



## JOINT INFORMATION MEETING AGENDA DOCUMENTATION

**PREPARATION DATE:** March 16, 2012  
**MEETING DATE:** March 19, 2012

**SUBMITTING DEPARTMENT:** Town & County Planning  
**DEPARTMENT DIRECTORS:** Tyler Sinclair & Jeff Daugherty  
**PRESENTER:** Tyler Sinclair & Jeff Daugherty

**SUBJECT:** Comprehensive Plan Character District Review

### STATEMENT/PURPOSE

The purpose of this item is to continue the hearing from March 14, 2012, to review the Joint Planning Commission Certified Illustration of Our Vision (Character Districts) Chapter of the Comprehensive Plan. Specifically the hearing will be focused on approving the Character Districts with any modifications. The approved Vision, Common Values, and Achieving Our Vision chapters will not be reviewed at this hearing.

### BACKGROUND/ALTERNATIVES

At the March 14, 2012, JIM elected officials received public comment, completed discussion and provided staff direction on desired modifications to the Illustration of Our Vision (Character Districts) portion of the Plan. At the conclusion of the meeting a motion was made by both the Town and County to continue the meeting to allow staff to revise the Character Districts to reflect the modifications identified at the meeting prior to taking action to approve the Illustration of Our Vision (Character Districts) portion of the Plan. Because this meeting is a continuance of the March 14, 2012 meeting no further public comment will be taken. Additional written public received by staff prior to the March 19, 2012, meeting will be provided.

The March 14, 2012 meeting was publicly noticed as a discussion of the Character Districts only. As a result, the items brought up during public comment and identified for discussion by the elected officials that are not directly related to the Character Districts would be more appropriately discussed in May. Staff can address these items or any other items in the staff report for the May adoption hearing as requested by the elected officials.

Following approval of the Character Districts staff will produce an Approved Jackson/Teton County Comprehensive Plan composed of:

- Vision, Common Values, Achieving Our Vision
  - Updates for consistency with the approved Character Districts

- Update based on legal review
- Housekeeping edits identified by staff
- Illustration of Our Vision
  - Modifications approved March 14 and March 19
  - Updates based on legal review
  - Housekeeping edits identified by staff
- Appendices
- Implementation Work Plan

Staff plans to release the Approved Jackson/Teton County Comprehensive Plan on April 6, 2012 and has scheduled an adoption hearing for 5:00 pm, May 8, 2012 in the Grandview Lodge of Snow King Resort. Additional verbal public comment will be taken on the entire Comprehensive Plan (Vision, Policies and Character Districts) at the May 8, 2012 adoption hearing, written public comment may be submitted at any time prior to the May 8<sup>th</sup> hearing.

### FISCAL IMPACT

N/A

### STAFF IMPACT

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

### RECOMMENDATION

Staff recommends that the Town Council and Board of County Commissioners each approve the Illustration of Our Vision (Character Districts) chapter of the Jackson/Teton County Comprehensive Plan subject to approved modifications, housekeeping edits identified by Staff, and legal review.

### ATTACHMENTS

Meeting Agenda  
 March 14, 2012 Text Modifications  
 March 14, 2012 Meeting Summary  
 Public Comment Received since March 9, 2012

### LEGAL REVIEW

Legal review of the Illustration of Our Vision (Character Districts) chapter, as well as the approved Vision, Common Value, and Achieving Our Vision chapters is ongoing. A list of the changes made to all chapters due to legal review will be available in April as part of the consideration of adoption of the Jackson/Teton County Comprehensive Plan.

### SUGGESTED MOTIONS

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

I move to approve the Illustration of Our Vision chapter of the Jackson/Teton County Comprehensive Plan dated February 24, 2012 subject to the modifications approved March 14 and March 19, housekeeping edits identified by Staff, and legal review.

## **Town Council**

I move to approve the Illustration of Our Vision chapter of the Jackson/Teton County Comprehensive Plan dated February 24, 2012 subject to the modifications approved March 14 and March 19, housekeeping edits identified by Staff, and legal review.

## **AGENDA**

### **Character Districts JIM Adoption Hearing**

March 19, 2012 - 1:00 pm to 3:00 pm

County Commission Chambers

**Goal of the Meeting:** Review and approve the Illustration of Our Vision

### **Part I: Opening and Public Comment**

1. Welcome and Opening Remarks from the Town Mayor and County Commission Chairman.
2. Staff Presentation: Staff will review the March 14, 2012 edits to the Illustration of Our Vision.

### **Part II: Discussion**

1. Review March 14, 2012 edits to the Illustration of Our Vision
2. Identify any final modifications to the Illustration of Our Vision

### **Part III: Approval of the Illustration of Our Vision**

Motion to approve the Illustration of Our Vision chapter of the Jackson/Teton County Comprehensive Plan dated February 24, 2012 subject to the modifications approved March 14 and March 19, 2012, housekeeping edits by staff, and legal review.

### **Part IV: Next Steps**

1. Prepare Approved Jackson/Teton County Comprehensive Plan
  - Edits to Character Districts
    - Approved Modifications
    - Legal Review
    - Housekeeping Edits Identified by Staff
  - Edits to Vision, Common Values, Achieving Our Vision
    - Edits for Consistency with the Character Districts
    - Legal Review
    - Grammar, punctuation, etc.
  - Add appendices and appendix references
  - Prepare a work plan
2. Release Approved Plan: April 6, 2012 (tentative)
3. Adoption Hearing: May 8, 2012 5:00 to 9:00 (or 30+ days after release)



## Jackson/Teton County Comprehensive Plan Character Districts March 14, 2012 Text Modifications

PC Certified Character District		Direction or Proposal
2,4,5	Town Commercial Core, Mid Town, West Jackson	Clarify that residential use is allowed on the first floor in mixed-use subareas

### *2.2: Snow King and South Cache Corridors*

This TRANSITIONAL subarea is envisioned as a pedestrian-oriented mixed-use corridor comprised of mixed-use and/or multi-family residential structures. The goal of the corridor will be to provide an attractive pedestrian link between the Snow King (2.2) and Downtown (2.3) subareas. The corridor is anchored by the Center for the Arts, the community hub for cultural events and activities and other public spaces, including the Center for the Arts Park, Phil Baux Park and the Snow King base area.

The goal of this subarea will be to provide an attractive pedestrian link between Downtown, Snow King and the many under-utilized public spaces in the area. In order to achieve this, ground-level uses should add vitality and street life that support the Center for the Arts and attract residents and visitors to the subarea. Upper floors should provide residential uses, designed to promote workforce housing. Buildings should be two (2) stories in height and front the street. Particular care and attention will be necessary to ensure a successful integration between this mixed-use subarea and the adjacent residential subarea 3.2. Particular attention will need to be given to the location of buildings, parking, types of uses, and intensity of uses to ensure a successful transition.

### *2.3: Downtown*

This large TRANSITIONAL subarea currently consists of a variety of retail, restaurant, office and other commercial activities, along with long-term residences and lodging in a variety of building sizes and forms. Downtown is the center of civic, cultural, economic and social activity for our community as well as the center of the visitor experience, as a significant amount of lodging is located here. The existing character and built form is varied and inconsistent.

The goal of this subarea is to create a vibrant mixed-use area by accommodating a variety of uses and amenities. The subarea will be the starting point for the development of a refined Lodging Overlay boundary and future discussion of the type and size of lodging desired. A key challenge will be to provide a balance between lodging and long-term residential housing. Future structures will be predominantly mixed use, while multifamily will be allowed if it properly addresses the street. Commercial uses that create an active and engaging pedestrian experience will be predominantly located on the first and second floors of buildings. Examples of these uses include restaurants, bars, a variety of retail shops and commercial amusement. Furthermore, as portions of the subarea will be located within a future Downtown Retail Shopping District, uses such as office, residential and lodging will be predominantly located on upper floors.

A goal of this subarea will be to create a consistent building size and form. In the future, a variety of two to three story buildings are desired. Buildings should be located to create an attractive street wall and take advantage of good urban design principles including massing, articulation and the provision of public space. The pedestrian realm will be of great importance in this subarea, and emphasis should be placed on adding improvements focusing on the pedestrian experience. Parking should continue to be provided predominately in public lots and on street to create a vibrant, walkable area that is oriented to the pedestrian. On-site parking should be predominantly underground or screened from view. Future redevelopment should enhance the Flat Creek corridor for recreational and ecological purposes. Buildings should front onto the creek to provide opportunities for interaction and enjoyment of this community resource.

### *2.5: North Cache Gateway*

This TRANSITIONAL subarea will be characterized as a key gateway into the town from the National Parks and the airport to the north. Flat Creek enhancement is of great importance here, and redevelopment should seek to promote Flat Creek as a recreational and ecological amenity. The existing mix of non-residential and residential uses, including workforce housing, are appropriate. The redevelopment of these uses should take the form of two (2) and three (3) story buildings that address North Cache and the Flat Creek corridor, with an emphasis on providing workforce housing. Future structures will be predominantly mixed use, while multifamily will be allowed if it properly addresses the street. Building designs should incorporate techniques to mitigate height such as stepping back upper floors from the streetscape.

#### 4.1: Highway Corridor

This TRANSITIONAL subarea is dominated by West Broadway Avenue, Highway 22 and the Y intersection. Development intensity should be oriented towards these roadways and configured in two to three story mixed-use buildings with adequate setbacks and screening proportional to these busy highway corridors and intersections. Along the north side of West Broadway four stories buildings will be allowed when they are built into and used to screen the adjacent hillside. All building designs should incorporate techniques to mitigate height such as stepping back upper floors from the streetscape. Parking areas should be predominantly in the rear or screened from view. The lower levels of buildings should contain a variety of non-residential uses including retail, service and office uses catering to locals, while residential uses should be located predominantly on the upper levels of mixed-use buildings or to the rear of a site and away from the highway. Future structures will be predominantly mixed use, while multifamily will be allowed if it properly addresses the street. It will be important to successfully integrate the land uses and patterns in this area with the adjacent sub-area 4.1.

A goal of the subarea will be to implement complete street amenities, balancing the needs of vehicle and alternative transportation users. Pedestrian connectivity across West Broadway will be needed to ensure access to the neighborhood amenities located in the southern portion of the district. Some single use and auto-oriented uses (e.g. gas stations and auto dealers) will still be needed in the future. These uses should follow the desired building form and pattern as much as possible, including providing connectivity by all travel modes to adjacent lots. A key challenge in this area will be to identify a solution to accommodate a wildlife crossing along West Broadway Avenue.

#### 5.1: Highway Corridor

This TRANSITIONAL subarea is dominated by South Highway 89 and acts as the southern gateway to the Town. In the future, the enhancement of the Highway 89 corridor will be achieved by high quality mixed-use development with improved internal circulation between lots and adjacent residential areas. Specific attention should be given to consolidating the multiple access points to the highway in this area. Development intensity should be oriented towards the corridor and configured in two and three story mixed-use buildings with an adequate landscape buffer from the busy highway corridor. Parking areas should be predominantly in the rear or screened from view. On lower levels of buildings, a variety of non-residential uses catering to locals will be desirable, with residential uses predominantly located on the upper levels or to the rear of lots and not adjacent to the highway. Some single use and auto-oriented uses (e.g. gas stations and auto dealers) will still be needed in the future. Future structures will be predominantly mixed use, while multifamily will be allowed if it properly addresses the street. These uses should follow the desired building form and pattern as much as possible, including providing connectivity by all travel modes to adjacent lots.

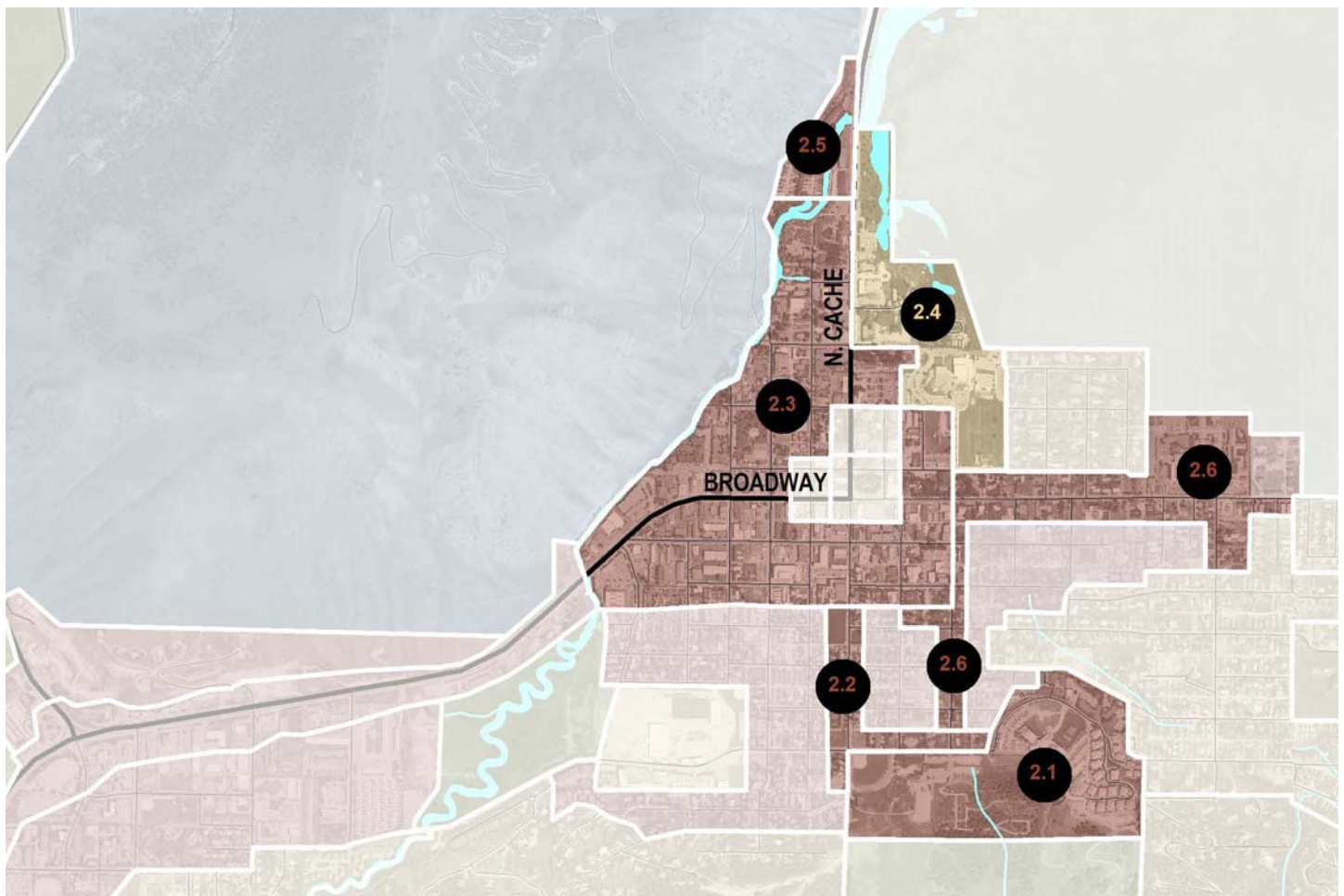
2.7	Willow Street Corridor	Modify allowed nonresidential uses to be similar to Subarea 2.6 allowing for office and local convenience commercial
		Move the half block northeast of King and Hanson from Subarea 3.2 to Subarea 2.7

#### 2.6: ~~East Broadway~~ Mixed Use Office and Residential-Mixed-use

This TRANSITIONAL subarea is envisioned to be a pedestrian-oriented mixed-use area comprised of mixed-use office or multi-family residential structures. This TRANSITIONAL subarea currently contains a variety of single-family residential, multi-family residential, office and large institutional uses such as St. John's Hospital

and the National Elk Refuge Headquarters. ~~The future use of the private property along Redmond Street and East Broadway Avenue will be mixed-use office or multi-family residential.~~ The future development pattern should locate buildings toward the street predominantly two stories in height. Parking should be minimized and screened from the view of the public right of way. Office, residential and local convenience commercial should be located on the first level with residential above and behind. Some limited local convenience commercial is desirable to serve the surrounding residential areas with the goal of reducing trips outside the neighborhood. The existing institutional uses shall remain as anchors to the local economy by providing many jobs and services to the community. The bulk, scale and intensity of the St. John's campus has always been and will continue to be of a higher intensity than the surrounding mixed-use and residential neighborhoods. Particular care and attention will be necessary to ensure a successful integration between this mixed-use subarea and the adjacent residential subarea 3.2. Particular attention will need to be given to the location of buildings, parking, types of uses, and intensity of uses to ensure a successful transition.

The subarea boundaries have been adjusted to incorporate Simpson Street west of Willow (please see the below revised District 2 Map.)



### 2.7: Willow Street Corridor

~~This TRANSITIONAL subarea is envisioned to be a pedestrian-oriented mixed-use corridor. The goal of the corridor will be to provide an attractive pedestrian link between the Snow King (2.2) and Downtown (2.3) subareas. In order to achieve this, ground-level uses should add vitality and street life to the corridor to attract residents and visitors to the area. Upper floors will be used to provide residential uses, including workforce housing. Buildings should be two (2) stories and front the street. Particular care and attention will be necessary to ensure a successful integration between this mixed-use subarea and the adjacent residential subarea 3.2.~~

~~Particular attention will need to be given to the location of buildings, parking, types of uses, and intensity of uses to ensure a successful transition.~~

3.4	Multi-family Area	Modify height discussion to be similar to Subarea 3.2 discussion of predominately 2 stories with 3 stories considered based on design
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**3.4: Multi-family Area**

This STABLE subarea currently provides a variety of housing types in a variety of building forms with a mix of rental and ownership units. Existing multi-family structures such as the Pioneer Homestead contain a significant number of units and serve a critical housing need in the community, which should be maintained and supported. The future character of this area will maintain the existing medium to high density development pattern with a mix of small lot single family, duplex, tri-plex, and multi-family structures. For all structures, the dominant building mass should be located near the street, with parking predominantly to the rear and screened from the view of the public right of way. The size and scale of multi-family structures will be predominantly two stories with three should be up to two stories considered in specific cases with proper design at a density and intensity consistent with what exists today. These structures should be broken into multiple smaller buildings when possible. Any opportunity to extend the adjacent gridded street network through this area would be beneficial. The primary feature of this area is the currently undeveloped May Park. The future use and development of this park will increase the livability of the area and support the existing and future medium to high density residential development.

4.5	Karns Meadow	Change wildlife “prioritized over” recreation back to “balanced with” and add reference to Karns family conveyance
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**4.5: Karns Meadow**

This PRESERVATION subarea should continue to serve as wildlife habitat and a key wildlife movement corridor in the future. Moving forward wildlife needs will need to be carefully balanced with providing the recreational and other amenities envisioned in the original land owners conveyance of the property. The needs of wildlife will be prioritized over the provision of recreational amenities. The future addition of a street connection through this district will improve connectivity for all modes of transportation and create a separation between the developed and undeveloped portions of the subarea.

5.6	Northwest South Park	Add language that development should be set back from Flat Creek to protect wildlife, natural and scenic resources
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**5.6: Northwest South Park**

This TRANSITIONAL subarea is identified as a possible location for future residential development at a similar density to the adjacent West Jackson neighborhoods. The priority of the community is to first infill and redevelop other already developed stable/transitional subareas in order to meet the growth management goals of the plan. If necessary, this area is a suitable location to meet these goals due to its close proximity to many existing complete neighborhood amenities. The subarea would not be developed in this manner until determined necessary by the community during a Growth Management Program review. An exception to this requirement would be the allowance for development when associated with an opportunity to provide meaningful permanent open space by clustering development into the subarea from a conservation or preservation area. Should development of the area be needed in the future, it should be the subject of a neighborhood planning effort that addresses traffic congestion along High School Road. One possible option to be considered is a future east-west connector road between South Park Loop Road and Highway 89. An appropriate Flat Creek buffer will need to be established in order to ensure the wildlife and science values associated with this community resource are maintained.





## Jackson/Teton County Comprehensive Plan Character Districts March 14, 2012 Text Modifications

PC Certified Character District		Direction or Proposal
7.2	Hog Island Home Business	Remove use language that is prohibitive and clarify goal of preserving scenic and buffering habitat

### 7.2: Hog Island Home Business

This STABLE subarea is defined by families living and working in residences accompanied by a shop or small contractor yard that accommodate more intense home businesses. The goal is to preserve the long-term, working family residential character of the subarea, with residents operating businesses out of their homes as an accessory use. This subarea should not transition into an industrial area like South Park Business Park, although the existing gravel and concrete and heavy government uses will continue to be appropriate. Nor should it transition into a highway commercial neighborhood like Hoback Junction. ~~Multiple residential units per lot, industrial, office, retail or community convenience uses are not the envisioned future character of this district.~~ Lots will be larger than in other stable subareas and contain an abundance of landscape, with shops and barns generally being larger than homes. This subarea is a part of the gateway to Jackson and includes crucial wildlife habitat at the base of Munger Mountain.; ~~As a result, therefore development should be pushed toward Munger Mountain and located and screened designed to~~ protect both a scenic foreground along the highway and wildlife habitat. Wildlife permeability through development and across the highway is an important consideration in this district and building and site design should facilitate wildlife movement.

8.1	Solitude/John Dodge/Tucker/Linn	Add language celebrating successful elements of wildlife friendly design without listing every tool and encourage permeation of those elements
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### 8.1: Solitude/John Dodge/Tucker/Linn

This CONSERVATION subarea is characterized by single family homes on multiple acres adjacent to the Snake River. While this subarea is largely developed, it is increasingly inhabited by wildlife because of the effective wildlife friendly design standards that have been implemented in many subdivisions such as tight building envelopes, prohibitions on boundary fencing and strict dog controls. Implementation of such wildlife friendly design best practices will be encouraged throughout existing subdivisions where they may not currently exist. Undeveloped lands should also be designed based on wildlife friendly principles, if non-development conservation cannot be accomplished. ~~The goal of this subarea is to reclaim as much open space and natural landscape for wildlife habitat and movement as possible while respecting existing property rights. The built form should become less impactful to wildlife in the future. Subdivision and new development is not desired and incentives to reduce density and human impacts on wildlife habitat through redevelopment should be explored.~~ Additional public access to the Snake River should be designed and managed to protect wildlife viability.

9	County Valley	Ensure that the focus on scenic vistas and agriculture is clear
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## Existing + Future Desired Characteristics

This rural district is the location of the majority of the community's iconic scenic vistas. The agricultural open spaces of Spring Gulch, Walton, Hardeman, Poodle, Puzzle Face, Snake River and Melody ranches along with the skylines of the Gros Ventre Buttes define the character of this district. Large areas have been preserved from development by conservation easements, and much of the existing development is well clustered around Spring Creek Ranch and three golf courses. However, there are also older developments adjacent to the river bottom that have historically provided workforce housing.

Scenic ~~open space~~vistas should continue to be the primary characteristic of the district. ~~Through a~~The continuation of agriculture or and other means, of avoiding development should be ~~avoided~~encouraged. Development potential that is realized would ideally be directed into a complete neighborhood. Development that does occur should be clustered adjacent to existing development and designed to protect the scenic ~~open spaces that define the district~~vistas and agricultural viability. Additional non-residential development is inappropriate; however, provision of convenience commercial within existing resort development may provide an amenity for surrounding residents. Both residential and non-residential redevelopment should encourage additional clustering and otherwise reduce scenic and wildlife impacts while preserving workforce housing opportunities.

The other primary characteristic of this district is its transportation role. State Highways 22 and 390, North Highway 89 and Spring Gulch Road traverse this district. These scenic arterial roads serve as our transportation backbone to the north and west. The future character of these roadways should include additional capacity for alternate modes as well as wildlife-vehicle collision mitigation, such as wildlife crossings, and scenic enhancement.

### 9.2: Agricultural Foreground

This PRESERVATION subarea should remain characterized by agricultural open space. Agriculture and other nondevelopment methods of preserving the existing open space, while respecting private property rights, are the priority. Agriculture will be encouraged through regulatory exemptions and allowances. Accessory uses that do not detract from the agricultural character of the subarea but facilitate the continued viability of agriculture may be appropriate. Where possible, development potential should be directed into the complete neighborhoods that border this subarea. Development that does occur should be clustered near existing development and be designed to protect ~~wildlife habitat, increase wildlife permeability and preserve scenic foreground~~scenic vistas and agricultural viability. The scale of development should be of a rural character, consistent with the historic agricultural compounds of the community. Identified road projects through this subarea should increase connectivity for all modes travel, incorporate wildlife crossings or other wildlife-vehicle collision mitigation where appropriate, and include scenic enhancements such as burying the power lines along Highway 22.

10	South Park	Modify discussion of interconnectivity to specify desire for pathway connectivity and state that road connectivity “may” occur
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## Existing + Future Desired Characteristics

The South Park District is, and should continue to be, the agricultural southern gateway into Jackson. The existing agricultural open space that defines the character of the district provides a scenic foreground for Teton views, wildlife habitat connectivity, reference to our community’s heritage and stewardship ethic, and a quiet rural setting for residents. The most important habitat in the district is the Flat Creek riparian corridor; however, the intensity of wildlife vehicle collisions on South Highway 89 shows the importance of the district’s open space for wildlife movement in all directions. Existing development is predominately residential and largely occupied by the workforce. It is clustered to the southeastern portion of the district, with the densest areas well screened from the highway by topography, vegetation, and other development. The existing developments are well served individually by pathways, parks, and infrastructure, but lack interconnection and require highway travel to access convenience commercial and other amenities.

The district should maintain the character that it has today. Agricultural open spaces should be preserved, and development should be directed into a complete neighborhood wherever possible. Development that does occur should be clustered adjacent to existing development. Wildlife habitat connectivity and permeability should be enhanced through existing development and across Highway 89. The Flat Creek corridor should be preserved and enhanced with a focus on wildlife habitat and movement. Provision of START service and possibly a school will be encouraged to better serve the workforce living in and around this district. Future character should also include improved interconnectivity and internal connection to the commercial amenities along South Highway 89 via pathways and potentially via roadways.

### 10.1: Southern South Park

This CONSERVATION subarea will continue to be defined by clustered housing including workforce housing that allows for wildlife movement. Preservation and enhancement of the wildlife habitat along the Flat Creek corridor and through the existing developed areas is essential for wildlife movement; it is this wildlife use of the Flat Creek corridor that should continue to define its character. The open space interior to this subarea is a defining feature and should be preserved to the extent possible through agriculture uses, directing development potential into a complete neighborhood, or other methods. Subdivision and new development is not desired, though private property rights will be respected and the resident workforce character of this subarea should be preserved to the extent possible. Any development of the existing open spaces should be clustered adjacent to existing development. Wildlife movement through this subarea should be further enhanced through redevelopment, and efforts to reduce density without decreasing workforce housing opportunities or increasing building size will be encouraged. In the future, residents should be able to travel via pathway and potentially via roadway between existing subdivisions and access nonresidential amenities on the highway without using the highway or South Park Loop Road. In addition, this subarea should be regularly served by START. When the School District needs additional capacity, southern South Park is an appropriate place for a new school to serve the existing population that lives south of Town.

12.2	390 Residential	Incorporate discussion of feathering and density gradient
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**12.2: 390 Residential**

This largely developed STABLE subarea ~~should remain~~ characterized primarily by one-acre or greater lots with detached single-family homes, including homes occupied longterm by the workforce. Redevelopment in the future the existing denser development in the southern portion of the subarea should be designed to ~~be more consistent with~~ better blend into this character, ~~with~~ Existing non-residential development should be directed into the Aspens/Pines Commercial Core to the extent possible. Enhancements to the district should include increased wildlife permeability. Enhancements should also be made to the connectivity within the subarea and to other subareas of the district. Highway access should be consolidated to the extent possible in order to minimize congestion on the highway and enhance the sense of community within the subarea. Year-round pedestrian connections to the existing pathway across the highway that connects to the commercial core should be established.

15.1	Large Outlying Parcels	Acknowledge the existence of some small lots within the subarea
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**15.1: Large Outlying Parcels**

This PRESERVATION subarea is characterized by open space and rural character. It is comprised of large lots and isolated smaller lot subdivisions, surrounded by public land, that have ~~with~~ limited built form, ~~which and~~ provide critical wildlife habitat and movement corridors. Conservation is a priority, with a focus on preserving wildlife habitat and connectivity. Development potential should be directed away from these critical areas where possible, while respecting private property rights. Development that does occur should be clustered near existing development and designed to maximize open space and wildlife habitat benefits. The scale of development should be of a rural character consistent with the historic agricultural compounds of the community. Given the remote nature of this subarea, on-site renewable energy and coordinating provision of services with adjacent jurisdictions is encouraged. Environmentally sensitive roadway system enhancements that minimize impacts to the environment while improving the safety of access should be pursued.



## Jackson/Teton County Comprehensive Plan Character Districts Summary: March 14, 2012 Joint Information Meeting

### Goal of the Meeting:

Discuss final comments on the Illustration of Our Vision chapter, consider public comments on the chapter, and recommend final refinements to the Illustration of Our Vision chapter for inclusion in the Comprehensive Plan.

### Part I: Opening and Public Comment: 2 hours

1. Welcome and Opening Remarks from the Mayor and Chairman.
2. Staff Presentation: Staff outlined the Comprehensive Plan process, the approved Comprehensive chapters, and the contents of the Planning Commission Certified Illustration of Our Vision. Staff presented modifications to the draft that were certified by the Joint Planning Commission and highlighted the modifications that had not been discussed by the electeds.
3. Public Comment Session: The public was asked to provide enhancements to the Character Districts that would better meet the Common Values contained in the approved Plan; with all other comments to be provided in writing to staff. Twenty-eight (28) members of the public provided comment.

### Part II: Discussion (Facilitator): 2 hours

Following public comment, the elected officials discussed modifications to the Joint Planning Commission Certified Illustration of Our Vision. Elected officials were asked to:

1. Identify any modifications certified by the PC but not discussed by the elected, and any additional modifications to the PC Certified Character Districts
2. Discuss identified modifications individually and provide direction based on group consensus.

The below table illustrates the proposed modifications and the consensus direction given by the elected officials. Proposed modifications that were not agreeable to a majority of the group are grayed out and those modifications will not be made. At the bottom of the table are proposed discussions or modifications that do not pertain to the Character Districts. These items were not discussed because the purpose of the meeting was approval of the Character Districts and may be addressed by the elected officials in May.

PC Certified Character District		Direction or Proposal
	Overall	Remove negative language and replace with positive aspirations
1,2,3,5	Town Square, Town Commercial Core, Town Residential Core, West Jackson	Add wildlife permeability as an objective
2,3,4,5,6,13	Town Square, Town Commercial Core, Town Residential Core, Mid Town, West Jackson, Town Periphery, Teton Village	Add Policy 1.2.a as an objective
2,4,5	Town Commercial Core, Mid Town, West Jackson	Clarify that residential use is allowed on the first floor in mixed-use subareas
1	Town Square	Consider additional expansion of the District boundary
1.2	Western Character Area	Incorporate step back language (similar to Subarea 2.5) into 3 story allowance
2.2	Snow King & South Cache Corridors	Disallow restaurant, bar, and retail uses on South Cache
2.7	Willow Street Corridor	Modify allowed nonresidential uses to be similar to Subarea 2.6 allowing for office and local convenience commercial
		Move the half block northeast of King and Hanson from Subarea 3.2 to Subarea 2.7
3.4	Multi-family Area	Modify height discussion to be similar to Subarea 3.2 discussion of predominately 2 stories with 3 stories considered based on design
4.5	Karns Meadow	Change wildlife "prioritized over" recreation back to "balanced with"

PC Certified Character District		Direction or Proposal
		and add reference to Karns family conveyance
5.6	Northwest South Park	Add language that development should be set back from Flat Creek to protect wildlife, natural and scenic resources
7.2	Hog Island Home Business	Remove use language that is prohibitive and clarify goal of preserving scenic and buffering habitat
8.1	Solitude/John Dodge/Tucker/Linn	Add language celebrating successful elements of wildlife friendly design without listing every tool and encourage permeation of those elements
9	County Valley	Ensure that the focus on scenic vistas and agriculture is clear
10	South Park	Modify discussion of interconnectivity to specify desire for pathway connectivity and state that road connectivity “may” occur
12.2	390 Residential	Incorporate discussion of feathering and density gradient
13	Teton Village	Remove allowance for additional entitlements
15.1	Large Outlying Parcels	Acknowledge the existence of some small lots within the subarea
<b>Additional Non-Character District Items (May be addressed in May)</b>		
Edit Affordable Housing and Employee Housing definitions in the Glossary		
Discuss proposed Statement of Intent		
Discuss provision of buildout numbers		
Modify location of development goal from 60/40 to 50/50		
Discuss process for adoption of an implementation plan		

### Part III: Approval

Following their discussion and direction the Board of County Commissioners and Town Council each continued the meeting to 1:00pm, Monday, March 19, 2012 in the County Commissioners’ Chambers for the purpose of reviewing the approved modifications prior to approving the Illustration of Our Vision

### Part IV: Next Steps

Following the meeting on March 19, 2012, Staff will prepare an Approved Jackson/Teton County Comprehensive Plan by:

- Editing the Illustration of Our Vision to incorporate
  - Any additional approved modifications
  - Legal Review
  - Housekeeping Edits Identified by Staff
- Editing the Vision, Common Values, Achieving Our Vision to incorporate
  - Edits necessary for consistency with the Character Districts
  - Legal Review
  - Grammar, punctuation, etc.
- Adding appendices and appendix references
- Preparing an implementation work plan

The approved Jackson/Teton County Comprehensive Plan is scheduled for release on April 6, 2012 with an adoption hearing including public comment scheduled for May 8, 2012 at 5:00 pm in the Snow King Grandview Lodge. Written public comment may be submitted at any time before the May 8<sup>th</sup> hearing and verbal public comment will be taken on May 8<sup>th</sup>.

# Comp Plan Public Comment (3/10/12 - 3/16/12)

Date	Name	Comment
3/15/2012	Hankey, April Interested Public	<p>I believe that without civil discourse we as a species would have become extinct a long time ago. There is, however, a difference between civil discourse, and yelling. Adults are expected engage in the former, small children the latter.</p> <p>When I read certain ads in the newspaper that are attacking the credibility of the comprehensive plan I have a visceral reaction to the methods being employed and the amount of influence certain groups have had over the comp plan process. Purposefully propagating misinformation, falsely characterizing your tactic (ie – a statement which seeks to fundamentally change the comp plan document), as a compromise is not only offensive, it's also audaciously arrogant. Leave those tactics to the national parties; they're pretty good at them.</p> <p>You as elected officials were chosen by popular vote to represent your community. I urge you to avoid pandering to special interest groups who continue to try to hijack this process. Please don't abdicate your responsibility to the people who have the most time to show up at meetings. Please don't disenfranchise all the people who participated in design workshops this past fall. I've seen the data; the loud minority at the comp plan meetings does not fully represent the community's will, despite what they may say.</p> <p>You were chosen and are paid to represent the entire community and most of us don't have time to spend at public meetings, or educating ourselves about every nuance of this vision plan. The community voted you into office for a reason, and, quite frankly, did not vote others into office because their viewpoint was not representative of the majority (see: 2010, 2008 local election results).</p> <p>Do I agree with everything in the Plan? Absolutely not. I want there to be more development in the Aspens and in Wilson, for example. What I do believe is that the process by which we came to this plan has been solid and open and it's now up to you to see it through it's last phase. Support the plan!</p> <p>Thank you for your time and your thoughtfulness on this.</p>
3/14/2012	Knopp, Jia Interested Public	<p>I am writing to thank the people that have devoted their time to the comprehensive plan. As a long-term and potentially permanent Jackson employee and resident, I appreciate any efforts that would make home ownership a viable option. I love this town, but have long considered that I would be unable to settle here as I begin the family stage in my life, as a standard professional salary is insufficient to fund home ownership on the open market. I applaud your efforts to house 65% of the workforce locally. I foresee the comp plan making a huge difference in the quality of both residents and employees that Jackson can maintain.</p>
3/14/2012	Murphy, Katie Interested Public	<p>I am writing to you today to express my appreciation for all of the hard work that you've put into the Comprehensive Plan. It is a necessary project and one that I feel will allow for a thriving and aesthetically pleasing community for years to come. I especially want to provide positive feedback for your efforts to house 65% of the workforce locally. I have lived in an affordable home since 2009 and have enjoyed working and volunteering in this community since 2004. This valley is my home and I am so proud to be able to actively participate in it's economic and social success. If it weren't for the TCHA and the affordable housing program, I would not call this valley my home. Housing 65% of our workforce locally will enrich our lives and allow us to truly be a community. Thank you for working so tirelessly toward this goal!</p> <p>Thank you for all that you do.</p>
3/14/2012	Ritter, Merrill Interested Public	<p>The Comprehensive Plan, which has been in effect for 18 years, has worked very well and most people are pleased with it. Actually, most people are unhappy that something so successful is being reworked on so many levels. When one reads the public input on the Comp Plan website almost all of the comments are against increasing the density in existing neighborhoods. Please consider not doing any major revisions to support the temporary agendas of a few groups</p>

Date	Name	Comment
3/14/2012	Yasrobi, Zia Interested Public	<p>I am writing to you concerning the petition being circulated for consideration and for inclusion into the Comprehensive Plan. I not only think that the proposal is unnecessary but sincerely believe that it will hinder any future planning efforts in the Town of Jackson and Teton County. We have elected officials in the Town and County government by popular vote and de facto bestowed our trust in their ability and judgment to lead our county and town. These officials have employed capable employees and consultants and have drafted a plan that has painstakingly taken every comment and suggestion (despite its relevancy) into account to develop the final comprehensive plan. Adding another advisory group as this petition suggests, is nothing short of ludicrous. We all know that governing by committee has never worked, and won't work in this scenario either. Only 350 of our more than 20,000 citizens (less than 2%) have signed this petition. The vocal minority should not be allowed to subvert the comprehensive plan at this stage. More than ample opportunity was provided for comment – let's be done with this and move on. Contrary to everyone's belief, the comprehensive plan is merely a tool and is NOT a fit-all, fix-all solution.</p> <p>Therefore, I reiterate that we should keep our trust with our elected officials and town/county staff to implement the new plan and help protect our valuable resources as well as our individual and property rights. I do not think it is appropriate for any "citizen's committee" to have a say on their neighbor's property rights merely based on their personal and financial beliefs.</p> <p>I will not be able to attend tonight's meeting, but would appreciate it if you would pass my comments on to the other elected officials.</p>
3/13/2012	Tillson, Becky Conservation Alliance	<p>Attached is the Statement of Intent for the Comprehensive Plan along with the 360 signatories. Please accept it as public comment on the Comp Plan from the community/neighborhood groups, not just the Alliance.</p> <p>Thank you for your consideration of this important document. Community Support for a Statement of Intent in the Comp Plan</p> <p>Many committed community leaders have helped to craft a Statement of Intent for the Comprehensive Plan, which is intended to clarify the goals and next steps, and prevent misinterpretation in the future. This is something that we would like to see inserted into the Plan as a documentation of the intent of the Plan and the community.</p> <p>Whereas current regulations allow for decades of growth and a doubling of the built environment we see today; we, the undersigned, respectfully request a statement of intent be added to the Jackson/Teton County Comprehensive Plan that reflects the following:</p> <p>Statement of Intent</p> <p>Purpose: To ensure that the community's original intent prevails when competing values create opportunities for differing interpretations for current and future decision makers.</p> <p>It is the community's intent to avoid expanding the urban footprint and to maintain our small, rural, mountain-town character; our quality of life; our unique sense of place; our established neighborhoods; and our stewardship ethic as the gateway to our unparalleled ecosystem on which both our visitor economy and our way of life depend.</p> <ul style="list-style-type: none"> <li>• It is the community's top priority to permanently protect wildlife habitat &amp; connectivity, scenic viewsheds and agricultural open spaces through permanent protection of these resources. To that end, density increases beyond base property rights will not occur in any location until mechanisms are in place to link that development to permanent conservation. These mechanisms must ensure that any density increases will be phased in slowly over time in small areas.</li> <li>• It is the community's intent that a community-supported and clearly defined amount of growth will result in locations and intensity of development that are predictable. This amount of growth will be calculated prior to adopting the new Comp Plan for each Character District and must reflect and adhere to the stated Vision in the Plan for density neutral solutions countywide.</li> <li>• It is the community's intent to manage growth in a fiscally responsible manner. Developers must pay their costs for public facilities, services and infrastructure created by new development. Costs of development should not be subsidized by or passed on to residents. New development should not be permitted until an adequate level of infrastructure is in place.</li> <li>• It is the community's intent that employee generation resulting from commercial and nonresidential development should not overwhelm the ability to house 65% of our workforce locally.</li> <li>• It is the community's intent that a multi-year implementation plan that is annually updated must include and adhere to a detailed timeline, budget and a prioritized strategy list.</li> </ul>

Date	Name	Comment
3/9/2012	Hawtin, Bruce Interested Public	I am satisfied that the current comprehensive plan is well crafted and after five years of listening to every single person that is willing to speak up, or email you, I urge you to pass it. I believe the current version provides the safeguards and flexibility to manage and control our growth and meet the challenges of the future. The "Statement of Intent" is a no growth statement and I urge you to not to insert it into the plan.  Thank you for your continued efforts.



## 2: Town Commercial Core

Date	Name	Comment
3/14/2012	Osler, Ian Interested Public	<p data-bbox="478 151 1940 232">Dear Commissioners...it has come to my attention that language in the comp plan is ambiguous and confusing in different sections. After reviewing it, I agree, and I would like to hear more about the specific language in regards to the areas where development is earmarked to understand exactly what I'm signing up for.</p> <p data-bbox="478 267 1923 378">I live on the Village Rd. and had a dead Moose at the end of my street last month; it brought tears to my eyes. Now we have 5 or more wood statues of Moose scaring pedestrian drivers into slowing down, how many Moose will be dead on the side of the road with more clustering of houses on the Village Rd? I'm an advocate for smart growth and development in the nodes of town that can support them, but I'm also a huge proponent of the natural wildlife corridors that have less density in order to preserve our open spaces of Jackson Hole.</p> <p data-bbox="478 414 1923 612">I would like to see growth in the northerly S. Park area where we currently have clusters of apartments and affordable housing, and which has been reviewed as an area interest. I would also like to see development at Snow King, there're many private acres of land that can be pursued, it's close to town, and there's a great commercial area that can support more community interests. Why not develop Snow King like Teton Village, where there could be a new pipe and park snowboard training facilities with the JH SKI Club. There could be a summer training facility for our future snowboard and Alpine Olympians; I know several of these snowboard and Alpine racers that have moved to Park City to train. Why don't we have a summer concert series like, Telluride, Park City, Aspen etc. where housing and jobs can support the new residents to town. Lastly, I would like to see Teton Village grow more into a community with shops, stores and housing that's a sustainable community.</p> <p data-bbox="478 647 1940 729">Please reconsider the 390 corridor as a rural area of town that should NOT lose its current rural characteristics with increased housing density. And finally, I lived on the Westbank for 15 out of 16 years since I moved here, and I've NEVER seen a dead Moose in town, in the north area of S. Park, or in town by Snow King, but I've seen many at the end of my street on the Village Road.</p> <p data-bbox="478 764 793 787">Thanks you kindly for your time!</p>

## 5: West Jackson

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3/14/2012	Osler, Ian Interested Public	<p data-bbox="478 151 1940 232">Dear Commissioners...it has come to my attention that language in the comp plan is ambiguous and confusing in different sections. After reviewing it, I agree, and I would like to hear more about the specific language in regards to the areas where development is earmarked to understand exactly what I'm signing up for.</p> <p data-bbox="478 267 1923 378">I live on the Village Rd. and had a dead Moose at the end of my street last month; it brought tears to my eyes. Now we have 5 or more wood statues of Moose scaring pedestrian drivers into slowing down, how many Moose will be dead on the side of the road with more clustering of houses on the Village Rd? I'm an advocate for smart growth and development in the nodes of town that can support them, but I'm also a huge proponent of the natural wildlife corridors that have less density in order to preserve our open spaces of Jackson Hole.</p> <p data-bbox="478 414 1923 612">I would like to see growth in the northerly S. Park area where we currently have clusters of apartments and affordable housing, and which has been reviewed as an area interest. I would also like to see development at Snow King, there're many private acres of land that can be pursued, it's close to town, and there's a great commercial area that can support more community interests. Why not develop Snow King like Teton Village, where there could be a new pipe and park snowboard training facilities with the JH SKI Club. There could be a summer training facility for our future snowboard and Alpine Olympians; I know several of these snowboard and Alpine racers that have moved to Park City to train. Why don't we have a summer concert series like, Telluride, Park City, Aspen etc. where housing and jobs can support the new residents to town. Lastly, I would like to see Teton Village grow more into a community with shops, stores and housing that's a sustainable community.</p> <p data-bbox="478 647 1940 729">Please reconsider the 390 corridor as a rural area of town that should NOT lose its current rural characteristics with increased housing density. And finally, I lived on the Westbank for 15 out of 16 years since I moved here, and I've NEVER seen a dead Moose in town, in the north area of S. Park, or in town by Snow King, but I've seen many at the end of my street on the Village Road.</p> <p data-bbox="478 764 793 786">Thanks you kindly for your time!</p>

## 5: West Jackson

Date	Name	Comment
3/12/2012	LaJeunesse, Debbie Interested Public	<p>Thank you for all your hard work and efforts on behalf of our community to come up with a new land-use plan. I know that the end of the process is nearing and that some in our community are trying to make a last ditch effort to stop and/or amend the conclusions that have been reached so far. I urge you to continue down the path that you have been on, and not get sidetracked by a few vocal groups who, in my opinion, are only worried about their own backyard and not the greater good of the valley. I am talking about the South Park neighbor group and the Village Road Coalition. In my opinion, both the South Park area (District 5: West Jackson and District 10: South Park) and the Aspens/Pines area (District 12) are very logical places for allowing workforce housing, which is one of the most important goals of the current or future land-use plan. This is also where these groups are formed and as typical of most people, they do not want their neighborhoods to change, but these are the most sensible places in the valley to support more development (along with the town of Jackson).</p> <p>These areas are already dense or have undeveloped areas that are adjacent to other built-up neighborhoods which supply housing for the local workforce, and therefore, are logically the place for future density. These complete neighbors have or will have all the necessary characteristics/infrastructure that are needed and can be developed more easily while protecting wildlife with bridges, underpasses and open space/clustering. Housing 65% of our workforce locally is an important goal.</p> <p>Some seem to believe that you all need to define the exact numbers allowed, and I think that this is just a distraction and would allow for even extra arguments and debates; the proposed plan allows for flexibility, which is a good thing. Do not be distracted by this tactic.</p> <p>I believe that the proposed plan, character districts and policies/regulations already in place can be used to create and continue a well-thought out community, one that protects wildlife habitat and natural resources, along with housing.</p> <p>The proposed plan does not go against community will, as some are suggesting, rather, it goes against the NIMBY group's will. They have not yet accepted, or do not want to accept, that there are many more people coming to this valley and they will have to be housed somewhere and that logical place is in the areas of the valley that already have the most development, including the town, South Park and the Aspens area. Some are being unrealistic by suggesting that we protect the rural parts of the county from future development but also limit development of already-developed parts of the county. As you all know, it's hard to have it both ways. Many parts of the proposed plan show continued "Rural areas" which is as it should be, but this means development has to happen in areas where development has already taken place. This is as it should be.</p> <p>Also suggested, is that workforce housing mandates should be thoroughly defined and researched, and one the first steps necessary to implement this, is the Housing Nexus study that is already in the bidding process as instructed by you to the TCHA.</p> <p>The comprehensive planning process has been going on for a number of years and the amount of public input has gotten you and the proposed plan where it is now, please do not let the last minute/special interest groups distract you from the overwhelming input from the rest of us and most especially the goal of housing 65% of our workforce locally.</p> <p>I am writing to you as a private citizen (and as a real estate appraiser who knows the valley intimately, which has helped me to form the opinions that I have developed and express to you today), and not as a member of the Teton County Housing Authority Board (but I take their goal of housing 65% of the workforce locally very seriously).</p> <p>Thank you again for all your hard work and vision,</p>

## 8: River Bottom

Date	Name	Comment
3/16/2012	Stoltz, Keith Interested Public	<p>I am writing out of concern for certain language regarding the Character Districts in the Comprehensive Plan Illustration of Our Vision. The Crescent H Ranch appears to be in District 8.2 and District 11.4 with some of the mountain properties outside of the designated Character Districts, and I am alarmed with the language that seems to allow for future changes to our existing development regulations.</p> <p>Addressing Character District 8.2, Page IV-51 states: "Development potential will be directed out of this district and efforts to reduce the impact of development on wildlife such as limiting house size and fencing will be implemented." It further states that "Redevelopment efforts will be focused on reducing the amount and impact of development." Page IV-53 states: "Non-development conservation is the preferred land use in this area." "Development potential in this area should be directed into Complete Neighborhoods or clustered..." "Development that does occur will include small structures and limited disturbance..." How these efforts could or would be applied to Crescent H Ranch or to other existing properties in Character District 8 is at best unclear and potentially very troubling.</p> <p>While I wholeheartedly support the preservation of our county's wildlife, our wildlife habitat and our open spaces, at Crescent H Ranch our development is managed to promote those initiatives.</p> <p>I also understand the need to preserve and conserve the yet to be developed open spaces and rural areas- areas that are not currently platted or planned for development.</p> <p>However, any effort to re-regulate, re-configure or re-develop existing, permitted and platted properties will be very strongly opposed.</p> <p>In summary, I am very concerned that the Character District plan is unclear in its intent and can easily be interpreted to be an overreaching approach by the county to control the nature of development in the valley through future regulatory changes affecting both undeveloped areas and areas that are currently platted and developed as subdivisions or single private properties.</p>
3/15/2012	Vaughan, R H Interested Public	<p>I am writing out of concern for certain language regarding the Character Districts in the Comprehensive Plan Illustration of Our Vision. The Crescent H Ranch appears to be in District 8.2 and District 11.4 with some of the mountain properties outside of the designated Character Districts, and I am alarmed with the language that seems to allow for future changes to our existing development regulations.</p> <p>Addressing Character District 8.2, Page IV-51 states: "Development potential will be directed out of this district and efforts to reduce the impact of development on wildlife such as limiting house size and fencing will be implemented." It further states that "Redevelopment efforts will be focused on reducing the amount and impact of development." Page IV-53 states: "Non-development conservation is the preferred land use in this area." "Development potential in this area should be directed into Complete Neighborhoods or clustered..." "Development that does occur will include small structures and limited disturbance..." How these efforts could or would be applied to Crescent H Ranch or to other existing properties in Character District 8 is at best unclear and potentially very troubling.</p> <p>While I wholeheartedly support the preservation of our county's wildlife, our wildlife habitat and our open spaces, at Crescent H Ranch our development is managed to promote those initiatives.</p> <p>I also understand the need to preserve and conserve the yet to be developed open spaces and rural areas- areas that are not currently platted or planned for development.</p> <p>However, any effort to re-regulate, re-configure or re-develop existing, permitted and platted properties will be very strongly opposed.</p> <p>In summary, I am very concerned that the Character District plan is unclear in its intent and can easily be interpreted to be an overreaching approach by the county to control the nature of development in the valley through future regulatory changes affecting both undeveloped areas and areas that are currently platted and developed as subdivisions or single private properties.</p>

## 8: River Bottom

Date	Name	Comment
3/14/2012	Vletas, Stephen and Ki Interested Public	<p>At Plan JH, in the Blog for March 14, 2012, Bill Collins asks, “So what is the problem”...with the plan? There are many, and we detail some below in our comments to the Commissioners.</p> <p>We are writing with serious concerns about your District 8 comp plan (12-17_comp_plan_district_8-5). After reading this plan, and carefully looking at the language, it is clear that wildlife takes precedence over human life, and that humans may in fact have to give up their current homes to make more room for wildlife.</p> <p>That is clearly what the language says, or at the least, how it could arbitrarily be interpreted in the future by a handful of officials who should never be allowed to exercise that sort of power. So our question is, is this really your intention? If it is not your intention, then you need to make significant revisions to language like: Development potential will be directed out of this district (8 River Bottom) and efforts to reduce the impact of development on wildlife such as limiting house size and fencing will be implemented. Redevelopment efforts will be focused on reducing the amount of impact of development. This language says that planners intend to change existing rules, take away current rights of home owners and land owners. That is not acceptable.</p> <p>The entire language of Section 8.2 is demeaning, regressive, vague and ambiguous and needs complete revision. Planners must specifically define which complete neighborhoods they are talking about. Define exactly what they mean by “improves the function of habitat and habitat connections”, and give specific ways that they will measure this. Specifically define “small structure”, with specific sizing and requirements. Specifically define “limited disturbance and be located to protect the function of the overall network of habitat through the community.” This is vague to the point of being meaningless, so if not specifically defined this language should be removed. Specifically define “Habitat will continue to be protected and restored.” What do the planners mean by “restored”? Restored how, where, at what cost, and how is this determined. Restored as it is used in 8.2 sounds like the planners intend to take away the rights of current home owners and land owners, therefore this language is unacceptable as written.</p> <p>Further, one of the most troubling words used throughout the document is “responsible”. Who gets to decide what is responsible, and what is not? Certainly, no public official should be allowed to arbitrarily decide this. Therefore the word “responsible” needs to be replaced with much more specific language.</p> <p>Examples: Promote responsible use of Public Lands.</p> <p>“Responsible public use of eco-tourism that maintain or enhance the wildlife viability could also be future characteristics of this District.”</p> <p>“The levee system along the Snake River provides an opportunity for residents and tourists to appreciate the ecosystem and engage in stewardship. Public and commercial access will be pursued responsibly with emphasis on conservation of wildlife habitat and movement.” Once again this language illustrates the planners desire to place more “emphasis” (read importance), on wildlife as opposed to human life.</p> <p>Other ambiguous language that must be changed or removed: “Less impactful to wildlife.” Seriously? Whoever wrote that line should be removed from the committee writing this document as they clearly have no idea what happens day to day in District 8. We live in one of the areas designated 8.2. Elk, deer, moose, and a myriad of other smaller animals, eagles, ospreys, birds, regularly use our yard, and the yards of neighbors as if it were their own. This “wildlife” lives in harmony with us in every way. They are used to us and we are used to them. Less impactful? That language is not only useless and regressive, but it is an insult to all of us who live in these areas, and who respect wildlife voluntarily.</p> <p>Other language to remove or clearly define: “Incentives to reduce density and human impacts....” Once again the planners seek to take away rights we have now? We request that each commissioner and planner specifically answer this and say one or the other: Yes, I think the role of government is to change laws in order to take away people’s rights, or, No, I do not believe the role of government is to change laws in order to take away people’s rights.</p> <p>We are aware of other comments to the commissioners and would like to comment ourselves on a letter from G. Bland Hoke, Jr., to the commissioners, dated February 29, 2012.</p>

## 8: River Bottom

Date Name

### Comment

Mr. Hoke writes regarding the District 8 language: Regarding Protection: "I am not sure I fully understand what the planners have in mind. In studying this language it would appear that they envision adopting new regulations that would change these neighborhoods in ways that no one, except the planners, has ever contemplated. What they clearly imply is that for any land use application in District 8, they will insist that homes be downsized, clustered or, in the worst case, removed – all in the name of protecting wildlife. This is just ridiculous and frightening." We agree, and have sited our own examples above.

Conclusion: "I respectfully request that the current language be replaced with language that states that existing neighborhoods within District 8 will be considered "stable" areas." While we agree that this would be a good start, we request even more specific definitions as described above.

"Finally, clarify the intent of the wording in Section 8.1. As it now stands it is vague, contradictory and ambiguous at best. At worst, it leaves the door wide open for homeowner uncertainty and bureaucratic mischief." We agree with this, and request that the same be applied to Section 8.2 as we have stressed above, and really to all of Section 8. Further, Mr. Hoke is being diplomatic in using the term "bureaucratic mischief". We do not feel so diplomatic toward officials and planners who would even consider presenting the current language in Section 8. To us, people who would believe that such language could work in a productive way for Jackson Hole, are people not to be trusted, and that is why we have asked each planner and commissioner to clearly state their intentions.

Our own conclusion is that the existing Comprehensive Plan has worked very well and wildlife has been more than adequately protected. Why fix something that is not broken, especially when it will clearly come at a cost of humans giving up rights and lifestyle in the "name" of enhancing wildlife movement and habitat. And if you really believe in this movement to enhance wildlife, we invite you to visit us at our home in Section 8.2 to see for yourself that everything is working just fine now; for wildlife and for us humans too.

3/13/2012 Shatz, Doug  
Interested Public

I am writing out of concern for certain language regarding the Character Districts in the Comprehensive Plan Illustration of Our Vision. The Crescent H Ranch appears to be in District 8.2 and District 11.4 with some of the mountain properties outside of the designated Character Districts, and I am alarmed with the language that seems to allow for future changes to our existing development regulations.

Addressing Character District 8.2, Page IV-51 states:

"Development potential will be directed out of this district and efforts to reduce the impact of development on wildlife such as limiting house size and fencing will be implemented."

It further states that "Redevelopment efforts will be focused on reducing the amount and impact of development."

Page IV-53 states:

"Non-development conservation is the preferred land use in this area."

"Development potential in this area should be directed into Complete Neighborhoods or clustered..."

"Development that does occur will include small structures and limited disturbance..."

How these efforts could or would be applied to Crescent H Ranch or to other existing properties in Character District 8 is at best unclear and potentially very troubling.

While I wholeheartedly support the preservation of our county's wildlife, our wildlife habitat and our open spaces, at Crescent H Ranch our development is managed to promote those initiatives.

I also understand the need to preserve and conserve the yet to be developed open spaces and rural areas- areas that are not currently platted or planned for development.

However, any effort to re-regulate, re-configure or re-develop existing, permitted and platted properties will be very strongly opposed.

In summary, I am very concerned that the Character District plan is unclear in its intent and can easily be interpreted to be an overreaching approach by the county to control the nature of development in the valley through future regulatory changes affecting both undeveloped areas and areas that are currently platted and developed as subdivisions or single private properties.

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3/12/2012	Luczo, Stephen Interested Public	<p>I am writing out of concern for certain language regarding the Character Districts in the Comprehensive Plan Illustration of Our Vision. The Crescent H Ranch appears to be in District 8.2 and District 11.4 with some of the mountain properties outside of the designated Character Districts, and I am alarmed with the language that seems to allow for future changes to our existing development regulations.</p> <p>Addressing Character District 8.2, Page IV-51 states: "Development potential will be directed out of this district and efforts to reduce the impact of development on wildlife such as limiting house size and fencing will be implemented." It further states that "Redevelopment efforts will be focused on reducing the amount and impact of development." Page IV-53 states: "Non-development conservation is the preferred land use in this area." "Development potential in this area should be directed into Complete Neighborhoods or clustered..." "Development that does occur will include small structures and limited disturbance..." How these efforts could or would be applied to Crescent H Ranch or to other existing properties in Character District 8 is at best unclear and potentially very troubling.</p> <p>While I wholeheartedly support the preservation of our county's wildlife, our wildlife habitat and our open spaces, at Crescent H Ranch our development is managed to promote those initiatives.</p> <p>I also understand the need to preserve and conserve the yet to be developed open spaces and rural areas- areas that are not currently platted or planned for development.</p> <p>However, any effort to re-regulate, re-configure or re-develop existing, permitted and platted properties will be very strongly opposed.</p> <p>In summary, I am very concerned that the Character District plan is unclear in its intent and can easily be interpreted to be an overreaching approach by the county to control the nature of development in the valley through future regulatory changes affecting both undeveloped areas and areas that are currently platted and developed as subdivisions or single private properties.</p>
3/12/2012	Morse, Richard P. Interested Public	<p>I am a homeowner at Crescent "H" Ranch, and am OPPOSED to the Teton County Commissioners' "Comprehensive Plan, Illustration of our Vision". Please add my objections to those of other Chescent "H" homeowners (and, I suspect, to the objections of other potentially affected home- and lot-owners in The Valley). What I and others purchased (about 20 years ago for me) already contains much of what the County wants in its Plan.....such as wildlife access, keeping our area natural, etc. We certainly do NOT want The County to impose new restrictions on our Ranch properties relative to fencing, size of houses, or interferes in any way with our basic rights as Homeowners.</p>
3/12/2012	Check Into Cash, Inc. Interested Public	<p>We are writing on behalf of Allan Jones, Chairman of Check into Cash, Inc. Check into Cash, Inc. owns the parcel commonly known as Tract 12 at Crescent H Ranch. Tract 12 is currently undeveloped, but has for many years been approved in the Crescent H Ranch CC&amp;Rs for the construction of a single family home.</p> <p>The Crescent H has a very strong and comprehensive set of CC&amp;Rs, and in fact the homeowners have a long history of protecting their investments by enforcing those CC&amp;Rs when necessary. This process of private rulemaking and private enforcement has served the Crescent H very well over the years. The CC&amp;Rs have done a more than adequate job of protecting the Crescent H, its property values, its open spaces, its view corridors and its wildlife. And importantly, they have done so without needless government interference or infringement upon private property rights.</p> <p>The "Vision" that has been proposed deviates greatly from decades of successful development at the Crescent H by suggesting a taking of private property. The proposed taking suggests a material impact upon the enjoyment and value of private property rights.</p> <p>On behalf of Tract 12 and all of the private property owners likely to be damaged by the taking of private property rights inherent in your Vision, we respectfully suggest that you consider alternative ways to achieve your results. At the Crescent H, for example, the existing CC&amp;Rs are more than adequate to protect that Vision. Your support of the existing CC&amp;Rs is something that we would applaud. But moving to take away the rights of private property owners in favor of government intrusion is something that we may be forced to oppose in order to protect our investment and our private property rights.</p> <p>We appreciate your consideration of less intrusive ways to realize your Vision and to protect Teton County in ways that we can all support.</p>
3/11/2012	Sinclair, Nigel Interested Public	<p>Seconded</p>

## 8: River Bottom

Date	Name	Comment
3/11/2012	Finch, Larry Interested Public	Bob, Great letter.
3/11/2012	Paulson, Bob HOA: Teal Trace	<p>I am writing to you as the Secretary/ Treasurer and a Director of the Teal Trace Homeowners association.</p> <p>After much discussion and review by our board, we want to formally notify you that we oppose the new language included in the Comprehensive Plan that would introduce new and more stringent land use controls over our Teal Trace properties. We have clear and recently approved CC&amp;Rs for Teal Trace and we follow these rules carefully. We also have a stable neighborhood with good respect for nature and proper access to the Snake River.</p> <p>We are concerned that the proposed new language will change the rules on our existing residents and could upset our established community. Also this language could introduce new and unnecessary restrictions on our few homeowners who have not yet built their homes. We only have two properties that have not been constructed but we are concerned that you new restrictions would be unfair to these members of our community.</p> <p>In essence, please leave District 8 rules and regulations as they have been and as they are today. Our community works very well. There is no problem to be solved for us but these new proposals could create unnecessary restrictions and problems for us all.</p> <p>The current plan works for us and everyone understands the rules. Please leave the county rules and our Teal Trace community alone. Thank you.</p>
3/11/2012	Seidler, Stan Interested Public	<p>I am very concerned re. the language and intent of the Comprehensive Plan, illustration of our Vision. While I certainly am passionate about preserving the environment and safeguarding the access for wildlife, several of the statements in the Plan regarding Character District 8.2 are very troublesome. I have owned property at the Crescent H Ranch since 1990, and presume it falls into this District. The language I am referencing is:</p> <p>☐ “Development potential will be directed out of this district and efforts to reduce the impact of development on wildlife such as limiting house size and fencing will be implemented”</p> <p>☐ “Redevelopment efforts will be focused on reducing the amount and impact of development”</p> <p>The Crescent H has very stringent restrictions in our CC&amp;R’s relating to home size, building envelop, etc. Perhaps the most distinguishing characteristic of the Crescent H is the free flow of wildlife, which we cherish and protect. However, the proposed language at leasts hints at infringing on my basic property rights, which I would zealously protect.</p> <p>I sincerely hope that you will revisit the issue, and revise the Plan with the input of affected homeowners. We all share the same basic vision, but this Plan, as it is written, jeopardizes the Vision it is designed to protect.</p> <p>Thank you very much for your consideration.</p>



## 8: River Bottom

Date	Name	Comment
3/10/2012	Dorros, Myra Interested Public	<p>I am writing out of concern for certain language regarding the Character Districts in the Comprehensive Plan Illustration of Our Vision. The Crescent H Ranch appears to be in District 8.2 and District 11.4 with some of the mountain properties outside of the designated Character Districts. And I am alarmed with the language that seems to allow for future changes to our existing development regulations.</p> <p>Addressing Character District 8.2. Page IV-51 states: "Development potential will be directed out of this district and efforts to reduce the impact of development on wildlife such as limiting house size and fencing will be implemented"</p> <p>It further states that "Redevelopment efforts will be focused on reducing the amount and impact of development"</p> <p>Page IV-53 states: "Non-development conservation is the preferred land use in this area." "Development potential in this area should be directed into Complete Neighborhoods or clustered..." "Development that does occur will include small structures and limited disturbance..."</p> <p>How these efforts could or would be applied to Crescent H Ranch or to other existing properties in Character District 8 is at best unclear and potentially very troubling.</p> <p>While I wholeheartedly support the preservation of our county's wildlife. Our wildlife habitat and our open spaces. At Crescent H Ranch our development is managed to promote those initiatives.</p> <p>I also understand the need to preserve and conserve the yet to be developed open spaces and rural areas~ areas that are not currently platted or planned for development.</p> <p>However. Any effort to re-regulate. Re-configure or re-develop existing. Permitted and platted properties will be very strongly opposed.</p> <p>In summary. I am very concerned that the Character District plan is unclear in its intent and can easily be interpreted to be an overreaching approach by the county to control the nature of development in the valley through future regulatory changes affecting both undeveloped areas and areas that are currently platted and developed as subdivisions or single private properties.</p>

## 9: County Valley

Date	Name	Comment
3/11/2012	Lupo, Patrick Interested Public	<p>In respect of the pending review of the Comprehensive Plan for Teton County, we would be grateful if the County would continue to recognize Lake Creek Ranch as a "specially recognized project" as in the Prior Plan. See Section 1450 of the Land Development Regulations (LDR's) of 1977 and Docket #06-0001, Findings of Fact and Conclusions of Law and Order, Dated 6th July 2006.</p> <p>The above reflects the fact that there is a pre-existing Master Plan for Lake Creek Ranch approved by the Board of Commissioners, that the entire ranch (approximately 480 Acres), was placed under a Conservation Easement in favor of the Nature Conservancy, save and except for certain building sites, and that the final plat of Lake Creek Ranch was approved at a regular meeting of the Board of County Commissioners held on December 17, 1996.</p>

## 10: South Park

Date	Name	Comment
3/12/2012	LaJeunesse, Debbie Interested Public	<p>Thank you for all your hard work and efforts on behalf of our community to come up with a new land-use plan. I know that the end of the process is nearing and that some in our community are trying to make a last ditch effort to stop and/or amend the conclusions that have been reached so far. I urge you to continue down the path that you have been on, and not get sidetracked by a few vocal groups who, in my opinion, are only worried about their own backyard and not the greater good of the valley. I am talking about the South Park neighbor group and the Village Road Coalition. In my opinion, both the South Park area (District 5: West Jackson and District 10: South Park) and the Aspens/Pines area (District 12) are very logical places for allowing workforce housing, which is one of the most important goals of the current or future land-use plan. This is also where these groups are formed and as typical of most people, they do not want their neighborhoods to change, but these are the most sensible places in the valley to support more development (along with the town of Jackson).</p> <p>These areas are already dense or have undeveloped areas that are adjacent to other built-up neighborhoods which supply housing for the local workforce, and therefore, are logically the place for future density. These complete neighbors have or will have all the necessary characteristics/infrastructure that are needed and can be developed more easily while protecting wildlife with bridges, underpasses and open space/clustering. Housing 65% of our workforce locally is an important goal.</p> <p>Some seem to believe that you all need to define the exact numbers allowed, and I think that this is just a distraction and would allow for even extra arguments and debates; the proposed plan allows for flexibility, which is a good thing. Do not be distracted by this tactic.</p> <p>I believe that the proposed plan, character districts and policies/regulations already in place can be used to create and continue a well-thought out community, one that protects wildlife habitat and natural resources, along with housing.</p> <p>The proposed plan does not go against community will, as some are suggesting, rather, it goes against the NIMBY group's will. They have not yet accepted, or do not want to accept, that there are many more people coming to this valley and they will have to be housed somewhere and that logical place is in the areas of the valley that already have the most development, including the town, South Park and the Aspens area. Some are being unrealistic by suggesting that we protect the rural parts of the county from future development but also limit development of already-developed parts of the county. As you all know, it's hard to have it both ways. Many parts of the proposed plan show continued "Rural areas" which is as it should be, but this means development has to happen in areas where development has already taken place. This is as it should be.</p> <p>Also suggested, is that workforce housing mandates should be thoroughly defined and researched, and one the first steps necessary to implement this, is the Housing Nexus study that is already in the bidding process as instructed by you to the TCHA.</p> <p>The comprehensive planning process has been going on for a number of years and the amount of public input has gotten you and the proposed plan where it is now, please do not let the last minute/special interest groups distract you from the overwhelming input from the rest of us and most especially the goal of housing 65% of our workforce locally.</p> <p>I am writing to you as a private citizen (and as a real estate appraiser who knows the valley intimately, which has helped me to form the opinions that I have developed and express to you today), and not as a member of the Teton County Housing Authority Board (but I take their goal of housing 65% of the workforce locally very seriously).</p> <p>Thank you again for all your hard work and vision,</p>

## 10: South Park

Date	Name	Comment
3/10/2012	Bloom, Rich HOA: Melody Ranch	<p>While reviewing the on-line staff packet and public comment for the March 14 Character District meeting I noticed it did not include the attached March 1 Rafter J HOA board letter to the commissioners - formally opposing road interconnectivity in district 10. I also have attached the Melody Ranch HOA more complete board position of February 21 - that we copied the Rafter J HOA.</p> <p>I wanted to make sure the Town electeds and planners saw the attached March 1 Rafter J HOA board letter - and for staff to include it as part of public comment under district 10.</p> <p>This issue is easily clarified by the addition of "pathway" in the various district 10 locations where the goal of "interconnectivity" is mentioned. This is consistent with other character districts which have qualifiers for example of "pedestrian" and/or "pathway" on interconnectivity goals.</p> <p>Upon review of the public comment I also noted owners in South Park Ranches and Big Trails subdivisions in southern South Park (which do not have functioning HOAs) have also strongly opposed the concept of forced roadway interconnectivity of their respective private road systems - separated I may note (along with Melody Ranch and Rafter J) by very large parcels of undeveloped rural lands in our sub-area 10.1.</p> <p>I will remind you that Rafter J and Melody Ranch HOA's represent the interests of some 900 homeowners - so trust you will make the requested clarification change by adding the qualifier of "pathway" to the interconnectivity goal in district 10.</p> <p>PS Note Kristine O'Brien has recently be elected to replace David Kauffma on our board</p>
3/5/2012	MacMillan, Kip HOA: Rafter J	<p>We wish to restate the position we made clear in our e-mail of March 12, 2008 that the (Rafter J HOA) Directors reject the idea (vehicular road access) through Rafter J and Melody Ranch subdivisions in the strongest possible terms. Rafter J owns its own roads and our HOA Board unanimously stated that we do not want access from Melody Ranch under any foreseeable conditions. Doing so would increase traffic and adversely affect the quality of life in Rafter J. In addition, our roads are too narrow to meet Wyoming Department of Transportation standards for public streets. In summary, we request that in your future discussions, please keep in mind that Rafter J is not supportive of any direct connection with the former Teton Meadows development or Melody Ranch.</p>

## 12: Aspens/Pines

Date	Name	Comment
3/15/2012	Jern, Sherrie Interested Public	<p>A few concerns:</p> <p>Ben, you did an excellent job last night, both with the public comment period and also the period following when the electeds were to discuss the input from the public in regards to the character districts. However, it was obvious to the public that by the time the discussion had reached the bottom 5th of the first sheet of notes, that no one was really engaged and extremely fatigued. The level of non-discussion was startling following 5 years of hard work on everyone's part.</p> <p>The discussion on the second page was almost absent. One commissioner even mentioned that he had not even paid attention to one entire item. And when you discussed Teton Village, I really do not believe that it registered that there are some 600 units to yet be developed under the existing plan. Please reread the letter from Grand Teton National Park dated June 11, 2009 to refresh your memory on the Park's view on increased density in the Village in regards to the jewel of Grand Teton Park, the Moose-Wilson Road.</p> <p>I would like to recommend that at minimum that the last page be revisited. I expected much more vigorous and dynamic discussion about such important issues. And we need specific numbers and clarity of design.</p> <p>Also, not one letter from the public was included in the discussion. Not everyone can attend the meetings and letters to the Board is the only way to communicate. I believe that the public had written in regards to 8.1. (reference letter dated February 29, 2012 from Bland Hoke, Jr.)</p> <p>I believe that staff brought up early in the meeting that there was great confusion regarding the "Rains Property". Why is it called the Rains Property, is it not also owned by the County? The public and residents of the area call it the Raintree Development.</p> <p>The confusion is that Kennel Lane is the natural division between the Aspens and the Raintree Development....not the buckrail fence through the middle of the Development. One part of Raintree is in Section 9, the other in Section 12-2. All of Raintree should be in section 9. Historically, visually and as it is now populated, it fits section 9.</p> <p>Thank you for your time and your service.</p>
3/14/2012	Rauch, Sasha Interested Public	<p>The time I spent growing up in Jackson has led me to appreciate the unique balance that exists in the valley. The endless offering of exhilarating activities combined with the peace and tranquility derived from communing with nature and wildlife sets Jackson apart from other ski communities. I fear, however, that the proposed changes to the comprehensive plan will alter this balance irreparably.</p> <p>Though I recognize that the valley has changed significantly from the early days of my childhood, I believe that further development and increased population density along the village road would ultimately harm the valley much more than it would help. As a young person hoping to continue to live in Jackson, I understand the desire to develop areas that would provide affordable housing. However, the proposed plan would alter the character and authenticity of the valley to such a point that it would no longer be the place I grew up loving and one day hope to raise a family. The very plans meant to enable young people like myself to settle in Jackson would instead detract from the areas appeal and prompt me to look elsewhere.</p> <p>Finally, Jackson, as a largely tourism based economy, relies on the continued desire of outsiders to experience all of the wonder and beauty the valley has to offer. The undeveloped, small town feel of Jackson is what sets it apart from resort towns such as Park City or Aspen. I believe the proposed changes to the Comprehensive Plan would detract from the many aspects of the valley that appeal to tourists, leaving the newly constructed hotels in Teton Village largely unoccupied.</p> <p>Again, I am reminded of the careful balance that we, as residents of the valley, must seek to maintain.</p>

## 12: Aspens/Pines

Date	Name	Comment
3/14/2012	Centrella-Meiter, Dana Interested Public	<p>Soon you will be making a decision which will impact the population growth and density in Teton County. My parents moved to Teton Village Road 36 years ago and I was lucky enough to spend my childhood there watching the Moose crunch the snow as I made my way to the bus during my school years. After marrying a pilot in the United States Air Force, my home was made away from the valley for the last 17 years. But, my husband and I have always planned and been patiently waiting for his retirement from the Air Force so that we may finally return to our real home in Teton County. We have continued to vote in Teton County and remained residents of Wyoming for these many years. Now, life outside the Air Force is less than two years away and yet we fear the decisions you are about to make will drastically change and effectively destroy that which we have so patiently waited to return. Our life in the military has allowed us to live in Asia, parts of the Middle East, several areas of Europe and in many "planned" communities in the United States. Those experiences have firmly taught us that nothing destroys the local character of neighborhoods and towns than planned nodes and instantly created communities. It is the corridor of natural wildlife and landscape along with lack of population density and planned neighborhoods that make the Teton Village Road community so unique. Increasing the population in this area will massively disrupt if not destroy the wildlife corridor. The comprehensive plan that has been in place for many, many years has served the valley well and will continue to do so. Please do not alter that plan and take irrevocable steps to manufacture communities and population increases which will turn our wonderful valley into just another planned and replicated place thereby losing its rugged and wild Wyoming character.</p>
3/14/2012	Osler, Ian Interested Public	<p>Dear Commissioners...it has come to my attention that language in the comp plan is ambiguous and confusing in different sections. After reviewing it, I agree, and I would like to hear more about the specific language in regards to the areas where development is earmarked to understand exactly what I'm signing up for.</p> <p>I live on the Village Rd. and had a dead Moose at the end of my street last month; it brought tears to my eyes. Now we have 5 or more wood statues of Moose scaring pedestrian drivers into slowing down, how many Moose will be dead on the side of the road with more clustering of houses on the Village Rd? I'm an advocate for smart growth and development in the nodes of town that can support them, but I'm also a huge proponent of the natural wildlife corridors that have less density in order to preserve our open spaces of Jackson Hole.</p> <p>I would like to see growth in the northerly S. Park area where we currently have clusters of apartments and affordable housing, and which has been reviewed as an area interest. I would also like to see development at Snow King, there're many private acres of land that can be pursued, it's close to town, and there's a great commercial area that can support more community interests. Why not develop Snow King like Teton Village, where there could be a new pipe and park snowboard training facilities with the JH SKI Club. There could be a summer training facility for our future snowboard and Alpine Olympians; I know several of these snowboard and Alpine racers that have moved to Park City to train. Why don't we have a summer concert series like, Telluride, Park City, Aspen etc. where housing and jobs can support the new residents to town. Lastly, I would like to see Teton Village grow more into a community with shops, stores and housing that's a sustainable community.</p> <p>Please reconsider the 390 corridor as a rural area of town that should NOT lose its current rural characteristics with increased housing density. And finally, I lived on the Westbank for 15 out of 16 years since I moved here, and I've NEVER seen a dead Moose in town, in the north area of S. Park, or in town by Snow King, but I've seen many at the end of my street on the Village Road.</p> <p>Thanks you kindly for your time!</p>

## 12: Aspens/Pines

Date	Name	Comment
3/13/2012	Close, Tina Interested Public	<p>I have lived in the Nethercott for 30 years, so feel qualified to comment on the plan, especially along the Village Road.</p> <p>Please do NOT put any more density along the Village Road. I can barely turn left out of Nethercott as it is and more importantly, out wildlife is highly impacted along that road. More density, more cars and more animal/car hits. We are used to having moose, fox and many birds in our neighborhood. They need room too and were here before we were.</p> <p>I fully support and am a member of The Village Road Coalition. PLEASE listen to our voices. The valley has changed enough and we are in danger of changing it's character forever.</p> <p>THINK OF ALL THE DAMAGE THAT GREED AND OVER POPULATION HAS DONE TO OUR WORLD. PLEASE DON'T LET THAT HAPPEN HERE. HAVE SOME GUTS TO SAY NO TO MORE GROWTH!</p>
3/13/2012	Rauch, Susie Interested Public	<p>I bought property in Jackson Hole in 1987 in search of peace and community and to enjoy the outdoors and the simpler, healthier life style that was not available in more urban places and other ski towns such as Aspen . Since then, the character of the Valley has changed tremendously, and I fear that what you are considering for the new Comprehensive Plan will only make it worse.</p> <p>Please do not pass these measures that will encourage growth and trigger more traffic, noise and loss of wildlife. I appreciate the amount of time and effort that have gone into developing this plan over the last four year, but am convinced that other approaches can be found for dealing appropriately with housing for teachers, nurses and the younger generation that will not destroy what has made this Valley so special in the past.</p> <p>The idea of more development in a node at the Aspens makes me heartsick. Over the last 20 years, the Village Road has become dangerous for humans and wildlife. And I would sympathize with residents elsewhere in the Valley who do not want to see such development in their backyards.</p>

## 12: Aspens/Pines

Date	Name	Comment
3/13/2012	Kolsky, Eddie Interested Public	<p>Firstly, I have signed the "Statement of Intent."</p> <p>I have lived in this beautiful valley for 35 years. It is truly difficult for me to express in words how I feel about this place that I love so much. I realize that a certain amount of growth must occur, but I also realize that we, as stewards of this incredible landscape, must have keen foresight and enormous sensitivity as to how that growth comes about. To urbanize Jackson Hole would be a tragedy -- nothing less. After all, we live here and people come here primarily for the wildlife resources, the beauty, the open space, and the small town rural character. This is what Jackson is about. This is what is important. Above all, those are the things that must be preserved -- ABOVE ALL</p> <p>There is an area in Provence in southern France called the Luberon Valley. I spent one month there last April. I bicycled through there ten years ago but wanted to return because it was so beautiful, undeveloped, tranquil, and pristine. The valley is made up of beautiful farmhouses and vineyards, fields of poppies, groves of olive and cherry trees, and numerous medieval hill top villages that attract many tourists. There are outdoor markets everyday of the week at a different small town or village. There are no massive housing developments. There are no golf course developments. There are no big highways. And you know what, ten years later it is essentially the same. The industry that keeps the Luberon going is tourism. That is it's "Golden egg." It is alive and well there and I am going back.</p> <p>My question is, "Do we have the foresight, sensitivity, and imagination to do whatever it takes to retain the remarkable character of this valley like the powers that be in the Luberon Valley in France have done?" My answer is, we must. It is absolutely imperative. Do we have the will to restrain from trying to squeeze every possible dollar out of this valley. Does the town of Jackson really have to have such an aggressive commercial growth agenda that will greatly increase the need for more employee housing? Do we really need that much growth? Does it have to be about dollars? When is enough enough? In the end, isn't it really about the wildlife, the beauty, the small town character? Most of us here know the real answer. That is why we live here. That is why people come here.</p> <p>I think that major revisions to the 1994 plan are a mistake. Although there are several aspects of the currently proposed Plan that I would like to address that I do not support, I am narrowing the rest of my comments to the effects of the large up-zoning proposed for the land adjacent to the Aspens on the Teton Village road.</p> <p>If the land adjacent to the Aspens is up-zoned it will most likely doom the Village Road to widening similar to a rural interstate (four or five lanes). Can you imagine that? Consider the negative effects on wildlife populations (Cars killing moose is already horrific). Picture for a moment how that will make that beautiful corridor look for residents and tourists. Say good-bye to beautiful golden cottonwoods in the fall. Think about the effects of increased noise on local residents and their property values. Imagine the traffic volume and the poorer air quality as a result. If the elected officials are truly adhering to the goals and desires that the community has overwhelmingly and repeatedly expressed, then the proposed Aspen up-zoning should be off the table for good.</p> <p>Please listen to the community with respect to wildlife preservation and open space as its top priorities. Please listen to Mary Gibson Scott's concerns regarding the Village road and it's potential effects on the Park. If the degradation of quality of life is the direction we are going, then we are going in the wrong direction. Please do what you need to do to keep the character of this valley intact.</p>



## 12: Aspens/Pines

Date	Name	Comment
3/13/2012	Robinson, Steven Interested Public	<p>I know a great deal of time and effort has been put into development of a completely new comprehensive plan. Although this was done with the best of intentions, I join a large number of concerned citizens that feel it does not represent the basic principles continually expressed by everyone again and again. "Protect wildlife, maintain our friendly small town values, and control growth with mechanisms and incentives for development with permanent open space".</p> <p>Having lived in the valley since 1975, I thought the old comprehensive plan was doing a pretty good job of representing those basic principles. It was my understanding that the new plan would further define those guidelines in a reader friendly, understandable format. It does not!</p> <p>When the idea of "nodes" made the headlines, my neighbors were "up in arms" over the idea of increasing the density of our small town neighborhood. The impacts on Teton Village Road, the wildlife on the West Bank, and potential infrastructure demands would be tremendous. A quick reversal was articulated by the planners. However, as it turns out, the actual change was only in the wording of "nodes" and not in limiting "density up zoning" which is what the new plan continues to recommend.</p> <p>We live in a unique valley in this great country. What makes it so special are the people and the unspoiled beauty. Even before I arrived so many years ago, the community was concerned about protecting the valley for future generations. The community developed the original comprehensive plan to protect this valley. The revised comprehensive plan should further strengthen that plan, not change it to a plan that will have a permanent negative effect on the valley.</p> <p>I urge you to consider the negative effect approval of this "new comprehensive plan" will have on our neighborhoods, our landowners, our small town values, and our community.</p>

## 12: Aspens/Pines

Date	Name	Comment
3/12/2012	LaJeunesse, Debbie Interested Public	<p>Thank you for all your hard work and efforts on behalf of our community to come up with a new land-use plan. I know that the end of the process is nearing and that some in our community are trying to make a last ditch effort to stop and/or amend the conclusions that have been reached so far. I urge you to continue down the path that you have been on, and not get sidetracked by a few vocal groups who, in my opinion, are only worried about their own backyard and not the greater good of the valley. I am talking about the South Park neighbor group and the Village Road Coalition. In my opinion, both the South Park area (District 5: West Jackson and District 10: South Park) and the Aspens/Pines area (District 12) are very logical places for allowing workforce housing, which is one of the most important goals of the current or future land-use plan. This is also where these groups are formed and as typical of most people, they do not want their neighborhoods to change, but these are the most sensible places in the valley to support more development (along with the town of Jackson).</p> <p>These areas are already dense or have undeveloped areas that are adjacent to other built-up neighborhoods which supply housing for the local workforce, and therefore, are logically the place for future density. These complete neighbors have or will have all the necessary characteristics/infrastructure that are needed and can be developed more easily while protecting wildlife with bridges, underpasses and open space/clustering. Housing 65% of our workforce locally is an important goal.</p> <p>Some seem to believe that you all need to define the exact numbers allowed, and I think that this is just a distraction and would allow for even extra arguments and debates; the proposed plan allows for flexibility, which is a good thing. Do not be distracted by this tactic.</p> <p>I believe that the proposed plan, character districts and policies/regulations already in place can be used to create and continue a well-thought out community, one that protects wildlife habitat and natural resources, along with housing.</p> <p>The proposed plan does not go against community will, as some are suggesting, rather, it goes against the NIMBY group's will. They have not yet accepted, or do not want to accept, that there are many more people coming to this valley and they will have to be housed somewhere and that logical place is in the areas of the valley that already have the most development, including the town, South Park and the Aspens area. Some are being unrealistic by suggesting that we protect the rural parts of the county from future development but also limit development of already-developed parts of the county. As you all know, it's hard to have it both ways. Many parts of the proposed plan show continued "Rural areas" which is as it should be, but this means development has to happen in areas where development has already taken place. This is as it should be.</p> <p>Also suggested, is that workforce housing mandates should be thoroughly defined and researched, and one the first steps necessary to implement this, is the Housing Nexus study that is already in the bidding process as instructed by you to the TCHA.</p> <p>The comprehensive planning process has been going on for a number of years and the amount of public input has gotten you and the proposed plan where it is now, please do not let the last minute/special interest groups distract you from the overwhelming input from the rest of us and most especially the goal of housing 65% of our workforce locally.</p> <p>I am writing to you as a private citizen (and as a real estate appraiser who knows the valley intimately, which has helped me to form the opinions that I have developed and express to you today), and not as a member of the Teton County Housing Authority Board (but I take their goal of housing 65% of the workforce locally very seriously).</p> <p>Thank you again for all your hard work and vision,</p>

## 12: Aspens/Pines

Date	Name	Comment
3/11/2012	Siewert, Marylyn Interested Public	<p>My husband and I are visitors to the Jackson area several times a year. We come for the beauty and openness of the scenery, the wildlife and the general rural ambience of the area.</p> <p>After talking to locals and reading the editorial in the "Jackson Hole News and Guide", we were astounded to learn that new land use and density regulations in the County Comprehensive Plan were being contemplated by County officials without giving to the populace specific details of the land use and densities in the plan.</p> <p>The community and the neighbors must be included in the deliberations and must know the proposed densities and land use. This is not Syria but the United States of America where the people are involved in making intelligent decisions that involve them personally and create the communities in which they will live. From what we have heard, the specifics of the Plan are being withheld.</p> <p>From an outsider's point of view, it is mandatory that the rural atmosphere be maintained in the Jackson area. Specifically the drive on Highway 390 to Teton Village is beautiful with its gorgeous vistas and should not be cluttered with high density building and overwhelming commercial development. High density gives an appearance of clutter, degrades views and probably degrades property values as well. High density contributes to intolerable traffic. It appears that the Jackson area already is having major traffic problems. Wildlife habitats and migration corridors must be maintained. Converting private open space to high density will not enhance the community.</p> <p>Please include the citizenry in the decision making and include their ideas in the Plan. Strive to keep the area beautiful and rural so that we visitors will come back. Please maintain the wildlife habitats and migration corridors.</p> <p>Thank you for all the work you have put into this project. I know it is a big job since I was twelve years on a planning commission that wrote a new general plan for our town of Tiburon in California. We look forward to many years of visiting the Jackson area.</p>

## 12: Aspens/Pines

Date	Name	Comment
3/11/2012	Watsabaugh, Carla Interested Public	<p>ARE YOU LISTENING??</p> <p>From article in the Jackson Hole News &amp; Guide, March 7th, 2012</p> <p>Quote from Mark Barron:</p> <p>“the push to get elected officials to adopt the statement of intent is not indicative of most county residents’ sentiments and does not outweigh other opinions. Does their voice count? Absolutely. Does it count more than 18,000 or 20,000 other people? You tell me.”</p> <p>With all due respect, I am going to tell you. You have not received 18,000+ letters of support in your favor!!!! You have no business insinuating the 18,000+ residents are not in favor of adopting a statement of intent. More than likely, 16,000 of those people you are talking about have absolutely no opinion whatsoever. Not only are most of them unable to understand the comprehensive plan, most of them have not even read it. Do not include the SILENT majority as a group that agrees with you or your plan. Silence often means apathy. I would be interested to know how many LETTERS or EMAILS you have received that support your thinking, Mark.</p> <p>I have lived in this valley for close to 50 years and have watched the birth and the death of comprehensive plans. I have also watched variances, up-zoning and down-zoning destroy the very fabric of the plan’s intent and goal. The untold amount of hours and the amount of money it takes to write a plan is absurd considering how it eventually becomes eroded.</p> <p>What I don’t hear from ANYONE are the numbers....the Housing Authority has numbers, the Alliance has numbers, the planners have numbers, the developers have numbers. No one wants to talk about REAL numbers. Let’s hear a number!</p> <p>I am going to keep my letter of opposition simple:</p> <p>I am opposed to anything that will change my neighborhood or its character. Not in my backyard??? You bet. I’ve had 50 years of development taking place in my backyard.</p> <p>When it comes to discussing the protection of wildlife in and around the Aspens, Wilson and Teton Village, your talk of design to manage and protect wildlife viability is, frankly, absurd. Many of us have spent the last 6 weeks attempting to reduce the slaughter of wildlife on 390. WILDLIFE ARE INCOMPATIBLE WITH HUMAN DENSITY. Increased traffic over the years, due in most part to added density, is the reason for this. I do not want a four-lane highway on 390. As it currently stands with just two lanes, we aren’t able to manage the speed of traffic and the decimation of our wildlife. What I find absolutely glaring is....I don’t see the county stepping in helping in the efforts to improve this situation.</p> <p>As the editorial in the NaG stated, we are NOT hired guns. WE HAVE ALL LIVED HERE A LONG, LONG TIME. Longer than most of you. We are invested in our community, we have been involved, we have been vocal, we have done our homework, we have witnessed past history. WHY DO YOU CHOOSE NOT TO LISTEN!!!!</p> <p>I regret that I am beginning to see our elected officials playing a huge part in a slogan going around,</p> <p>RAMP UP....RIP OFF AND CASH OUT!!</p> <p>Nothing says it better: The future of Teton County is at stake and it is our responsibility to insure that further development doesn’t degrade our scenic, wildlife and lifestyle values.</p> <p>I EXPECT YOU TO DO IT RIGHT THIS TIME AROUND.</p>

## 13: Teton Village

Date	Name	Comment
3/15/2012	Jern, Sherrie Interested Public	<p data-bbox="478 151 632 172">A few concerns:</p> <p data-bbox="478 207 1913 321">Ben, you did an excellent job last night, both with the public comment period and also the period following when the electeds were to discuss the input from the public in regards to the character districts. However, it was obvious to the public that by the time the discussion had reached the bottom 5th of the first sheet of notes, that no one was really engaged and extremely fatigued. The level of non-discussion was startling following 5 years of hard work on everyone's part.</p> <p data-bbox="478 354 1913 496">The discussion on the second page was almost absent. One commissioner even mentioned that he had not even paid attention to one entire item. And when you discussed Teton Village, I really do not believe that it registered that there are some 600 units to yet be developed under the existing plan. Please reread the letter from Grand Teton National Park dated June 11, 2009 to refresh your memory on the Park's view on increased density in the Village in regards to the jewel of Grand Teton Park, the Moose-Wilson Road.</p> <p data-bbox="478 529 1822 583">I would like to recommend that at minimum that the last page be revisited. I expected much more vigorous and dynamic discussion about such important issues. And we need specific numbers and clarity of design.</p> <p data-bbox="478 615 1913 699">Also, not one letter from the public was included in the discussion. Not everyone can attend the meetings and letters to the Board is the only way to communicate. I believe that the public had written in regards to 8.1. (reference letter dated February 29, 2012 from Bland Hoke, Jr.)</p> <p data-bbox="478 732 1913 786">I believe that staff brought up early in the meeting that there was great confusion regarding the "Rains Property". Why is it called the Rains Property, is it not also owned by the County? The public and residents of the area call it the Raintree Development.</p> <p data-bbox="478 818 1913 902">The confusion is that Kennel Lane is the natural division between the Aspens and the Raintree Development....not the buckrail fence through the middle of the Development. One part of Raintree is in Section 9, the other in Section 12-2. All of Raintree should be in section 9. Historically, visually and as it is now populated, it fits section 9.</p> <p data-bbox="478 935 884 956">Thank you for your time and your service.</p>

## 13: Teton Village

Date	Name	Comment
3/14/2012	Osler, Ian Interested Public	<p>Dear Commissioners...it has come to my attention that language in the comp plan is ambiguous and confusing in different sections. After reviewing it, I agree, and I would like to hear more about the specific language in regards to the areas where development is earmarked to understand exactly what I'm signing up for.</p> <p>I live on the Village Rd. and had a dead Moose at the end of my street last month; it brought tears to my eyes. Now we have 5 or more wood statues of Moose scaring pedestrian drivers into slowing down, how many Moose will be dead on the side of the road with more clustering of houses on the Village Rd? I'm an advocate for smart growth and development in the nodes of town that can support them, but I'm also a huge proponent of the natural wildlife corridors that have less density in order to preserve our open spaces of Jackson Hole.</p> <p>I would like to see growth in the northerly S. Park area where we currently have clusters of apartments and affordable housing, and which has been reviewed as an area interest. I would also like to see development at Snow King, there're many private acres of land that can be pursued, it's close to town, and there's a great commercial area that can support more community interests. Why not develop Snow King like Teton Village, where there could be a new pipe and park snowboard training facilities with the JH SKI Club. There could be a summer training facility for our future snowboard and Alpine Olympians; I know several of these snowboard and Alpine racers that have moved to Park City to train. Why don't we have a summer concert series like, Telluride, Park City, Aspen etc. where housing and jobs can support the new residents to town. Lastly, I would like to see Teton Village grow more into a community with shops, stores and housing that's a sustainable community.</p> <p>Please reconsider the 390 corridor as a rural area of town that should NOT lose its current rural characteristics with increased housing density. And finally, I lived on the Westbank for 15 out of 16 years since I moved here, and I've NEVER seen a dead Moose in town, in the north area of S. Park, or in town by Snow King, but I've seen many at the end of my street on the Village Road.</p> <p>Thanks you kindly for your time!</p>
3/13/2012	Huff, Mercedes Village Road Coalition	<p>As we near the end of this process which you have been so actively involved in for over four years, we urge you to be ever mindful of three guiding principles for our Valley: stewardship, stability, and predictability.</p> <p>Perhaps the most crucial thing before voting to increase or subtract density from any areas is to define the term workforce housing. That term seems to be very loosely used, yet it is called out in every single chapter of the Character Districts. Does it include every person who works in Teton County regardless of where they live and how much money they earn? Or is it a narrower definition, restricted to people who might live in affordable housing, or just want to rent for two years? Whatever the definition, it has to be transparent and able to be substituted in any sentence where workforce housing is used. As the Plan is written right now, that's not the case.</p> <p>It's critical that our neighborhoods be kept as low impact areas and not changed into "character villages" with a very disingenuous and phony feeling. Trying to move most of the density from the rural areas into three or four nodes is something that will spoil the natural and authentic feeling that people love about this valley. Thank goodness we don't have planned neighborhood upon planned neighborhood the way Park City and Vail do. To do that would be ruinous.</p> <p>The Comprehensive Plan, which has been in effect for 18 years, has worked very well and most people are pleased with it. Actually, most people are unhappy that something so successful is being reworked on so many levels. When one reads the public input on the Comp Plan website almost all of the comments are against increasing the density in existing neighborhoods. Please consider not doing any major revisions to support the temporary agendas of a few groups – your decisions are irreversible when it comes to the growth and development of this valley. Once something gets up zoned, there's no turning back – the developers will arrive and the small town character of those areas will be gone forever</p> <p>One final thought is that Teton Village should be a pedestrian village where visitors will want to stay and "hang out" after a day of skiing. If it's just hotels and ski shops, they will lose interest very quickly. This would also help reduce traffic on Highway 390 because tourists would be spending their après ski time in Teton Village.</p>

## 15: County Periphery

Date	Name	Comment
3/13/2012	Pierson, Scott Interested Public	15.5 Small Outlying Parcels This CONSERVATION SUBAREA is characterized by small lots in areas that have limited or no services. These clusters of small parcels are surrounded by larger ranch and public lands. Typical parcels are , lots along Ditch Creek, Pacific Creek, Camp Creek, Lost Creel and parcels along the County Road in Buffalo Valley. Bla Bla Bla .... Maintain existing character.... No expansion .... Future development limited to like kind

## Illustration of Our Vision

Date	Name	Comment
3/15/2012	Tillson, Becky Conservation Alliance	<p>Thank you for your discussions on the Comp Plan at last night's hearing, and your willingness to continue debates on some of the big topics facing our community right now, including the Implementation Plan, the numbers and the Statement of Intent.</p> <p>Attached is an electronic version of the Wildlife Assessment, prepared independently for the Alliance by Alder Environmental, which I passed out to you last night. This version has one small correction, changing the reference to Highway 390 in Alta to Ski Hill Road. The rest is the same. As I mentioned in public comment last night, the Alliance believes that it is important to analyze whether or not our vision and policies, as illustrated in the character district maps, can and will uphold community priorities, specifically the protection of wildlife and natural resources. In contracting with Alder Environmental, we were able to look at the maps and the natural resources and provide a check-in to see if the desired future condition of the community, specifically the transitional subareas, will result in any direct or indirect negative impacts to ecological resources. I will highlight one of our key policy recommendations, informed by the Wildlife Assessment, which is to amend Principle 1.2 to reflect the goal to reduce, as well as treat and divert, stormwater through encouragement of building practices that reduce impervious surfaces. Prior to adoption, we hope that you will add some language to address this.</p> <p>Thank you again for your attention to this study and the recommendations contained therein. Please let us know if you have any additional questions.</p>
3/14/2012	Jern, Ken Interested Public	<p>I am writing this letter as a land owner and member of this community for the last 36 years. I came here to climb in the Tetons back in 1968. The Tetons have been my play ground: hiking, climbing, skiing and working as a professional mountain guide, sharing these scenic treasures with many others. I have worked as a builder here in this valley. I have seen very few changes looking up into the mountains from the valley, but have seen lots of changes to the valley. Living in and near the Aspens, I have seen a decrease in wildlife and an increase in traffic and congestion.</p> <p>You as elected officials have spent many hours reading and listening to our concerns as community members. The new Comprehensive Plan does not represent the desires of our community as shown by much public comment. We need a plan the gives us real numbers and actual types of development set forth on character district maps and we need transparency of actions that create open space protection.</p> <p>We as a community need a plan that is understandable, predictable and that we can be assured that elected officials and developers will not exploit this valley in the future. I have many friends and employees who either drive over the pass, up the canyon or rent here in the valley; they do not feel they are entitled to disrupt the character of existing neighborhoods with increased density.</p> <p>Now is the time for you, as our elected officials representing us as a community to listen and to act upon our wishes to "protect our environment and wildlife". You have a responsibility of stewardship of this valley for now and for future generations! Thanks for all you time and energy.</p>
3/14/2012	Harrington, Kathy Interested Public	<p>Please give consideration to tabling "The Plan". What is wrong with the existing plan? Who wants this new plan? With the recession why do you need to hire someone else to work on the plan if it is near completion? How can you all live with the amount of negative feedback that you have and continue to receive? Don't you feel like you owe the very people you work for some answers? I have been asking for 4 years who the "WE" is that wants all this change. Bigger is not better. As a citizen that is experiencing a change in zoning in my back yard, from what I originally thought would stay relatively the same, I find it appalling that you want to do that all over Teton County. I can tell you it is very unfair to treat the people of Teton County in the fashion you do with such disregaurd to peoples love of this valley. How would any of you like it if a subdivision popped up next to your home?</p> <p>TABLE THE PLAN</p>
3/14/2012	Huff, Laura Interested Public	<p>As an individual who was born and raised in this valley and has recently moved back after graduating from college, I am very disturbed to hear of the proposed changes to the County's zoning plans. I see the proposal of additional nodes as being absolutely detrimental to the character and charm of this town I have called and hope to continue to call my home. Please do NOT allow these changes to the current Comprehensive Plan to go forward.</p>



## Illustration of Our Vision

Date	Name	Comment
3/13/2012	Spence, Kent Interested Public	<p>The Comprehensive Plan needs to work in a way that fits with Jackson Hole's character. It should serve to guide development in a direction that leaves the character for which we are known. The proposed changes in the plan do just the opposite.</p> <p>I am strongly against moving the density from the rural areas into three or four nodes in the valley. This will do harm to the wonderful feel of Jackson Hole. Planned neighborhoods will ruin the open, natural feel of this valley.</p> <p>The Comprehensive Plan has always done its job well, leaving most people happy with the way it has worked for many years. It appears from my observations and reading that the majority of folks in the valley would rather the plan stay the same. Why fix it if its not broken? For example, the comments on the Comp Plan website are generally against increasing the density in existing neighborhoods. This has never been the way this valley has developed and the best plan is the way it presently exists. Why change it to fit with the minority of people who do support increased density? If the zoning is changed it will forever change the way things develop. This will attract developers to maximize these areas of increased density and they will be the major beneficiaries of such a change.</p> <p>Thank you for considering my opinions on this important matter.</p>
3/13/2012	Kolsky, Eddie Interested Public	<p>Firstly, I have signed the "Statement of Intent."</p> <p>I have lived in this beautiful valley for 35 years. It is truly difficult for me to express in words how I feel about this place that I love so much. I realize that a certain amount of growth must occur, but I also realize that we, as stewards of this incredible landscape, must have keen foresight and enormous sensitivity as to how that growth comes about. To urbanize Jackson Hole would be a tragedy -- nothing less. After all, we live here and people come here primarily for the wildlife resources, the beauty, the open space, and the small town rural character. This is what Jackson is about. This is what is important. Above all, those are the things that must be preserved – ABOVE ALL</p> <p>There is an area in Provence in southern France called the Luberon Valley. I spent one month there last April. I bicycled through there ten years ago but wanted to return because it was so beautiful, undeveloped, tranquil, and pristine. The valley is made up of beautiful farmhouses and vineyards, fields of poppies, groves of olive and cherry trees, and numerous medieval hill top villages that attract many tourists. There are outdoor markets everyday of the week at a different small town or village. There are no massive housing developments. There are no golf course developments. There are no big highways. And you know what, ten years later it is essentially the same. The industry that keeps the Luberon going is tourism. That is it's "Golden egg." It is alive and well there and I am going back.</p> <p>My question is, "Do we have the foresight, sensitivity, and imagination to do whatever it takes to retain the remarkable character of this valley like the powers that be in the Luberon Valley in France have done?" My answer is, we must. It is absolutely imperative. Do we have the will to restrain from trying to squeeze every possible dollar out of this valley. Does the town of Jackson really have to have such an aggressive commercial growth agenda that will greatly increase the need for more employee housing? Do we really need that much growth? Does it have to be about dollars? When is enough enough? In the end, isn't it really about the wildlife, the beauty, the small town character? Most of us here know the real answer. That is why we live here. That is why people come here.</p> <p>I think that major revisions to the 1994 plan are a mistake. Although there are several aspects of the currently proposed Plan that I would like to address that I do not support, I am narrowing the rest of my comments to the effects of the large up-zoning proposed for the land adjacent to the Aspens on the Teton Village road.</p> <p>If the land adjacent to the Aspens is up-zoned it will most likely doom the Village Road to widening similar to a rural interstate (four or five lanes). Can you imagine that? Consider the negative effects on wildlife populations (Cars killing moose is already horrific). Picture for a moment how that will make that beautiful corridor look for residents and tourists. Say good-bye to beautiful golden cottonwoods in the fall. Think about the effects of increased noise on local residents and their property values. Imagine the traffic volume and the poorer air quality as a result. If the elected officials are truly adhering to the goals and desires that the community has overwhelmingly and repeatedly expressed, then the proposed Aspen up-zoning should be off the table for good.</p> <p>Please listen to the community with respect to wildlife preservation and open space as its top priorities. Please listen to Mary Gibson Scott's concerns regarding the Village road and it's potential effects on the Park. If the degradation of quality of life is the direction we are going, then we are going in the wrong direction. Please do what you need to do to keep the character of this valley intact.</p>
3/13/2012	Smith, Robert Interested Public	<p>Sirs...I am very supportive of the thoughts reasonably expressed in Mercedes Huff's letter to the commission</p>

## Illustration of Our Vision

Date	Name	Comment
3/13/2012	Ottman, Jayne Interested Public	<p>I'll make this short because you have heard from me in the past. My concerns have never varied.</p> <p>In a nutshell-please be respectful of existing neighborhoods, keep them stable; please don't add higher density to these areas. The impact would be substantial and negative. The idea of transferring development rights to these areas in exchange to keep other areas less dense is simply wrong.</p> <p>Provide viable mitigation options for wildlife in areas with human congestion/traffic. Nothing has been put on the table so far.</p> <p>Is the tail wagging the dog here regarding affordable workforce housing. It appears that way. Also, I don't ever recall SPET monies being allowed for land banking/speculation, especially without oversight. Is this even legal? This department should not function on its own without county oversight.</p>
3/13/2012	Gronberg, Don and Sue Interested Public	<p>As 38 year residents of Teton County we are concerned that as we near the end of the process of working on the Comprehensive Plan that what has been effective in the current plan will be thrown out with the bath water. Please act responsibly. Do not yield to the desires of the few and set us up with a future for the valley that we all will regret with no way to turn back.</p> <p>It's critical that our neighborhoods be kept as low impact areas and not changed into "character villages" with a very disingenuous and phony feeling. Trying to move most of the density from the rural areas into three or four nodes is something that will spoil the natural and authentic feeling that people love about this valley. Thank goodness we don't have planned neighborhood upon planned neighborhood the way Park City and Vail do. To do that would be ruinous.</p> <p>The Comprehensive Plan, which has been in effect for 18 years, has worked very well and most people are pleased with it. Actually, most people are unhappy that something so successful is being reworked on so many levels. When one reads the public input on the Comp Plan website almost all of the comments are against increasing the density in existing neighborhoods. Please consider not doing any major revisions to support the temporary agendas of a few groups – your decisions are irreversible when it comes to the growth and development of this valley. Once something gets up zoned, there's no turning back – the developers will arrive and the small town character of those areas will be gone forever.</p> <p>Thank you for your consideration.</p>
3/13/2012	Huff, Mercedes Village Road Coalition	<p>As we near the end of this process which you have been so actively involved in for over four years, we urge you to be ever mindful of three guiding principles for our Valley: stewardship, stability, and predictability.</p> <p>Perhaps the most crucial thing before voting to increase or subtract density from any areas is to define the term workforce housing. That term seems to be very loosely used, yet it is called out in every single chapter of the Character Districts. Does it include every person who works in Teton County regardless of where they live and how much money they earn? Or is it a narrower definition, restricted to people who might live in affordable housing, or just want to rent for two years? Whatever the definition, it has to be transparent and able to be substituted in any sentence where workforce housing is used. As the Plan is written right now, that's not the case.</p> <p>It's critical that our neighborhoods be kept as low impact areas and not changed into "character villages" with a very disingenuous and phony feeling. Trying to move most of the density from the rural areas into three or four nodes is something that will spoil the natural and authentic feeling that people love about this valley. Thank goodness we don't have planned neighborhood upon planned neighborhood the way Park City and Vail do. To do that would be ruinous.</p> <p>The Comprehensive Plan, which has been in effect for 18 years, has worked very well and most people are pleased with it. Actually, most people are unhappy that something so successful is being reworked on so many levels. When one reads the public input on the Comp Plan website almost all of the comments are against increasing the density in existing neighborhoods. Please consider not doing any major revisions to support the temporary agendas of a few groups – your decisions are irreversible when it comes to the growth and development of this valley. Once something gets up zoned, there's no turning back – the developers will arrive and the small town character of those areas will be gone forever</p> <p>One final thought is that Teton Village should be a pedestrian village where visitors will want to stay and "hang out" after a day of skiing. If it's just hotels and ski shops, they will lose interest very quickly. This would also help reduce traffic on Highway 390 because tourists would be spending their après ski time in Teton Village.</p>

## Illustration of Our Vision

Date	Name	Comment
3/12/2012	Farmer, Jim Interested Public	18-20,000? I seriously doubt it. It's time for our elected officials to shut their mouths, open their ears and listen to people who care and have lived in the valley for a very long time. It's simple. No new density increases in rural areas of the valley. You can't seriously say that you care about the wildlife and migration corridor while approving density increases. They don't work together. You elected officials are messing with the very reason most of us have lived here for so many decades. That reason being the urban character which we so cherish. The future of Teton County is at stake here and it's our responsibility to insure that further development does not degrade our wildlife, scenic and lifestyle values.
3/9/2012	Donnelly, Susanne F. an Interested Public	We are very much against the idea of upzoned "nodes." Such increased density is not in keeping with the character of the Valley. The 1994 Plan is one which we would like to see DECREASED! We didn't choose to live in a place that could become like Aspen, Sun Valley or Park City.  Please keep Jackson Hole STABLE and resist the urge of some planners to make this Valley into a more urban community. Density impacts the wildlife which makes Jackson unique!