Stephanie Thomas, *Town of Jackson Resident*
Kathy Tompkins, *Town of Jackson Resident, West Jackson*
Becky Tillson, *Jackson Hole Conservation Alliance*
Estella Torres, *Latino Resource Center*
Brooke Walles, *Teton County Resident, Wilson*
Christine Walker, *Teton County Housing Authority*
Tim Young, *Friends of Pathways*

Stakeholder Interview Summary

Comprehensive Plan Document:

- Determine how to revise/ strengthen Indicators
- Support **PAM** (predictability, accountability and measurability)
- Determine process for adopting the FLUPs
- Develop a plan that has full community support
- Involve the demographic of the community that hasn't been heard; encourage a wider range of public input
- Understand the policy decisions that have directed current development forms
- Create a plan that's cleaner, crisper and more focused
- Keep the Comprehensive Plan at a higher, visionary level
- Recognize that Change will occur – comp plan needs to guide how that occurs based on values
- Should create a plan that is beneficial to both Town and County, and should let both make decisions individually that affect only one jurisdiction
- Identify specific strategies for growth and preservation
- Focus on creating a plan that is easily implementable
- Create a plan that is action-oriented and will not sit on a shelf; community needs to understand it; understandable, relevant and easy to use; forward-thinking, encompassing the future
- Remind community of the things to celebrate

Open Space/ Wildlife Element

- Wildlife, open space, natural and scenic resources are THE most important aspect of this community; all other elements should be developed and based off this value
- Recognize values and degrees of Open Space; riparian, critical habitat, etc.
- Encourage conservation easements to protect for perpetuity
- Identify incentives for land owners to conserve land; transfer of development rights, open space taxes, clustering, direct acquisition, purchase of development rights, Planned Residential Development (PRD), non-contiguous PRD
- Natural Resource Overlay and Scenic Overlay should be updated/ created to provide guidance and to prioritize sensitive areas
- Address impacts to wildlife

Town Density

- Development rights should not alter character of the Town
- Commercial development rights; could those be converted to residential?
- Capitalize on and expand special events
- Re-institute the integrity of neighborhoods
- Identify appropriate development patterns and relationships

Housing

- Housing for workforce; not just affordable housing, but attainable housing for Jackson employees
- Preserve a community that focuses on its workforce
- Focus on smaller lot housing
- Identify and address rental opportunities
- Create a more cohesive unit between Habitat for Humanity, the Housing Trust and Housing Authority
- Develop design guidelines for multi-family housing to increase predictability

Growth

- What makes growth acceptable?
 - Honor development rights, while clustering new development as close to existing infrastructure as possible
 - Nodes still make sense, especially if this occurs adjacent to existing development
 - Cannot down-zone property; development rights and existing entitlements would need to be honored
- Illustrate what could occur with today's entitlements
- Illustrate that everything that the community is trying to protect will be eroded far more quickly without recognizing that change will happen and plan for it
- Identify patterns of growth that aren't working
- Preserve the community's rural character
- Identify development patterns that would be consistent with current patterns and character
- Address outside factors that affect growth and preservation

Economic Development

- Reposition Jackson as an international tourism destination
- Geo/ eco tourism
- Fill the void that's left from the construction trade leaving
- Create zoning to drive targeted industries and jobs
- Provide for economic diversity

- What type of economy is Jackson going to become?

Transportation:

- Create redundancy throughout the system
- Limit transportation usage by limiting roadway size
- Increase density to support transit
- Create a plan with realistic expectations for transit usage
- Enhance coordination with federal agencies