



Rural Area LDR Update Concept Testing Phase Public Comment as of 9/4/13

On August 9, 2013 Staff released for public review concepts for rural area zoning, incentives and other conservation tools. These concepts were developed based on the analysis of various tools complete by staff, stakeholders, the Planning Commission and Elected officials in April. Based on the public comment gathered, the concepts will be developed into Land Development Regulations for the rural areas of the community.

A number of methods of comment were available to the public. The comments received via each method are below:

Drop-In Workshop comment	page 2
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Drop-In Workshops

***August 14 & 15, 2013, 11 am – 6 pm,
Board of County Commissioners' Chambers***

Format

On August 14 and 15 Staff and Logan Simpson Design hosted drop-in style workshops from 11 am to 6 pm. Attendees were greeted by a member of staff and given a brief explanation of the process to date and the workshop format as well as the major changes represented by the concepts. After their introduction, attendees were able to review the rural area concepts provide comments and see and hear other attendees' comments. Attendees were also able to rank the effectiveness of each concept in implementing the Comprehensive Plan policies. Staff was available to answer questions. Because the workshops were held at the beginning of the comment period, they served as more of an educational opportunity than a vehicle for collecting a lot of comment.

Over the course of the two days 51 people attended the workshops.

Comments

Comments were written in bullet form on flip charts or boards in near each concept so that attendees could see other attendees' comments.

Zoning

- Zone for cows
- Not advocate for NC-SF → 1/35 but acknowledge would achieve comp plan goal
- Pr does not allow for sustainable ag business operations
- Clarify home occupation vs. home business
- CN-2 – institutional uses should be specific to neighborhood context
- Use transition zones/clustering to protect and mitigate ag. operations
- Buffer/protect residential areas from adjacent ag. operations
- Basement exemption doesn't increase impacts → doesn't need to be included in 8/10
- Consider different noise thresholds for different rural residential/ag character
- Use of Preservation & Conservation is confusing w/ comp plan terms
- Conditional Inst. Use in CN-2 show [rest of line cut off from image] be a case-by-case evaluation of community desire
- Ag. operations should have same setbacks as residential properties (for center pivots, etc.) – not up against property lines – visual impacts
- Consider size limits on center pivots, ag. equipment where near residential – should match the scale of property/context
- CN-2 – only when ag matches scale of surrounding community
- Think about zoning like water: first in time have different rights
- In CN-2 – any ag. land that sells should be able to stay in ag. as primary use
- CN-2 – institutional uses – daycare OK, churches & schools not OK, needs to be low impact, parks not OK

- Allow – small home business, horse property, ag uses [word cut out of image] houses should be allowed for all zones
- Sunset clause on grandfathered small parcels that don't fit desired character bonus/incentive to recombine
- Disallowing basements is a taking – if I have 4k house which today I can have an addition, however under this scenario, my 4000 of basement precludes me from doing an addition
- Rational for no basement = job creation – we don't want to create jobs?
- Is Land Trust doing a bad job? Why not have all conserved land fold into Land Trust to manage. They have funding & a rigorous monitoring, that way county saves money.
- Make it clear that short term rentals of guest houses not allowed
- CN-2 – must allow workforce housing

Incentives

- Loss of 3rd unit for tax deduction/incentive that was free
- On 160 cannot do 6
- Like noncontiguous because get to keep 1 unit per lot
- Should be able to locate units in different locations/shift into complete NBH's
- Clustering should not be in 1 place on-site
- Could down zone some character districts in order incentive
- Like all agriculture tools
- Like gravel as agriculture right
- Noncontiguous clustering needs to have better clustering
- Don't need same amount of services/infrastructure for 2nd homeowners
- Noncontiguous PRD – not many areas where density could actually be sent
- Large landowners should not be restricted in how they can use their property
- Landowners using non-contiguous PRD (1 DU on 35 acre site (9 DU's transferred out) should NOT also get an ARU on site)
- Bonus should be based on economics of today 9 isn't the #
- 5000 SF too large for a guesthouse
- Make sure receiving areas ID'd at same time multiplier, etc are applied (noncontig. PRD)
- On 35 ac Lot/Guest House Bonus – need to cluster on least sensitive area to get bonus or contribute to off-site preservation or take house size down & up it for conservation
- On NC-SF to CN-1 → offer incentives to consolidate Lots to get 35 acre bonus - same to due 35's
- 9x multiplier, where you allow 1 house still per 35 does not work without significant clustering
- Mechanism for guest/support houses to be rented to workforce instead of visitors
 - Don't change basement def. – cont as is.
- Setbacks on 35 acre?
 - Like noncontiguous PRD – better clustering

Other Conservation Tools

- Continuation of ag. is a business model
- Public scenic preserve trust too vulnerable to public opinion – don't want to spend public \$ on lawsuits – public funding is good, responsibilities should not fall solely w/ donors (drivers & cyclists on 390/22, voters, etc. all receive benefit & should contribute)
- Process for reasonable uses to support ag. operation should be less costly in time and money

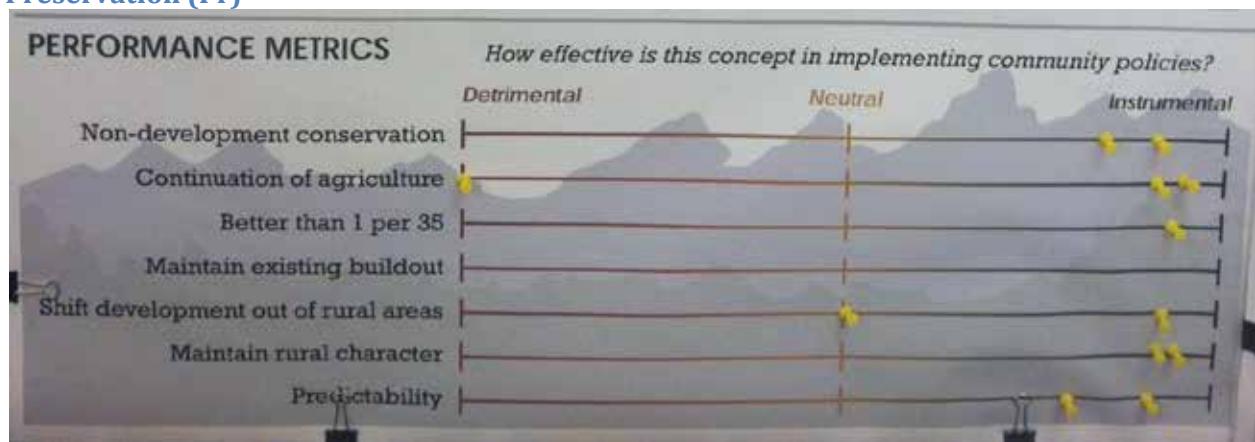
- Allow 1 → 1 transfer rural to town
 - Think details from PPLP
- Balance ag allowance/exemption with what it means in future if split off
- Don't force subdiv.
- Estate planning options – critical for Ag.
- Apply logic in instances where roads bisect parcels
- Integrates dev. process & water rights
- Under Def. of Ag. Parcels do need to be in common ownership or contiguous
- Support cont'd exemptions for Ag. Ops. Protect & Defend ag from adjacent res. dev. – incl. noise, light, dust, equip. hours, sprinklers, smell, flies, ATV
- No permits for hay barn, silos, grading, ditches
- Define further how much ag. vs. other uses
- TCSPT – seems redundant w/ existing private entities. Not best use of public \$
- Make sure ranch employees can be easily housed on site – e.g. fee relief
- A property owner "can" hold their own conservation
- Do not need TCSPT
- Like Ag. Promotion concept
- Add ag. support uses to ag. accessory use

Performance Metrics

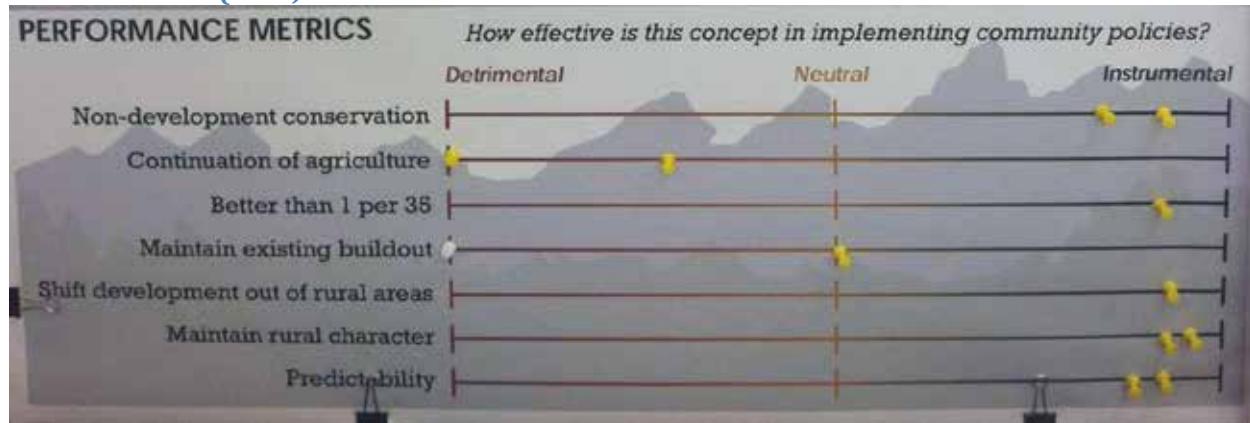
A performance metric allowed attendees to evaluate the effectiveness of each concept in meeting the Comp Plan policies most relevant to the rural areas of the community. Attendees were prompted with the question, "How effective is this concept in implementing community policies?" and asked to answer with pushpins on a scale of detrimental to instrumental.

Zoning

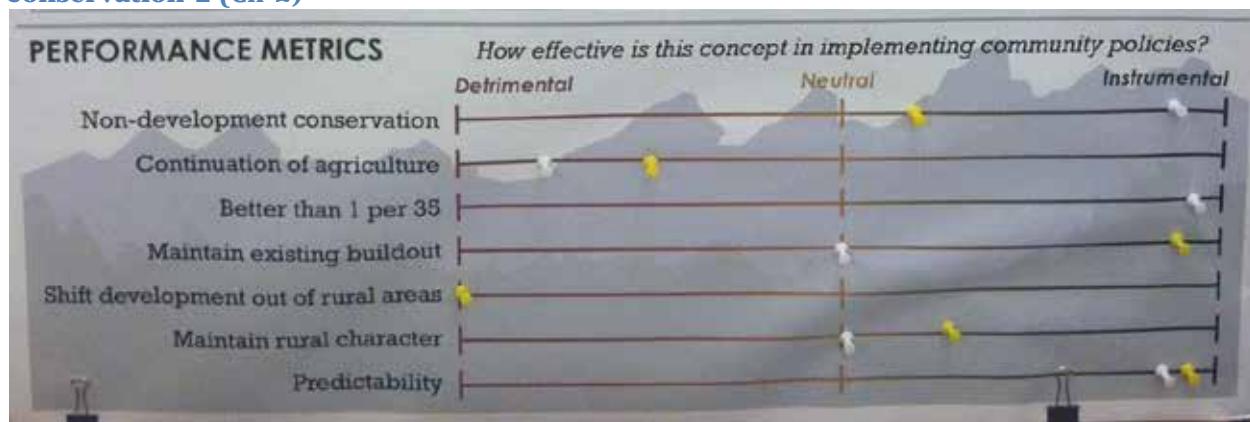
Preservation (Pr)



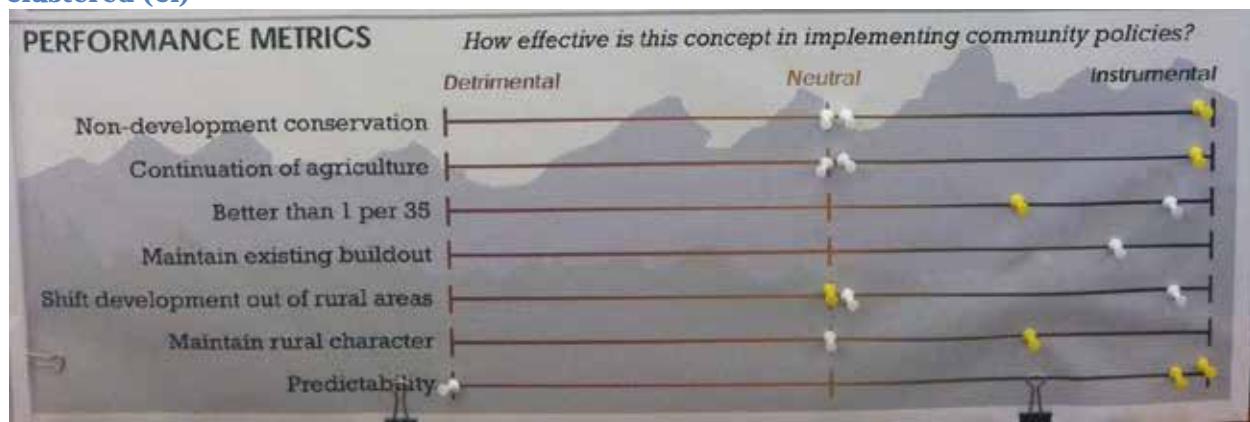
Conservation-1 (Cn-1)



Conservation-2 (Cn-2)

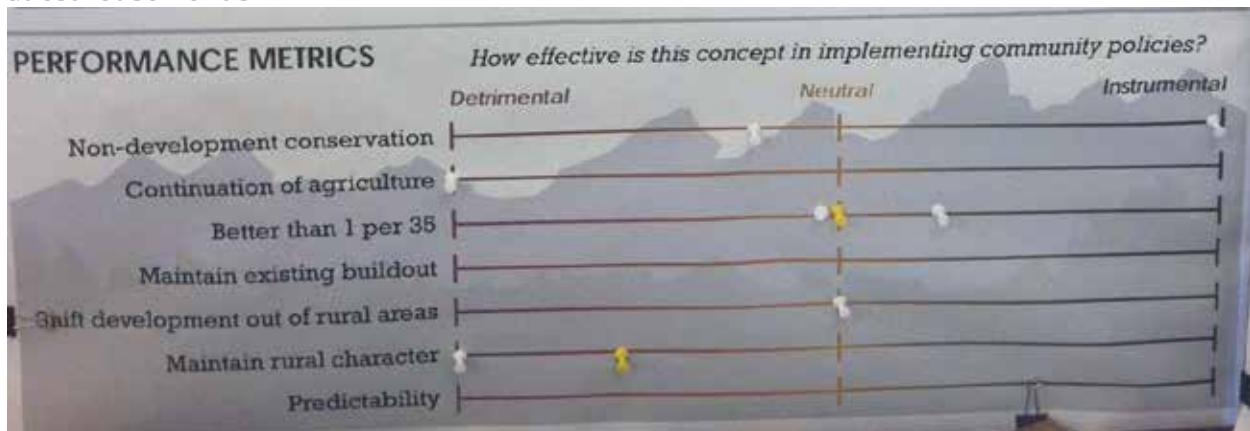


Clustered (Cl)

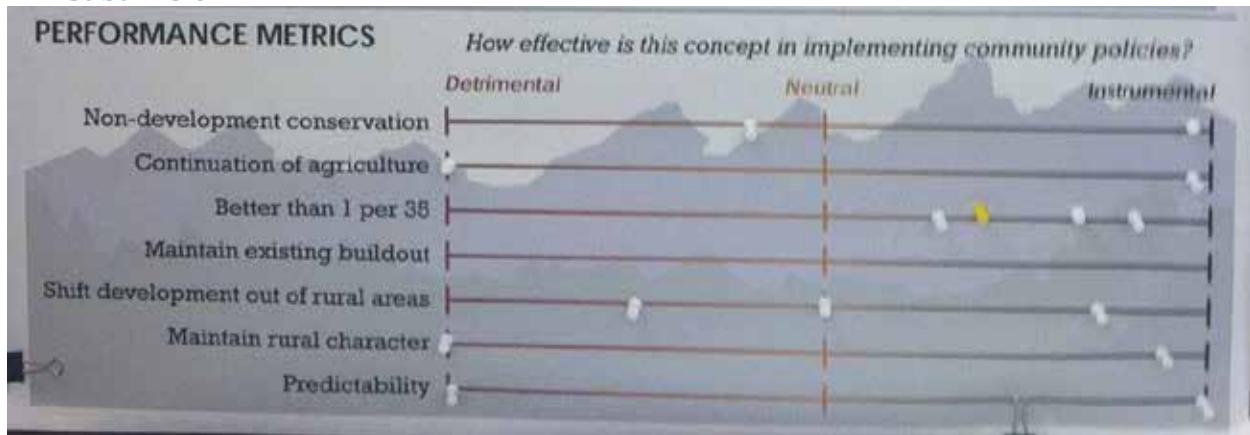


Incentives

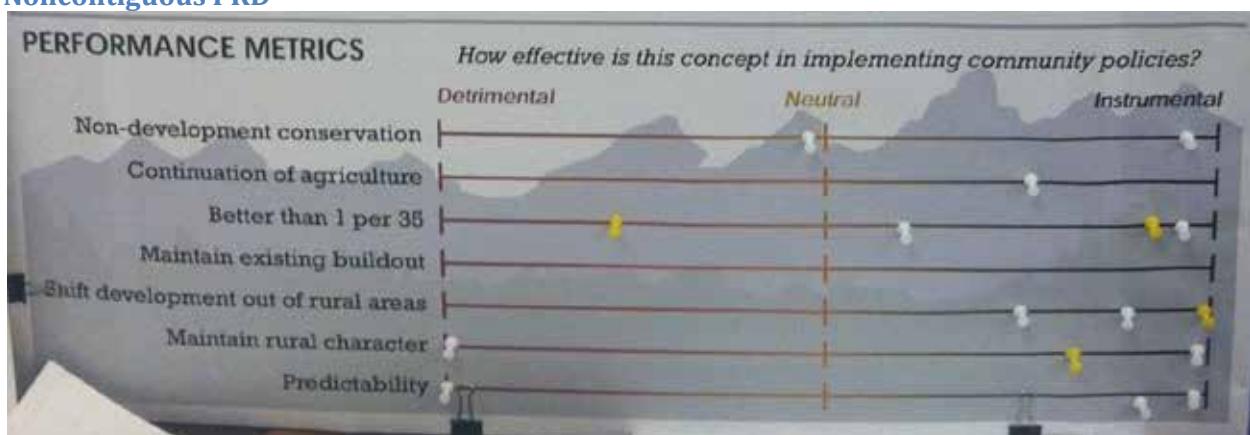
Guesthouse Bonus



PRD Subdivision

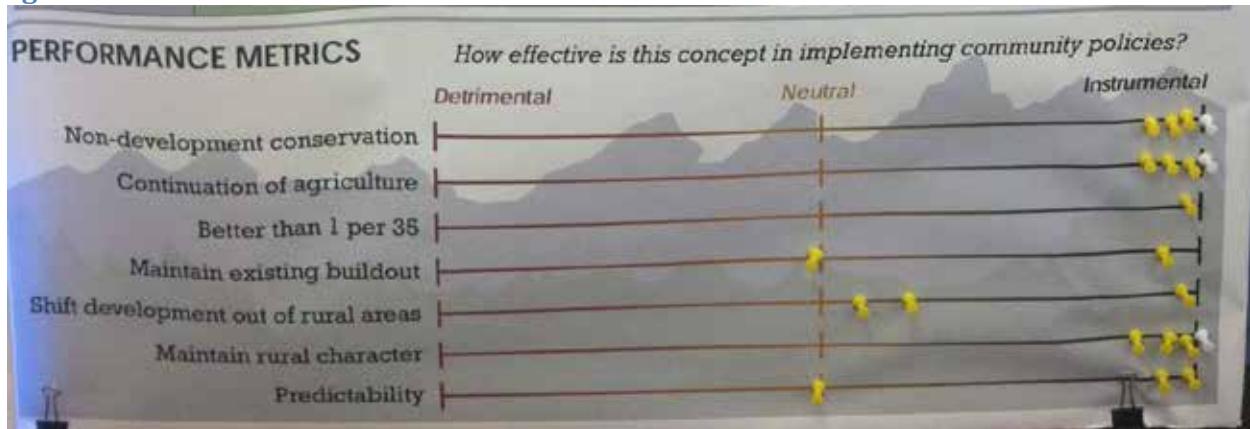


Noncontiguous PRD

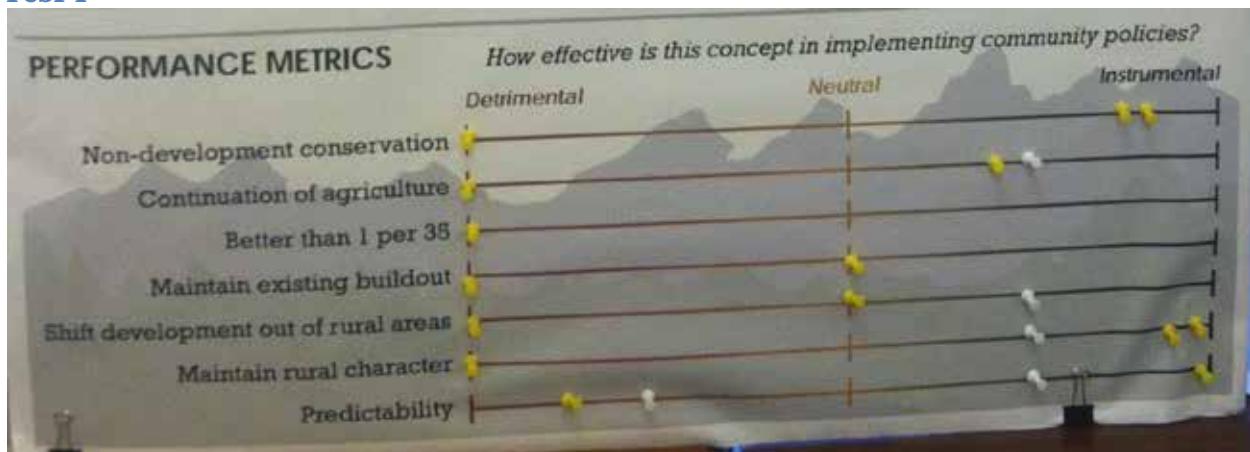


Other Tools

Agriculture Promotion



TCSPT



Online Workshops

Launched August 9, 2013

Comments through 3:00pm, September 4, 2013

Format

The online workshop was designed to mirror the physical workshop held August 14 and 15. Users could review all of the same material and had the opportunity to provide comments as well as rate the performance of each concept in implementing the Comprehensive Plan. The benefit of the online workshop was users' ability to indicate on an interactive map where various concepts should be applied and see in real time what effect their decisions would have on the Growth Management Program targets.

Use

The online workshop was often visited. As of Friday August 30, there had been 375 unique visitors to the site. Of those 219 went to the zoning page, 89 to the incentive page, and 79 to the other tools page. At that time only 46 comments had been submitted. Since then another 73 comments were submitted, indicating a lot of traffic following the compilation of these statistics.

Not everyone that visited the website submitted comments. 119 comments were submitted. Some of these were a single user submitting their comments on various aspects of the website at various times. Many of the comments were text only with no use to the performance Metrics or mapping. Use of these website functions is detailed below.

Performance Metrics:

A performance metric allowed online workshop users to evaluate the effectiveness of each concept in meeting the Comp Plan policies most relevant to the rural areas of the community. The scale used was based on the prompt, "How effective is this concept in implementing community policies?" An answer of detrimental was scored -2, while an answer of instrumental was scored 2, users could also rate the effectiveness as -1, 0 or 1 to represent values in between the extremes. The tables below show the average rating of each concept based on those that rated the concept. The number of website users that rated the concept is also shown.

Zoning

Average Effectiveness Rating of each Zoning Concept by Comp Plan Policy				
	Pr	Cn-1	Cn-2	Cl
Non-development conservation (Policy 1.4.a)	0.62	0.3	-0.17	0.21
Continuation of agriculture (Policy 1.4.b)	0.57	-0.26	-0.31	0.35
Better than 1 per 35 (Policy 1.4.c)	0.35	0.09	-0.03	0.35
Maintain existing buildout (Policy 3.1.a)	0.6	0.33	-0.18	0.1
Shift development out of rural areas (Policy 3.1.b)	0.4	0	0.24	0.1
Maintain rural character (Policy 3.1.c)	0.59	0.22	-0.15	0.25
Predictability (Policy 3.3.c)	0.65	0.22	0.13	0.15
<i>number of completed metrics</i>	21	23	34	20

Incentives

Average Effectiveness Rating of each Incentive Concept by Comp Plan Policy			
	Guesthouse Bonus	PRD Subdivision	Noncontiguous PRD
Non-development conservation (Policy 1.4.a)	0.45	0.6	0.65
Continuation of agriculture (Policy 1.4.b)	0	0.4	0.33
Better than 1 per 35 (Policy 1.4.c)	0	0.82	0.89
Maintain existing buildout (Policy 3.1.a)	0.18	0.1	-0.3
Shift development out of rural areas (Policy 3.1.b)	0.18	-0.3	0.7
Maintain rural character (Policy 3.1.c)	0.58	0.5	0.2
Predictability (Policy 3.3.c)	0.5	0.18	-0.5
<i>number of completed metrics</i>	11	10	10

Other Tools

Average Effectiveness Rating of each Tool Concept by Comp Plan Policy		
	Agriculture Promotion	TCSPT
Non-development conservation (Policy 1.4.a)	0.8	0
Continuation of agriculture (Policy 1.4.b)	0.7	0.27
Better than 1 per 35 (Policy 1.4.c)	0.8	0
Maintain existing buildout (Policy 3.1.a)	0.4	0
Shift development out of rural areas (Policy 3.1.b)	0.3	0.2
Maintain rural character (Policy 3.1.c)	0.8	0.1
Predictability (Policy 3.3.c)	-0.1	-0.4
<i>number of completed metrics</i>	10	10

Mapping

Zoning

For the zoning concepts users were able to indicate which zoning concept was most appropriate for a give Character District subarea or portion of a subarea. The name of the Subarea or portion of a subarea is listed as well as the subarea number. The highlighted number in the table below represents the highest value for each subarea. ("n" represents the number of users that submitted an opinion on the subarea)

Choose a zoning concept for each region on the map						
	Pr	Cn-1	Cn-2	CI	Existing	n
North Westbank Riparian (8.1.a)	1	2	6	4	1	14
Solitude Area (8.1.b)	0	2	7	2	1	12
Snake/Gros Ventre Parcels (8.2.a)	2	7	1	1	1	12
South Westbank Riparian (8.2.b)	2	7	1	1	1	12
South Park Riparian (8.2.c)	9	0	1	1	1	12
Snake/Hoback Parcels (8.3.a)	7	0	2	2	1	12
Hoback Subdivisions (8.3.b)	0	0	10	2	1	13
Hog Island River Corridor (8.3.c)	1	0	8	2	1	12
Canyon Club (8.3.d)	0	1	2	8	1	12
Airport Subdivisions (9.1.a)	0	0	8	3	1	12
Wilson Area Ag (9.2.a)	2	9	6	1	1	19
Westbank Ag (9.2.b)	9	1	1	1	1	13
Spring Gulch Subdivisions (9.2.c)	1	7	1	2	1	12
Spring Gulch Ag (9.2.d)	10	1	0	1	1	13
Wilson Area Subdivisions (9.3.a)	0	0	50	2	2	54
Indian Springs/3 Creek (9.3.b)	0	0	3	9	1	13
East Gros Ventre Butte (9.4.a)	1	1	3	7	1	13
West Gros Ventre Butte (9.4.b)	0	1	10	0	1	12
Rafter J/Melody (10.1.a)	0	0	3	9	1	13
Seherr-Thoss (10.1.b)	2	5	2	3	1	13
South Park Ranches (10.1.c)	2	1	7	2	1	13
Central South Park (10.2)	7	0	0	4	1	12
Alta Farmland (14.1.a)	9	0	1	1	1	12
Alta Subdivisions (14.1.b)	1	1	8	1	1	12
Outlying Parcels (15.1.b)	9	1	0	1	1	12
Crescent H (15.2.a)	2	7	1	1	1	12
Game Creek (15.2.b)	1	0	9	1	1	12
Red Top (15.2.c)	1	0	8	2	1	12
Red Top Area Ranches (15.2.d)	2	7	1	1	1	12
Buffalo Valley Ag (15.3.a)	10	0	0	1	1	12
Buffalo Valley Subdivisions (15.3.b)	1	0	9	1	1	12
Northern South Park (5.6)	7	0	0	4	1	12

Incentives

For the incentives users were asked where the incentives should be applied by zoning district. A user could apply an incentive to any new zone or to the existing zoning. ("n" represents the number of users that submitted an opinion on the incentive)

In which zones should the incentives apply?						
	Pr	Cn-1	Cn-2	CI	Existing	n
Guesthouse Bonus	5	6	4	3	3	6
PRD Subdivision	5	3	3	3	1	5
Noncontiguous PRD	6	4	4	3	2	6

Other Tools

For the other conservation tools users were asked whether or not the program should be utilized in the community. ("n" represents the number of users that submitted an opinion on the program)

Should the community utilize other conservation tools?			
	Yes	No	n
Agriculture Promotion	6	2	8
TCSPT	4	5	9

General Comments

Thanks for all the excellent work!

This is an impressive web site but the information solicited seems more appropriate for the generality of a comp plan.

Of course the holy grail is the balancing act of growth and preservation. Decisions now effect community character forever, there is no going back if we have poor foresight. We have a giant gift here of a tourist based economy. We need to embrace that gift and reel in on the development side of things. I cannot sight a local leader whom has shown true vision for the future of this amazing place. We have been getting things wrong for a long time now at a town and county level. Just uttering the word "Future" usually means something abstract to people, but in the case of community planning the future could not be more important! thanks

I think any existing zones with residential and commercial mix should be CN2 Zoning. I also think that schools should be allowed at neighborhood scale 15-25 students. Schools DO belong in neighborhoods, not just commercial zones, and it's healthy for kids to bike to school and for parents to not be in the car. Neighborhood schools are a long-standing tradition in this nation and something that deserves to be preserved whenever possible.

I think any existing zones with residential and commercial mix should be CN2 Zoning. I also think that small schools should be allowed at neighborhood scale (15-25 students) to promote diversity and educational choice in the Teton County. Schools DO belong in neighborhoods, not just commercial zones, and it's healthy for kids to bike to school and for parents to not be in the car. Neighborhood schools are a long-standing tradition in this nation and something that deserves to be preserved whenever possible.

Teton County is not protecting the property rights of those who live and own property adjacent to agricultural open space. These subdivisions, at least the two I am most familiar with, Panorama Estates and East Zenith have been permitted by the county since early 1980. Ranchers subdivided and developed these subdivisions. When new property owners buy ranch land adjacent to subdivisions that land is purchased with the knowledge that the subdivisions are subject to certain regulations for protection of the owners. Call it Caveat Emptor. Land purchased in between two subdivisions in 2007 cannot claim encroachment from subdividing in 1980. Nor can that alleged rancher claim encroachment from subdividing when he subdivided a large portion of this property in 2011. The county is allowing the rancher to have it all at the expense of the populace. This is very sad. This must stop now. These new rural regulations just provide space for more of the same. The subdivision owners have the right to have the residential regulations protecting them enforced by the County. Deidre J. Bainbridge

Basements should not count towards total sq. footage limitations.

Thanks for everything you do....I know it's a thankless task!

No additional detriment to the subdivisions in attempts by the county to argue no regulatory control in exchange for open space. The County Planning Department is a regulatory body for the County at wide not a free for all for the ranchers, however loosely rancher is defined.

I wrote a letter to the planning board a while ago and I would like to thank you for considering this school to be a part of the Wilson community. There are many students who can benefit from the curriculum that this school has designed and it will allow them to flourish academically and become successful members of our community. Thanks, Tiffany J. Tate

Failure to pass the change in zoning would make a huge impact on our family and would cause us to need to relocate for better school options. Also, due to the general high cost of living, and difficulty keeping young professionals in this area it is in the communities best interest to start making changes to allow those of us with young families to actively pursue education options for our children. By not allowing the zoning to change in this area you are taking one more step in the WRONG direction.

Friends, this is a wonderful neighborhood school that will bring a new venue for excellence into Jackson, and pay rich dividends for years to come. Thank you for your support. Jack and Marcia Modesett

The County must enforce the regulations in place to protect the private property rights of the subdivision lot owners including maintaining the setbacks at 30 feet on the side, 40 feet to the rear and 50 feet from the road. Anything less is a violation of the private property rights of the subdivision lot owners.

As a resident of Teton County, I feel small, neighborhood schools are an important asset to our community and our way of life. Rod Pennington

It's difficult to imagine a more wholesome location for our primary schools than in our neighborhoods.

Any school that can provide a quality education to our children is the wisest long-term investment that we can make for our community, our state, and our country.

Srrrtrongly support CN-2 zoning for this area.

Worker housing should be underwritten by employers and the county. County property tax should be the same as the city property tax.

Please, no Institutional Uses in already established NC-SF zonings. This may be fine for developments in the future, where they are planned for when considering the properties, but for those of us in already established neighborhood, no Institutional Uses no schools! thanks, Butch and Linda

I would like to see the existing NC-SF zones remain WITHOUT institutional uses at a neighborhood scale with conditional use in the new CN-2. I feel the Comprehensive plan addressed that issue and did not allow those uses for a number of reasons. Predictability is an important part of the planning process. This change would adversely affect the public's confidence in the planning process and any predictability.

You have to be kidding

We need new zones that would allow small neighborhood schools. The benefits of neighborhood schools extends to the whole community, in the form of fewer cars on the road, and dramatically less congestion. Neighborhood schools allow parents to be involved in activities at a neighborhood school, which is especially important as school budgets tighten and parents fill service that used to be provided by the schools. Neighborhood schools provide important recreational facilities for kids on weekends and during the summer. Neighborhood schools contribute positively to student academic achievement, and social behavior. The most obvious advantage is that the school tends to be closer to the homes of its students and parents, making it easier and safer for students to get to school in the morning and to get home in the afternoon. We need more choices in Teton County and neighborhood schools should be one of them.

In the past 3 years, I've been working to provide a rigorous educational option that might flourish in this Valley. A small but forceful group of neighbors led by Denny Emory and Bomber Bryan have opposed our 6-child Day Care operating in the Nethercott neighborhood, even though the 6 children have never caused any noise or traffic or problems to anyone. We have been good neighbors, cleaning up the property and abiding by our permit and not bothering anyone. Our permit was issued on this exact basis -- that we are only 6 kids, and we would have no impact on traffic or noise and use existing building! We are zoned as a Day Care. We are insured as a Day Care. We are educating the children in an organized manner during the day as a Day Care would (read the definition of Day Care on Wikipedia). During the 2.5 years of incubating an incredible classical model of instruction for children, which has excited many local families, we have asked EVERYONE to please suggest a new location for the school if we are to grow. I have not received one single viable solution of where we could relocate. Someone said the Center for the Arts is desperate for money and we should rent space there. Someone said we should buy the Teton Sport building, for \$4 million dollars with a dangerous pool and no recess area. Someone said we should partner with the Presbyterian Church and build on their 7-acres, which is also zoned incorrectly and requires a huge building campaign. In short, I tell you there really is NO property for schools in this Valley! The Community School is bursting and needs a new location. The Journey School somehow got approved in a wildlife corridor, and that took a ton of money. And the County is struggling to even find a place to build a new elementary school. We have a problem in this Valley in that we don't have another K-8 option to feed into the Community School. We have a problem in Wyoming, in that we are rated as 46th in the Country by Michelle Rhee for our public education system. If a small school is not allowed to operate (perhaps 24 kids maximum) on those 5 acres off Nethercott, which is adjacent to Osprey Landing, Rabbit Row, Yellow Iron, Lower Valley Pump Station and numerous Home Businesses (a sign business at the end of our driveway), then where do we get started? The model I've been pursuing for the past 2 years is a proven model and actually a public charter school in Arizona, but we cannot be a charter here in Wyoming because we have the 47th worst charter law in the country! So, Great Hearts has given us teachers and allowed us to pursue a private model of their academies, which have 11,000 children on the waiting list in the Phoenix area! This is a proven model, that has created intense demand in Arizona (parents KNOW what is good) and a great option for many families in the Valley. With over 500 births annually in the Valley, we sure do need another option! I strongly feel that a small school IS appropriate in the Nethercott area (we could have 20-24 in that building a not bother the neighbors), and teacher housing, which is also desperately needed, would be perfect on the adjacent lot which we also own. We have been forthright from the beginning that it was our hope to create another educational option, and we have patiently waited for the Comprehensive Plan to be adopted and the LDRs to be re-written. We need to continue to incubate this model. We need to find another location to grow. I hope you will remember the children when you consider the future of the Valley... as many of us will leave if we are only left with 2 options for K-8 education: Journey School or Public School.

Thank you!

Thank you for the ease of commenting by using email!

Thanks for the opportunity to comment...

I suppose this plan sounds good in a vacuum. However, as you know, that's not the case. Looking at the proposals, I question the experience of the authors. I've seen the good and the bad. Perhaps it's time for some new ideas. Preserving the existing character is ignorant and a foolish endeavor. Planning a future character is the task at hand. Teton County is growing and it will continue. It needs to be accommodated (thoughtfully), not battled every step of the way. All in all, you have a thankless task. I appreciate everyone's time and their efforts.

I believe the public needs more time to study this and understand the impact on the community. It is very complex and there are many unanswered questions. To be useful to the public, I believe there needs to be examples of how these tools and incentives would be implemented and how they compare to existing policies. While it makes sense to look at this at a landscape level, it is probably easier for people to understand if the examples are done at a smaller local level that people can relate to. More work needs to be done on this before you proceed to the next level.

what's the deadline for the comment period?

Goals of the plan are excellent. Tools need refinement. We need to view all land use decisions through the impact to transportation demand generated. We have to reduce the number of vehicle trips / capita, both for residents and visitors. TDRs sound good but we know will only be used in unique situations when the #'s work out or when there is a conservation incentive or conservation goal that land owners are hoping to make a reality.

Concept Comments:

For each concept a user was able to submit comments. Each comment submitted is included below verbatim under the concept for which it was submitted. Where a comment appears multiple times it was submitted under multiple concepts and/or by multiple commenters.

Zoning

Preservation (Pr)

1) Overhauling the LDR should include reducing the theoretical buildout. The real estate market has been moving in the direction of lower density for many years and the LDR also should move in this direction. 2) There are a lot of layers to this topic of predictability. My sense is that the principal concern arose from neighbors to AHPUD proposals. It boils down to the community rejecting the idea of "floating zones." The legislative response already has been enacted with the deletion of the AHPUD. Beyond that point, the predictability comment comes from the general opposition to change in one's neighborhood, and the change would be described as unpredictable even if the LDR permitted the change as an outright use. Citizens don't know what the LDR allows. The other side of this discussion is the predictability afforded to applicants. But all in all, I don't see it as a big factor in the LDR and if it is given too much seriousness, it could dumb down the LDR by preventing CUP and similar tools that allow some site by site flexibility.

I don't think 1 per 35 across remaining contiguous tracts of open land will be the best outcome for wildlife and habitat protection. And it would have adverse impacts on rural character. Looking out across 140 plus acres and seeing a big house, aru, etc. would be worse than seeing clustered development and 105 plus acres of contiguous open space. Wildlife would prefer the latter too.

Of course all the regulation in the world is useless to a community without enforcement. I sight the pioneer classical school as an example. Why bother with planning if rules are not enforced equally for all? Agriculture is a dying breed, and the reason we have open space. So anything that can be done to preserve these uses should be strongly encouraged.

I find the concept of wildlife stewardship so long as it does not impede property rights and privacy void for vagueness. I prefer the 1 per 35 acre single residential building site concept. It is impossible to shift development out of rural unless in town or adjacent. So what does that mean. Maintain Rural character?!!! At what cost. This just provides more opportunity for the county to ignore regulations and wildlife to promote or protect ranching.

Agriculture is in conflict with ungulates, specifically elk & bison. Ranchers don't want them mingling. 1 per 35 is not as good as a PRD, give the density bonus for creating meaningful open space. Buildout is fine as is and so is the idea of shifting from rural but you have to do density transfers. Rural character means multiple small buildings on a property, not a McMansion. Current regs limit housing to only a home and a guest house, doesn't like a compound which is much more consistent with rural character than existing rules.

Agricultural operators are critical to the character of the valley.

Wildlife fencing should be a requirement for all homes located in teton county.

Please respect and preserve farming activity at 70 acre parcels minimum and may be different owners. And support ag support uses. Maintain ag fencing exemptions for different herds sheep horses etc.

Exemptions for agricultural need to be preserved or expanded to allow viable agricultural operations to function. Don't limit due to ownership, meaning single ownership. Also don't require that property be contiguous. Agricultural fencing needs to have exemptions maintained. I run sheep on my ranch and therefore need to have net wire to contain them and keep predators out. My draft horses have different fencing needs. These fences need to be tall to keep them in.

I want to see agricultural exemptions preserved for the the construction of ag. buildings and infrastructure. Agricultural fencing requires special needs and exemptions for instance with sheep and lambs. The 70 acre minimum can be met with the use of leased ground including non-contiguous. Other uses related to ag support should be allowed welding, spraying, etc. May be a need for a rental housing for employees.

non contiguous and multiple owners for ag - 70 plus acres must maintain fencing exemptions for different types of ag ops. allow ag support uses

70 acre ag operation for ag operations can either be owned or leased and can be non-contiguous.

I just read the part about including a basement in the square footage calculation. That's ridiculous! It's starting to get very "Big Brother". If you want to maintain migration corridors and reduce visual impact, the current criteria accomplishes that. You've already forced some people underground. What's the point? If it's energy, I don't agree with the argument. Caves and basements have been revered for

years because they maintain a constant temperature extremely well. I can see it already...10 years from now, the plan will allow 100 sq ft bonus footage above ground because someone is building 500 sq ft of basement. A bonus for the energy efficiency fad that will be blessed by the new commission. Quit meddling in places that don't make a difference to the community as a whole and focus on real issues. If you are truly interested in efficiency, housing and wildlife, you need to attack height and density. A seven story (yikes!) apartment building near a major artery will reduce footprints, allow for more open space AND reduce carbon emissions.

Conditional uses that "maintain agricultural character but are not agriculture" is very vague. "Locating development as determined by natural resources, retaining right to privacy" is also vague. Wildlife friendly design without impeding property rights is vague. In all these cases the devil is in the details of balancing these competing ideas. Including basements in total house size is a positive step. When it is abused, it is egregious.

I can't understand why basements in this zone should count toward maximum house size. I don't see predictability of development patterns improving.

Conservation-1 (Cn-1)

All of the tools can be helpful in certain locations. It seems that parcels in this category vary considerably due to their location, surrounding uses, and size.

Missing clustering and/or transfer mechanism, so it won't improve habitat and scenic qualities over and above what we have in now and would have given existing regulations. Workforce housing not accounted for.

Same concept that this is quite vague and does little to protect or promote wildlife; protecting wildlife so long as it does not impede property rights means what? Again how do we shift development out of rural. We are not a city.

I believe that schools in neighborhoods, such as Nethercott, will actually improve property values by creating a more desirable community.

I am an advocate of choice when it comes to education. Teton County is lacking in the availability of options for parents who are looking for educational alternatives. The Cn2 concept would allow for opportunity for small, neighborhood schools, such as the Pioneer Classical School off of Nethercott Lane, to be established which would create more diversity in the available educational options in Jackson. I am not a parent, but in thinking about my future children's education, I feel that Jackson does not offer competitive educational opportunities like those found in larger cities. I believe allowing small, neighborhood schools would be a positive step towards creating more educational diversity in Teton County.

New small schools should be allowed in a neighborhood setting to promote diversity, increase property values, and create strong neighborhood values. Jackson needs more educational options. The Nethercott neighborhood is mixed home and commercial zones. The school will raise property values and strengthen the neighborhood.

The Nethercott neighborhood appears to me to be an ideal location for a new school. Furthermore, I believe that a school there would actually improve property values by making it a stronger community.

When properties range in size (in terms of acreage) as much as they do in many areas of Teton County, it seems fitting for a small school with appropriate scale proportion to be built. Wildlife is already altered by the traffic and homes that currently exist in these areas, but a few extra children coming and going to a small school, especially children that live in the same neighborhood as the small school, are not likely to disturb the wildlife any more. It also seems important for schools to be built in these residential areas to provide parents with more educational options for their children. Children often learn better in smaller numbers and with the numbers that are currently and consistently growing in the TCSD, it is apparent that more school options become available to families.

I am writing to support the inclusion of small schools as a permitted use in the new CN-1 and CN-2 districts. From an educational standpoint, the more educational options we have, the better our community. We have some great alternatives now, and the addition of a school that promotes classical education, such as the one proposed for Nethercott Lane, would only enhance those alternatives. From a land use standpoint, having schools and places of worship in a residential area only enrich those neighborhoods and counter the sterility found in so many suburban areas across the country. It seems particularly ludicrous to oppose a very small school in a neighborhood that already has Rabbit Row, Osprey Landing, and a variety of other commercial uses. And as to traffic, it seems to me to be much preferable to have schools located in areas where children can walk or bike to school rather than add vehicle trips to the local roads. My wife and I live in Indian Trails, a neighborhood contiguous to the schools complex and enriched by three churches. We are daily witness to children biking to school and our neighbors walking to worship, and I wish the same for all of the CN1 and CN-2 districts in Teton County. Phil Stevenson

I believe that the new zones should allow small schools in neighborhood, where children can bike to school and play outdoors. I believe that having small schools in neighborhoods will help create a better communities. I would like to see a small school that would located in the Nethercott neighborhood. The Nethercott neighborhood is surrounded by commercial and home business and a school would add the quality to that neighborhood.

The zoning should allow for small schools within residential neighborhoods. Neighborhood schools are a good thing for the community and a tradition of our nation.

I have already submitted my thoughts on this survey. Further reflection though prompts me to "vote" for Cn1, as that too would support good long term development for the Nethercott area. It's clear that NC-SF is outmoded now. I live in Teton Village, I am interested in how the 390 corridor develops, especially as it relates to schools. I believe in neighborhood schools, and there are great benefits to keeping kids local (traffic, wildlife, families, security). Zoning for schools (for children) seems to be a missing aspect of the earlier plans. Purely "Commercial" zones are not the place for schools (for children). This concentrates traffic and degrades quality of life for all, including wildlife. The Nethercott neighborhood already enjoys bus service along 390 and it has a beautiful commercial fronting at Osprey Landing. I believe in a variety of quality school choices in our Valley, and in the West Bank has demand. This change would constitute one of the best long term enrichments - social and economic - to the community. Good idea to drop NC-SF and change to Cn1 for Nethercott area.

A small school would be among the same scale as a commercial or home business within the area. Thank you for allowing input from the community on these important issues! Please consider the value of having a small school as part of a residential community. Would this not improve property values for the residents? Ask your friends/co-workers.....how many of you rode your bikes to a school in your own

neighborhood? Isn't this a tradition we would like to see continue for our children? Thanks for keeping this in mind as you look at the zoning issues in Teton County. Maggie Valiante

I believe that the new zones should allow small schools in neighborhoods, particularly the one in Nethercott which is already surrounded on 3 sides by commercial & home businesses. The Friess's have enhanced the neighborhood, cleaned up the property as well as offer a day care for small children who are learning and growing in a terrific environment. They should be allowed to create the school they proposed, and the zoning should be changed accordingly

I have toured the school on Nethercott Lane and it offers an educational program that is not available in the public school curriculum. The small school fits beautifully in its present location, which borders commercial and home businesses. It would be nice to see a small school that is within biking distance for its students. The new Comprehensive plan should allow for additional educational opportunities.

The new zones should allow small schools at a neighborhood scale to promote diversity and educational choice in Teton County. Good schools increase surrounding property values and create stronger neighborhoods and communities. The Valley needs more educational options. The public school system is struggling to find a place for a new elementary school, as there are not enough locations for school within the current zoning. We need more options! Allowing a small school to incubate in the Nethercott neighborhood is appropriate. Schools DO belong in neighborhoods, not just commercial zones. It is healthy for kids to bike to school and for parents to not be in the car. Neighborhood schools are a long-standing tradition in this nation and something that deserves to be preserved whenever possible. The Nethercott neighborhood is surrounded by commercial and home businesses: Osprey Landing, Yellow Iron, Lower Valley Energy pump station, Rabbit Row, a Sign Business and more. It is already a mixed-use area, so a small school at an appropriate scale fits well within this neighborhood. We want the zoning on Highway 390 to be appropriate in neighborhood scale, not to become like Teton Village, but certainly we cannot claim this is only a residential area. There are many exiting businesses amidst the homes and we need flexibility to implement the Comprehensive Plan for future predictability and growth in the Valley. Therefore, small institutional uses should be allowed with the proper Condition Use Permit (CUP) process to provide flexibility and proper checks and balances.

The new zones should allow small schools at a neighborhood scale to promote diversity and educational choice in Teton County. Good schools increase surrounding property values and create stronger neighborhoods and communities. The Valley needs more educational options. The public school system is struggling to find a place for a new elementary school, as there are not enough locations for school within the current zoning. We need more options! Allowing a small school to incubate in the Nethercott neighborhood is appropriate. Schools DO belong in neighborhoods, not just commercial zones. It is healthy for kids to bike to school and for parents to not be in the car. Neighborhood schools are a long-standing tradition in this nation and something that deserves to be preserved whenever possible. The Nethercott neighborhood is surrounded by commercial and home businesses: Osprey Landing, Yellow Iron, Lower Valley Energy pump station, Rabbit Row, a Sign Business and more. It is already a mixed-use area, so a small school at an appropriate scale fits well within this neighborhood. We want the zoning on Highway 390 to be appropriate in neighborhood scale, not to become like Teton Village, but certainly we cannot claim this is only a residential area. There are many exiting businesses amidst the homes and we need flexibility to implement the Comprehensive Plan for future predictability and growth in the Valley. Therefore, small institutional uses should be allowed with the proper Condition Use Permit (CUP) process to provide flexibility and proper checks and balances.

Schools belong in neighborhoods and this school will benefit many children. Kids should be able to safely walk and bike to school. The bike path is close to this school and will provide the families a healthy way to transport their kids.

This Valley needs more options for education. Allowing a small school to incubate in the Nethercott neighborhood is appropriate. The area is already a mixed-use area so a small school is absolutely appropriate that fits well to the area.

To whom it may concern, My name is Michelle Sikkema and I am 100% in favor of changing the zoning to allow a small school to operate in the Nethercott area. A number of home owners have complained that adding a school to the area will change the nature of the Nethercott but this couldn't be further from the truth. There are a number of small businesses that are currently operating in this area and increase the traffic and "load" to Nethercott road more than a small school would/does. I live right off of Nethercott and am not bothered in any way by the school, and believe that adding a Classical school with its ideals will only enhance the Nethercott area and allow for improved quality of life for those who attend the school and improved quality of building/business for the area as a whole. Thank you for your time. Sincerely, Michelle Sikkema

To whom it may concern, The purpose of these brief comments is to address the zoning changes and the rural impact that it may have. The criticisms that I have heard thus far concerning the zoning changes to me are nothing more than hearsay and not provable by any means. For example, it has been stated repeatedly that allowing a school in this area will significantly increase traffic coming in and going out of the Nethercott road to the busy village road. To this criticism (that is baseless and does not take into account the big picture) I offer this criticism. I live at 4350 Nethercott road that is shared by a small local business called Door to Door Ski Rentals, which also operate a fishing guide and rafting guide business in the summer. They currently have 4 employees whom all have their own vehicles, they have 3 work vans, 3 rafts and 3 fishing boats. At any given day during the busy summer months they will run 5-10 guided trips that will require them to shuttle vans and passengers to and from their place of business. Of course this is only during the summer, which technically is not their busiest time. During the winter they utilize all 3 of their vans and other personal vehicles that will each make 8-10 trips daily. If one were to do the math for this business (including personal vehicles coming and going) we are looking at roughly 40 trips per day coming in and out of this business. Now I know for a FACT that this is true because we share a driveway. The school which has offered to utilize a bus system, or build their own driveway for convenience, currently has HALF of that traffic flow compared to this ONE business. There are many others and they all come right by my house (quite quickly I might add) and in no way have they been harassed for increasing traffic demand on Nethercott. If this is the type of criticism that you will hear concerning the zoning changes, one has to wonder if "public" criticisms are desperately hiding private complaints. If this is the case (which it most obviously is) it should be recorded that traffic will be no concern for those of us who live off of Nethercott. In fact the businesses combined vastly outnumber the traffic in flow/out flow when compared to what the school is suggesting. Please consider this in your decision to change the zoning plans. This school is an absolute necessity, one that is desperately needed in our neighborhood and will offer a very real alternative to the overpopulated public school systems in the Wilson area. Thank you for your time. Sincerely, Johannes Sikkema

I am confident that you will embrace the concept of excellence in education that is embodied in this school and take action to ensure that this program is allowed to continue. The new zone concept should allow for small neighbor schools. Also, this valley is short on student capacity and educational options. Why not diversify. The PCS school in Nethercott borders commercial uses and there are many home businesses in the area. Traffic congestion was one of the arguments against the school but the school

has been a net benefit to the neighborhood. There were 9 residents of the 3 buildings on the second property the school acquired as well as multiple businesses that have been eliminated or sharply reduced. When you consider that there is no school traffic evenings, holidays and all summer when the population of this valley triples the school has been a net befit from a traffic standpoint. As a parent of 2 school age kids I have seen firsthand the traffic issues associated with the larger schools...and the plan is to grow them.

Schools are vital to the health of an integrated community. Primary schools should be convenient to transportation yet not located on a busy through fare. New zoning should consider these requirements throughout the county. More often than not our primary schools not only meet the educational needs of our children but also provide important playground/athletic facilities and act as a social/community center in our neighborhoods. Planning now and considering the future needs of our neighborhoods to include educational facilities is critical to fostering healthy neighborhoods. Please include educational facilities in our neighborhoods under the Comprehensive plan.

The new zones should allow small schools at a neighborhood scale to promote diversity and educational choice in Teton County. Good schools increase surrounding property values and create stronger neighborhoods and communities. The Valley needs more educational options. The public school system is struggling to find a place for a new elementary school, as there are not enough locations for school within the current zoning. We need more options! Allowing a small school to incubate in the Nethercott neighborhood is appropriate and at this point in time necessary. Schools DO belong in neighborhoods, not just commercial zones. It is healthy for kids to bike to school and for parents to not be in the car. Neighborhood schools are a long-standing tradition in this nation and something that deserves to be preserved whenever possible. We encourage "green living" but don't create opportunities for daily living to be lived without having to be in a car. A neighborhood school provides that opportunity for parents and for students. The Nethercott neighborhood is surrounded by commercial and home businesses: Osprey Landing, Yellow Iron, Lower Valley Energy pump station, Rabbit Row, a Sign Business and more. It is already a mixed-use area, so a small school at an appropriate scale fits well within this neighborhood. We want the zoning on Highway 390 to be appropriate in neighborhood scale, not to become like Teton Village, but certainly we cannot claim this is only a residential area. There are many existing businesses amidst the homes and we need flexibility to implement the Comprehensive Plan for future predictability and growth in the Valley. Therefore, small institutional uses should be allowed with the proper Condition Use Permit (CUP) process to provide flexibility and proper checks and balances.

I have a kindergartner at Jackson Elem School this year. Our first of three kids to go to school. The school is doing a tremendous job, but it is definitely overcrowded. I believe the overcrowding issue is not a temporary problem. The county has just emerged from a massive downturn in the economy, and locals are showing great staying power. People want to be here. We need more educational options!! Neighborhood schools are a long-standing tradition in this nation and I think if done correctly, this is a great option and should be allowed. Small institutional uses should be allowed with the proper Conditional Use Permit process and proper checks and balances. The new zones, like CN-1, should allow small schools at a neighborhood scale. They belong in neighborhoods not just in commercial zones.

Teton County needs more educational options. Small schools at a neighborhood scale promote diversity and educational choice in Teton County. Additionally, it is healthy for kids to bike to school and a neighborhood school would allow for that with parents not having to worry about their children biking into commercial zones.

The area under advisement is already a mixed use area. I believe the addition of a school will not only add value to residential property but it also adds to the feeling of community and neighborhood.

I strongly support allowing a neighborhood school. This will be a small school, will not be a congestion problem, and most important, its presence will add to a sense of neighborhood. This is the most appealing addition to the neighborhood I can imagine. Please approve it, not to do so would make no sense.

The new zones should allow small schools. Good schools increase surrounding property values and create stronger neighborhoods and communities. Schools should be in neighborhoods where kids can bike to school. The Valley needs more educational options. Allowing a small school to incubate in the Nethercott neighborhood is appropriate. The Nethercott neighborhood is already a mixed-use area, so a small school at an appropriate scale fits well within this neighborhood.

The public schools in the Valley are ok, but we can do much better. There are more and more people opting to homeschool due to the quality of the education but also due to the moral depravity that is allowed to go on within the school walls. The valley needs more educational options. The public school system does not even have enough locations for additional schools within the current zoning. We need more options! Allowing a small school to incubate in the Nethercott neighborhood is appropriate. Schools should be built in closer proximity to homes, not just commercial zones. It is healthy for kids to bike to school and in an area where people thrive on exercise, why not build them closer to homes so the students can walk or ride their bikes. Neighborhood schools are a long-standing tradition in this nation and something that deserves to be preserved whenever possible. The area on Nethercott is already surrounded by commercial businesses that produce more road traffic than a small school would ever produce.

The Nethercott neighborhood is a perfect example of a neighborhood that can handle a small school as there are already several commercial and home businesses in the surrounding area. It is already a mixed use area, a small school at an appropriate scale would not be out of place here. I would be ecstatic to have a school in my neighborhood, a school my kids could walk or bike to. I hope that more small neighborhood sized schools will become options in the near future so that that might be an option for our family. There is nothing more important to me as a parent than my children's education and orientation into school. I was born and raised in Jackson, graduating from Jackson Hole High in 1996; I was a student who needed options when the High School proved not to be an environment I thrived in, yet there were zero options available to me locally. This is something that was such a struggle as a student, and as a parent of up and coming students in Teton County I am hugely stressed about options for them. I refuse to allow my children to be held back by demographics and circumstance.

This area can comfortably accommodate a school. As a resident I would have no objection to a school in my neighborhood. Wilson needs alternatives to the already crowded schools.

It is imperative that we provide the Wilson Community with alternative for diverse education.

A small neighborhood school would seem to be appropriate use and would fit in with already existing business and residential use in the area.

Nethercott Lane and surrounding area currently enjoys mixed use. Now, a small school wishes to have Conditional use, with checks and balances to be allowed under the plan. I feel that the Plan should reflect existing uses, needs, and flexibility. We need good schools and choices in neighborhoods. I feel that property values will only be enhanced by small school and institutional uses. Implementation of

the Comprehensive Plan will allow for predictability, and growth. This is an area of the Plan that can be "refined" to be inclusive of the educational needs of this growing community.

One suggestion would be that you encourage smaller schools to thrive on a neighborhood level, specifically the Nethercott area. America was built on diversity and choice and neighborhood schools are a long-standing tradition. Smaller, tailor-made schools would promote tighter-knit communities. healthier life-styles and possibly increase property values. The Valley needs more educational options and by allowing schools in neighborhoods, not just commercial zones, you will be contributing to the over-all health and well-being of its citizens. Thank you.

I personally believe that new zones in Teton County should allow small schools in the neighborhoods to promote educational choices and to promote diversity in the our county. Good schools have a tendency to increase property values in neighborhoods and will create stronger safer neighborhoods. Teton county needs more options for the education of our children. The public school system is struggling to find a place for a new elementary school due to the current zoning regulations. More options are required, and allowing a small school to grow in the Nethercott neighborhood would be an ideal start to accomplish a proper solution. In my opinion, and in my experience, schools belong in neighborhoods where kids can walk or ride a bike to school. Locating schools in commercial zones only is inappropriate when other options can be arranged. The Nethercott neighborhood presently is a mixed use area with commercial businesses and home businesses. The inclusion of a small school in this neighborhood would be a good fit and be beneficial to surrounding families. I recommend that the zoning on Hiway 390 include small institutional uses with the proper Condition Use Permit (CUP) process to provide flexibility, with proper checks and balances. Lee Burbank. 307-734-2788

The Valley needs more educational options. The public school system is struggling to find a place for a new elementary school, as there are not enough locations for school within the current zoning. Allowing small neighborhood schools would help. Allowing a small school to incubate in the Nethercott neighborhood is appropriate. Schools DO belong in neighborhoods, not just commercial zones. It is healthy for kids to bike to school and for parents to not be in the car. Neighborhood schools are a long-standing tradition in this nation and something that deserves to be preserved whenever possible. With Osprey Landing and other commercial uses the Nethercott neighborhood is already a mixed-use area, so a small school at an appropriate scale fits well within this neighborhood.

We need more educational options, especially private schools. It has always been our nation's policy to have schools in neighborhoods. The Nethercott area is already mixed use with several commercial uses as well as housing. We also believe that a conditional use permit should be allowed for the school as we have previously written to you about. The size of the school should be taken into consideration as the traffic would not appreciably increase.

Conservation 1 type zoning maintains wildlife corridors, but destroys agricultural use potential. Also, land management practices on parcels of this size often are misused. From clearing dead fall to weed control, owners of these parcels are most negligent in the valley. Please write in land management requirements into the LDR's.

incorporate into Town of Jackson or Wilson or Aspens or Teton Village. And those areas need services such as stores, restaurants and shops. Increase density in those areas to accommodate those uses.

The new zoning should allow for small schools to be developed at the neighborhood level. I am a proponent of school options for kids and believe that allowing small, neighborhood schools to be established would be a great asset for our community. Having children of my own, finding options for

competitive education in Teton County that is a fit is challenging. More diversity in the educational options offered would translate to more children finding the learning environment suited for their needs and allow them to hit their stride. In addition to creating diversity, I believe small, neighborhood schools like the Pioneer Classical School would enhance neighborhood environments. I live off of Nethercott Lane and believe that a small school nearby would increase the sense of community in the neighborhood. I also think it would improve the appeal of my home to a future buyer as having a neighborhood setting that is kid-friendly would be attractive to young families.

Life and circumstances change constantly so the regulations for land development must remain flexible while being sensitive to the general vision and goals for what is to be achieved by the having regulations. Otherwise, fine and/or particular positive opportunities may be quashed. Neighborhood schools have been a tradition in our country and a small school in the Nethercott area which already has commercial development complementing the residential development does not seem radical or inappropriate. The size of the school will probably be effectively controlled by regulations already in place by the fire department and/or the county. A school will rarely be occupied in the evening and so will be a quiet refuge for the wildlife and the neighborhood. Allowing a small elementary school in the Nethercott area seems reasonable.

The new zoning should allow for small schools to be developed at the neighborhood level. I am a proponent of school options for kids and believe that allowing small, neighborhood schools to be established would be a great asset for our community. Having children of my own, finding options for competitive education in Teton County that is a fit is challenging. More diversity in the educational options offered would translate to more children finding the learning environment suited for their needs and allow them to hit their stride. In addition to creating diversity, I believe small, neighborhood schools like the Pioneer Classical School would enhance neighborhood environments. I live off of Nethercott Lane and believe that a small school nearby would increase the sense of community in the neighborhood. I also think it would improve the appeal of my home to a future buyer as having a neighborhood setting that is kid-friendly would be attractive to young families.

Allowing small schools to exist near residential areas is a logical, necessary, and all around beneficial inclusion. How can our community be so incredibly supportive of biking and green lifestyles, yet force children to literally commute across the county two times (or more) a day? Schools within neighborhoods are a natural and essential part of a healthy community. A county that doesn't welcome families, is a county that doesn't welcome the future!

Young families need education options which meet the needs of their kids. Neighborhood schools play a vital role in helping kids realize their potential - often in ways we don't realize. Consider the following:
1. Neighborhood schools reduce traffic and pollution 2. Kids can ride their bike or walk to school. (Aren't we continually hearing that parents are supposed to get their kids outside for exercise?) 3. Schools bring families in a neighborhood together. The sense of community in Jackson is palpable. Can other resort towns in the West say the same thing? For these reasons and more, I support small schools in areas such as the Nethercott neighborhood. Thanks very much. Dan Peters

When a chance to better our community is in front of me I find it extraordinarily important to voice my opinion. I write you today having that very opportunity before me. With public education budgets stretched thin, it is our job as members of the community to consider alternative means for educating area children. In my opinion, small communal schools are a critical component to a successful plan. Allowing residents to integrate schools into area communities will provide parents diverse education options and the ability to be more involved in the daily activity of educating their child/children. These

same effects cannot be achieved by shoving our schools into the dark corners of industrial parks. As a fifth-generation Valley resident I have witnessed enormous change in our Valley's appearance and character, some better than others. However, new zoning to allow small schools in area neighborhoods will be an enhancement to our communities I feel deserves your support.

Schools do belong in neighborhoods. I saw over ten kids riding their bikes this weekend on the bike path and they were accompanied by their parents. We need this school to be in the Nethercott neighborhood. The kids need the opportunity to participate in a rigorous curriculum and they also need to be able to ride their bikes or walk on the bike path in a safe manner.

I think having small schools and child care would very appropriate in Cn-2 zoned property. Those endeavors are certainly more "rural" than many of the businesses currently in operation ... and there is precedent in many areas of the country where small, single-room schoolhouses were commonplace in small, rural towns...

CN-1 should explicitly include and allow the development of rural community facilities, such as small community-based schools, stores, etc.

Further, there is virtually no recognition of private property rights in the description of any of these Zones, including CN-1. The bottom line is that property which is owned by individuals is NOT owned, nor controlled by the amorphous "community". The use of property is the right of the owner (NOT the "community"), who has paid the price for it, and who has plenty of incentive to take good care of it.

Ugh! Leave the basement issues alone. This would further exacerbate the existing problems for housing. Has anybody spoken to the person who just wants to live on one acre outside of an urban setting? If the existing plan isn't working, don't make it worse.

Need to know what "native landscape" means.

Our family firmly believes that schools belong in neighborhoods. We recently relocated our business and family to Teton Country from overseas. A large part of the draw to this county over others in America was the ability for us to provide a safe, community-focused upbringing for our young children. When we were growing up, kids walked to school, or rode their bikes. Parents interacted a great deal with the school, as it was a mainstay within the community and neighborhood. We hope that the committees reviewing the zoning along highway 390 in Wilson will keep this in mind. Schools do not all have to be in industrial zones. There is great magic in having schools of all sizes within our neighborhoods.

this concept is viable and I think provides connectivity in a rural setting. Neighborhood schools are able to provide a diversity that larger more commercial schools cannot. It is healthy for children to walk and bicycle to school rather than wait for lengthy bus rides. Not to mention the ecological savings. A smaller neighborhood school can provide closer attention to each child.

I am not clear why basements are proposed to be included in max. house size. What is the problem with basements? People need storage. Buildout would be maintained as the NC zone lots would effectively be made non-conforming. Is this a good thing? The mechanisms to shift development out of Rural and NC lands are so vague it is impossible to say if this zone will be successful. Market forces do not support this concept in this valley.

It is my very strong belief that we should allow mix-use areas in neighborhoods. The only way to have a civil society is to have a tolerant one, and to achieve that, we must create as many opportunities for

folks of all walks of life to mingle in many settings. To have neighborhoods that contain upper class, middle class, working class habitations as well as business and civic areas is primordial to that end. It is only when the butcher mingles with the millionaire at a business, or school place that tolerance for our differences increase. To build a truly happy place to live in we must integrate small businesses, schools and public areas within small radius. Old fashion neighborhoods where everyone knows every one and kids and adults alike can walk to and from is a very important aspect of building a sense of community. In these communities, crime is lower, personal ownership and accountability is higher, and folks care and help one another regardless of strata. You are not simply in charge of building an area, but of building a cohesive community. For that folks must mingle face to face and share in the everyday business of family and life. Thank you for your efforts, I look forward to many small school and business interspersed into our areas.

I think a small rural school is appropriate for this neighborhood. There are already mixed use businesses surrounding this neighborhood. Whether it is a small school or a day care, the traffic will be the same.

Conservation-2 (Cn-2)

When thinking about Nethercott, the southern portion of 390, and some other areas of pre-1994 subdivisions, the two categories of Rural and CN seem overly broad. An intermediary category seems appropriate for these lots. CN2 can be a zoning category but it is difficult to match the Comp Plan goals with the needs of these areas. These areas are not going away and will never convert to Rural character, and don't match the criteria of a Complete Neighborhood. A strategy that allows redevelopment and upgrades in these areas seems appropriate. While some of these lots may be on the quiet ends of the street other lots are adjacent to busy roads or surrounded by nonconforming uses. These areas are characterized by pre-zoning development. They generally should not be allowed to increase in density, but some flexibility is needed. Generally they are unsightly and contain everything from industrial uses to houses on tiny lots to large suburban residences. The identified tools are either unrelated or detrimental to the redevelopment of these areas.

For this and Cn1, I don't understand how a density of 1 per 35 can be achieved if lots are already 3-6 acres in size. This designation enshrines the status quo, with tweaks to make it forward looking. But I don't see any substantial progress towards meeting the dual mandate of wildlife preservation and 60/40.

I think any existing zones with residential and commercial mix should be CN2 Zoning. I also think that small schools should be allowed at neighborhood scale (15-25 students) to promote diversity and educational choice in the Teton County. Schools DO belong in neighborhoods, not just commercial zones, and it's healthy for kids to bike to school and for parents to not be in the car. Neighborhood schools are a long-standing tradition in this nation and something that deserves to be preserved whenever possible.

The CN-2 zone should apply to those areas where current mixed uses exist. And small schools should be allowed to operate in such neighborhoods, as they are in keeping with the feeling of a community, they provide options to families (since education is definitely not 'one type fits all'), and since our current schools, both public and private, are operating at capacity.

I believe that the county should offer more education options for children. I also believe that schools should be located in neighborhoods with easy access by the children.

I attended a small school in a neighborhood. It started with only 30 children and grew until we had to move in a larger space. I feel it is very important to get a good education and that can be achieved in a

small school with personal attention. I am successful now owning 5 businesses and I feel small schools are perfect for some students and their families. The Nethercott area is a multi use area on the Village Road, with many offices and businesses. The school is cleaning up that corner and making it look better than the junk yard it has looked like in the past.

I am an advocate of choice when it comes to education. Teton County is lacking in the availability of options for parents who are looking for educational alternatives. The Cn2 concept would allow for opportunity for small, neighborhood schools, such as the Pioneer Classical School off of Nethercott Lane, to be established which would create more diversity in the available educational options in Jackson. I am not a parent, but in thinking about my future children's education, I feel that Jackson does not offer competitive educational opportunities like those found in larger cities. I believe allowing small, neighborhood schools would be a positive step towards creating more educational diversity in Teton County.

We need more options for educating children in this valley. A small school is needed in the Nethercott neighborhood. New zones allow small schools to promote choice and diversity. These schools should add to the value of nearby properties. Nethercott is a mixed area with homes and businesses which makes it an appropriate place for a small school. Highway 390 is not only a residential area and is needed for future growth in the area. Further growth should be allowed with proper CUP process to provide flexibility.

I do believe the valley needs more educational options for our children. I further believe that schools in neighborhoods are a good thing, since they are more accessible by the children.

It is imperative that small schools be allowed in residential areas. Small schools are excellent educational options for many children and often necessary for students who better learn in smaller numbers. It is agreed that these small schools need structure and regulation in terms of how big they can get, but up to a certain number of students, they should certainly be allowed in rural neighborhoods. With the number of students in our public schools and with the number consistently growing each year, it is extremely important that Teton County be able to give its residences more educational options. Furthermore, it is healthy to maintain neighborhood schools that children can easily access by bike. With other businesses in many of the areas schools could potentially be developed in, there's no reason a school at the appropriate scale in size can't be another "business" in that same area.

I am writing to support the inclusion of small schools as a permitted use in the new CN-1 and CN-2 districts. From an educational standpoint, the more educational options we have, the better our community. We have some great alternatives now, and the addition of a school that promotes classical education, such as the one proposed for Nethercott Lane, would only enhance those alternatives. From a land use standpoint, having schools and places of worship in a residential area only enrich those neighborhoods and counter the sterility found in so many suburban areas across the country. It seems particularly ludicrous to oppose a very small school in a neighborhood that already has Rabbit Row, Osprey Landing, and a variety of other commercial uses. And as to traffic, it seems to me to be much preferable to have schools located in areas where children can walk or bike to school rather than add vehicle trips to the local roads. My wife and I live in Indian Trails, a neighborhood contiguous to the schools complex and enriched by three churches. We are daily witness to children biking to school and our neighbors walking to worship, and I wish the same for all of the CN1 and CN-2 districts in Teton County. Phil Stevenson

I think that the New Zones should allow small schools at a neighborhood scale to promote an educational choice. I Think that schools located in a neighborhood is good for the neighborhood and helps promote property values. We need more educational choices, and i believe that a small school located in Nethercott neighborhood is appropriate.

Schools belong in neighborhoods, not just in commercial zones. Neighborhood schools are an asset to the community, and our community is growing beyond its current school capacity.

Since I live in Teton Village, I am interested in how the 390 corridor develops, especially as it relates to schools. I believe in neighborhood schools, and as the father of grown children, I have learned that small, high quality schools can effectively feed into a comprehensive High School. Up to that point, there are great benefits to keeping kids local (traffic, wildlife, families, security). Zoning for schools (for children) seems to be a missing aspect of the earlier plans. I know that so far, only "Commercial" allows for schools other than the main state schools (which are now under enrollment pressure) and putting schools in normal Commercial zones would intensify traffic (which is contrary our valley's interest in wildlife movement). Even these options are few on the West Bank. The Nethercott neighborhood already enjoys bus service along 390 and it has a beautiful commercial fronting at Osprey Landing. I believe a variety of quality school choices in our Valley, and in this West Bank neighborhood, would constitute one of the best long term enrichment to any community and long term economic well being. Good idea to drop NC-SF and change to Cn2 for Nethercott area. Not allowing small schools in these areas, would be a loss of great educational opportunities for our children.

I object to any usurpation of existing regulatory control to protect the property rights of subdivision owners both in terms of subdivisions platted and permitted prior to 1994 and following 1994. Maintaining open rural space cannot be at the detriment of the property rights and values of the subdivisions and their property owners. The County must continue to enforce regulations which protect the subdivision home and lot owners from encroachment from Ranching activity in their yard. The ranchers started the subdivisions and they must live with the required regulations in place to protect the subdivision owners. In regard to new subdivisions and those already permitted for decades there must now be a buffer zone in place to protect the subdivisions from certain ranching operations such as large pivot sprinklers directly adjacent to subdivisions where there is a less intrusive and viable option to the same if not better result. The county has dropped the ball in regulation enforcement it cannot be at the expense of the county populace. We are not cutting up and selling the ranches. The county allows this activity. It cannot then state "Oh screw you. We are only protecting the ranchers and not you. You poor unsuspecting lot owner."

Greetings! Thank you for the opportunity to share opinions on these important land issues. Last week's JH News and Guide article on the need for more classroom space is timely indeed. Our community is growing and not is JH in need of another elementary school, but there are more and more families looking for educational options for their children. Please consider broadening the Cn2 zoning to allow small schools. Thank you. Maggie Valiante

I favor allowing a small school in the Nethercott neighborhood. It is appropriate as it is already a mixed use area with Rabbit Row, a Sign Business, Osprey Landing, Yellow Iron and more. The Valley needs more educational options. The public school system is struggling to find a place for a new elementary school as there are not enough locations for schools within the current zoning. We need more options. Therefore, small institutional uses should be allowed with the proper Condition Use Permit process to provide flexibility and proper checks and balances.

I believe that the new zones should allow small schools in neighborhoods, particularly the one in Nethercott which is already surrounded on 3 sides by commercial & home businesses. The Friess's have enhanced the neighborhood, cleaned up the property as well as offer a day care for small children who are learning and growing in a terrific environment. They should be allowed to create the school they proposed, and the zoning should be changed accordingly.

The new zones should allow small schools at a neighborhood scale to promote diversity and educational choice in Teton County. Good schools increase surrounding property values and create stronger neighborhoods and communities. The Valley needs more educational options. The public school system is struggling to find a place for a new elementary school, as there are not enough locations for school within the current zoning. We need more options! Allowing a small school to incubate in the Nethercott neighborhood is appropriate. Schools DO belong in neighborhoods, not just commercial zones. It is healthy for kids to bike to school and for parents to not be in the car. Neighborhood schools are a long-standing tradition in this nation and something that deserves to be preserved whenever possible. The Nethercott neighborhood is surrounded by commercial and home businesses: Osprey Landing, Yellow Iron, Lower Valley Energy pump station, Rabbit Row, a Sign Business and more. It is already a mixed-use area, so a small school at an appropriate scale fits well within this neighborhood. We want the zoning on Highway 390 to be appropriate in neighborhood scale, not to become like Teton Village, but certainly we cannot claim this is only a residential area. There are many exiting businesses amidst the homes and we need flexibility to implement the Comprehensive Plan for future predictability and growth in the Valley. Therefore, small institutional uses should be allowed with the proper Condition Use Permit (CUP) process to provide flexibility and proper checks and balances.

I live in the Coyote Loop neighborhood. I have lived there for over ten years and believe that this school will help our children tremendously. We are surrounded by other businesses and I value how the small school will benefit our children and the neighborhood.

This Valley needs more options for education. Allowing a small school to incubate in the Nethercott neighborhood is appropriate. The area is already a mixed-use area so a small school is absolutely appropriate that fits well to the area.

To whom it may concern My name is Michelle Sikkema and I live off of Nethercott and am 100% in favor of changing the zoning in this area. My husband and I moved to this area specifically to allow our children to pursue a Classical Education and could not be more happy that the school is in our neighborhood. Considering that there are a number of operating businesses in this area, allowing a small private school to continue is not out of ordinary for this area of town. Also, there is a true shortage of schools in this area, especially schools that offer as their primary tenet academic integrity and excellence. We also purposefully have one vehicle in our family and believe strongly in lowering our impact of commuters on the road. For this reason we walk/cycle to school and are very pleased that the school is within walking distance from our house. I URGE you to do the right thing in this case, change the zoning, allow a school to be run that will improve the overall quality of education in the valley, serve a true need with school shortages, and allow my children to be educated to the highest standards.

Sincerely, Michelle Sikkema

To whom it may concern My name is Johannes Sikkema, Doctor of Physical Therapy. The purpose of writing this brief letter is to inform those of you tasked with changing the zoning laws the true details for those of us who live and reside off of Nethercott. A little about myself, I received an honors degree in Science, a Masters Degree in Sports Medicine, and my Doctoral Degree in Physical Therapy and feel quite strongly about academic integrity/excellence. Allowing the zoning changes in this area will allow

the Classical School to continue, as well as offer -what I believe to be- the best academic model for educating our youth. The classical education system is one that demands academic integrity, pursuit of excellence, character building and creating "educated" youth. This will allow all those whom attend the option of going to whatever secondary institution they so desire with the highest educational standards. This year alone the school is operating with the assistance of 2 teachers from the Great Hearts Academy which is based out of Arizona and currently boasts an 8 to 10,000 person waiting list for acceptance into their school. Do we realize the type of school that is currently being debated in this matter? It is not a bible thumping, Republican breading ground. Rather it is one that as its chief design is for character building and academic excellence through hard work, discipline and respect for one's self and for others. You will here criticisms of this school, that it will increase traffic, that it will change the "nature" of the Nethercott area and other baseless arguments. I LIVE off Nethercott and I experience the traffic that goes by on a day to day basis. It is one that is dominated by the local businesses, and merely a blip on the radar for the increased traffic from the school families. You will here that a school does not belong here, that it is not an appropriate area for a school. If this is not an appropriate area what would be? It has easy access from main roads, from bike paths thereby significantly reducing commuter traffic and is situated on a piece of land that will not bother any neighbor in any direction. In fact the school is for all intents and purposes more closely in contact with local businesses than any home owner. The criticisms of changing the zoning laws are baseless and will not in any way negatively affect any home owner in the Nethercott area. As mentioned previously, I LIVE right off of Nethercott in very close proximity to the school and am not bothered in the least by the traffic or by having a school so close to my home. In fact, it is the exact opposite. For the previously mentioned reasons and for the fact that the demographics of this area are changing. More and more young families are moving to this area and there is a TRUE shortage of education options. I URGE you to pass the zoning laws to allow this school to continue and can assure you that you will be enhancing the area in every single way and allowing the educating of our youth to occur in a safe, protected manner which will give them every opportunity to succeed later in life. Thank you very much for your time. Sincerely Johannes Sikkema

Neighborhood schools are the backbone of our educational system in the United States. This school is a wonderful addition to the Valley.

The new zone concept should allow for small neighbor schools. Also, this valley is short on student capacity and educational options. Why not diversify. The PCS school in Nethercott borders commercial uses and there are many home businesses in the area. Traffic congestion was one of the arguments against the school but the school has been a net benefit to the neighborhood. There were 9 residents of the 3 buildings on the second property the school acquired as well as multiple businesses that have been eliminated or sharply reduced. When you consider that there is no school traffic evenings, holidays and all summer when the population of this valley triples the school has been a net benefit from a traffic standpoint. As a parent of 2 school age kids I have seen firsthand the traffic issues associated with the larger schools...and the plan is to grow them.

I much agree with reducing the setbacks. This very much diminishes the private property rights of the subdivision home owners. The setbacks should remain in place and the county should enforce them.

As a supporter of diversity and choice, I strongly support the idea of including small schools in your planning.

Schools are vital to the health of an integrated community. Primary schools should be convenient to transportation yet not located on a busy thought fare. New zoning should consider these requirements through out the county. More often than not our primary schools not only meet the educational needs

of our children but also provide important playground/athletic facilities and act as a social/community center in our neighborhoods. Planning now and considering the future needs of our neighborhoods to include educational facilities is critical to fostering healthy neighborhoods. Please include educational facilities in our neighborhoods under the Comprehensive plan.

The new zones should allow small schools at a neighborhood scale to promote diversity and educational choice in Teton County. Good schools increase surrounding property values and create stronger neighborhoods and communities. The Valley needs more educational options. The public school system is struggling to find a place for a new elementary school, as there are not enough locations for school within the current zoning. We need more options! Allowing a small school to incubate in the Nethercott neighborhood is appropriate and at this point in time necessary. Schools DO belong in neighborhoods, not just commercial zones. It is healthy for kids to bike to school and for parents to not be in the car. Neighborhood schools are a long-standing tradition in this nation and something that deserves to be preserved whenever possible. We encourage "green living" but don't create opportunities for daily living to be lived without having to be in a car. A neighborhood school provides that opportunity for parents and for students. The Nethercott neighborhood is surrounded by commercial and home businesses: Osprey Landing, Yellow Iron, Lower Valley Energy pump station, Rabbit Row, a Sign Business and more. It is already a mixed-use area, so a small school at an appropriate scale fits well within this neighborhood. We want the zoning on Highway 390 to be appropriate in neighborhood scale, not to become like Teton Village, but certainly we cannot claim this is only a residential area. There are many existing businesses amidst the homes and we need flexibility to implement the Comprehensive Plan for future predictability and growth in the Valley. Therefore, small institutional uses should be allowed with the proper Condition Use Permit (CUP) process to provide flexibility and proper checks and balances.

I have a kindergartner at Jackson Elem School this year. Our first of three kids to go to school. The school is doing a tremendous job, but it is definitely overcrowded. I believe the overcrowding issue is not a temporary problem. The county has just emerged from a massive downturn in the economy, and locals are showing great staying power. People want to be here. We need more educational options!! Neighborhood schools are a long-standing tradition in this nation and I think if done correctly, this is a great option and should be allowed. Small institutional uses should be allowed with the proper Conditional Use Permit process and proper checks and balances. The new zones, like CN-2, should allow small schools at a neighborhood scale. They belong in neighborhoods not just in commercial zones.

My wife, Viesia Kirk, and I, Jerry Kirk, have been full time residents of Teton County for 12 years. Both of us believe that Jackson needs more choice of secondary education options and that schools belong in neighborhoods. Allowing a small school to exist in the Nethercott neighborhood is a good thing. Kids can walk and bike to the school taking traffic off the roads. The area already has commercial businesses so a small school should not cause any problems. Jerry Kirk jkirk@sbcglobal.net Viesia Kirk viesia32@yahoo.com

Teton County needs more educational options. Small schools at a neighborhood scale promote diversity and educational choice in Teton County. Additionally, it is healthy for kids to bike to school and a neighborhood school would allow for that with parents not having to worry about their children biking into commercial zones.

The area under advisement is already a mixed use area. I believe the addition of a school will not only add value to residential property but it also adds to the feeling of community and neighborhood.

Permitting institutional uses contradicts the policies described here! Encourage non-development conservation of wildlife habitatLimit development potential to protect community character.....While development potential should decrease in Rural subareas and may increase in certain Complete Neighborhood subareas, community character will be preserved by limiting overall development in the community to the amount that has been allowed and planned for since 1994. By not increasing the amount of potential development beyond this level, and better locating and designing development that does occur, we can decrease our impacts to the ecosystem while respecting property rights and preserving our rural character. Direct development toward suitable Complete Neighborhood subareas to extend our legacy of Ecosystem Stewardship and preserve our rural character, the community prefers that development occur in Stable and Transitional Subareas where most of the infrastructure and services that define complete Neighborhoods already exist. Where a small park may have little effect on a rural neighborhood, a school or community center certainly comes with many adverse neighborhood impacts and should not ever be permitted in this type of rural zone. Predictability goes out the window when institutional uses are permitted, even with conditional use permits. We've all seen too often the power of money.

I strongly support allowing a neighborhood school. This will be a small school, will not be a congestion problem, and most important, its presence will add to a sense of neighborhood. This is the most appealing addition to the neighborhood I can imagine. Please approve it, not to do so would make no sense.

The new zones should allow small schools. Good schools increase surrounding property values and create stronger neighborhoods and communities. Schools should be in neighborhoods where kids can bike to school. The Valley needs more educational options. Allowing a small school to incubate in the Nethercott neighborhood is appropriate. The Nethercott neighborhood is already a mixed-use area, so a small school at an appropriate scale fits well within this neighborhood.

The public schools in the Valley are ok, but we can do much better. There are more and more people opting to homeschool due to the quality of the education but also due to the moral depravity that is allowed to go on within the school walls. The valley needs more educational options. The public school system does not even have enough locations for additional schools within the current zoning. We need more options! Allowing a small school to incubate in the Nethercott neighborhood is appropriate. Schools should be built in closer proximity to homes, not just commercial zones. It is healthy for kids to bike to school and in an area where people thrive on exercise, why not build them closer to homes so the students can walk or ride their bikes. Neighborhood schools are a long-standing tradition in this nation and something that deserves to be preserved whenever possible. The area on Nethercott is already surrounded by commercial businesses that produce more road traffic than a small school would ever produce.

Parents and families in Teton County need more options for schools for their children. As a parent I am excited about having the option of a smaller school at a neighborhood scale available to us, kids learn optimally in different environments and there are some students who need a smaller, community sized environment to thrive. Options are key to helping each individual family and student find their optimal learning environment, and it's options that are sincerely lacking in Teton County. We need choices!!

There is ample space for a private school in this location. As a resident I would have no objection to this addition in my neighborhood. Wilson desperately needs alternative school choices and this school plans to remain small and unobtrusive

I support of additional schools in Teton County particularly in the Wilson area. The sole primary school is the Wilson and is presently overcrowded.

I see no reason not to allow a small school to be located in the Nethercott neighborhood. Businesses are already located nearby. A school would add to a residential neighborhood vs. detract.

Zoning changes should acknowledge current uses. The proposed small school in the Nethercott neighborhood should be allowed, indeed encouraged. Concepts should consider the need for educational choice and diversification. We are a growing community in need of good schools. A neighborhood school is good for students, this location offers lots of play and activity area and ample open spaces. The building adaptations are in character with the area. I have visited the school and see nothing detrimental, only positive as far as suitability and enhancement. The new LDR's ask for flexibility and predictability. We want the plan to emphasize stewardship, clustering. Plans must reflect needs. I feel that the community needs new zones to allow small schools. Small institutional uses should be allowed with proper Conditional Use Permits, thereby providing necessary checks and balances, along with flexibility.

One suggestion would be that you encourage smaller schools to thrive on a neighborhood level, specifically the Nethercott area. America was built on diversity and choice and neighborhood schools are a long-standing tradition. Smaller, tailor-made schools would promote tighter-knit communities, healthier life-styles and possibly increase property values. The Valley needs more educational options and by allowing schools in neighborhoods, not just commercial zones, you will be contributing to the over-all health and well-being of its citizens. Thank you.

I personally believe that new zones in Teton County should allow small schools in the neighborhoods to promote educational choices and to promote diversity in our county. Good schools have a tendency to increase property values in neighborhoods and will create stronger safer neighborhoods. Teton county needs more options for the education of our children. The public school system is struggling to find a place for a new elementary school due to the current zoning regulations. More options are required, and allowing a small school to grow in the Nethercott neighborhood would be an ideal start to accomplish a proper solution. In my opinion, and in my experience, schools belong in neighborhoods where kids can walk or ride a bike to school. Locating schools in commercial zones only is inappropriate when other options can be arranged. The Nethercott neighborhood presently is a mixed use area with commercial businesses and home businesses. The inclusion of a small school in this neighborhood would be a good fit and be beneficial to surrounding families. I recommend that the zoning on Highway 390 include small institutional uses with the proper Condition Use Permit (CUP) process to provide flexibility, with proper checks and balances. Lee Burbank 307-734-2788

The Valley needs more educational options. The public school system is struggling to find a place for a new elementary school, as there are not enough locations for school within the current zoning. Allowing small neighborhood schools would help. Allowing a small school to incubate in the Nethercott neighborhood is appropriate. Schools DO belong in neighborhoods, not just commercial zones. It is healthy for kids to bike to school and for parents to not be in the car. Neighborhood schools are a long-standing tradition in this nation and something that deserves to be preserved whenever possible. With Osprey Landing and other commercial uses the Nethercott neighborhood is already a mixed-use area, so a small school at an appropriate scale fits well within this neighborhood.

CN-2 is a mixed use plan and would work well in many cases

These types of development communities lean towards more consolidated living, but most of the time are unplanned as far as the stress on the resources are concerned. Many developments in this category confuse wildlife movement routes and deplete natural resources by placing too many homes in areas without planned open spaces. Many times development is planned as a way to make money without the proper frameworks to deal with the population increases (i.e. roadways, sewer, CC&R's, etc).

Mother-in-law apartments should be discouraged.

The new zoning should allow for small schools to be developed at the neighborhood level. I am a proponent of school options for kids and believe that allowing small, neighborhood schools to be established would be a great asset for our community. Having children of my own, finding options for competitive education in Teton County that is a fit is challenging. More diversity in the educational options offered would translate to more children finding the learning environment suited for their needs and allow them to hit their stride. In addition to creating diversity, I believe small, neighborhood schools like the Pioneer Classical School would enhance neighborhood environments. I live off of Nethercott Lane and believe that a small school nearby would increase the sense of community in the neighborhood. I also think it would improve the appeal of my home to a future buyer as having a neighborhood setting that is kid-friendly would be attractive to young families.

Because the Nethercott area is already mixed use with not only residences but also numerous commercial uses and not just along the Teton Village Road but also on Nethercott Street or Lane which include A Sign Business, Osprey Landing, Rabbit Row, Lower Valley Energy Pump Station, a small school is not inappropriate for this neighborhood. Small institutional uses together with small commercial uses should be allowed with proper Conditional Use Permit, requiring an Annual Review Report to be provided by the institution or commercial user to the County and a public meeting held annually by the County with notice to the surrounding landowners. The neighborhood use concept is a good one for a school, particularly for the elementary level grades as long as the size of the school does not become overly large. The size of the school is probably already regulated by existing county regulations covering how many people may occupy a school in a particular number of square feet.

The new zoning should allow for small schools to be developed at the neighborhood level. I am a proponent of school options for kids and believe that allowing small, neighborhood schools to be established would be a great asset for our community. Having children of my own, finding options for competitive education in Teton County that is a fit is challenging. More diversity in the educational options offered would translate to more children finding the learning environment suited for their needs and allow them to hit their stride. In addition to creating diversity, I believe small, neighborhood schools like the Pioneer Classical School would enhance neighborhood environments. I live off of Nethercott Lane and believe that a small school nearby would increase the sense of community in the neighborhood. I also think it would improve the appeal of my home to a future buyer as having a neighborhood setting that is kid-friendly would be attractive to young families.

It is apparent that Teton County zoning needs to better promote diverse community institutions, namely neighborhood schools. As we know, need combined with competition is the driving force behind innovation and improvement. Allowing more school choice in Teton County creates a stronger community and fosters a thriving generation of the future.

Jackson increasingly faces the prospect of becoming an enclave for the wealthy. Increasing costs and limited educational options place additional burdens on younger families - precisely those whom all of us in Jackson rely on to maintain the services so critical to this magnificent area. Families need

education options. There is no magic one-size-fits-all formula. Each child has different needs, and what works well for one child may not work well for another - even in the same family. That's why I strongly support a small school in the Nethercott neighborhood. Thanks very much. Dan Peters

We are a family with three young children and we believe there should be more diversity in our choices for education in Teton County. It makes sense for Nethercott to be a mixed use area. A small school offers many benefits to the neighborhood. The new zones should allow small schools at a neighborhood scale to promote diversity and educational choice in Teton County. Good schools increase surrounding property values and create stronger neighborhoods and communities. The Valley needs more educational options. The public school system is struggling to find a place for a new elementary school, as there are not enough locations for school within the current zoning. We need more options! Allowing a small school to incubate in the Nethercott neighborhood is appropriate. Schools DO belong in neighborhoods, not just commercial zones. It is healthy for kids to bike to school and for parents to not be in the car. Neighborhood schools are a long-standing tradition in this nation and something that deserves to be preserved whenever possible. The Nethercott neighborhood is surrounded by commercial and home businesses: Osprey Landing, Yellow Iron, Lower Valley Energy pump station, Rabbit Row, a Sign Business and more. It is already a mixed-use area, so a small school at an appropriate scale fits well within this neighborhood. We want the zoning on Highway 390 to be appropriate in neighborhood scale, not to become like Teton Village, but certainly we cannot claim this is only a residential area. There are many exiting businesses amidst the homes and we need flexibility to implement the Comprehensive Plan for future predictability and growth in the Valley. Therefore, small institutional uses should be allowed with the proper Condition Use Permit (CUP) process to provide flexibility and proper checks and balances.

As a Wilson parent of 4 small children, I'm writing in to express my support for the zoning of a school in the Nethercott neighborhood. I think the benefits outweigh the costs. While any zoning change is daunting, especially to those most proximate to the place of change, I think it will be a big enough benefit to the County that it should be considered. I suspect if someone were trying to get any of the nearby existing large commercial operations passed today (Calico, Q Roadhouse, Chuckwagon, Rabbit Row, etc) there would be similar resistance from a concentrated and vocal group. Assuming parking, traffic, and other logistical hurdles can be overcome, I think limited but greater than current zoning for schools and community centers, etc makes sense.

We need to continue to allow the mixed uses of these less-rural neighborhoods WITH appropriate CUP process to make sure the impact on the neighborhoods (look, noise, traffic) are appropriate. Not all small businesses, small schools, elderly homes and community centers should be forced into commercial zones! That is not healthy for our elderly, our children or our neighborhoods vitality. Land is scarce and therefore expensive in Jackson Hole and neighborhoods like Nethercott already have many home business alongside commercial zoning and residential homes. There is high density residential in the Coyote Loop area, but that is not the case to the left of the road where homes are adjacent to rural and have many, many acres of land. It is a very mixed use, so CN2 is appropriate going forward and we need flexibility and options going forward. The current Day Care on Nethercott is not bothering a single neighbor due to noise, traffic or looks (as they are using existing buildings). All across America small schools are in neighborhoods, and we need more options.

I like the addition of Conditional Uses (institutional uses at a neighborhood scale) to the CN-2 concept. The CUP process will ensure that any uses fit with the character of the neighborhood while allowing needed and beneficial facilities. In addition some of the proposed CN-2 neighborhoods are already

adjacent to business developments so adding appropriate institutional uses would enhance the neighborhood and not change the character dramatically.

When a chance to better our community is in front of me I find it extraordinarily important to voice my opinion. I write you today having that very opportunity before me. With public education budgets stretched thin, it is our job as members of the community to consider alternative means for educating area children. In my opinion, small communal schools are a critical component to a successful plan. Allowing residents to integrate schools into area communities will provide parents diverse education options and the ability to be more involved in the daily activity of educating their child/children. These same effects cannot be achieved by shoving our schools into the dark corners of industrial parks. As a fifth-generation Valley resident I have witnessed enormous change in our Valley's appearance and character, some better than others. However, new zoning to allow small schools in area neighborhoods will be an enhancement to our communities I feel deserves your support.

I am a big supporter of neighborhood schools. Such as, the Wilson Elementary School, Moran School and Kelly School. Schools do belong in neighborhoods, not just commercial zones. It is healthy for kids/parents to bike/walk to school. Smaller neighborhood schools are more likely to have involved parents. There is a friendly neighborly feel to this scale of school. Having mixed grades K to 5th builds wonderful community among students, not just a factory feel of getting kids out of one school and on to the next. Older children are able to mentor to younger children. Neighborhood schools are not splitting up resources, they are building strong neighborhoods and communities within our larger valley community. These schools are in keeping with rural western character. A sense of pride and ownership takes place with a community place to gather and meet beyond the school day. We shouldn't fear expanding at this scale into the fabric of our community at large.

Teton county has many schools and we would be thrilled to have a school that promotes the classical curriculum. Our family has been involved in education (teaching, college courses, and the National Board process) for over twenty years. In order for students to have access to quality, high level, classical education, we need to have this school in Teton County. It will complement the Journeys and Wilson Elementary Schools, which are both based on rural land, yet are accessible by the bike paths.

I write to support the concept of schools in neighborhoods instead of in industrial or commercial centers. My grandchildren may move here and how I would love to have the option of a small school within walking distance of my house on the Village Road near Nethercott. Please enter my comments as support for schools in CN-2 and CN-1 neighborhoods.

I think having small schools and child care would very appropriate in Cn-2 zoned property. Those endeavors are certainly more "rural" than many of the businesses currently in operation ... and there is precedent in many areas of the country where small, single-room schoolhouses were commonplace in small, rural towns...

CN-2 should explicitly include and allow the development of rural community facilities, such as small community-based schools, stores, etc. Further, there is virtually no recognition of private property rights in the description of any of these Zones, including CN-2. The bottom line is that property which is owned by individuals is NOT owned, nor controlled by the amorphous "community". The use of property is the right of the owner (NOT the "community"), who has paid the price for it, and who has plenty of incentive to take good care of it.

Again with the basements! Leave the basement thing alone. This one is just a land grab. Leave this alone.

Schools do belong in neighborhoods, not just commercial zones. It is healthy for kids to bike to school. I am 67 years old and I still have fond memories of walking to school!! This valley needs more educational options.

Complete list of Institutional uses is not given, which is misleading. Why would Institutional uses be allowed in CN-2 when it is not allowed in CN-1? Institutional uses change the character of these neighborhoods. A park or community center might be for the better, but a school or commercial use would not. Once again the devil is in the details of defining "at a neighborhood scale." Any evaluation should not just take into account ADT for an operation, it must also consider peak traffic demand. Operations that have a high peak demand are not compatible with these areas. For people to understand what you are proposing they need solid examples of what 5-40% impervious, 60% native landscape and sliding FAR means on the ground.

We recently relocated our family and business to Teton County. A major factor in our selecting the county over others across America, was options in public and private education. We fully believe that schools DO belong in neighborhoods, and we hope that the new zones will allow for this. For working parents, having the opportunity for children to safely cycle and walk to school, is a very important. Please consider this as you review the zoning along highway 390. Thank you!

We believe allowing small schools in a neighborhood would benefit our community with more educational choices and bring neighbors closer together with a common goal of a strong, supportive community. This is a great solution to the high cost of land, provides smaller traffic flows in comparison to bigger schools, and supports keeping young families in Jackson.

I believe that neighborhood schools are favorable to commercially zoned schools to allow children to live and go to school in the same neighborhood, without having to rely on busing and lengthy rides to and from school. It is ecologically feasible as well. It also provides a choice for parents educationally and an option to become more involved in a school closer to a child's home. Easier to be involved when school is around the block or down the street than if it is across town.

I am not clear why basements are proposed to be included in max. house size. What is the problem with basements? People need storage. It is unclear how predictability is improved by this proposal. Making the NC Zone lots non-conforming with respect to size seems problematic.

Some of these places/ i.e. Skyline, Nethercott have some positive neighborhood feeling that could be strengthened over time with incentives for positive building patterns. The FAR type of zoning is rather weak in doing that. The way residences and buildings relate to streets and each other is far more important than FAR. I don't see a reduction of building size as helpful in these areas. Other more refined tools should be developed that are more prescriptive to desired character. It seems that the corridor of the Village Rd. from the Aspens - South Needs more refined coding.

I think that the Cn2 concept is a good idea. I think that the new zoning should allow for parks, small neighborhood schools and other institutions that would increase the community value in neighborhoods. Having access to quality schools, outside of the public school system is important, allowing those to be in residential areas where children can walk/bike, families can convene and etc. is an important aspect of a strong community.

It is my very strong belief that we should allow mix-use areas in neighborhoods. The only way to have a civil society, is to have a tolerant one, and to achieve that, we must create as many opportunities for folks of all walks of life to mingle in many settings. To have neighborhoods that contain upper class,

middle class, working class habitations as well as business and civic areas is primordial to that end. It is only when the butcher mingles with the millionaire at a business, or school place that tolerance for our differences increase. To build a truly happy place to live in we must integrate small businesses, schools and public areas withing small radius. Old fashion neighborhoods where everyone knows every one and kids and adults alike can walk to and from is a very important aspect of building a sense of community. In these communities, crime is lower. personal ownership and accountability is higher, and folks care and help one another regardless of strata. You are not simply in charge of building an area, but of building a cohesive community. For that folks must mingle face to face and share in the everyday business of family and life. Thank you for your efforts, I look forward to many small school and business interspersed into our areas.

I think a small rural school is appropriate for this neighborhood. There are already mixed use businesses surrounding the neighborhood. Whether it is a small day care or a small school, the traffic will be the same.

Clustered (Cl)

The difficulty with the cluster subdivision concept is the high land values make it nearly impossible to gain a tight enough cluster to avoid a suburban development pattern.

If done right, this could lead to substantial benefits in conserving contiguous tracts of undeveloped open space--open space without 1 per 35. Would also protect tracts of wildlife habitat, shift development out of rural (Pr?) (or at least into corners of it). Offers opportunity to develop workforce housing near more upscale houses--perhaps better opportunities to utilize pathways, etc. But may increase buildout in order to equate new clusters with value of 1 per 35. Would prefer this to the 1 per 35.

Best plan if it has to happen. The more open space the better. It is why people live here and why people flock here from around the world....

I do not know what is an existing conservation subdivision. I find the concept of the continuation of agriculture a red flag as Teton County refuses to regulate agriculture even when it encroaches on subdivisions. Subdivisions which have been created by ranchers. I find the statement to maintain rural character quite vague and the concept of protecting wildlife but only so as to not impede property rights void for vagueness.

PRD is a great tool to preserve good open space

This is by far the most responsible development practice. However, if these areas are not planned and grouped together, the stress on roadways increase due to consolidated living circumstances where populations need to travel to reach services. Open space management in these developments must be regulated through the LDR's with respect to water use, weed control, and other land use BMP's.

This is the best idea for affordable worker housing.

Some clustered areas need services: gas, restaurants, beer, etc.

Basements excluded. Get off of including them in the calculation. Establishing a mathematical calculation for square footage does several things... 1. Creates issues when it's not appropriate for the proposed location. 2. Reduces the governing body's power. 3. Prevents creative new designs.

Same comments as PR on vague phrases. These affect predictability. Not sure the benefit of open space justifies a 1.3 multiplier for bulk, scale and coverage. I need to see a hard example of how this is better than 1/35 or sliding scale for CN-1 and 2.

I am not clear why basements are proposed to be included in max. house size. What is the problem with basements? People need storage. It is unclear how predictability is improved by this proposal.

Not knowing the size, orientation or character of lots in this zone I don't understand the point of uniform requirements such as setbacks for lots that may vary considerably. The introduced setbacks may be to great in some cases and not enough in others. There are in some cases reasons to a asymmetrical side setbacks, perhaps for solar envelope protection or wildlife movement.

Incentives

Guesthouse Bonus

The identified policies don't relate equally to the various topics being reviewed. This topic is a good example. The conservation easement seems to be a good trade off for allowing some flexibility to landowners who may want a larger guest house. If this option is deleted, they would subdivide. There are several JHLT easements that allow an additional house but prohibit subdivision. This non-subdivision PRD is a reasonable method for a landowner to exercise his rights under the easement.

Keep guesthouse bonus, really good idea

As a replacement for the non-res PRD its a good idea, essentially should accomplish the same goal but much easier

Guesthouse concept is a good incentive, but does not address problems stated in the CN-1 model.

PRD Subdivision

The PRD option has not been used as often as people think. While I agree with lowering the density multipliers, this change will lead to even fewer PRD. It will lead to more 35 acre developments. From a wildlife viewpoint, this is a good option. From a scenic viewpoint it's not so good. Maybe site planning criteria can be beefed up to help avoid visual impacts. A problem with the PRD is that the land value of the resulting lots and houses is so high that we haven't been successful getting tight clusters.

PRD is a great tool that has been used effectively throughout the county for clustered development and open spaceThreshold should be 70 acres to include more properties.

Necessary program

This concept comes with reservations similar to CN-2

three units per 70 acres in alta.

Higher open space ratios for bonuses of 3 per 35 acres.

I would suggest ranges instead of hard percentages. Again, the authority, at the time, should have some flexibility. I lived in the I'On subdivision in Mount Pleasant, SC for a few years. I was in Charleston when it was first proposed. It took them years to get it done and it only happened because the authorities had the proper flexibility. It was, and is, a massive success...on all levels. I'm not suggesting that as a model, but new ideas should not be killed before they can be presented.

Since PRD was rarely used at 9/35, it is unclear if this really lowers build out or merely maintains it. 140 acre threshold is an improvement, will it reduce how often it is used? Need a rating system with a minimum required score. None of the incentives seem to encourage maintaining rural character or agriculture.

PRD subdivision have not happened to a large extent in the past 20 years. I would not expect this trend to reverse itself. Especially if the base acreage needed goes up to 140 acres. This will ensure existing buildout does not change.

Habitat connectivity is important but so is transportation connectivity. The number of roads we have that don't connect is ridiculous and inefficient. Lets not promote more of that pattern.

Noncontiguous PRD

This option should be maintained and encouraged. I don't have a frame of reference for opining on the 9 multiplier but it seems helpful but hard to generalize to all applications. I would eliminate the 140 acre threshold and allow this option on any size tract of land. Why would we impose such a minimum threshold on something that we very much want to see occur? Preserving the right for one house on 35 acres on the sending parcel will help encourage this option and work in opposition to the 140 acre threshold. Depending on how the density is established, the 1 per 35 might not work. If someone has the right to 2 on 23 (same as current rules) why not let them transfer one and keep the other one? Let's make this as easy to use as possible.

If this refers to density transfers it is a good idea

This incentive is difficult to differentiate from CN-1 or 2...."complete neighborhoods" including what?

3 per 35 with more open space or 6 per 35 with one on site and 5 TDR, minimum 70 acres - can be non contiguous9 per 35 with 140, contiguous

Maintain the 3 per 35 acres but increase the open space requirement to 85%. The 3 units must be clustered as opposed to scattered in different corners. 9 units per 35 acres with a minimum of 140 acres which can include several landowners including non-contiguous parcels. One can be left on site6 units per 35 if only 70 acres can be put together. One can be left on sight.

I would suggest ranges instead of hard percentages. Again, the authority, at the time, should have some flexibility. I lived in the I'On subdivision in Mount Pleasant, SC for a few years. I was in Charleston when it was first proposed. It took them years to get it done and it only happened because the authorities had the proper flexibility. It was, and is, a massive success...on all levels. I'm not suggesting that as a model, but new ideas should not be killed before they can be presented.

Sending areas can overwhelm receiving areas. How will you allocate limited resources? First come first serve or a lottery? Threshold of 140 acres will likely limit use. "TC Best Practices Analysis of PRD Design" suggests "use caution in offering the density bonus as an incentive" since they lead to declines in ecological integrity and wildlife populations. Need to study the cumulative impacts of increases population, something that has been ignored in the past. It is unclear how this will work, so it seems very unpredictable. Need a hard example with estimated cash values to understand if it would work. Since this increases the value of property rather than decreases it, the tax incentive goes away. Have receiving areas increased in size? Wilson and Aspens/Pines "complete neighborhoods" appear to be bigger than what was agreed in past public meetings. Need a system to prioritize properties and rate with a minimum required score.

The concept may be valid to achieve the stated policies but it is unclear which complete neighborhoods are going to open their arms to additional density.

Limiting building out numbers is not the goal. Limiting impact is. This could help. The devil is in the details. Codes need to define the character of the clustered development.

Other Tools

Agriculture Promotion

This will not particularly promote agriculture because the land is so highly valued that Ag is not the highest and best use. Despite all the sweet talk and "community" rhetoric, ag is about trying to make a living and it just doesn't pay in Teton County. Subdividing pays much better so basically you have to strip the land owner of most his rights so that the community can have what it wants (a pretty view without having to drive up to the parks). But the land owner has been paying the taxes and maintaining the land for years. So what right does the "community" have? Only the right to vote out whomever doesn't give them the landowners rights - and that is really what it is all about. Politics.

Why require an EA for bona fide ag on less than 70 acres? This is not promoting ag. I don't know how many small operations there are, but we shouldn't put them through that process.

I believe that all agricultural areas should be left undeveloped. There is a major concern with the stewardship of some lands that are currently considered "agricultural" however. From water use to weed control, "agricultural use" should be regulated through LDR's and county regulations.

Residential floor area should not apply to ag operations who need to build buildings applicable to their operation. Ranchers and farmers can work with Game and Fish if a lay down section for fencing is needed. Should not be a general requirement for ag fencing in general.

Land may need to be leased for a viable operation to operate. A 70 acre parcel may be leased and be contiguous or non-contiguous. We are running viable agriculture operations in Alta. Fencing needs to be allowed that work for my operations. Allow accessory to ag. businesses. Regarding a TDSPT coordinator, they must have an ag background.

70 acres for ag exemption either owned, leased and may be non contiguous regarding fencing, ag operators will collaborate with Game and Fish regarding ag priorities and wildlife

Why are we trying to preserve agriculture? I think you should have a long discussion about that. Who are you doing that for? You effectively force the owners to remain farmers for life (and their descendants). You devalue their future net worth. For what?

We need to develop a better definition of Ag as it is too easy to game the current one. Best approach might be to focus on the desired characteristics of Ag operations (large open spaces, little traffic and noise, presence of wildlife-all species not just mega fauna) Very concerned about waiving use permits, development permits and environmental analysis. This encourages abuse by people who seek Ag status. Would support instead a streamlined process and a defined list of "protected" Ag activities such as driving cattle on roads, cutting hay, burning ditches, etc. Accessory uses are a concern, they should not be at a level that they degrade the rural character (limited to no light pollution, limited noise and traffic.)

I'm all for preserving and incentives to promote local agriculture. More is better in that regard though most may not be traditional ranching. What we shall see. Commercial Growing of food should be allowed in all zones though again the devil is in the details and the character. The regs I see here are super broad so maybe I'm missing something or there is a lot more to come.

TCSPT

This will force tax payers to support ideas that only some support. More politics but it has always been like that. In the long run a perpetual easement will probably never pay the land owner a fair price.

should not ramp up TCSPT in the way that is proposed but rather maintain the TCSPT to accept development related easements that the JHLT doesn't want. The JHLT is one of the most effective trusts in the country and the county should not try to duplicate their efforts. Use the TCSPT to supplement the Land Trust's efforts and support the Land Trust in every way possible and don't invest the resources to try to create a parallel operation.

Let the land trust do it.

TCSPT conservation easements are extremely valuable to this community. Through conservation easements, the land most times if better cared for than in any other way. Great constraints and management requirements should be in place to ensure that these parcels are in fact "preserved".

If a person is ever highered to oversee this area, they must have ag background to help facilitate as opposed to being an obstacle.

critical to a person with an ag background to deal with ag easements

Noooooooo! Private entities are doing a fine job. We all know government doesn't always function efficiently. If no one else was doing it...maybe. However, in Teton County, there are SEVERAL organizations that do this quite well...with private funds.

Reviewing easements for compliance is a good thing. It is unclear how this would be set up so it did not compete with other land trusts. Education of landowners is a positive. Concern about expansion of government when there is already a private operation doing some of this. It might be a positive if it coordinated all efforts at conservation. Need to understand how it answers to the public. This is critical.

THE Scenic Preserve Trust should function to support the Comp. Plan. Relying on other private land trusts to do this work does not work.

Mapping Comments

I am an advocate of choice when it comes to education. Teton County is lacking in the availability of options for parents who are looking for educational alternatives. The Cn2 concept would allow for opportunity for small, neighborhood schools, such as the Pioneer Classical School off of Nethercott Lane, to be established which would create more diversity in the available educational options in Jackson. I am not a parent, but in thinking about my future children's education, I feel that Jackson does not offer competitive educational opportunities like those found in larger cities. I believe allowing small, neighborhood schools would be a positive step towards creating more educational diversity in Teton County.

use density transfers to hold existing buildout #'s and move density to where you want it

Nethercott neighborhood is a perfect neighborhood for a small appropriately sized school with several commercial and home based businesses already established in the area, it is already a mixed use area.

The development nodes that need to be enacted do not exist. Adjusting the map only uses the tools provided.

It is unclear what happens to existing BC properties under this plan. It is unclear how this map works and what it represents. Using this tool, it appears that Ag promotion and Scenic Trust Preserve have no impact on location of growth, amount of growth or type of growth. If that is true why are we proposing them as tools? Changing zoning seems to have little impact. The only thing that seems to have any impact is the incentives. I see the "gauges" change but it is unclear why they change. Since the incentives are voluntary, how do we estimate how much they will be used?

Stakeholder Comment

August 28, 2013 – September 4, 2013

Staff met individually or in small groups with the various stakeholders that participated in the scoping phase of the rural area LDR update process. Staff also met with other interested individuals or groups that wanted to meet. Below is a compilation of the issues identified through the meetings.

Zoning

- Basements aren't broke, not necessary to take them away
- Give Northern South Park its own zone that acknowledges the Comp Plan designation
- Look at definition of native landscaping – plant type vs. management
- Using NRO/EAs for cross-lot clustering is good, but try to get as much clustering as possible
- Zone titles are confusing with Comp Plan language and common usage
- Regulating use comes down to enforcement
- Better to draft an area plan for South Park that helps the land owners get where the Comp Plan is going rather than try and regulate or mandate to the land owners
- Address South Park through a master zoning change that removes the pressure from the landowners, allows them to develop the north and conserves the open space
- Whether or not Northern South Park develops will have little effect on Town redevelopment because of Town ownership configuration
- Zones should be organized around what we want them to become – and "back to nothing" isn't realistic

Preservation (Pr)

- Look into not providing services (ie fire, water) to areas we don't want to develop
- Conditional uses need to focus on impact, the balance of intensity to open space needs to be more residential than commercial
- Single development area concept needs to allow a big enough building envelope for the owner of a 35 to realize their desired development
- Setbacks seem small
- 1 per 35 might not be that horrible
- What happens when a land owner goes from ag to native landscaping?

Conservation-1 (Cn-1)

- For conditional uses look at traffic, noise, dead-end street, internal vs. external, HOA vs. private
- How does it impact what's allowed today?
- Setbacks should be greater to protect character, maybe a sliding scale
- Needs to be a transition from NC-SF to Rural allow for some larger (10 acre-ish) lots

Conservation-2 (Cn-2)

- For conditional uses look at traffic, noise, dead-end street, internal vs. external, HOA vs. private

- How does it impact what's allowed today?
- Setbacks should be greater to protect character, maybe a sliding scale
- Needs to focus on adaptive reuse issues

Clustered (CI)

- Look at institutional for reality of internal use and change of character
- Requires reeling in the number of conditions on approvals
- Look at small lots outside of PUDs as CI as well
- PUDs aren't offensive not sure if the change is worth the effort

Incentives

- More incentives create more conservation easements
- If incentive is too cumbersome owner will just build a unit at 1 per 35 to avoid County
- What would JHLT want required in the easement?
- Current vegetation covertype regulation does not provide good conservation and delegitimizes County efforts
- Zoning is not permanent and cannot provide the stewardship of a conservation easement
- County shouldn't accept any easement JHLT wouldn't
- 1 per 35 is always simpler
- Selling a 35 is taxed at a lower rate than doing a subdivision development
- Conservation easements are permanent, consolidate footprint of development, are actively enforced, and are voluntary
- 1 per 35 not bad from a wildlife standpoint, bigger better, but 35 ok
 - Ungulate habituation strong
 - Landowners don't want to cluster
 - Impacts are different depending on habitat
- The length of the process is the primary impediment to use of incentives
- Use of a 35 with no easement can be quite impactful

Guesthouse Bonus

- Make sure easement includes a no further subdivision clause
- Impact on housing is not worth the conservation easement, easement doesn't improve wildlife protection
- Would allow the floor area in a single structure
- Need a rating system because some areas are worth more to wildlife and some areas cannot be built anyway
- More cross-lot clustering would provide a bigger pay-off
- Reduction in allowance will remove the incentive for some
- Requirement of single contiguous envelope is good
- Existing regulation is not broke
- Avoid adding complexity for no reason
- Landowner wants some flexibility in the design of their family compound

- Can a caretaker unit satisfy the housing requirement?
- Gateway to further conservation for owner of a couple/few 35s
- Flexibility in PRD design vs. Article III black and white standards is needed
- Changes destabilize the market, don't make them unnecessarily
- Conservation of a 35 is good for scenic too
- Streamline the process

PRD Subdivision

- Single contiguous development area is good
- Concerned about ratio, is the community getting enough
- More of an allowance than an incentive because it's not getting used, but it's a good allowance
- Look at changing the threshold for the 6x and 9x instead of eliminating them
- Allow 6 and 9, they don't get used often and result in good projects
- 92 units (9 per 35) clustered on 360 acres is better than 10-35s
- Look at phasing allowances for large projects to help landowners
- Subdivision management is more important to wildlife than the number of homes
- 3 units clustered with a conservation easement on 35 is better than 1 unit with no conservation easement
- Don't force people to plan the development of multiple pieces or they will be more likely to develop them, if they only want to do 35 let them

Noncontiguous PRD

- Worried about receiving area limit, what happens when receiving areas are full
- Like PPLP because rural owner is in control – 1 to 1
- Need a rating system don't incent something that can't be developed anyway
- Concept kind of works, set the multiplier where people will use it
- Better than old system if process is not too tortuous
- Sending area cannot be platted in order to maintain ag tax status
- Village is highest value receiving area, it will get done first
- Better clustering, less units left would be better for wildlife
- At a threshold less than 140 you don't get the clustering
- Land-rich, cash-poor landowners need to be able to do pieces at a time
- If the process is going to take 2 years why do it? The receiving area needs to be easy

Other Tools

- Non-regulatory education efforts are key

Agriculture Promotion

- Crux is defining ag
- Focus on desired result – wildlife, open space, traffic, few employees
- Look at when the EA exemption is appropriate
- Accessory uses are a balance of impact with development

- Make sure an accessory use does not become nonconforming/grandfathered if ag goes away
- Why 70 instead of 140?
- Can exemptions be linked to conservation objectives?
- Larger threshold than 70 for accessory uses

TCSPT

- Avoid competition with JHLT
- Needed for education efforts
- Needed to deal with existing easements

Additional Comment

May 1, 2013 – September 4, 2013

Attached are the emails and letters received by staff on the rural area LDR update since May 1, 2013 when the Board of County Commissioners and County Planning Commission last met.

In addition to the attached emails and letters,

On September 3, 2013 Chuck Irwin left a phone message. As the owner of the Lost Horizon Supper Club at the mouth of Teton Canyon in Alta he believes that Alta needs more commercial zones than less in order to grow.

Alex Norton

From: Dick Ryan [drryan@columbianhp.com]
Sent: Thursday, May 23, 2013 11:23 AM
To: feedback@jacksonetonplan.com
Subject: Web Comment on Plan

I built a home in Jackson Hole 20 years ago and have enjoyed spending as much time there as my work and family obligations would allow. The best thing Jackson and Teton County have going for them is a lot of undeveloped land which does a nice job of protecting the natural beauty. And the Conservation Trusts has done an excellent job of trying to conserve large private tracts, like the Walton ranch, from development. Some of the things that have been counter-productive, in my view, are affordable housing (why does paradise have to be affordable - there are lots of other affordable places to live) and the lack of enforcement of existing zoning rules.

The best rules always seem to be those that use market forces to get desired results. And if we wish to preserve Jacksons natural beauty then there does need to be brakes on development. So I suggest a foot-print fee to be paid by any new construction or development activity. If any area is disturbed for roads, driveways, buildings, pools, parking lots or whatever - a fee would be due for each square foot of ground that is disturbed. No exemptions. The fee should be high - perhaps \$10 to \$15 per square foot, and paid at the time of the building permit. The fee would not apply if the builder were replacing an existing driveway, parking lot or structure.

And any area disturbed during construction that can be restored to its natural state would be eligible for a refund of the fee.

If the foot print fee is set at the right level new construction would tend to replace older, less valuable structures. The tax base would go up, construction activity would continue, property would still be bought and sold and all property values would increase. Over time the quality level of structures would improve. There would be less of a need for more sprawl and better protection of open spaces while still satisfying the local economy's need for real estate activity. There would remain a need for all the other rules about where and how things can be built, but the foot-print fee would direct the construction activity away from undeveloped land and it could help sustain a healthy local economy without any significant population growth.

And the proceeds from the foot print fee could be used to buy up critical open spaces as they come on the market.

Just a thought.

Dick Ryan

Rural Zoning Concepts

Preservation

Non-development Cons - the difference on 35 a between .007 and proposed .0066 FAR appears to be ~600sq ft - out of 1.5M+ Is this correct or did I miss a step. That seems to be pretty incremental

Continuation of Ag - Agriculture definitions need to be tighter; type, threshold, criteria for exemptions, compliance with other code provisions protecting resources, infrastructure impacts. New ag use, resumption of lapsed use vs existing operations, esp in developed areas s/b evaluated separately. Type of non-ag uses allowed s/b limited (cell towers, institution, etc. In other words, support ag but don't sell out the community with "regulatory gifts."

Better than OS...Excerpt from Strategic Analysis and Recommendations Based on a Survey of WY Planners concerning Wyoming's Planning Statutes (Nellis/Sonoran Inst. 2011 "Large parcel Dev. There is a general agreement about the adverse impacts of the unregulated land divisions permitted by the statutory exemption of parcels larger than 35 acres from local subdivision regulations. Counties were authorized to expand local exemptions up to 140 a in 2008." possibly missed out on this, but are sunset provisions for poison pills and enactment of 140a worth exploring in addition to conservation incentives? Carrot and stick is legitimate exercise of the police power to protect property rights and achieve community objectives.

Maintain Existing Buildout - Although visionary, the 94 Plan was subjected to special interests, grandfathering, and other influences that should not be carried forward or rewarded, holding hostage the environment, community character, and county budgets.

Maintain rural character - As above on ag land. Reflect that publicly owned land is a larger part of the rural character than ag, and encroachment is problematic no matter what County designated land use abuts it.

Predictability - Although specificity around CU would seem helpful, this looks like an expansion of acceptable applications.

Conservation 1

ND Conservation - Definitely going in the right direction. Definition and criteria for accessory (secondary use) and limitation.

Better definition and criteria for Ag

See earlier question and discussion on sunsets/140a

Maintain Buildout - see earlier discussion. good transition for NC-SF lowering buildable inventory in this category.

Shift - Ditto

Maintain...These are the hard questions that reluctance to confront has resulted in steady erosion of rural character over time. Development, pipe and pavement are inevitable if the cost equation and local political will can be overcome.

Conservation 2

ND Conservation - if it hasn't been developed - sunset.

Ag- doesn't seem to apply unless a better definition and criteria are developed.

Maintain...No. This is one of the holdovers from 94 that wasn't a good idea then and isn't now. Proximity to complete nghd (transit, walkable, goods/services) should be part of the criteria. No expansion of accessory uses - types mentioned seem of the special interest variety that will encourage speculation and induce traffic counts. Somewhat disingenuous.

Shift...it's a start, but too tentative esp in context of the above discussions.

Maintain...94 didn't maintain it and although these concepts are getting closer they require more muscle.

Predictabilty - don't substitute permitted accessory uses for CU. And if a return to CU is contemplated it should be very narrow.

Clustered

Sprawl poster children.

Sunset or other tool for plats without substantial progress, paper plats, or otherwise undeveloped.

No to CU - markets, institutional or otherwise.

Preservation of PUD and PRD does not shift development without significant dollars exchanging hands. Receiving areas, criteria, and densities must be identified concurrently and need to be codified. Strategic or priority areas must be part of veg/wildlife mapping. Public access considerations - besides public lands there is a remarkable amount of waterway that is off limits.

These are gated communities - not "Rural" Infrastructure (roads, onsite sewer, traffic counts) and landscape (tree removal, ponds, impervious surface) impacts, despite "OS," are incredibly significant. PUDs and PRDs are not transparent or predictable to the majority of residents in Teton County.

Incentives

Guesthouse bonus

Not sure about this - seems overly generous, but the entire site in permanent conservation is desirable. Could the additional FAR be tiered? 1,500 per 35a, 3,000 per 70a+, 5,000 140a and above? Guest house 1 per 70a, with max limit of?

PRD

Is 140a threshold too low? How small can the lots within it be (min lot size)? Max units?

Requirements, Presumptions, Considerations need to be well-defined for landowner, developer, electeds, administrator. Requirements (R), presumptions (P), and considerations (C). Regardless of which term is used, an applicant must address each guideline. The County will expect to see how the design of a project has responded to every one of the guidelines

NC-PRD

90% Permanent conservation great.

Any data on whether this does continue Ag or just estate planning

Little interest in maintaining existing buildout or just moving the chess pieces. Does shift out of rural, but to where specifically? Are there targets for amount by location? 9 units is too high - feel that number is pandering to entrenched, possibly unfounded expectations resulting in exorbitant transfer pmts and detrimental to established developed areas. Need more information, as I do believe density should occur in areas with appropriate infrastructure, goods and services. Not so sure

without criteria, targets etc that predictability is ensured or just secured in the rural area.

AG Promotion

ND Conservation/OS - how does allowing more uses and exemptions actually result in ND conservation? Is there a ratio of Ag use to accessory uses that we could look at to say whether Ag is actually being continued? On paper it looks like a free-for-all. Out of sight does not mean free from impacts to the community. Expenses of this promotion policy need to be laid up against the benefits. This affects succeeding generations - not just today's owner/operators. In the group "Ag" is a protected class to be essentially free of regs that their fellow citizens in TC must abide by for the good of community?

TCSPT

Great concept! Needs secure long-term funding. Free from political circus. Strict public benefit criteria. Strategic Priority easements established through veg-map/wildlife products. Reasonable limits on easement expenditures in order to save the "bank;" hence reasonable limits on DU/a.

Alex Norton

From: Denny Emory [dennyemory@earthlink.net]
Sent: Saturday, August 31, 2013 12:34 PM
To: Alex Norton
Subject: Rural Zoning Concepts - CN-2 Conditional Uses

Hello Alex -

I want to thank you, Rebecca and Bruce for your time during the Workshop last week to introduce the Rural Area Concepts. Clearly a lot of time and effort has gone into this process to date; and, the product reflects that work. In our conversations it was made clear that what has been presented is indeed a work in progress, to serve as a basis for conversation moving forward. Once further refined and defined this work is to serve as the foundation for the development of the new Land Use Regulations to become a part of the 2013 Comprehensive Plan.

In this e-mail I want to address one specific subject of concern. The proposed Conservation - 2 (CN-2) zone is composed primarily if not completely of the Neighborhood Conservation - Single Family (NC-SF) zone as a part of the 1994 Comprehensive Plan currently in place. These lands are "characterized by parcels that had already been subdivided prior to 1994 into lots that are smaller than desired for rural areas, but are not located in a "Complete Neighborhood"....."

One of the visions of the 1994 LDRs was that "institutions" were specifically not permitted in the NC-SF zoned lands. This forward looking restriction crafted at the time is one of the factors that has allowed our successful neighborhoods found in some of the county's rural areas to develop and prosper.

As all are too aware a significant amount of time and effort was expended by many involved in 2012 regarding the two Text Amendment applications brought before the county. Due to the far reaching implications of these applications, both were met with broad based, countywide opposition. This opposition included a large number of private citizens, planning professionals, legal minds, local neighborhood groups and both Save Historic Jackson Hole and the Jackson Hole Conservation Alliance. At times odd fellows; yet, with implications as far reaching as those proposed text amendments were the opposition was clearly unified in intent.

My concern is the inclusion of "Institutional uses at a neighborhood scale (e.g., park or community center)" as "Conditional Uses" as proposed for the new CN-2 zone. We have been down this road before.

You prepared the Staff Report, dated October 6, 2012, regarding the proposed Neighborhood Institutional Amendment (AMD2012-0002). In that report under Staff Recommendations you noted a list of conditions. The very first condition written states:

"1. Limit neighborhood institutional uses in the Rural zone to Planned Residential Development (PRD) subdivisions."

Unless I am mistaken, nothing has changed in ensuing months since that condition was written by you. If anything the new rural vision and land use regulations moving forward will be more restrictive as opposed to less. Parks and neighborhood / community centers may well fit into a planned

development (e.g., Rafter J and Cottonwood Park) as part of a specific development plan. I not sure when an existing rural neighborhood is going to buy / set aside real estate for a neighborhood park or neighborhood center. The Old Wilson School is a community center in the Wilson neighborhood and it struggles for survival. On a larger scale, the Rendezvous Park was able to go through the system receiving approval based on the impact for the community at large; and, Emily's Pond was privately created and was given to the people of Teton County.....

The idea of Neighborhood Institutional Uses moving forward might well be considered within the proposed Clustered Zone, characterized by Planned Unit Developments (PUDs), Planned Residential Developments (PRDs), and other clustered developments than anywhere else. In this way these facilities would be integrated into the entire planning process of the development rather than imposed upon one of our existing successful rural neighborhoods.

It is hoped that you will take this input into consideration and remove this proposed "Conditional Use" from the proposed Conservation - 2 zone.

Regards -

Denny

Denny Emory
4505 W. Nethercott Lane
Wilson

Alex Norton

From: Denise & Joseph Krewson [krewdj@bresnan.net]
Sent: Monday, September 02, 2013 9:58 AM
To: Alex Norton
Subject: Institutions in a planned residential development

Hi Mr. Norton - I live on Rendezvous Dr. off Coyote Loop. I would like to maintain our neighborhood district by continuing to preserve our zoning of Neighborhood Conservation Single Family Zone. This is a planned residential development, which I believe states institutions are not permitted. I have plenty of parks I can go to, and have been going to - I don't need one in a closer proximity than Emily Stephen's Park, the new Rendezvous River Park, and Owen Bircher Park. Not to mention the bike path and the south western access to river dike. Then there's the old pass road I also enjoy. I don't see what the push is to change this. I don't want to see any institutions in our residential community. Can our community just opt out of this? I don't want to see added traffic and congestion added to our neighborhood. Please consider leaving the current plan in place that does not permit this. Thank you.

Sincerely, Denise Krewson

Alex Norton

From: Tina Close [closewyoming@me.com]
Sent: Monday, September 02, 2013 3:02 PM
To: Alex Norton
Subject: CN-2

Dear Alex,

I am writing as a 32 year resident of Nethercott Lane to voice my opposition to the inclusion in the plan to allow "institutional uses" in rural, single family neighborhoods, like ours through Conditional Use Permits. We are an intact, very family oriented neighborhood and adding the possibility of Conditional Uses, such as schools, is not welcome and I am opposed.

The time for that type of mixing is in the initial planning stage of new subdivisions, not imposing it on long established neighborhoods.

How many "conditional use permits" can one apply for , for the same project? How do we know that down the road there won't be a full fledged K-12 school on Nethercott Lane? I am referring to The Pioneer Classic School as a good way to see how the the change could be applied. These changes are not in a vacuum and this is a good example. If you can't imagine how it would change our neighborhood, just imagine it at the end of the road, not the beginning. Think of the traffic! That will still be an issue no matter where it is. And Nethercott is a tricky exit off the Village Road.

Everybody can't do everything they want to, that's life. So, please leave the Conditional Use Permits out of CN-2 and ensure the integrity of established neighborhoods.

VERY sincerely,

Tina Close
Nethercott lane

Comments on Proposed Rural Zone

I attended the public open house and made some comments there but as I continue to digest some of the proposals I find it necessary to put some of my comments in writing to the elected officials.

1. There is a lot of very ambiguous language that, with the inventive mind of an over-zealous planner, could become a nightmare for an unsuspecting citizen. I picked out the following statement, out of numerous others, as an example. "The purpose of this district is to protect the preserved open space in existing conservation subdivisions and to improve the design and management of the built areas to increase their permeability." What does this mean? This statement and others like it could be the source of great mischief. I think the powers that be should go through the entire document and look at each vague statement like this and ask themselves what unintended problems could be generated. The County never has been very good nor should it be engaged in managing existing subdivisions.
2. I must admit that I can hardly write about this next issue without reverting to some very inappropriate language. But I will try. The whole idea of counting basement space in the allowable square footage seems to me to be completely uncalled for. I asked Alex Norton what is the rational and the answer was that with a larger house you will need more resources. To me this seems silly. An underground space uses virtually no electricity. It requires no more gardeners. For the one percent of owners who have cleaning services it is not logical that the service will need more people to clean the additional space in the basement. On the other hand being able to build a basement which costs about 75% less than above ground space might allow a struggling growing family to have additional space in the future without building more above ground space. That to me is a real savings. The cost benefit ratio just does not make sense. You are punishing a lot of people who should not be punished. This provision should be eliminated from the document.
3. One of the major objectives of the rewrite of the plan was to have some predictability. I am concerned that this document has created sending areas in the rural zone but has neglected to specify where the receiving areas for this density are to be, or maybe a better way to say it, is that the receiving areas are so amorphous as to have no predictability. To protect existing neighborhoods I think it is important to have this provision more tightly defined.

Thank you for the opportunity to comment.

Bland Hoke

Alex Norton

From: Debbie Webb [webbdds@earthlink.net]
Sent: Tuesday, September 03, 2013 6:41 PM
To: Irina Adams; County Commissioners
Subject: CN-2/Rural Zoning

Dear Sirs,

I am against the proposed institutional uses at a neighborhood scale CUP language that is part of the CN-2/Rural Zoning Concepts.

Since 1994 land use regulations institutions have not been allowed in the NC-SF. I feel that this has served the county well and should be continued.

I feel that this new language will allow spot development and will disturb the residential character of the current NC-SF.

The traffic that will be generated by institutional use will be unacceptable in neighborhoods that were not planned for such use.

Along with this increased traffic will be the negative impact on wildlife in rural neighborhoods which is critical to the character of the valley.

Please do not adopt the proposed institutional uses at a neighborhood scale CUP for CN-2/ Rural Zoning Concepts.

Daniel Skeie
Nethercott Lane
Wilson WY



LDR's - RURAL TO PROECT WILDLIFE, ENVIRONMENT, HOME OWNERS

TETON COUNTY
PLANNING OFFICE

1. Regulation needed to protect ungulates in particular Elk from being hazed with a motorized vehicle. Teton County presently allows ranchers an exemption from Wildlife Friendly Fencing. This creates hazardous conditions and extreme stress for ungulates in particular Elk, who are chased, usually at full speed, with a motorized vehicle, into high fences surrounding the property from which they are being chased. Said fences are often barbed wire, the chase as witnessed is often at high speed. The stress of the harassing chase results in fences that are a challenge and often impossible to jump. The animals can be and have been chased into wire fences.

Teton County requires special regulations against this activity. **Proposed Regulation-There shall be no hazing of wildlife with a motorized vehicle unless specifically authorized in writing and supervised by WY Game and Fish and only after the top wires of any fences the Elk are chased toward are lowered to 42" or less to prevent further stress and harassment of the wildlife.**

2. **There shall be no baiting of wildlife with unnecessary watering of a pasture after any haying is completed. Watering shall be for bona-fide agricultural purposes only and not to create a green area to attract wildlife.**
3. **There shall be no excessive watering of pastures from well water. All watering must comply with the well allotment for each well in terms of quantity allowed as designated by the state water board. Any watering in excess of the state authorized amount per well shall be fined by Teton County at the rate of \$100.00 per gallon.**
4. **No hunter on ranch land is allowed to coral elk up against a un- wildlife friendly ranch fence. No elk shall be shot when trapped running up and down a fence that it is unable to jump/cross. This is wildlife harassment, which is not condoned by Teton County. Any hunter who shoots an elk that is trapped/corralled against a fence shall be fined \$5,000, as shall the rancher who is allowing this hunting practice, for a total fine of \$10,000.00 per incident.**
5. **NO gut piles shall be left within 1000 feet of an adjoining property. Teton County does not allow attracting predators to neighborhoods.**
6. **No high-powered rifles -define- shall be fired within define so many feet of a residence or neighborhood.**
7. **No chemicals shall be sprayed from a sprinkler or otherwise within 300 feet of an adjoining property by a ranch or rural activity.**

Deeby D. Bambridge 9/3/13, (307) 739-0748

Alex Norton

From: Liz Machalek [lizmac@bresnan.net]
Sent: Tuesday, September 03, 2013 10:15 PM
To: County Commissioners; Irina Adams; Alex Norton
Subject: Proposed CN-2 zoning

To the Board of Teton County Commissioners:

I believe the new CN-2 zoning being proposed to replace many of the existing NC-SF zones is wrong. Institutional uses were specifically and intentionally excluded from this land use category in the 1994 Comp Plan. Changing the zoning so drastically on an existing neighborhood upsets the idea of planned development. The new master plan made very clear that any further development is to be channeled toward areas of existing development where infrastructure is already in place, and preserve the existing neighborhoods throughout Teton County.

This proposed change is NOT in keeping with the current LDR's which were meant to preserve our neighborhoods. Please consider the implications on existing neighborhoods throughout the county. Spot zoning and conditional use permits would seem to satisfy a few, at a cost to many.

Thank you, Liz Machalek

Alex Norton

From: Marty Anderson [anderson@spencelawyers.com]
Sent: Tuesday, September 03, 2013 2:19 PM
To: Alex Norton
Subject: Comment on CN-2

Marty Anderson

4850 W Nethercott Lane

Wilson, WY 83014

September 3, 2013

County Commissioners

Planning Commission

Alex Norton

Teton County

Jackson, WY 83001

RE:CN-2/Rural Zoning Concepts

I am writing to express my concern about the proposal for "institutional uses at a neighborhood scale" language which would permit conditional use (CUP) in the new CN-2.

I would hope there would be areas in which one could own property in the valley that is a true "residential neighborhood" without any institutional use even at a "neighborhood scale".

We purchased our property with those values in mind. The comprehensive plan was formed so there would be predictability. If the new language is inserted the predictability is gone.

When the work was done on the last plan, there was thought and discussion regarding “neighborhood scale institutional use”. It was decided that there should be areas with NO “neighborhood scale institutional use”.

If inserted, this would bring back in the “spot zoning” which the last plan addressed.

PLEASE leave some areas of the valley as true residential neighborhoods. I DO NOT want Institutional uses even on a neighborhood scale in our present NC-SF zones.

Sincerely, Marty Anderson

Alex Norton

From: Travis Petersen [travis@windrivermarketing.net]
Sent: Tuesday, September 03, 2013 11:22 AM
To: County Commissioners; Irina Adams; Alex Norton
Subject: Institutional uses via CUP - public comment

Dear Commissioners and Planning Dept:

I strongly oppose the 'institutional uses' in today's NC-SF (residential) zoned properties via a simple conditional use permit (CUP) or otherwise

Institutional uses are currently NOT permitted in the NC-SF zoning district, this has been in place since the 1994 comp plan

This concept goes against everything that the new comp plan stands for, which is to protect the ecosystem, wildlife, open space and community/neighborhood value's...

This would clearly set a bad precedent for the entire county with spot zoning, more traffic and congestion, less predictability with respect to neighborhoods and could adversely impact property values.

Allowing such institutional uses within single family zoned neighborhoods is a bad idea for our generation and for future generations

Respectfully,

Travis Petersen
2175 Rendezvous Dr
Wilson

Alex Norton

From: Bomber Bryan [bomberbryan@jhrea.com]
Sent: Wednesday, September 04, 2013 11:19 AM
To: Irina Adams; County Commissioners; Alex Norton
Cc: Bomber Bryan; Keith Gingery; bhultman@tetonwyo.org
Subject: Rural Zoning Concepts, CN-2 & CUP. Code Compliance in NC-SF.
Attachments: Details_Purpose_Cn2.pdf

Planners and Commissioners-
Jeff, Alex, Paul, Hank, Barbara, Ben and Melissa,

Further comment from 9/3/13, 9am, BCC meeting results:

I am disappointed with the County's lack of interest with an egregious LDR violation. There is no grace period or latitude allowed when it comes to an illegal use on NC-SF land (any land) in Teton County, WY, and I feel your collective liability is considerable. This is your jurisdiction. The Planning Department and the Commissioners have avoided enforcement of the fact there's a private school in operation on Nethercott Lane. The applicant, Core Ventures, LLC, and the principals behind the Pioneer Classical School (religious schools are *not* recognized by the Wyoming Dept of Education) also know they are illegally in operation and they are desperately awaiting a favorable re-write of the LDR's so they can apply for a CUP and finally obtain a legal permit to continue to operate, and further develop their dream in an inappropriate location. Please consider just HOW IRRESPONSIBLE this is to the children in their school. Please consider just HOW IRRESPONSIBLE this is to the families of these children who have knowingly trusted the owners. The owners have put the school children and families at risk, and the County officials' lack of enforcement is equally irresponsible. The County must shut down the school at this location, and immediately focus on code compliance for the good of the great majority of the public in Teton County. If they choose to truly operate a 6-child day care which is allowed under their 2011 permit, then I'm sure there will be no contest by any of the neighbors or County residents.

RED FLAG in the new CN-2:

Regarding the Rural Zoning Concepts discussion and the newly proposed "CN-2" zoning, the great majority of the public needs more time to understand the ramifications to residential neighborhoods across the County. The proposed 'institutional uses at a neighborhood scale' language which would be allowed with a conditional use permit (CUP) in the new CN-2 is something that must be removed. Or, at very least, the County residents must be granted more time to have adequate public comment and thorough neighborhood discussion in the MANY geographical areas where this would apply. This would, in reality, allow for a school (NO coincidence), a park, or a community center to be placed on much of today's NC-SF (residential) zoned properties via a simple application for a conditional use permit (CUP). This CUP additional language is not necessary for a viable Jackson Hole community in the future. It would benefit few and would indeed have adverse effects on many. We have what you call 'Complete Neighborhoods' elsewhere and their original plats show this from inception, so it's predictable for the public to make informed decisions. Please, take the time to understand these small proposed CUP words that would translate into HUGE ramifications for the public, traffic and wildlife.

(Frankly, the 'Complete Neighborhood' process also needs more neighborhood discussion and public comment, but that's not my focus today.)

CN-2 RED FLAG #2 - Inconsistency and Conflict on the County website: (PDF ATTACHED)

From the site <http://rural.jacksontetonplan.com> here is an excerpt from the "PURPOSE" of the proposed CN-2: "THE PURPOSE OF THE CONSERVATION- 2 ZONE IS TO IMPROVE THE MANAGEMENT AND DESIGN OF DEVELOPMENT IN THESE EXISTING SUBDIVISIONS TO INCREASE WILDLIFE PERMEABILITY AND OPEN SPACE."*

*The implementation of the CUP language that allows 'institutional uses at a neighborhood scale' DOES NOT ALIGN with the County's own verbatim language 'to increase wildlife permeability and open space,' does it? Of course not.

This make no sense at all and the language should be removed from the future plans and rewrite of the LDRs. Omitting it is smart planning and guidance. Including it is irresponsible and short-sighted. Cracking the conditional-use door in this zone is a disaster waiting to happen.

ANY institutional use (neighborhood scale or otherwise) in today's NC-SF or tomorrow's CN-2 is a mistake, and future LDRs should maintain the residential character and predictability throughout the County.

Thank you for your consideration, and for your service to the public.

Very Sincerely,

Bomber Bryan
POB 1585
Wilson, WY
690.2295

Alex Norton

From: Carol Wauters [cwauters@bresnan.net]
Sent: Wednesday, September 04, 2013 11:58 AM
To: County Commissioners
Subject: comments for Rural Concepts workshop

I would like to request that the deadline for submitting comments be extended. I feel this would be desirable since there is such a large amount of information to be covered before one would be able to make an informed comment. These proposals are complex, as are the issues they raise and they clearly deserve thoughtful examination.

Thank you for your consideration.

Carol Wauters

Alex Norton

From: kirk Stone [k.stone@bresnan.net]
Sent: Wednesday, September 04, 2013 10:22 AM
To: Irina Adams
Subject: Rural Concepts Workshop

Commissioners,

You dare to ask the people of this valley to comment on your “Rural Concepts Workshops”, that will change the Land Development Regulations LDRs), two days after Labor Day?

It's been a long summer boys. Summer is when the majority of this valley makes its living. I find it offensive that you would ask us for our approval after we have just come out of the trenches.

I found it arrogant of you to ask us to attend workshops in August. In August, I barely have enough time to mop my own floors.

Now when it is time to take a deep breath, find a good read and think about hunting season, you are pushing us into an ambush.

Please extend the comment deadline on the Rural Concepts Workshops.

Most of us have just plugged in our chargers. We need more time to sort out the typos in your concepts.

Sincerely,

Cindy Hill Stone

Bx 1865 83001

Alex Norton

From: Debbie Webb [webbdds@earthlink.net]
Sent: Wednesday, September 04, 2013 9:59 AM
To: County Commissioners; Irina Adams; Alex Norton
Subject: Institutional uses at a neighborhood scale

Dear Commissioners

I am writing to express my intense objection to the proposed institutional uses CUP language that is being considered as a part of the CN-2/Rural Zoning Concepts discussion.

I live in a NC-SF zoned neighborhood and vehemently would like to protect our special neighborhood character. I can think of no benefit of changing the 1994 comp plan. It makes no sense to allow a private school for instance, to exist here, with students coming from all over the valley every day to our neighborhood on the west bank, or to other rural neighborhoods. The negative impacts to traffic, wildlife and the residents far outweighs any benefit. There are appropriate places for schools in this valley, and this is NOT it.

Please consider this issue seriously and vote against the proposed zoning allowing institutional entities in our NC-SF zoned areas via a simple conditional use permit.

Sincerely,
Debbie Webb

Alex Norton

From: Debbie Webb [webbdds@earthlink.net]
Sent: Wednesday, September 04, 2013 10:24 AM
To: commissioners@tetonwyo.org; Irina Adams; Alex Norton
Subject: institutional uses in rural neighborhoods
Attachments: photo.JPG

Dear Teton County Commissioners and Planning Board

I am very much opposed to the proposed CN-2 zoning for institutional uses in rural neighborhoods. I addressed this in general in a previous correspondence to you. But since our specific NC-SF neighborhood on Nethercott Lane in Wilson has had an illegal school operating here for the last two years, I would like to discuss my specific concerns about the Pioneer Classical School.

We are a very tight-nit neighborhood, a special one that I have never had the privilege of living in before. We are year-round residents, (I am only aware of one home that is not) . Many of us have horses and 4 H animals (which I understand are denied in most other neighborhoods). We have wildlife in our yards year-round and unfortunately endure a very busy Teton Village Road with an incredibly dangerous intersection accessing our homes.

The current commercial use near this intersection, which I vocally opposed years ago, and the incredibly large and increasing number of wildlife deaths along this stretch should be enough to inhibit any other commercial or increased use of the properties in our neighborhood.

Please view the photo I have included near Nethercott from last winter - showing one of the eight dead moose killed within the last 2 years. But let me tell you more.

Nethercott Lane is narrow and dead-end to the west. There are no sidewalks or shoulders; it is a well-traveled connection to the Village Road bike path and a "strolling avenue" year-round for bikers, walkers, horseback riders, strollers, kids with training wheels and 4-H goats, cows, swine. As a neighborhood, we go to great lengths to respect each other's use of this road, carefully slowing our cars and waving to all. We have a well-defined and loved neighborhood character which I know the majority of us are VERY adamant about preserving. Nethercott cannot support any increased usage and is a poor location for any type of institution.

I appreciate your time in reading this letter. Please vote against any zoning changes to our precious NC-SF zoned properties.

Sincerely,
Debbie Webb, DDS
4600 Nethercott Lane
Wilson, WY
webbdds@earthlink.net

Sent from my iPhone

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2013.0.3392 / Virus Database: 3222/6634 - Release Date: 09/03/13

Alex Norton

From: Edward Richard Kolsky [edwardkolsky@bresnan.net]
Sent: Wednesday, September 04, 2013 11:32 AM
To: Alex Norton
Subject: Pioneer Classical School

Dear Mr. Norton,

Our current LDR's do not allow schools in the NC-SF zoning district. It is clear and unambiguous. The Pioneer Classical School is operating and advertising for students in spite of these rules. It is operating under a "Home Day Care" permit which is allowed. It is NOT solely a home day care center. Why they are being allowed to operate as a school is troubling and vexing to me.

There are other issues of concern regarding the current operation of the Pioneer Classical School.

They are:

1. A change in the rural, quiet character of an established neighborhood.
2. Traffic and safety issues at an already dangerous intersection (Nethercott Lane and the Teton Village Road).
3. A further increase in Moose deaths in a high density Moose environment.
4. Setting a precedent for "Spot zoning" in the NC-SF zoning district.

For these reasons, I view the operation of this school to be insensitive, inappropriate, and against the clearly stated guidelines of our LDR's.

In addition, I have major concerns regarding the proposed Conservation-2 zoning district. Mainly, I urge that the "Conditional Use" portion of the proposal be removed. With respect to the rural and established Nethercott area, it is simply wrong to allow for "Institutional Use."

Thank you very much for your consideration.

Sincerely,

Edward Kolsky

Alex Norton

From: Gail Jensen [gjensen@bresnan.net]
Sent: Wednesday, September 04, 2013 11:47 AM
To: Alex Norton
Subject: Comments on Rural Concepts

Dear Planning Staff, County Commissioners:

I know a lot of work and effort has gone into this process and the current draft. Please excuse my haste in making these comments. I have spent numerous hours trying to understand and review the website and the map! I hope to make additional comments soon.

Thank you for considering the following:

Overall Comments

- There has been a very limited amount of time to review the “rural concepts plan”. This is a very different concept than the 1994 Plan. Small parcels (as small as .2 acres) are combined with larger parcels within the same Zoning. There is an attempt to simplify the need for regulations though will this be to the detriment of the character of where we reside now? Many of us like the character of where we live and the predictability of the setbacks, height limits, property uses, etc. of our existing neighborhoods. How can one evaluate the potential changes without illustrating actual before and after scenarios using various actual properties throughout the County? There have been few comments because there is just too much to digest. Please step back and reach out to the neighborhood areas as before giving specific details on what could change in everyone’s back yard. This is important; this will be the regulatory stuff that really matters.
- The use of the new “Rural Entitlement” language appears to be an attempt to establish base development rights from what may have been possible by utilizing a performance based tool in the 1994 plan. This was not a “by right use” but instead a tool subject to many conditions. This bothers me and is confusing as I look at what is to be a new plan that may or may not have the same tools and incentives. Currently the base development right on rural land in Teton County, is one unit per 35 acres is it not?
- I do not feel that nonresidential Conditional and Accessory Uses fit into rural residential neighborhoods or in Conservation neighborhoods that exist throughout the County. This is not in keeping with the predictability that was to be a desired outcome of this plan. Most of these uses in most communities would be considered Commercial uses. I do not see how these can coexist in areas of abundant wildlife.
- I am disappointed with the incentives. I feel that what is described is more of the same. Incentives again are in place in addition to the base density. In my opinion, and also see #5 (Teton County Best Practices Analysis for PRD Design and Stewardship) increases in house density, square footage, additional homes, guest house, etc. is counterproductive when compared to the resultant ecological and employee generation impacts. If you click on the existing or the new concept plan and eliminate all the incentives the map shows that the goals of the county can be met. Why not eliminate all of the incentives and put in place the Permanent Protection Linkage Plan (PPLP)?
- I am very disappointed that the PPLP was not included as a Tool as it was during the stakeholder’s workshop. It is a simple transfer tool and is a one unit of rural for one unit in a complete neighborhood with a Town preference priority as per the Comp Plan. In its place the Noncontiguous PRD is listed. This tool has only been used once! It is only useful when the same owner owns both parcels and then the benefits to the owner with the 9 times multiplier are too high.
- I see nothing that connects County plans with Town. Is this not a Joint Plan? There is still no accounting showing numbers of employees generated from entitled commercial development in either the town or county and the resultant up-zoning necessary to house 65% of the workforce.

Changes I like

- Like the single development area concept. I believe that to come up with setbacks, heights, bulk and scale etc. that real scenarios need to be done in numerous areas.
- Both a maximum and minimum house size and development area need to be specified in the various zones.

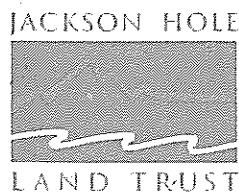
- Basements should count towards house size
- Like the required permanent conservation verses just zoning

Gail Jensen

giensen@bresnan.net

250 N Bar Y Road

(307)690-1333



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September 4, 2013

Via e-mail only (jdaugherty@tetonwyo.org, anorton@tetonwyo.org, feedback@tetonjacksonplan.com)

Jackson/Teton County Planning Team
c/o Jeff Daugherty and Alex Norton

Re: Rural Area Land Development Regulations (LDRs)

Dear Planning Team:

In recent weeks, we have received requests from community groups, citizens, and elected officials to comment on the proposed Teton County Rural Area Land Development Regulations. We are neither experts on community planning, nor advocates. We do, though, have over 30 years of experience in partnering with landowners to conserve the open space in Jackson Hole. Drawing on that experience, we offer the following perspective on the areas of the proposed regulations that pertain to open space protection.

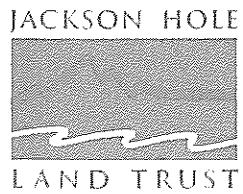
In our last comment letters dated May 14, 2009 and January 9, 2012, we made three recommendations by which we still stand: 1) consider establishing a dedicated funding source for land conservation; 2) preserve development potential in rural areas *as a strategy for conserving those areas*; and 3) include provisions for clustering and/or transferring development rights.

While we applaud the efforts made to align the proposed LDRs with the community's vision for open space and growth as expressed in the Comprehensive Plan, the proposed LDRs appear to continue to wrestle with a tension between protecting open space through incentives versus through restrictions. Because of the base density rights that private landowners possess, we think it is impossible for this community to zone its way to strategic, high-quality, and long lasting open space. In our experience, the best way to conserve meaningful open space is through incentives.

The Comprehensive Plan expresses a goal of directing growth into areas of existing infrastructure and services. Insofar as the purpose of that goal is to preserve high-quality open space and wildlife habitat, we think it is important that the plan recognize the market preference for base-density development and that the proposed LDRs preserve and create meaningful incentives for the conservation of those areas that are capable of counteracting that preference. In other words, JHLT believes that if you want something other than one unit per 35 acres in the rural area, the only way to get it is through both strong and diverse incentives, as what works for one landowner in a key habitat may not work for his or her neighbor.

Of the proposed entitlement incentives, we believe that the noncontiguous PRD, leaving 1 per 35 but requiring clustering and permanent conservation of the rural area,





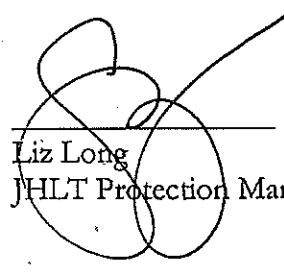
if implemented thoughtfully is a strong incentive well suited to conservation. However, as stated above, JHLT feels strongly about the need to preserve development potential in rural areas as a strategy for conserving those areas and the need for diverse incentives, which seem to be lacking in the currently proposed LDRs. In the most recently proposed LDRs both the 6x and the 9x PRD subdivision tools have been removed. This limits landowners with larger holdings to the 3x PRD subdivision or the 9x Noncontiguous PRD, thus eliminating much of the diversity of incentives previously offered.

Further, JHLT has increasingly found that smaller-scale conservation represents an important component of our land conservation strategy. Done thoughtfully, the conservation of smaller parcels both complements the protection of adjacent, larger parcels and over time can develop into a pattern of conservation that is greater than the sum of its parts. The previous version of the Planned Residential Development (PRD) tool has been key to this work, as it has been the only meaningful incentive for conservation on parcels smaller than 70 acres in size. The proposed clustering requirements in the Guesthouse Bonus incentive (as well as in the other incentives) are welcome additions that require a landowner to better site the location of their development area, which will aid in increasing the conservation values derived from these smaller parcels; however, JHLT notes that this is now the only incentive for conservation of parcels lesser than 140 acres. We believe that this single option is much too limited to yield much success.

As the Land Trust, we can bring to bear capital from private, state and federal sources, as well as facilitate the federal tax incentives that have helped bring about so much conservation in the past. But to be successful in conserving open lands in Jackson Hole in the future, it is critical that the incentives outlined in the proposed LDRs are strong enough and diverse enough to encourage willing landowners to conserve their properties.

Thank you for the opportunity to provide our perspective at this important juncture. We are grateful for the work of the town and county planning commissions, elected officials, and staff and all of the citizens and community groups who have contributed and continue to contribute to the planning effort.

Sincerely,

A handwritten signature of Liz Long, enclosed in a circle.
Liz Long
JHLT Protection Manager

A handwritten signature of Pete Lawton, enclosed in a circle.
Pete Lawton
JHLT Board President

Alex Norton

From: Liz Maguire [liz@rmrentals.com]
Sent: Wednesday, September 04, 2013 11:59 AM
To: County Commissioners; Irina Adams; Alex Norton
Subject: An objection to zoning changes

To Whom it May Concern,

I am writing to lodge an objection to the "Pioneer Classical School" currently being operated at 4380 West Nethercott in Wilson.

My husband and I own a property located at 1955 Hard Winter Lane. Hard Winter Lane is the second "street" on the left heading west on Nethercott. We purchased our home in April of 1999 and happily raised our 3 children in this neighborhood. Our decision to purchase this property was not only based on our desire for our children to attend the Wilson Elementary School but for our family to enjoy the space and serenity the property provided.

If we cannot object to the day care currently being operated at 4380 W. Nethercott because permits were granted and the day care established we want to make sure our objection is lodged regarding the Pioneer Classical School that is being operated against Teton County rules and regulations. Why is this being allowed in our neighborhood which is zoned Non-Conforming Single Family?

As owners of property in this neighborhood, we purchased with the understanding that our home is located within a NC-SF zoning district where institutions, including private schools, were and still are not permitted. We purchased our home to raise our family and enjoy the existing neighborhood. The Teton County Planning department has already designated specific areas where institutions such as these may operate.

I understand the planning department is proposing to roll the NC-SF zoning category into the new "Conservation-2" zoning district which will allow for "institutional uses at a neighborhood scale" with a conditional use permit. If this is adopted, our residential neighborhood on Nethercott will change forever as the Pioneer Classical School which has been surreptitiously operating under the guise of a day care will be given a "rubber stamp". This will ultimately embolden other organizations in the future to gain access into a residential area and change the makeup of the neighborhood.

Our family navigates the treacherous "T" intersection of Nethercott and Teton Village Rd. daily. This must be one of the most dangerous junctions in the Teton County road system. One of our primary concerns is the added congestion an institution such as a school will bring to our neighborhood; this will impact our safety as well as our visitor's and compromise our ability to enjoy our home. Rules have been established by Teton County to protect areas such as ours from organizations trying to impose their will and alter the dynamics of a neighborhood. Please respect these established rules; they are in place to protect neighborhoods such as ours, as well as the wildlife that cohabitates with us. These changes will have a negative impact on our property values as well as our quality of life.

Should the many lives in a neighborhood be sorely impacted to benefit a few? I suggest not.

Thank you for your consideration.

Sincerely,

Brian and Elizabeth Maguire
Owners/Residents of 1955 Hard Winter Lane
Wilson, WY 83014

maquire@bresnan.net

Cell Phones: (307) 690-0998 and (307) 690-9627

Elizabeth Maguire
Home Owner Relations Department
Rendezvous Mountain Rentals &
Property Management
Ph: (307) 739-9050 Fax: (307) 734-2677
Email: liz@rmrentals.com

Alex Norton

From: loring@darwinranch.com
Sent: Wednesday, September 04, 2013 10:32 AM
To: County Commissioners
Subject: Rural Concepts Workshop

Dear Commissioners -

I am at the Darwin Ranch trying to get through the last days of my summer business season. I do not for the moment have time to devote to learning very much about the Rural Concepts Workshop, but it appears that you are at last trying to address the need for sub-zones within the current rural zone. This is good.

What is not so good is that the time frame is too compressed for most of us to pay close attention, particularly in the frenzy of the summer. Could you please reschedule the September 9th Commissioner's agenda so that the public has a better shot at understanding the various issues involved. The concepts are important, but also complex, and we need more time to study them, comment on them, and do them justice before you vote on them.

I am also concerned that certain private interests are taking full advantage of the swirl of ideas and the resulting confusion to push through their private agendas without appropriate public scrutiny. Last year it was the text amendments; this time around it's the re-writing of the LDRs. I hope you will weigh in on the side of transparency, as without it there can be no good government. If things are moving too fast you should extend the "due diligence" period. And please ask yourselves, are there interests who do not want transparency?

Also, please reinstate the promised "test scenarios" that will allow us all to understand the real implications of what is being proposed.

Finally, please make sure that current uses that are now stretching legality with the blessing of the Planning Department are made to wait in line like everyone else, pending full disclosure of what they have been doing all along and whether it's in the neighborhood's interest - not just theirs - to legalize them now.

Please continue to work on shoring up our faith in the integrity of Teton County's government.

Thank you for your efforts.

Loring Woodman
PO Box 427, Wilson, WY 83014

Alex Norton

From: lorna miller [lornamiller@live.com]
Sent: Wednesday, September 04, 2013 11:26 PM
To: Alex Norton
Subject: Rural Zoning Comment

Hi Alex,

I hope that getting this to you before midnight still counts!

I spoke with you at some length during the workshop you held at the Commissioners Chambers but just want to reiterate a couple of things.

Fences: I do not think that you can achieve the stated community desire of permeability unless you require all fences in the County to meet, at a minimum, the WY Game and Fish Standard for fences. Each year sees some of the older fences in the valley being replaced with fences that are higher and deviate even further from G and F recommendations. (As I write, Trail Creek Ranch is about to replace their buck fence along almost 3/4 of a mile of the old pass road with Buck which will measure about 54" on the top rail and will have a 48" spread. The buck fence that has just been installed on part of the old Lucas Ranch and purchased by Hillwood for 35 ac parcels is 46-50" on the top rail and is replacing a wire fence that had a 38" top height. The new 5 strand barb on the Mead/ Hansen Ranch , in addition to being high, has a bottom wire so low that it caught and stranded a porcupine! And the Buck fence along the highway side of the Pinto Ranch is effectively a wall at 52-54" top rail plus **three** lower rails. So much for permeability) Thoughtful design standards applied as the existing fencing stock is replaced or new fences are built will lead, over the years, to a the valley being truly permeable for wildlife. At present we are moving in the opposite direction.

This is also an important topic because it can affect the direction in which wildlife moves and therefore is highly relevant to the WYDOT planning of wildlife highway crossings. Being able to influence the permeability on lands further from the highway and maintaining the ability to assess cumulative impacts is going to be increasingly important if the community is going to do more than pay lip service to this goal. Stock retention and wildllife permeability are not mutually exclusive and there are a number of studies that support the approach that one fence design can do both.

The Agriculture Promotion is an interesting concept but does not seem sufficiently nuanced to address issues related to some of the Ag/development interfaces. The overhead irrigation on the former Stinnett Property , now owned by Doshay being an interesting example. In many AG areas, this would not be a problem but in this location it clearly is. There must be a mechanism in the planning process to review such interface concerns. A blanket AG promotion / regulation exemption approach is not refined enough - it is a very blunt instrument. It is important for the AG interests to retain the support of the Community over the long term rather than engender the kind of hostility and alienation that is developing up in the Zenith area. The community has changed a whole lot over the past 30 years and new purchasers of these large ranches do not always share our community values. Self regulation may possibly work when there is a strong commitment to a shared vision. Over the long term, as these properties are sold to people not steeped in the community vision for the valley the lack of regulation is likely to cause considerable upset and problems.

On the clustered developments and PRD's I hope it will be possible to reduce the use of fencing as much as possible. Indeed, prohibit it wherever possible. The covenants on the older part of Crescent H Ranch subdivided area do not allow fencing of individual lots and this does not seem to have been a problem. And it has allowed for ease of movement for wildlife.

Thanks for the opportunity to comment and for all the hard work you are doing on this

Lorna

Alex Norton

From: Mike Fischer [fischerfish@gmail.com]
Sent: Wednesday, September 04, 2013 6:42 AM
To: Alex Norton
Subject: institutional uses

From what I can tell the vast majority of residents do not wish to see any institutional uses in rural neighborhoods. It seems there is some current controversy on the subject, and enforcement also seems to be an issue. I think the language is important in this new document, to make sure rules are not ambiguous, and subject to interpretation. thanks for all whom are working so hard on this. Mike Fischer, wilson

Alex Norton

From: Peter Jorgensen [jorgensenp9@gmail.com]
Sent: Wednesday, September 04, 2013 4:41 PM
To: Alex Norton
Subject: 2013 Teton County Comprehensive Plan

Alex,

Thanks for all that you, the planning staff, consultants, planning commission, and county commissioners have put into this effort. I appreciate the commitment to complete the LDR's in a deliberate, short time period.

At this time I have 2 comments I would like considered:

1. That the proposed Conservation - 2 (CN-2) zoning district NOT include Institutional Uses as a Conditional Use.
2. That ALL fences in Teton County comply with Wyoming Game and Fish Department recommendations as to height to facilitate the continued use by wildlife of their corridors. This is extremely important at a time when the community is unanimously requesting extensive and expensive wildlife crossings.

If the above 2 recommendations are not included at this time it is unlikely they will be considered in the future - that's just because regulations are usually weakened as they go through the approval process.

Thanks for your consideration,

Pete Jorgensen
Sent from my iPad

Alex Norton

From: Renee Glick [renees101@hotmail.com]
Sent: Wednesday, September 04, 2013 7:54 AM
To: Alex Norton
Subject: Skyline

I don't know if the county is aware, but there are over 35 young children living in skyline these days! With the new Bike Path going in across the HIgHwAY one of these days, I would think it would be of critical importance to put in a pedestrian tunnel to access the path!!! ...and aside from the kids, I know of many parents who bike, but who will not allow their kids to ride along the highway to get to the current path! I have heard that the highway may be widened to 4 lanes one day, plus a turning lane! Having that path across the road without proper access just seems VERY dangerous and backwards. I know Bob Norton is aware of all of this and so are others.....but I can't be squeaky enough when it comes to a safe crossing! A pedestrian tunnel would be great, but a car/pedestrian tunnel would ALSO be awesome, since turning left out of skyline (currently) can take quite a while. I'd like to see WYDOT get involved ASAP and have a meeting with Skyline members and to set a plan in place. One that path is IN, there needs to be IMMEDIATE access....not 3-4 years later. Lets NOT WAIT for another human to be injured/killed trying to cross the highway. Lets learn from the past and move forward in a smart fashion please. Tragic lessons do not need to be relearned.

Thank you for your time

Renee Glick

Sent telepathically from my iPhone

Alex Norton

From: Renee Glick [renees101@hotmail.com]
Sent: Wednesday, September 04, 2013 7:55 AM
To: Alex Norton
Subject: Schools

I also believe that schools should be allowed in more areas. I am pro-Polly Friess's school and it's location. :-).

Thank you! :-)

Renee Glick

Sent telepathically from my iPhone

Alex Norton

From: Armond Acri [anacri_wy@msn.com]
Sent: Wednesday, September 04, 2013 4:05 PM
To: County Commissioners
Cc: Alex Norton; Jeff Daugherty; Tyler Sinclair
Subject: Concerns and Suggestions for the Rural Concepts Workshop

Save Historic Jackson Hole respectfully requests that the comment period for the Rural Concepts Workshop be extended. We applaud the attempt to use online tools to encourage public participation, but we think we need to acknowledge it did not work as desired. While we participated in the on-line workshop, we have the concerns and suggestions listed below:

Concerns

- There was not enough time to digest all the information that was presented. Although we submitted comments using the online form, many citizens we talked to got confused or discouraged and quit out of frustration.
- Many of the descriptions are vague or incomplete, which can be misleading. For example institutional uses are listed as a possible conditional use in the CN-2 zone. Examples given are a community center or park. This is an incomplete list of institutional uses. We cited other examples in our online comments.
- This exercise was promised as an opportunity to “test” the proposed tools and incentives. The map on the website allows some changes to be made, but it is very confusing. After using it, I came to the conclusion that preserving Ag and enhancing the Scenic Trust would do nothing to achieve the goals of the Community. That conclusion comes from the “numbers” generated next to the map and is in conflict with what I believe to be true.
- In order to achieve a true “test” of the proposed tools and incentives, the public will have to do their own calculations since the website does not meet this need. This is beyond the skill level of most citizens. SHJH can help do these calculations, but we will need more time.
- The interactive map was not available to those who attended the workshop in person, it was not clear at the workshop that to be effective a citizen attending the workshop still needed to participate online to get all the information.
- There has not been enough time to read the information referenced in the “Teton County Best Practices Analysis” white papers. The McKinney paper on housing density and wildlife populations urges we “use caution in offering the density bonus as an incentive.” It suggests exploring other incentives most of which we seem to be ignoring. The Stohlgren article on the effects of grazing appears to have been taken out of context, which could mislead the reader on the effects of Ag.

Suggestions

- Extend the comment period to allow more comment and more time to implement different methods for informing the public.
- While we understand the need to evaluate the tools and incentives on a County wide basis, we believe it is easier for the public to understand what is proposed if it is done at a level that examines individual parcels. These could be known parcels that the public picks or “theoretical” parcels that represent a specific category. The public needs to see a map that shows them what various restrictions like FAR, impervious, native landscaping, and setbacks look like. There should be a map comparing the proposed concepts to the existing regulations. This information should be presented along with the current table that compares the proposed concepts to existing regulations. Visual representation along with tables of data will be comprehended by a greater segment of the community. This information can then be applied at a County level.
- Explore other incentives besides density bonuses, as suggested by McKinney.
- Eliminate vague references and provide a complete list of institutional uses proposed for CN-2 and CL.

We believe that implementing these suggestions and giving the public more time will result in better public participation.

Armond Acri

SHJH

733-4392