

Character District Comment (10/13/09 - 12/23/11)

1: Town Square

Date	Name	Comment
11/23/2011	O'Donoghue, Tim Chamber of Commerce	<p>First of all, many thanks for the hours and patience as well as diligence you have demonstrated throughout the Character District workshops. I have received positive comments on how that format worked better than the formats employed the previous three years for gaining public participation and input.</p> <p>The following are the comments submitted by the Chamber concerning the Character Districts. While I believe you may have captured a good number of these from my individual Board members during the workshops, there may be a few that are new or presented differently that could be good input your revising of the Character District descriptions:</p> <ul style="list-style-type: none">-Maintain/preserve open space in Teton County wherever possible while protecting property rights of land owners and developing tools for transferring development density to the Town of Jackson-Integrate land use planning with transportation planning-Support initiatives or incentives that will help facilitate filling existing commercial space, responsible new development particularly where there is not already existing commercial space that could be utilized, and expanded commercial zoning to create thoroughfares connecting commercial sectors.-Maintain current 1994 Comp Plan total non-residential, commercial square footage level-Conduct research and analysis on enhanced pedestrian areas on or around the Town Square-Maintain Town Square integrity, including current zoning, building height limits, and building requirements/codes on the Town Square-Conduct research and analysis on building heights accommodating a third floor in the commercial zones other than the Town Square-Emphasize incentives rather than regulations to mature current commercial zones-Encourage complete neighborhoods and streets wherever possible-Locate parking behind commercial buildings wherever possible to strengthen accessibility and pedestrian friendliness-Decisions concerning zoning, building height, architecture, and landscaping for entrances to gateway communities should take into account best practices in the industry in order to create a welcoming sense of arrival to Jackson consistent with community character-Split Highway 89 Character District into two zones/districts to accommodate (1) commercial/light industrial development and (2) wildlife-Create an economically sustainable base village (Teton Village).-Integrate land use planning among the Aspens and Pines-The Wilson Character District should take into account the results of the Wilson Charettes-Avoid the use of the term "Midtown" since very few people understand where that is. Use the term "West Jackson" instead to cover the areas referred to as "Midtown." Do not refer to Cottonwood Park as "West Jackson" since it is located in Teton County. Refer to it as "Cottonwood Park." <p>Thanks for taking the time to review these comments and seeing where they may strengthen the Character District information.</p>
12/7/2011	Jensen, Gail Interested Public	1.1 Like the 2 stories. Western/mountain rustic is the correct word. Pedestrian mall is good.
12/7/2011	Hazen, Diane Interested Public	Galleries are a good use in downtown bring in sales tax and attract people to the area, support the tourist economy.
12/9/2011	Geraci, Carrie Interested Public	Cache Street is a major artery anchored by the physical features of GTN Park and Snow King with the Elk Refuge in the middle. These natural wonders connect us directly to our lifestyle of recreation and environmental conservation. Our culture and heritage institutions exist along this artery, the NMWA, Historical Museum and the Center for the Arts. This artery also supports visitor services such as Home Ranch Welcome Center and the GY Visitor Center. Building added value into development along Cache Street will allow for a greater economic impact and connection to our commercial core, the town square. This artery should visually demonstrate, through well-designed public space and the inclusion of public art, the unique values we share as a community.

12/9/2011 Geraci, Carrie
Interested Public

Where quality public space has been identified as a core characteristic, LDR's need to reinforce integration of design professionals at the earliest phase in the development process if we are to benefit from public art that have been thoughtfully integrated into the design and serves a function in the development.

2: Town Commercial Core

Date	Name	Comment
10/20/2011	Aurelio, Linda Interested Public	<p>Thank you for taking the time to read the following, and the opportunity to voice my concerns regarding the final phase of our Comprehensive Plan. I would also like to thank all of you for your time and continued efforts to achieve that goal. I hope to see you all at one of the upcoming meetings.</p> <p>REGROWTH vs. NEW GROWTH:</p> <p>As the Comprehensive Plans draws to an end, the final discussions concentrate over appropriate growth. Significant agreements on wildlife preservation and scenic values have been solidly established as the first two priorities in the Comp Plan. These priorities are shared by our community citizens and elected officials, county and town alike.</p> <p>Given these two priorities, the remainder of the Plan should be straight forward. What remains is how to best carry those stated values into the planning process for potential future growth. The equation of growth vs. wildlife/scenic values must remain neutral at best to continue to keep our priorities in balance. With that equation, the only growth we should be planning for is re-growth, not new growth.</p> <p>Regrowth concepts allow for existing, underutilized footprints to be renovated to serve the potential needs of housing and commercial development. For example, two potential target areas for renovation/regrowth consideration could be existing commercial buildings on either side of Highway 89 south of the Kmart Plaza and the Gregory Lane commercial area. These two areas hold high potential for shared commercial /housing space without sprawl and excessive build out. The 5-way intersection in town also represents huge potential for regrowth capacity and design excellence. Sprawl would be our worst case scenario, and in direct conflict with our committed priorities. Renovation and revitalization of these existing areas meets a responsible decision for growth.</p> <p>Transportation also plays a crucial part of the equation. Upgrading the infrastructure of our existing roadways, Start Bus routes, and neighborhood street upgrades to include bike paths, pedestrian sidewalks and enhanced pedestrian cross-walks will allow for much needed enhancement toward public safety and the satisfaction of traffic flow demands far into the future for Jackson. This regrowth approach affords the protection of our wildlife and scenic values, while improving multi-use transportation ideals.</p> <p>Regrowth concepts can work in every district in the Jackson area, as its residents deem necessary. Improvements can be met without additional build-outs and road construction. Precious remaining parcels of private lands can protect their property rights structured through this process combined with permanent open space protection mechanisms such as transfer development rights (TDRs) and planned residential development (PDRs) guidelines. These tools need to be clearly outlined in the Comprehensive Plan. Let us stay creative and keep Jackson magnificent today, and in our future.</p>
10/27/2011	Mishev, Dina Interested Public	<p>Just wanted to write to let you guys know that I do NOT agree with the Save Historic Jackson Hole ad on page 7 of Thursday's (October 27) JH Daily. The ad states that "Most of us want the small town lifestyle we have now, with rural not urban development." Downtown Jackson has already been developed. I'd rather see future growth concentrated there and our rural landscape saved.</p>
12/7/2011	Varley, Jay Interested Public	<p>Need to reduce size of lodging overlay to concentrate around the Town Square. Create a gateway to downtown at the Flat Creek bridge using the bridge and water as a theme. Utilize alleys to allow more density and reduce curb cuts on the street.</p>
12/7/2011	Hazen, Diane Interested Public	<p>Galleries are a good use in downtown bring in sales tax and attract people to the area, support the tourist economy.</p>
12/7/2011	Jensen, Gail Interested Public	<p>2.3 Flat Creek concept makes sense.</p>
12/7/2011	Dietz, Bruce Interested Public	<p>Adjust the boundary between Districts 2 and 3; move District 2 boundary to Willow and enhance Willow in the same fashion as South Cache; new boundary should include both sides of Willow Street. 3.2 Allow office uses, especially when proximate to existing office uses.</p>

12/7/2011	Waldrup, Jim Interested Public	Along Broadway to Glenwood/Milward north side consider 4-story stepped back
12/7/2011	Winder, Dan Interested Public	Districts 2 and 3: Include Cowboy Village completely in district 2. Make sure we have options--put into L.O. entirely. Maintain drive width along South Cache--don't narrow. Leave Pearl as it is. Elk Country Inn. Maintain and expand sales tax base. Need more people in 2 and 3.
12/7/2011	Wallace, Jim Interested Public	Move district 2 South Cache boundary up to and including both sides of Willow. Mixed use along Willow corridor. Need a sidewalk along the west side of Willow all the way to Snow King. Consider Willow and Cache as 1-way streets. 0' front yard setback.
12/9/2011	Geraci, Carrie Interested Public	Our culture and heritage are a core component of what makes Jackson Hole a quality place for people to live, work and visit. To encourage the future vitality of creativity in our community and to continue to benefit from the positive economic impact creative professionals have on our community, live-work spaces need to be planned for and even subsidized as part of our affordable housing pool. The cost of property is a key factor in young talented creative professionals moving to other communities. Live-work spaces also reduce traffic and add character to our neighborhoods. Developers in the Town Square and commercial core should be given incentives to include live-work spaces for creative professionals who may be producing visual arts (fun to watch artists working from ground-floor studios open to street/level), who are producing creative intellectual or digital capital or who work for arts and culture organizations.
12/9/2011	Geraci, Carrie Interested Public	Cache Street is a major artery anchored by the physical features of GTN Park and Snow King with the Elk Refuge in the middle. These natural wonders connect us directly to our lifestyle of recreation and environmental conservation. Our culture and heritage institutions exist along this artery, the NMWA, Historical Museum and the Center for the Arts. This artery also supports visitor services such as Home Ranch Welcome Center and the GY Visitor Center. Building added value into development along Cache Street will allow for a greater economic impact and connection to our commercial core, the town square. This artery should visually demonstrate, through well-designed public space and the inclusion of public art, the unique values we share as a community.
12/9/2011	Geraci, Carrie Interested Public	Where quality public space has been identified as a core characteristic, LDR's need to reinforce integration of design professionals at the earliest phase in the development process if we are to benefit from public art that have been thoughtfully integrated into the design and serves a function in the development.

3: Town Residential Core

Date **Name** **Comment**

10/27/2011	Wallace, Jim Interested Public	<p>Willow Street Neighbor – Especially from Kelly to Snow King Streets</p> <p>Willow Street Today: Ninety Percent Commercial/Government offices. Only Five Family Occupied Homes ion entire Eight Block length of Willow. Brunn Way connector, about 20 yrs ago transformed Willow to Major North-South connector. Vehicle Traffic daily: 2,200 to 3.300; ten times greater than allowed for residential zone. Due to traffic and noise, not suitable or safe for family living or residential. Willow is a dense center of activities due to ski resort, park, resorts and government. Motels and multi-family units, MR4 + also border within one half block of Willow.</p> <p>Future Vision: Willow Street: No need to use South in title. There is only one Willow Street. Commercial and Lodging over-lay zoning for lots bordering Willow: 50 to 75 feet deep. One-Way Street: North to South traffic only. one-way traffic can be effective and less costly than re-development of the street. Two to three stories, like corner of Willow and Parl. Ridgelines running North and South. Professional offices and Boutique shops on grade floor: Short-term rentals/apartments above. Small food and service shops on grade permitted. No set-backs on Willow: yards/open space in rear. "Fencing" of Willow will permit safe and suitable residential areas behind. Fencing = two to three story front of building bordering Willow Street. Side-walk and Bike pat on West side of Street: Diagonal parking. West side because Side-walk only needs to extend from Kelly, where presently ends, and Eastern exposure will aid in melting snow in mornings. Move Government offices/Jail, vs. remodel and develop area as tourist/person attractive. OR Close Brunn Way. Reduce and restrict traffic to local only: Not trucks and no more than 200 vehicles per day. Thank you for accepting our vision ofr the practical and wholesome use for our neighborhood and the good of our town.</p>
12/7/2011	Wallace, Jim Interested Public	Move district 2 South Cache boundary up to and including both sides of Willow. Mixed use along Willow corridor. Need a sidewalk along the west side of Willow all the way to Snow King. Consider Willow and Cache as 1-way streets. 0' front yard setback.
12/7/2011	Winder, Dan Interested Public	Districts 2 and 3: Include Cowboy Village completely in district 2. Make sure we have options--put into L.O. entirely. Maintain drive width along South Cache--don't narrow. Leave Pearl as it is. Elk Country Inn. Maintain and expand sales tax base. Need more people in 2 and 3.
12/7/2011	Dietz, Bruce Interested Public	Adjust the boundary between Districts 2 and 3; move District 2 boundary to Willow and enhance Willow in the same fashion as South Cache; new boundary should include both sides of Willow Street. 3.2 Allow office uses, especially when proximate to existing office uses.
12/7/2011	Horn, Scott Interested Public	3.1 Should have Buds drawing and small commercial, bar, restaurant
12/7/2011	Dietz, Bruce Interested Public	Allow commercial uses along Willow Street. Traffic volume already to high to support residential uses.
12/7/2011	Hazen, Diane Interested Public	3.1 and 3.2 Encourage owner occupied housing; "ownership and community;" corner lots could be multi family large house

12/9/2011	Geraci, Carrie Interested Public	Our culture and heritage are a core component of what makes Jackson Hole a quality place for people to live, work and visit. To encourage the future vitality of creativity in our community and to continue to benefit from the positive economic impact creative professionals have on our community, live-work spaces need to be planned for and even subsidized as part of our affordable housing pool. The cost of property is a key factor in young talented creative professionals moving to other communities. Live-work spaces also reduce traffic and add character to our neighborhoods. Developers in the Town Square and commercial core should be given incentives to include live-work spaces for creative professionals who may be producing visual arts (fun to watch artists working from ground-floor studios open to street/level), who are producing creative intellectual or digital capital or who work for arts and culture organizations.
12/13/2011	Wolf, Jim Interested Public	The proposed character for the 3.2 district is very unfavorable to the existing neighborhood residents. It would basically open up the old AR-2 zone to wide 3-story multi-family development throughout, with fewer restrictions than the very undesirable PUDs The continued mixed-use content content is satisfactory However the plan does not recognize the several quite-different neighborhood pockets within 3.2: Glenwood vs Historical vs Art Center periphery vs Karns, etc On the smaller lots, the principles are satisfactory: 3 units with alley, 2 without, 2 stories On the "larger residential lots and along mixed-use commercial corridors"...multi-family... "in order to replace existing commercial uses and to blend the borders of the Commercial Core with the Residential Core", you open Pandora's box. Probably 70%+ of the 3.2 lots could be argued to fall in this category. Recommendation: make the definition stick to "existing commercial uses" and to the "MHPs and Urs" and preclude the accumulated 3- and 2-lot current residential uses. This will reduce some of the speculation in this zone and will offer mid-block protection for existing residents while permitting eventual conversion of the large nonconforming parcels. Second, completely avoid going to 3-story structures. These are totally incompatible with this area and do not exist elsewhere. Even the pre-1994 multifamilies went only to 2 stories. There is no way an existing 1-lot existing resident can abut comfortably with a new 3-story structure. This appears to be a naked sop to the developer/speculator group. Recommendation: apply the same guidelines to the new multi-families as to the mixed use office, e.g. "same bulk, scale and intensity". There is enough lateral flexibility to create multi-families at the existing density of about 17 units/acre.
12/13/2011	Hagen, Audrey Interested Public	First, thanks to all who have been tireless in their involvement in this public process. Wow! Whatever the zoning outcome, I hope we can have work, shop and living all together in the "greater" downtown area. I wish it could be flexible and encourage (instead of hinder) small scale projects that create more living/working/shopping spaces. I hope that the zoning changes allow our family the economic viability to continue to live on property that has been in the Hagen family for 80+ years. I want S. Cache to be busy and vibrant and livable for our family all at the same time. I must admit that sometimes this whole process has seemed so overwhelming and filled with such conflicting viewpoints that it is hard to see the end! Audrey P.S. I love everything about living downtown except the front end loaders and plow trucks at 3:30 AM!! -- I think the public works department does a great job, I just wish it wasn't so early in the morning!! I hope that part of this plan defines how town services (lighting, plowing, etc.) can coexist with residential as well as commercial.
12/13/2011	Adams, Justin Interested Public	The town still has a chance to redevelop along the lines of Anne Frame's example. Officials need to stop talking about upzones that encourage landowners to hang on for a higher selling price and let the town develop. End the affordable housing exaction and the energy exaction and give yourself a competitive advantage against the county. Also, the threat of an affordable housing ghetto going in next door diminishes the incentive to follow Anne Frame's example. The officials seem quite content to preside over a town of resort employees, affordable housing, and illegal workers. This does not build value for anyone.
12/13/2011	Prugh, Greg Interested Public	I echo Jim's [Wolf] conversation. However, there needs to be a reason to renew this category and for people to reinvest in town. What is the reason?

4: Mid-Town

Date Name Comment

11/23/2011	O'Donoghue, Tim Chamber of Commerce	<p>First of all, many thanks for the hours and patience as well as diligence you have demonstrated throughout the Character District workshops. I have received positive comments on how that format worked better than the formats employed the previous three years for gaining public participation and input.</p> <p>The following are the comments submitted by the Chamber concerning the Character Districts. While I believe you may have captured a good number of these from my individual Board members during the workshops, there may be a few that are new or presented differently that could be good input your revising of the Character District descriptions:</p> <ul style="list-style-type: none"> -Maintain/preserve open space in Teton County wherever possible while protecting property rights of land owners and developing tools for transferring development density to the Town of Jackson -Integrate land use planning with transportation planning -Support initiatives or incentives that will help facilitate filling existing commercial space, responsible new development particularly where there is not already existing commercial space that could be utilized, and expanded commercial zoning to create thoroughfares connecting commercial sectors. -Maintain current 1994 Comp Plan total non-residential, commercial square footage level -Conduct research and analysis on enhanced pedestrian areas on or around the Town Square -Maintain Town Square integrity, including current zoning, building height limits, and building requirements/codes on the Town Square -Conduct research and analysis on building heights accommodating a third floor in the commercial zones other than the Town Square -Emphasize incentives rather than regulations to mature current commercial zones -Encourage complete neighborhoods and streets wherever possible -Locate parking behind commercial buildings wherever possible to strengthen accessibility and pedestrian friendliness -Decisions concerning zoning, building height, architecture, and landscaping for entrances to gateway communities should take into account best practices in the industry in order to create a welcoming sense of arrival to Jackson consistent with community character -Split Highway 89 Character District into two zones/districts to accommodate (1) commercial/light industrial development and (2) wildlife -Create an economically sustainable base village (Teton Village). -Integrate land use planning among the Aspens and Pines -The Wilson Character District should take into account the results of the Wilson Charettes -Avoid the use of the term "Midtown" since very few people understand where that is. Use the term "West Jackson" instead to cover the areas referred to as "Midtown." Do not refer to Cottonwood Park as "West Jackson" since it is located in Teton County. Refer to it as "Cottonwood Park." <p>Thanks for taking the time to review these comments and seeing where they may strengthen the Character District information.</p>
12/7/2011	Horn, Scott Interested Public	4.1 Like START bus location. 4.4 Like description
12/7/2011	Johnson's, T. Interested Public	Continue sub-district 4.1 to the east to include all the AC zoned property fronting West Broadway. Add a stop light along West Broadway at Virg. to increase pedestrian connectivity between north and south sides. Slow the speed along West Broadway to 20 mph to address wildlife issues instead of an expensive over/under pass. The mule deer herd in this area is shrinking or gone no need for an overpass/under pass any longer. Deer cut outs and statues attract the deer should not be allowed. Address commercial uses in residential areas.

5: West Jackson

Date	Name	Comment
10/17/2011	Gridley, Mary Interested Public	I live in Indian Trails. When you do the connector road on Tribal Trail, it will become a speedway for young drivers heading to/from the high school and parents dropping off/picking up children unless you put in stop signs on Tribal Trail. The only way to make it a safe road for our families who live in Indian Trails is to make all three intersections with local streets (Cherokee Lane, Lakota Lane, and Seneca Lane) Three-Way Stops. Then the cars will have to stop at the stop signs, allow residents to exit their streets, and slow the traffic to a reasonable speed. Without the stop signs, there will be no reasonable way to slow cars and trucks down if a policeman is not there on duty.

As you may already know, the Jackson Hole Conservation Alliance facilitated seven "Alliance Neighborhood Discussions" during the last two weeks. The purpose of these discussions was to help reengage the public in the Comp Plan process, and to prepare people to participate effectively in the official Character District Discussions that are going on now.

Within the Alliance Neighborhood Discussions, the Alliance staff briefly presented on the current status of the Comp Plan process, and what the focus of this phase of public input is. We very specifically did not present the Alliance positions or analyses at these meetings, in order to avoid overly influencing participants. Nonetheless, we were pleased that participants independently prioritized many of the same issues and objectives that the Alliance is most concerned about.

We hope that our efforts will help make public comment more relevant and specific during the workshops that run until next Tuesday. We will keep our members and the participants in our neighborhood discussions informed as to how their input is incorporated into the plan after this phase is completed.

For your interest, I am attaching the full notes from all of the Alliance Neighborhood Discussions. This document includes the key ideas brought up by residents. When we sent this document out today, we also included the key recommendations of the Alliance as an organization, since we did not address those during the discussions. I hope that this document provides you some insight into the work we're doing to support community involvement in the Comp Plan process, and I think you'll enjoy seeing some of the ideas that were brought up in each neighborhood.

I look forward to seeing all of you at the workshops over the next few days. Summary of Alliance Neighborhood Discussions in Teton County
In October, the Conservation Alliance facilitated 7 neighborhood discussions in the Town and County to discuss the Comprehensive Plan and the character district maps. We asked people discuss their goals for the future of their neighborhood, and the future of Teton County. Several key themes arose from those meetings, and are outlined below.

The Town and County are holding meetings until November 1st to solicit public comment and input regarding the future of our community. Please go to the meeting nearest your home or to the hub location (details below) and make your voice heard. At the meeting, be sure to verify that the facilitator in your group discussion is recording each of your ideas in writing so that it is included in the public record. Follow-up emails and letters to the planning staff and elected officials are a great way to make sure that your opinions are heard.

Key Recommendations of the Jackson Hole Conservation Alliance:

The core objective of the Jackson Hole Conservation Alliance is that our new Comprehensive Plan must respect that Jackson Hole's identity, community character, quality of life, and economy all depend on sustaining our precious wildlife, landscapes and natural resources. To achieve this objective, the Conservation Alliance has several recommendations for next steps in the Comp Plan process.

1. Work must begin now to identify how we will ensure that permanent conservation is achieved in exchange for increased density in some areas. One of the primary goals of the Comp Plan policies is the shifting of development potential away from rural, ecologically valuable areas to areas of existing development that are more suitable for future growth. However, there has been virtually no progress towards identifying effective methods to achieve this shift in development. There must be assurances that this objective will be met and details as to how it will be met before the Comp Plan is adopted.
2. No net additive growth should be allowed. Before completing the Character District Maps, the county should report back with the amount of future development we could expect to see if the maps became reality, so we can gauge whether we have a plan that would enable a drastic change in the character of Teton County.
3. Wildlife migration corridors, habitat connectivity, scenic vistas and open space preservation must be clearly illustrated as priorities on the final Character District Maps.
4. An "Action Plan" must be developed to detail how and when unresolved issues in the Comp Plan will be addressed, and how the conservation objectives of the Comp Plan will be funded.

Many policies within the Comp Plan essentially say "we'll figure this out later." Before the Comp Plan is adopted, the community needs to see a concrete plan for how and when we'll resolve these issues, and how we'll fund community priorities.

Key Community Ideas:

Below are themes that we generally heard echoed by almost all participants in the Neighborhood Discussions, in all areas of Teton County.

1. Wildlife connectivity and habitat, scenic corridors and land conservation are critically important to protect and maintain our wildlife populations and community character.
2. Road development and expansion often has negative effects on the surrounding neighborhoods and should be avoided. Reduced speed limits, increased safety, rural character and the risks to wildlife should all be considered when new or expanded roads are being proposed.
3. Additive growth is unacceptable. If development potential is shifted into or otherwise increased in already developed areas, there must be a mechanism in place to ensure permanent conservation in rural areas.
4. Limit the overall amount of growth in the valley and within each of the districts.

5. This Comp Plan needs to focus on predictability in terms of the amount, type and location of growth, and the regulations need to be stricter when awarding variances.
6. There is largely adequate commercial development in many of the out-of-town districts and no additional commercial zoning is needed.
7. Infill and redevelopment is preferable over suburban sprawl, but is only appropriate in certain areas.
8. Workforce housing is important but must be located in appropriate areas.
9. The Comp Plan needs to be more specific about how it plans to accomplish its goals.
10. The discussions about each of the districts should include their context within the county and relative to adjacent districts.

Official Neighborhood Workshops Schedule:

October 27

- 11 am - 2 pm Nick Wilson's, 3265 W. Village Drive
- 5 - 8 pm Jackson Senior Center, 830 E. Hansen Avenue
- 6 - 8 pm Alta Library, 50 Alta School Road

October 28

- 7 - 10 am Bar BC Ranch House , 4745 N. Spring Gulch Road
- 5 - 8 pm Café Boheme, 1110 Maple Way

October 29

- 10 am - 1 pm Rafter J Childcare Center, 3105 W. Big Trail Drive
- 2 - 5 pm Old Wilson Schoolhouse, 5655 W. Main Street

October 31

- 3 - 6 pm Teton Pines Clubhouse, 3450 Clubhouse Drive

November 1

- 12 - 2 pm Snow King Grand Ballroom, 400 E. Snow King Avenue

"Hub" hours

9am-4pm, Oct. 27, 28, 29, 31, Nov. 1 at the 4H Building (south Miller Park)

Appendix A: Neighborhood Discussion Summaries

Below are the detailed notes generated in each of the Alliance Neighborhood Discussions. The points presented here do not necessarily represent a consensus among participants, but document ideas that were brought up.

South Park – October 12, 2011

Values to preserve:

- Scenic vistas and hay meadows
- Wildlife habitat and connectivity for small and large animals (Nature Mapping (citizen scientists) should be better incorporated into wildlife assessments throughout the County and in South Park)

o Connectivity both north to south and east to west

- Flat Creek as a riparian corridor (particularly valuable for birds)
- Importance of agricultural lands and vistas - especially Flat Creek to Hwy 89
- Do not widen South Park Loop Road

o Any development as a result of obtaining permanent conservation easements should be set back from South Park Loop and High School roads to provide a visual buffer.

Ideas on growth management:

- The Plan should help facilitate the five large landowners to preserve land and develop clustered developments that are well planned out.

Landowners should also be able to get value for their land.

- As a landowner it is frustrating to have your land use decisions dictated by elected officials
- Do not transfer in any new density to South Park from outside of South Park
- Do not grant any additional density within South Park without associated permanent conservation
- No more growth is appropriate for South Park
- Maintain current rural zoning and prioritize permanent conversation
- Do not identify any additional large developable sites in South Park
- High School Road is currently accommodating more cars than it was designed to, and this must be taken into consideration if any new development is considered for South Park

- Future growth in South Park should be concentrated where it already exists
- Do not mix residential and business uses in South Park – people appreciate being able to leave town behind to come home.
- Use a limited number of new sewer hookups every year as a way to limit growth
- Put apartments and multi-family units instead of single-family units in the suburban zone in the north-west corner of South Park; single-family homes already exist elsewhere
- Downzoning South Park is a possibility

Additional opportunities for transition:

- Finish the bike path from Rancho Alegre to Melody Ranch
- Get rid of the two gravel pits
- This is a rural area, not a complete neighborhood
- Build a wildlife underpass under Highway 89

The Aspens – October 17, 2011

Values to preserve:

- Wildlife is the character of this area, and it is why we live here
- Protecting wildlife habitat, habitat connectivity, migration corridors and pockets of space for them to rest is very important
- The Aspens is a “complete” neighborhood – and in this case “complete” means finished. Basically, it is a stable area
- Keep the Teton County Housing Authority’s 5-acre parcel zoned single-family
- Keep the area west of the Aspens/Pines zoned rural Ideas on growth management:
- Do not build a 4-lane highway where 390 is right now
- No more commercial development
- Require large employment centers, like the Village, to provide adequate housing and thereby reduce traffic generation

Additional Thoughts:

- Predictability is very important, and we should move away from making exceptions on land use decisions. This Comp Plan is a moving target still, and not predictable
- Don’t ask us to make decisions in a vacuum. We need to bear in mind the context and the surrounding areas, such as Teton Village Indian Springs/Cottonwood – October 18, 2011

Roads/Transportation Issues:

- The proposed Tribal Trails connector road should not be built because:
 1. It will degrade scenic views
 2. It will reduce nearby property values
 3. It will bring unnecessary traffic into the area
 4. It is unsafe to add more cars where there are so many schools and kids
 5. It will bisect important wildlife habitat
 6. Added infrastructure would not preserve the character of the area
 7. It will encourage people to get into their cars rather than biking or walking, particularly the traffic to and from the schools
 8. It will inevitably be used as a regional cutoff road and not only by local traffic
 9. It is simply moving the burden of increased traffic from the “Y” intersection to the tribal trails area – a connector cannot be built to save the “Y”.
- There are many solutions to that intersection that warrant further exploration
- 10. It would not help to further the Comp Plan’s goals of wildlife and character preservation
- 11. It will be expensive for taxpayers
- South Park Loop Road north from High School Road could be improved by reducing speeds and making the pathway crossings safer. There are a lot of homes and families directly on the road.
- The character of South Park Road should be protected, particularly the cottonwoods, which would be threatened if the road were to expand. We should also be conscious to plant new cottonwood trees to replace the old ones.
- Speed limits on highway 22 should be 45 mph year round.
- We need better signage on the highways to alert motorists of wildlife activity in the area.
- Wildlife crossings should be a priority.
- High School road should be preserved for its aesthetic, scenic, academic, neighborhood, and rural appeal. It is not a highway. A bike path should be added on the south side of the road to make travel to and from school safer. Traffic calming methods such as trees planted on a median to create a boulevard feel should be explored.

Wildlife/Scenic Values

- The whole greater South Park area has wildlife habitat and corridors.
- The haystacks across from Smiths create a cool view.

Character

- The school area as it exists today is a great place to educate our community's children, with all of the open space, the wildlife and the views of the mountains.
- We should preserve the rural, neighborhood feel of the greater South Park area, which is currently perpetuated by both the physical surroundings and the layout of the neighborhoods. We should also maintain the family feel of the area, and recognize that it houses much of the workforce, which is one of the backbones of this community.
- People appreciate being able to leave Town "behind" when they go home to their neighborhood at the end of the day
- Northern South Park is an extension of Cottonwood: when planning the future of both of these areas we should consider the context and the valley as a whole, not individual neighborhoods in isolation.
- If development happens in northern South Park, there should be a buffer zone planned for the northern most portion along High School Road to South Park Loop Road to help maintain the rural feel of the area, and it should be community oriented open space.

Development/Redevelopment

- Gregory Lane would be a great place to redevelop into workforce housing, and transition the industrial uses further south.
- The entire corridor surrounding Sunrise and the old Feed Store could be redeveloped to more closely resemble the Smiths Plaza (i.e. mixed use) and maintain a livable, Town-like feel. This is the gateway to Town from the south and should be redeveloped
- Infill in Town and revitalization of already developed areas should be prioritized over new development.
- This community should continue to provide workforce and affordable housing opportunities.

Wilson – October 19, 2011

Five Main Concerns:

- No additive growth in Wilson, limit to existing by-right
- Preservation of wildlife habitat, connectivity, and corridors by maintaining openness
 - o Wildlife and human activity work together in Wilson with the existing density – residential areas can be wildlife habitat – they are not mutually exclusive
 - o Conserve existing open space directly adjacent to Wilson (Waldron Property) and distant from Wilson (Fall Creek Road)
- No more commercial zoning – there is already 30% of available commercial vacant, Wilson does not need more.
- Preserve Wilson's character, perhaps with Wilson specific standards or codes
- Planning staff and elected officials need to check back in after the next round of public comment with residents to make sure they heard what we said.

Other comments we heard:

- Stay the way it is now
- How do we accommodate more growth and stay the same – incompatible goals
 - o How (form) to develop is important – form based code – specific design standards – need finer plan codes
- Traffic Calming measures are needed
- We need predictability
- Fencing – aesthetics, predictability, a sense of openness in Wilson and wildlife permeability
- Limit light pollution – dark skies initiative
 - o Codes not up to the whole county, smaller scale
- We have a lot of wetlands and wildlife habitat, even in downtown Wilson
 - o Tradeoff of wetlands in Wilson for wetlands in Buffalo Valley or elsewhere are not acceptable
- Nature mapping and other citizen science should be incorporated
- Include specifics in the Maps – deal with issues now, don't delay
- Community and neighborhood standards – be clear on what you want
 - o Wilson character – informal, livable, flow, human & wildlife activity, lack of density, integration of different lifestyles, wildlife corridors, openness
 - o Maintain scenic, low density on Fall Creek Road to the southern end
- We need a report back from the elected/planners to make sure they heard what we said
- Wildlife corridors, connectivity, crossings (WTI study integrated in the plan)
- One valley – what happens in Wilson affects elsewhere, what happens elsewhere affects Wilson

Alta – October 20, 2011

Key Points:

- Maintain rural atmosphere & character, scenic nature
- Preserve wildlife corridors & open space, while balancing private property rights
- Connect Alta to Alta with improved roads, pathways & bridges
- Large landowners might change, need clustering, zoning, TDR's to plan for this
- o Protect open space by clustering development
- Split on the issue of needing commercial, retail space
- o Might be nice to have home based offices or some commercial so residents can conduct business in Wyoming, not Idaho
- o Office complexes should not interfere or conflict with existing character
- Protect the water supply
- o At what point does development impact water?
- o Planned future population limited by viable water supply
- o Residents do not want a municipal water supply
- Stable areas include around the church, school, existing subdivisions
- Alta is stable just as it is right now, allow as little development as possible
- Nothing should ever change, period.
- Transitional areas include south of Teton Creek, north of Golf Course, East of State Line (across the street in Idaho is planned for denser development). East of State Line might be appropriate for light industrial
- Any industrial/office/retail needs specific design guidelines
- Question: if BLM or other public lands are sold within the character district, what zoning/rules would then apply?
- Maintain Teton Creek and South Leigh Creek as areas to preserve for wildlife
- Finish park in Targhee Town
- Pathways to connect with Forest Service trails
- Preserve views through conservation easements (Wilson property)
- Incentivize Wilson property to maintain agricultural uses
- Preserve farm land on Alta North Road and North State Line Road
- Commercial would have to be 'handpicked' in order to align with the community's desires and needs for what the business is and what it looks like
- Teton Teepee area is a transitional area
- Predictability of what 'it' will look like and how 'it' fits into Alta

o Alta specific building standards

East Jackson/Town Periphery – October 25, 2011

Future growth and development

- No commercial development, including resorts, in the Town Periphery district and down Cache Creek Drive, as it would just draw people there. It is not a complete neighborhood. Also it would not be viable.
- No high-density development in the Town Periphery district
- Transition mobile home parks to single family zoning
- The Planned Unit Development (PUD) too is the largest threat to this district as it offers higher densities
- Tighten the regulations so that there are not so many variances granted; ensure that variances are granted in accordance with state law (stipulates that there must be a hardship to receive a variance)

Character

- East Jackson is already overdeveloped
- Current SR-1 zoning and FLUP descriptions were appropriate, including allusions to landscaping predominating over buildings and a peaceful, quiet, tranquil, wildlife permeable neighborhood with larger lot sizes.
- Leave the area alone: it is fine as it is. It is a stable, rural area.
- Plow the snow promptly, including the sidewalks transportation
- The roadways are already overloaded and cannot take more cars, so no more development is appropriate
- Redevelopment of Redmond Street was a bad idea. However, the sidewalks on Redmond do make the road safer for bikers and pedestrians.
- Explore reducing the speed limits to 20mph
- Lack of parking is a big problem, particularly with the added density that the PUD tool affords; increase the parking requirements

- Building sidewalks takes away parking spots and eliminates safe places for people to walk in the winter because they are not plowed and reduce the width of the road; don't build any more sidewalks
- Don't expand Cache Creek Drive or make it a complete street – this would only make it more of a safety hazard for bikers and pedestrians. Maintain or increase on-street parking. Add speed bumps or mirrors to increase safety. Encourage the use of nearby trails instead of the road.

General comments

- Increase predictability and accountability in the process as a whole
- Question the goal of housing 65% of our workforce locally
- New voices are needed in this conversation

Three primary points

1. Maintain the single-family nature of the neighborhood
2. Maintain larger lot sizes
3. Do not allow the PUD tool to be used

Wilson/County Valley - October 26, 2011

- If we want to achieve a society-wide shift to less single-occupancy vehicle dependence, we will need increased density
- Population based on sustainable community and sustainable economy
- Don't even allow people to consider building in 'rural' 35-acre ranchettes
 - o We all know it will grow, and we all don't want sprawl, this requires density
 - o Town, East Jackson, Wilson, Melody Ranch infill
- ☑ Infill existing areas within their boundaries, do no sprawl outward
 - We can't say we don't allow people here
 - Gregory Lane is an appropriate area for more density or redevelopment
 - Do we need more housing? (There are a lot of vacancies)
 - Affordable housing exactions should be more progressive
 - Redevelopment vs. keeping 'low class' affordable rentals & housing
 - Housing authority to buy existing housing stock rather than develop new housing stock
 - Development restrictions may alter prices because they exclude certain types of development – this can force new development in certain directions and may have contributed to the current housing stock available.

10/28/2011 Ankeny, Barbara
Interested Public

I live on High School Road in Cottonwood Park.

And, thanks to the closure of the Flat Creek Bridge, I already know what High School Road is going to be (sound) like once the building of homes starts in South Park. I have the pleasure of being wakened each morning now, Monday through Friday at, oh let's say, 6-6:30am from all the traffic due to my South Park neighbors using High School Road in the morning to get to 'wherever' they are going. Never thought I'd rather hear my alarm clock go off at 6am than being wakened by dual exhausts, humming tires, giant trucks and the THUMP-THUMP of Jay-Z each morning. And each and every day now, my day gets worse ... because after I'm suddenly awakened, I soon realize that there hasn't even been one house built yet due to the Comp Plan and it's 'maps'.

Please, please consider a neighborhood of good and honest working people you will be affecting (their property values, their health, their safety ... their SLEEP ...) with your 'maps'. Allow the neighborhood of Cottonwood Park and High School Road to stay just that ... a neighborhood ... and an access road for its families ... and not allow this road and neighborhood to become just a thoroughfare for South Park residents and others from "infinity and beyond".

Before "mapping" South Park for housing, "Fix" High School Road first - add an east-west connector road south of the High School, and utilize the in-fill properties of the Town while you still have the chance. The Valley doesn't NEED South Park for housing - at least not for the next 50 years. By then, you'll want to do another Comp Plan anyway... and then decide.

11/11/2011	,	[David Quinn Map]
	Interested Public	Cottonwood Park Neighborhoods (northwest South Park) Rafter J Neighborhoods (west of Flat Creek, central South Park) South Park Ranches Neighborhoods (1/2 mile square between Rafter J and SP Loop) Melody Ranch Neighborhoods (Seherr-Thoss) Park (Flat Creek and Wetland area) Open Space (along highway) Commercial (northeast South Park)
11/11/2011	Price, Troy	[David Quinn Map]
	Interested Public	Access Roads (1/2 mile and 1 mie south of High School Road) Cottonwood Neighborhood (northwest South Park) Future Town Type Neighborhood (west of Flat Creek 1/2 mile south of northwest South Park) South Park Ranches Type Lots (mile N/S by 1/2 mile E/W in southwest central South Park) Rafter J Neighborhood (1/2 north of Rafter J, west of Flat Creek) Commercial (northeast South Park) Open Space (between Flat Creek and Highway)
11/11/2011	,	[David Quinn Map]
	Interested Public	Cottonwood Park Continuation (more affordable, smaller lots) (northwest South Park) Commerical (northeast South Pak) Rafter J typer commjunity with centralized light commercial, parks and bike paths. Open space % with in community. (central South Park west of Flat Creek) Open Space (between Flat Creek and Highway) South Park Ranch neighborhood with 1 acre to 3 acre parcels (horse property) (area west of Rafter J to SP Loop) Mix like Melody with condos, affordable and 1/2 acre signle family with parks and % of open space (Seherr-Thoss) Community coffee shops, retaraunts and pubs promote walking and biking. Pahtways to tie the communities together - safe routes to schools
11/11/2011	,	[David Quinn Map]
	Interested Public	Cottonwood .2-.3 acre lots (northwest South Park) Commercial (northeast South Park) Rafter J lots .3-.5 acre (central South Park west of Flat Creek) Open Park (along Flat Creek and Swan Ponds) Open Space (along Highway) South Park 1+ acre lots (1/2 mile by 1/2 mile west of Rafter J) Melody .4-.6 acre lots (Seherr-Thoss)
11/11/2011	,	[David Quinn Map]
	Interested Public	Open for single homes, kids close to school (nortwest South Park) Commercial area (northeast South Park)
11/11/2011	Wilde, Randy	[David Quinn Map]
	Interested Public	Like Rafter J (northwest South Park) Commercial (northeast South Park) Like South Park Ranches (central South Park west of Flat Creek) Parks Open Space (Flat Creek east to Highway) Like Melody (Seherr-Thoss)

11/11/2011	Lewis, Angela Interested Public	<p>[David Quinn Map] Residential with affordable (northwest South Park) Commercial with locals in mind (northeast South Park) Melody Ranch Style to north, Residential with larger lots with space for horses if wanted to south (central South Park west of Flat Creek) Park recreation area (along Flat Creek) Open Space between Flat Creek and Highway Melody Ranch Style (Seherr-Thoss) Finish bike path (along South Park Loop)</p>
11/11/2011	Hall, Keith Interested Public	<p>[David Quinn Map] Residential Expansion Neighborhoods (northwest South Park) Residential Neighborhood Expansion (central South Park west of Flat Creek) Commercial Expansion Area (northeast South Park) Open Space/Community Park (Flat Creek to Highway) Rafter J Development (Seherr-Thoss)</p>
11/11/2011	Vaughn, Collin Interested Public	<p>[David Quinn Map] (northwest South Park) makes sense for density Make higher density! (1/4 mile north of Rafter J from Flat Creek west to SP Loop) (Business Park hillside) Too Steep.</p>
11/15/2011	Haberfeld, Ralph and Lo Interested Public	<p>1)Thank you for the time and effort you and the county's staff have put into developing the new Comprehensive Plan. 2)We have read articles and editorials in the newspapers and attended a meeting about South Park hosted by the Jackson Hole Conservation Alliance. Our conclusion is that we will never know enough to comment about specifics of the plan. We have to trust our elected commissioners. 3)As you consider the tradeoffs between private interests and the general interest, please place maximum value on wildlife corridors and habitats and try also to protect the wonderful views of the Tetons people enjoy as they approach from the south on US89. 4)Concentrating existing residential development rights around the intersection of High School Road and South Park Loop is probably the lesser of evils even though it may necessitate the extension of Tribal Trails Road to WY22. We hope that day will never come.</p>

11/23/2011 O'Donoghue, Tim
Chamber of Commerce

First of all, many thanks for the hours and patience as well as diligence you have demonstrated throughout the Character District workshops. I have received positive comments on how that format worked better than the formats employed the previous three years for gaining public participation and input.

The following are the comments submitted by the Chamber concerning the Character Districts. While I believe you may have captured a good number of these from my individual Board members during the workshops, there may be a few that are new or presented differently that could be good input your revising of the Character District descriptions:

- Maintain/preserve open space in Teton County wherever possible while protecting property rights of land owners and developing tools for transferring development density to the Town of Jackson
 - Integrate land use planning with transportation planning
 - Support initiatives or incentives that will help facilitate filling existing commercial space, responsible new development particularly where there is not already existing commercial space that could be utilized, and expanded commercial zoning to create thoroughfares connecting commercial sectors.
 - Maintain current 1994 Comp Plan total non-residential, commercial square footage level
 - Conduct research and analysis on enhanced pedestrian areas on or around the Town Square
 - Maintain Town Square integrity, including current zoning, building height limits, and building requirements/codes on the Town Square
 - Conduct research and analysis on building heights accommodating a third floor in the commercial zones other than the Town Square
 - Emphasize incentives rather than regulations to mature current commercial zones
 - Encourage complete neighborhoods and streets wherever possible
 - Locate parking behind commercial buildings wherever possible to strengthen accessibility and pedestrian friendliness
 - Decisions concerning zoning, building height, architecture, and landscaping for entrances to gateway communities should take into account best practices in the industry in order to create a welcoming sense of arrival to Jackson consistent with community character
 - Split Highway 89 Character District into two zones/districts to accommodate (1) commercial/light industrial development and (2) wildlife
 - Create an economically sustainable base village (Teton Village).
 - Integrate land use planning among the Aspens and Pines
 - The Wilson Character District should take into account the results of the Wilson Charettes
 - Avoid the use of the term "Midtown" since very few people understand where that is. Use the term "West Jackson" instead to cover the areas referred to as "Midtown." Do not refer to Cottonwood Park as "West Jackson" since it is located in Teton County. Refer to it as "Cottonwood Park."
- Thanks for taking the time to review these comments and seeing where they may strengthen the Character District information.

12/6/2011	Bloom, Rich Interested Public	<p>Alex - Yup – saw it finally go live during the JIM. Thanks.</p> <p>I will have some input, suggestions and corrections naturally.</p> <p>With that aside - having skimmed all of it (all districts and introduction) – I do want to thank the planning team as this approach on finally putting lines on the ground – and the detail within the descriptions (at least verbally and visually – as we are still missing the extremely important “Appendix I”) - is the right direction forward.</p> <p>We know the rub is how we actually move development from rural to existing or new expanded centers – while leaving the incentives in place to permanently reduce the development potential in those critical rural areas (via permanent open space easements) – all within our cumulative existing remaining development potential (approximately double our current built environment). But that has more to do with some stronger affirmations and commitments within the body of the themes and policies – so it is clear on where the LDRs changes should be focused - and what goals are to be achieved.</p> <p>Kindly let me know when the one-page 60/40 spit build-out numbers summary (as Jeff explained to the electeds yesterday afternoon) is ready for public consumption - as I know you will have it for the open house.</p> <p>Also please explain the timeline for an updated “Appendix I” with build-out ranges by district – and in aggregate. I would hope we have that well before the January joint meetings (electeds and planning commissions). We all expected that to be part of this phase of the maps.</p> <p>Again – I want to acknowledge the amount, and quality, of work the planning staff has put in – and the responsiveness to public feedback that I do see in character districts 10 (South Park) and 5 (West Jackson) especially. It is appreciated and noted. Although I, along with my neighbors, continue to still have specific concerns – we have come a long way to improving the characterization for the future of the greater South Park region.</p> <p>As your lead in sentences for the South Park district states so well:</p> <p>“The South Park District is, and will continue to be, the agricultural southern gateway to 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 heritage and stewardship ethic, and a quite rural setting for residents.”</p> <p>You can pass my positive reception on to the planning team.</p>
12/7/2011	Hazen, Diane Interested Public	5.6 Like open space corridor as gateway; should be less dense than Cottonwood to transition into rural preservation; lower density on south edge and higher density to the north; road east-west is ok to get people to highway and reduce traffic on south park road to south; stream enhancement for wildlife
12/7/2011	, Interested Public	5.2 restore Creek - no trail, wildlife corridor 5.6 restore Creek - no trail, wildlife corridor 13.1 Drawing - remove soccer field, expand rec center
12/7/2011	Jensen, Gail Interested Public	5.2 Makes sense to redevelop industrial buildings. Pedestrian amenities make sense. Restoration of Flat Creek makes sense. 5.6 Like east-west road
12/7/2011	Jesse, Dennis Interested Public	5.2 and 5.3 Redevelop to more intense uses with more stories; highway enhancements make sense; like Redmond; landscaping. 5.6 More residential single-family; allow affordable units for younger families; better as wildlife habitat and also has a view corridor but fences prevent wildlife; the road as proposed makes sense, critical; South Park Loop should not connect to 22; path along the creek should be public on either creek whether there is access by people or not.

12/7/2011	Baur, Donna Interested Public	5.2 Like the Gregory Lane concept. 5.6 Road makes sense. Should similar same as single family. Like range view which is more stable or affordable. No commercial.
12/12/2011	O'Brien, Kristine Interested Public	Below are my written comments concerning the Planners' open house on Thursday. Thanks to the Elected officials and staff who dedicated so much time to explain the Plan and listen to community concerns.

First, I appreciate the steps taken towards conservation in Middle and Southern South Park, the affirmation of its scenic, rural and wildlife connectivity values as well as its value as the gateway from the south. And I like the commitment not to develop the Northwest corner of South Park before infill in town is complete and also to require potential development in that section to match the character of the existing, adjacent neighborhood. The acknowledgment of a need to address the highway wildlife crossings is commendable (although I would like to see the widespread East-West wildlife connectivity drawn on the map as is the North-South corridor along Flat Creek). These kinds of positive steps towards conservation and preservation serve the community well now and for the future.

Second, as a general principle, it is best to err on the side of too little development as opposed to putting as much as possible in targeted areas. Development does not need a head start. All development has social and environmental costs associated with it. The Comprehensive Plan should do as much as possible to ensure that the doubling of development now on the maps pays its own way as it is obviously unsustainable to use growth to solve growth related issues. Future generations will have to defend this ecosystem against the weight of an increasing wealthy global economy. The Plan must foster permanent preservation of open space, wildlife habitat and scenic vistas as large profit margins will always tempt us to overdevelop in a piecemeal fashion. In many parts of the world clean air and enjoyment of nature are already so rare they are available only to a privileged few. Let's not let that happen here.

Finally, for the sake of clarity, predictability and transparency of government, please release the build-out numbers for each district. Ranges are fine. The community is smart enough to understand the difference between a worst-case, maximum build-out scenario and what is likely. People are aware that there is already a huge amount of development potential embodied in current property rights. That's why we've all agreed not to add new potential. People can't know what their neighborhoods will look like or what the overall impact and cost of growth could be, without knowing the amount and type of development possible in each district. In addition, business decisions are better made in a predictable environment. At a time when trust in government is at an all time low, it is important to be as transparent as possible in the process.

6: Town Periphery

Date	Name	Comment
10/27/2011	Ewing, Patty and Frank Interested Public	<p>The "Town Periphery" character, particularly as it relates to the southeast perimeter:</p> <p>Single family dwellings only with large lots. The dwelling has open space instead of the lot being dominated by large structures, and the lot is permeable to wildlife.</p> <p>This is an area of town where the rural character must be retained by not allowing urban density/PUD; the rural character of Cache Creek Drive be maintained as is; and horses are allowed.</p> <p>If the existing Mobile Home Park is re-developed, it should revert to single family SR zone density. No new commercial enterprises/schools or whatever else fall into the new comprehensive plan, definition of "complete neighborhoods" is needed or wanted. We view our neighborhood as good as it gets and we want to keep it that way.</p>

As you may already know, the Jackson Hole Conservation Alliance facilitated seven "Alliance Neighborhood Discussions" during the last two weeks. The purpose of these discussions was to help reengage the public in the Comp Plan process, and to prepare people to participate effectively in the official Character District Discussions that are going on now.

Within the Alliance Neighborhood Discussions, the Alliance staff briefly presented on the current status of the Comp Plan process, and what the focus of this phase of public input is. We very specifically did not present the Alliance positions or analyses at these meetings, in order to avoid overly influencing participants. Nonetheless, we were pleased that participants independently prioritized many of the same issues and objectives that the Alliance is most concerned about.

We hope that our efforts will help make public comment more relevant and specific during the workshops that run until next Tuesday. We will keep our members and the participants in our neighborhood discussions informed as to how their input is incorporated into the plan after this phase is completed.

For your interest, I am attaching the full notes from all of the Alliance Neighborhood Discussions. This document includes the key ideas brought up by residents. When we sent this document out today, we also included the key recommendations of the Alliance as an organization, since we did not address those during the discussions. I hope that this document provides you some insight into the work we're doing to support community involvement in the Comp Plan process, and I think you'll enjoy seeing some of the ideas that were brought up in each neighborhood.

I look forward to seeing all of you at the workshops over the next few days. Summary of Alliance Neighborhood Discussions in Teton County
In October, the Conservation Alliance facilitated 7 neighborhood discussions in the Town and County to discuss the Comprehensive Plan and the character district maps. We asked people discuss their goals for the future of their neighborhood, and the future of Teton County. Several key themes arose from those meetings, and are outlined below.

The Town and County are holding meetings until November 1st to solicit public comment and input regarding the future of our community. Please go to the meeting nearest your home or to the hub location (details below) and make your voice heard. At the meeting, be sure to verify that the facilitator in your group discussion is recording each of your ideas in writing so that it is included in the public record. Follow-up emails and letters to the planning staff and elected officials are a great way to make sure that your opinions are heard.

Key Recommendations of the Jackson Hole Conservation Alliance:

The core objective of the Jackson Hole Conservation Alliance is that our new Comprehensive Plan must respect that Jackson Hole's identity, community character, quality of life, and economy all depend on sustaining our precious wildlife, landscapes and natural resources. To achieve this objective, the Conservation Alliance has several recommendations for next steps in the Comp Plan process.

1. Work must begin now to identify how we will ensure that permanent conservation is achieved in exchange for increased density in some areas. One of the primary goals of the Comp Plan policies is the shifting of development potential away from rural, ecologically valuable areas to areas of existing development that are more suitable for future growth. However, there has been virtually no progress towards identifying effective methods to achieve this shift in development. There must be assurances that this objective will be met and details as to how it will be met before the Comp Plan is adopted.
2. No net additive growth should be allowed. Before completing the Character District Maps, the county should report back with the amount of future development we could expect to see if the maps became reality, so we can gauge whether we have a plan that would enable a drastic change in the character of Teton County.
3. Wildlife migration corridors, habitat connectivity, scenic vistas and open space preservation must be clearly illustrated as priorities on the final Character District Maps.
4. An "Action Plan" must be developed to detail how and when unresolved issues in the Comp Plan will be addressed, and how the conservation objectives of the Comp Plan will be funded.

Many policies within the Comp Plan essentially say "we'll figure this out later." Before the Comp Plan is adopted, the community needs to see a concrete plan for how and when we'll resolve these issues, and how we'll fund community priorities.

Key Community Ideas:

Below are themes that we generally heard echoed by almost all participants in the Neighborhood Discussions, in all areas of Teton County.

1. Wildlife connectivity and habitat, scenic corridors and land conservation are critically important to protect and maintain our wildlife populations and community character.
2. Road development and expansion often has negative effects on the surrounding neighborhoods and should be avoided. Reduced speed limits, increased safety, rural character and the risks to wildlife should all be considered when new or expanded roads are being proposed.
3. Additive growth is unacceptable. If development potential is shifted into or otherwise increased in already developed areas, there must be a mechanism in place to ensure permanent conservation in rural areas.
4. Limit the overall amount of growth in the valley and within each of the districts.

5. This Comp Plan needs to focus on predictability in terms of the amount, type and location of growth, and the regulations need to be stricter when awarding variances.
6. There is largely adequate commercial development in many of the out-of-town districts and no additional commercial zoning is needed.
7. Infill and redevelopment is preferable over suburban sprawl, but is only appropriate in certain areas.
8. Workforce housing is important but must be located in appropriate areas.
9. The Comp Plan needs to be more specific about how it plans to accomplish its goals.
10. The discussions about each of the districts should include their context within the county and relative to adjacent districts.

Official Neighborhood Workshops Schedule:

October 27

- 11 am - 2 pm Nick Wilson's, 3265 W. Village Drive
- 5 - 8 pm Jackson Senior Center, 830 E. Hansen Avenue
- 6 - 8 pm Alta Library, 50 Alta School Road

October 28

- 7 - 10 am Bar BC Ranch House , 4745 N. Spring Gulch Road
- 5 - 8 pm Café Boheme, 1110 Maple Way

October 29

- 10 am - 1 pm Rafter J Childcare Center, 3105 W. Big Trail Drive
- 2 - 5 pm Old Wilson Schoolhouse, 5655 W. Main Street

October 31

- 3 - 6 pm Teton Pines Clubhouse, 3450 Clubhouse Drive

November 1

- 12 - 2 pm Snow King Grand Ballroom, 400 E. Snow King Avenue

"Hub" hours

9am-4pm, Oct. 27, 28, 29, 31, Nov. 1 at the 4H Building (south Miller Park)

Appendix A: Neighborhood Discussion Summaries

Below are the detailed notes generated in each of the Alliance Neighborhood Discussions. The points presented here do not necessarily represent a consensus among participants, but document ideas that were brought up.

South Park – October 12, 2011

Values to preserve:

- Scenic vistas and hay meadows
- Wildlife habitat and connectivity for small and large animals (Nature Mapping (citizen scientists) should be better incorporated into wildlife assessments throughout the County and in South Park)

o Connectivity both north to south and east to west

- Flat Creek as a riparian corridor (particularly valuable for birds)
- Importance of agricultural lands and vistas - especially Flat Creek to Hwy 89
- Do not widen South Park Loop Road

o Any development as a result of obtaining permanent conservation easements should be set back from South Park Loop and High School roads to provide a visual buffer.

Ideas on growth management:

- The Plan should help facilitate the five large landowners to preserve land and develop clustered developments that are well planned out.

Landowners should also be able to get value for their land.

- As a landowner it is frustrating to have your land use decisions dictated by elected officials
- Do not transfer in any new density to South Park from outside of South Park
- Do not grant any additional density within South Park without associated permanent conservation
- No more growth is appropriate for South Park
- Maintain current rural zoning and prioritize permanent conversation
- Do not identify any additional large developable sites in South Park
- High School Road is currently accommodating more cars than it was designed to, and this must be taken into consideration if any new development is considered for South Park

- Future growth in South Park should be concentrated where it already exists
- Do not mix residential and business uses in South Park – people appreciate being able to leave town behind to come home.
- Use a limited number of new sewer hookups every year as a way to limit growth
- Put apartments and multi-family units instead of single-family units in the suburban zone in the north-west corner of South Park; single-family homes already exist elsewhere
- Downzoning South Park is a possibility

Additional opportunities for transition:

- Finish the bike path from Rancho Alegre to Melody Ranch
- Get rid of the two gravel pits
- This is a rural area, not a complete neighborhood
- Build a wildlife underpass under Highway 89

The Aspens – October 17, 2011

Values to preserve:

- Wildlife is the character of this area, and it is why we live here
- Protecting wildlife habitat, habitat connectivity, migration corridors and pockets of space for them to rest is very important
- The Aspens is a “complete” neighborhood – and in this case “complete” means finished. Basically, it is a stable area
- Keep the Teton County Housing Authority’s 5-acre parcel zoned single-family
- Keep the area west of the Aspens/Pines zoned rural Ideas on growth management:
- Do not build a 4-lane highway where 390 is right now
- No more commercial development
- Require large employment centers, like the Village, to provide adequate housing and thereby reduce traffic generation

Additional Thoughts:

- Predictability is very important, and we should move away from making exceptions on land use decisions. This Comp Plan is a moving target still, and not predictable

- Don’t ask us to make decisions in a vacuum. We need to bear in mind the context and the surrounding areas, such as Teton Village

Indian Springs/Cottonwood – October 18, 2011

Roads/Transportation Issues:

- The proposed Tribal Trails connector road should not be built because:
 1. It will degrade scenic views
 2. It will reduce nearby property values
 3. It will bring unnecessary traffic into the area
 4. It is unsafe to add more cars where there are so many schools and kids
 5. It will bisect important wildlife habitat
 6. Added infrastructure would not preserve the character of the area
 7. It will encourage people to get into their cars rather than biking or walking, particularly the traffic to and from the schools
 8. It will inevitably be used as a regional cutoff road and not only by local traffic
 9. It is simply moving the burden of increased traffic from the “Y” intersection to the tribal trails area – a connector cannot be built to save the “Y”.
- There are many solutions to that intersection that warrant further exploration
- 10. It would not help to further the Comp Plan’s goals of wildlife and character preservation
- 11. It will be expensive for taxpayers
- South Park Loop Road north from High School Road could be improved by reducing speeds and making the pathway crossings safer. There are a lot of homes and families directly on the road.
- The character of South Park Road should be protected, particularly the cottonwoods, which would be threatened if the road were to expand. We should also be conscious to plant new cottonwood trees to replace the old ones.
- Speed limits on highway 22 should be 45 mph year round.
- We need better signage on the highways to alert motorists of wildlife activity in the area.
- Wildlife crossings should be a priority.
- High School road should be preserved for its aesthetic, scenic, academic, neighborhood, and rural appeal. It is not a highway. A bike path should be added on the south side of the road to make travel to and from school safer. Traffic calming methods such as trees planted on a median to create a boulevard feel should be explored.

Wildlife/Scenic Values

- The whole greater South Park area has wildlife habitat and corridors.
- The haystacks across from Smiths create a cool view.

Character

- The school area as it exists today is a great place to educate our community's children, with all of the open space, the wildlife and the views of the mountains.
- We should preserve the rural, neighborhood feel of the greater South Park area, which is currently perpetuated by both the physical surroundings and the layout of the neighborhoods. We should also maintain the family feel of the area, and recognize that it houses much of the workforce, which is one of the backbones of this community.
- People appreciate being able to leave Town "behind" when they go home to their neighborhood at the end of the day
- Northern South Park is an extension of Cottonwood: when planning the future of both of these areas we should consider the context and the valley as a whole, not individual neighborhoods in isolation.
- If development happens in northern South Park, there should be a buffer zone planned for the northern most portion along High School Road to South Park Loop Road to help maintain the rural feel of the area, and it should be community oriented open space.

Development/Redevelopment

- Gregory Lane would be a great place to redevelop into workforce housing, and transition the industrial uses further south.
- The entire corridor surrounding Sunrise and the old Feed Store could be redeveloped to more closely resemble the Smiths Plaza (i.e. mixed use) and maintain a livable, Town-like feel. This is the gateway to Town from the south and should be redeveloped
- Infill in Town and revitalization of already developed areas should be prioritized over new development.
- This community should continue to provide workforce and affordable housing opportunities.

Wilson – October 19, 2011

Five Main Concerns:

- No additive growth in Wilson, limit to existing by-right
- Preservation of wildlife habitat, connectivity, and corridors by maintaining openness
 - o Wildlife and human activity work together in Wilson with the existing density – residential areas can be wildlife habitat – they are not mutually exclusive
 - o Conserve existing open space directly adjacent to Wilson (Waldron Property) and distant from Wilson (Fall Creek Road)
- No more commercial zoning – there is already 30% of available commercial vacant, Wilson does not need more.
- Preserve Wilson's character, perhaps with Wilson specific standards or codes
- Planning staff and elected officials need to check back in after the next round of public comment with residents to make sure they heard what we said.

Other comments we heard:

- Stay the way it is now
- How do we accommodate more growth and stay the same – incompatible goals
 - o How (form) to develop is important – form based code – specific design standards – need finer plan codes
- Traffic Calming measures are needed
- We need predictability
- Fencing – aesthetics, predictability, a sense of openness in Wilson and wildlife permeability
- Limit light pollution – dark skies initiative
 - o Codes not up to the whole county, smaller scale
- We have a lot of wetlands and wildlife habitat, even in downtown Wilson
 - o Tradeoff of wetlands in Wilson for wetlands in Buffalo Valley or elsewhere are not acceptable
- Nature mapping and other citizen science should be incorporated
- Include specifics in the Maps – deal with issues now, don't delay
- Community and neighborhood standards – be clear on what you want
 - o Wilson character – informal, livable, flow, human & wildlife activity, lack of density, integration of different lifestyles, wildlife corridors, openness
 - o Maintain scenic, low density on Fall Creek Road to the southern end
- We need a report back from the elected/planners to make sure they heard what we said
- Wildlife corridors, connectivity, crossings (WTI study integrated in the plan)
- One valley – what happens in Wilson affects elsewhere, what happens elsewhere affects Wilson

Alta – October 20, 2011

Key Points:

- Maintain rural atmosphere & character, scenic nature
- Preserve wildlife corridors & open space, while balancing private property rights
- Connect Alta to Alta with improved roads, pathways & bridges
- Large landowners might change, need clustering, zoning, TDR's to plan for this
- o Protect open space by clustering development
- Split on the issue of needing commercial, retail space
- o Might be nice to have home based offices or some commercial so residents can conduct business in Wyoming, not Idaho
- o Office complexes should not interfere or conflict with existing character
- Protect the water supply
- o At what point does development impact water?
- o Planned future population limited by viable water supply
- o Residents do not want a municipal water supply
- Stable areas include around the church, school, existing subdivisions
- Alta is stable just as it is right now, allow as little development as possible
- Nothing should ever change, period.
- Transitional areas include south of Teton Creek, north of Golf Course, East of State Line (across the street in Idaho is planned for denser development). East of State Line might be appropriate for light industrial
- Any industrial/office/retail needs specific design guidelines
- Question: if BLM or other public lands are sold within the character district, what zoning/rules would then apply?
- Maintain Teton Creek and South Leigh Creek as areas to preserve for wildlife
- Finish park in Targhee Town
- Pathways to connect with Forest Service trails
- Preserve views through conservation easements (Wilson property)
- Incentivize Wilson property to maintain agricultural uses
- Preserve farm land on Alta North Road and North State Line Road
- Commercial would have to be 'handpicked' in order to align with the community's desires and needs for what the business is and what it looks like
- Teton Teepee area is a transitional area
- Predictability of what 'it' will look like and how 'it' fits into Alta

o Alta specific building standards

East Jackson/Town Periphery – October 25, 2011

Future growth and development

- No commercial development, including resorts, in the Town Periphery district and down Cache Creek Drive, as it would just draw people there. It is not a complete neighborhood. Also it would not be viable.
- No high-density development in the Town Periphery district
- Transition mobile home parks to single family zoning
- The Planned Unit Development (PUD) too is the largest threat to this district as it offers higher densities
- Tighten the regulations so that there are not so many variances granted; ensure that variances are granted in accordance with state law (stipulates that there must be a hardship to receive a variance)

Character

- East Jackson is already overdeveloped
- Current SR-1 zoning and FLUP descriptions were appropriate, including allusions to landscaping predominating over buildings and a peaceful, quiet, tranquil, wildlife permeable neighborhood with larger lot sizes.
- Leave the area alone: it is fine as it is. It is a stable, rural area.
- Plow the snow promptly, including the sidewalks transportation
- The roadways are already overloaded and cannot take more cars, so no more development is appropriate
- Redevelopment of Redmond Street was a bad idea. However, the sidewalks on Redmond do make the road safer for bikers and pedestrians.
- Explore reducing the speed limits to 20mph
- Lack of parking is a big problem, particularly with the added density that the PUD tool affords; increase the parking requirements

- Building sidewalks takes away parking spots and eliminates safe places for people to walk in the winter because they are not plowed and reduce the width of the road; don't build any more sidewalks
- Don't expand Cache Creek Drive or make it a complete street – this would only make it more of a safety hazard for bikers and pedestrians. Maintain or increase on-street parking. Add speed bumps or mirrors to increase safety. Encourage the use of nearby trails instead of the road.

General comments

- Increase predictability and accountability in the process as a whole
- Question the goal of housing 65% of our workforce locally
- New voices are needed in this conversation

Three primary points

1. Maintain the single-family nature of the neighborhood
2. Maintain larger lot sizes
3. Do not allow the PUD tool to be used

Wilson/County Valley - October 26, 2011

- If we want to achieve a society-wide shift to less single-occupancy vehicle dependence, we will need increased density
- Population based on sustainable community and sustainable economy
- Don't even allow people to consider building in 'rural' 35-acre ranchettes
 - o We all know it will grow, and we all don't want sprawl, this requires density
 - o Town, East Jackson, Wilson, Melody Ranch infill
- ▣ Infill existing areas within their boundaries, do no sprawl outward
 - We can't say we don't allow people here
 - Gregory Lane is an appropriate area for more density or redevelopment
 - Do we need more housing? (There are a lot of vacancies)
 - Affordable housing exactions should be more progressive
 - Redevelopment vs. keeping 'low class' affordable rentals & housing
 - Housing authority to buy existing housing stock rather than develop new housing stock
 - Development restrictions may alter prices because they exclude certain types of development – this can force new development in certain directions and may have contributed to the current housing stock available.

12/2/2011 Ewing, Patty
Interested Public

[Petition submitted by Patty Ewing signed by 20 others. See comment for signatures]
This letter documents the future character of the "Town Periphery" district which we, the undersigned, desire and expect. We have used simple language to make comparison with the forthcoming Land Use Regulations straightforward.
The Town Periphery is a low density residential neighborhood which borders the un-developed public lands of the National Forest and Elk Refuge. It is not unusual to see deer, foxes or moose in our yards. It is a quiet neighborhood with large yards and open views to the mountains. We want it to stay that way. We ask that you design Land Use Regulations which are predictable and preserve our existing neighborhood character and we look forward to a review of your effort in the coming months.
Desired Future Character of "Town Periphery" District

- Large lots (1/3 acre minimum)
- More open space than structures
- Permeable to wildlife
- Planned Unit Development subdivision not allowed, such high density is incompatible
- Properly maintain Cache Creek Drive, do not make it a "complete street" like Redmond
- Horses allowed
- No new commercial enterprises needed or desired

12/7/2011 Jensen, Gail
Interested Public

6.1 Combine with 5.5, development could occur in conservation easement beyond, wildlife crossing is a challenge 6.2 Agree with this description 6.3 Makes sense

12/7/2011 Ewing, Patty
Interested Public

NO complete streets. Increase wildlife permeability in other areas, particularly Snow King Estates, east of Rancher

12/7/2011 Winder, Dan
Interested Public

Maintain equine use on Cache Creek neighborhood. No sidewalks necessary. No further improvements to Cache Creek Drive--keep as is.

12/20/2011 Ewing, Patty
Interested Public

Thanks for the opportunity to spend a great deal of time chatting about the Town Periphery District #6 at the December 7th open house. I very much appreciate the courtesy and time accorded my questions and comments.

One of the primary goals of land use planning is PREDICTABILITY, not vague language which allows flexibility. Use clear, unequivocal language which demands future land use be predictable.

Following are additional comments based on the published (December 5, 2011) Existing @ Future Desired Characteristics of District 6, Town Periphery.

1.IV-41 Eliminate: "Further subdivision of land should ("should" is an enabling verb – use "must") be in keeping with surrounding character but is appropriate in order to further the growth management tools of the plan". What does the verbiage in italics actually mean? I think it actually means that anything goes if it furthers the growth management tools of the plan, which are fuzzy at best. The plan must be absolutely clear that subdivision MUST be consistent with surrounding character and DENSITY, i.e. single family homes on large lots. Either eliminate the entire statement to be consistent with the statement which later appears in Upper Cache 6.2: "Future subdivision will be in keeping with the traditional development pattern with no increase in density than exists on the ground today. On each lot, only a single family dwelling will be allowed", or use the exact same verbiage both places, the second statement is clear and concise.

2.IV-41 Eliminate: "Pedestrian/bike amenities such as pathways will be added to connect these areas to surrounding district with Complete neighborhood amenities and to connect the community to adjacent public lands." Where can pathways be added? Currently, there are three accesses to public lands up Cache Creek and this statement is redundant because of the following:

3.IV-41 "Consideration of alternative mode improvements will be made on collector streets such as Cache Creek Drive. These improvements will serve to enhance safety and provide connectivity for cyclists and pedestrians to surrounding districts with Complete neighborhood amenities and to connect the community to the adjacent public lands." Simple suggestions for improving the shared use of Cache Creek Drive: #1- post speed limit of 20 miles per hour and enforce it; #2 - speed bumps which are effective for cars and bikers (both often come down Cache Creek Drive at high speeds) ; #3- trim the willows back on the corners to greatly increase visibility.

4.IV-44 6.2 Upper Cache: Eliminate: "while other commercial uses producing large amounts of traffic and high impacts should be reduced." What commercial uses produce large amounts of traffic and high impact currently? There are none!

7: South Highway 89

Date Name Comment

- 10/20/2011 Aurelio, Linda
Interested Public
- Thank you for taking the time to read the following, and the opportunity to voice my concerns regarding the final phase of our Comprehensive Plan. I would also like to thank all of you for your time and continued efforts to achieve that goal. I hope to see you all at one of the upcoming meetings.
- REGROWTH vs. NEW GROWTH:**
- As the Comprehensive Plans draws to an end, the final discussions concentrate over appropriate growth. Significant agreements on wildlife preservation and scenic values have been solidly established as the first two priorities in the Comp Plan. These priorities are shared by our community citizens and elected officials, county and town alike.
- Given these two priorities, the remainder of the Plan should be straight forward. What remains is how to best carry those stated values into the planning process for potential future growth. The equation of growth vs. wildlife/scenic values must remain neutral at best to continue to keep our priorities in balance. With that equation, the only growth we should be planning for is re-growth, not new growth.
- Regrowth concepts allow for existing, underutilized footprints to be renovated to serve the potential needs of housing and commercial development. For example, two potential target areas for renovation/regrowth consideration could be existing commercial buildings on either side of Highway 89 south of the Kmart Plaza and the Gregory Lane commercial area. These two areas hold high potential for shared commercial /housing space without sprawl and excessive build out. The 5-way intersection in town also represents huge potential for regrowth capacity and design excellence. Sprawl would be our worst case scenario, and in direct conflict with our committed priorities. Renovation and revitalization of these existing areas meets a responsible decision for growth.
- Transportation also plays a crucial part of the equation. Upgrading the infrastructure of our existing roadways, Start Bus routes, and neighborhood street upgrades to include bike paths, pedestrian sidewalks and enhanced pedestrian cross-walks will allow for much needed enhancement toward public safety and the satisfaction of traffic flow demands far into the future for Jackson. This regrowth approach affords the protection of our wildlife and scenic values, while improving multi-use transportation ideals.
- Regrowth concepts can work in every district in the Jackson area, as its residents deem necessary. Improvements can be met without additional build-outs and road construction. Precious remaining parcels of private lands can protect their property rights structured through this process combined with permanent open space protection mechanisms such as transfer development rights (TDRs) and planned residential development (PDRs) guidelines. These tools need to be clearly outlined in the Comprehensive Plan. Let us stay creative and keep Jackson magnificent today, and in our future.
- 10/31/2011 Fillmore, Jim and Ella
Interested Public
- I would like a definition of "Character District." To me it sounds like a name applied to an area that has developed on its own, or been allowed to develop to a certain level with natural characteristics already in place - ie open spaces, commercial aspects, rural aspects, wildlife and residential. If South Highway 89 has any unique points it would be in my opinion that it is a conglomerate of all the characteristics of a developed area, with the exception of perhaps sewer and water. It has heavy industrial, light industrial, light commercial, residential, open areas, wildlife, recreation and has certain neighborhood/community characteristics and qualities.
- Yes there are issues with South Highway 89 District. The number one issue, in my opinion, is the County imposed moratorium placed on new building in Teton County. This directly affected property in the South Highway 89 district. This has taken the ability of any and all development away from the property owners in that area.
- As stated before, South Highway 89 already has all of the characteristics listed, heavy industrial to open spaces. All aspects of what you list as desirable are in place in this Character District, with water and sewer being the only exception. I would think that any development in this District would be appropriate and blend with what is already there.
- I would describe South Highway 89 as a Complete Neighborhood. It has the unique quality to absorb any development because most all aspects of development are already represented.
- 10/31/2011 Tyrrell, Dorothy
Interested Public
- I can't see boundaries on map. [to determine if chracte district boudnaries are appropriate]
- Commercial aspects make Hog Island unique
- I would like smaller lots [in my character district]
- See commercial allowances as an opportunity for my character district.
- My district is Rural today. I'm not a very good visionary but I would think anything that was good or benifical to everyone should be OK.
- 10/31/2011 Hatfield, Connie
Interested Public
- This letter is in response for information regarding zone 7 of the new planning plan.
- I am okay with zone 7 in our area. I would like to see commercial zoning and smaller lot sizes ofr the light industry lots. I would also like some rural, as this is currently rural.

11/11/2011	Vaughn, Collin Interested Public	[David Quinn Map] (northwest South Park) makes sense for density Make higher density! (1/4 mile north of Rafter J from Flat Creek west to SP Loop) (Business Park hillside) Too Steep.
11/23/2011	O'Donoghue, Tim Chamber of Commerce	First of all, many thanks for the hours and patience as well as diligence you have demonstrated throughout the Character District workshops. I have received positive comments on how that format worked better than the formats employed the previous three years for gaining public participation and input. The following are the comments submitted by the Chamber concerning the Character Districts. While I believe you may have captured a good number of these from my individual Board members during the workshops, there may be a few that are new or presented differently that could be good input your revising of the Character District descriptions: -Maintain/preserve open space in Teton County wherever possible while protecting property rights of land owners and developing tools for transferring development density to the Town of Jackson -Integrate land use planning with transportation planning -Support initiatives or incentives that will help facilitate filling existing commercial space, responsible new development particularly where there is not already existing commercial space that could be utilized, and expanded commercial zoning to create thoroughfares connecting commercial sectors. -Maintain current 1994 Comp Plan total non-residential, commercial square footage level -Conduct research and analysis on enhanced pedestrian areas on or around the Town Square -Maintain Town Square integrity, including current zoning, building height limits, and building requirements/codes on the Town Square -Conduct research and analysis on building heights accommodating a third floor in the commercial zones other than the Town Square -Emphasize incentives rather than regulations to mature current commercial zones -Encourage complete neighborhoods and streets wherever possible -Locate parking behind commercial buildings wherever possible to strengthen accessibility and pedestrian friendliness -Decisions concerning zoning, building height, architecture, and landscaping for entrances to gateway communities should take into account best practices in the industry in order to create a welcoming sense of arrival to Jackson consistent with community character -Split Highway 89 Character District into two zones/districts to accommodate (1) commercial/light industrial development and (2) wildlife -Create an economically sustainable base village (Teton Village). -Integrate land use planning among the Aspens and Pines -The Wilson Character District should take into account the results of the Wilson Charettes -Avoid the use of the term "Midtown" since very few people understand where that is. Use the term "West Jackson" instead to cover the areas referred to as "Midtown." Do not refer to Cottonwood Park as "West Jackson" since it is located in Teton County. Refer to it as "Cottonwood Park." Thanks for taking the time to review these comments and seeing where they may strengthen the Character District information.

8: River Bottom

Date	Name	Comment
12/7/2011	Stevens, Sally Interested Public	Need Snake River bridge redundancy
12/7/2011	Horn, Scott Interested Public	8.2 need bridge to cross river to get to Fall Creek Rd

9: County Valley

Date	Name	Comment
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11/11/2011 ,
Interested Public
[David Quinn Map]
Additional Housing Development (northwest South Park)
Additional Housing Development (central South Park, west of Flat Creek)
Commercial Area (northeast South Park)
No Development (between Flat Creek and Highway)
Additional Housing Development (west of Indian Trails)

12/7/2011 Winder, Dan
Interested Public
Leave development incentive tools in place to protect Spring Gulch; otherwise we condemn it to 1 per 35 ranchettes if we strip PRD incentives

10: South Park

Date	Name	Comment
10/13/2011	Bloom, Rich Interested Public	<p>Alex - We were able to make copies for the meeting last night. Thanks again. Great attendance so late in the process – we spent close to two hours with around forty residents. Although we focused on the next plan steps the end of this month – and how to prepare them to participate – the overriding comment was: •“Why do we have to do this all over again – have they not been listening to all of our comments, polls, and mapping exercises over the last four years?” The cynical view also expressed last night was the planners and electeds: •“Keep asking the same question over and over again. They just don’t like our answers and are looking for a few people to finally tell them what they want to hear – so they can ignore the rest of us.” Anyway just being straight up – I understand their feelings - but encouraged them to still participate one last time. We spent our time reviewing their vision for South Park – and educating about where in the process we are - and how to participate next. I will say many have simply dropped out through communication to me (emails and/or conversations). Their reasons can be simplified to two general feelings: •“I have already told them what we wanted a number of times. I am not going to do it again.” •“We have already been clear what we wanted in South Park – they just don’t want to hear what we have to say.” You can pass along these thoughts to the electeds if you wish – I have copied the other planners and consultant. I am doing the best I can to keep people engaged – but nearly everyone I talk to is suspicious of this current phase – and want to make sure the “powers to be” focus on the very consistent public comment that has already been submitted in droves from our region – and from the public in general – over the last four years. What I fear is if the updated district maps before these late October workshops – or their final versions - deviate much from what folks have been saying for years – then you truly will see people irate. So to summarize I am asking folks to participate. The rate of participation has dropped off considerably – as folks are struggling to keep their homes, raise their families and enjoy our valley. Plus the majority that are still hanging in – and nearly all of those that have dropped out – have lost faith that the process is fair. You really need to emphasize that you are equally weighing all of the previous comments and polls – and that this last phase is not an end-run around the public. I truly believe we only get one more chance to show the public the comp plan process is fair and balanced. I continue to try to be part of the solution – and not part of the problem. Rich PS Again like all communication this is public – I do think the electeds should know my sense of the frustration I have now heard in the last few weeks from scores of residents. I probably hear more from the public at this point in the process - then the electeds do. The planning team is the one to consider my thoughts - and decide to share it with the electeds – or not.</p>

10/17/2011 Hoffman, Nancy
Interested Public

Hi All. Found the article below in the NY Times. Beware of returning Walmarts in the future. Probably reducing the permitted impervious surfaces for commercial development and no trades for added parking in the regulations might help. It may be a while before they look here, but another fight to drive them away may not be as energetic as before. Who knows.
Also, I attended first time the S. Park group meeting last week to talk about our vision for the future. It was quite clear that everyone enjoyed the rural character of the area and felt a total community would not be appropriate, since so many services were close by. It helps to have a Smith's so close. Also the connectivity of the Snake to the buttes on the East are extremely important to maintain for wildlife. There is a lot of it as demonstrated by the animal road kill this past winter. There was also acceptance of some intense development in the northern portion of S. Park and working a win win with the two landowners was imperative. Sorry there is so much stuff here.
Hope all is well with you.
Cheers, Nancy Hoffman

(Reuters) - Wal-Mart Stores Inc will shut its four Marketside stores next week, abandoning the concept after three years as it works on opening other small shops.
Marketside marked Wal-Mart's attempt to give U.S. shoppers a quick place to buy prepared food such as roasted chicken and freshly baked bread for last-minute meals without the need for a trip to a larger grocery store or supercenter. The stores also carry produce, wine and other groceries. The world's largest retailer opened its four Marketside stores in the Phoenix metropolitan area in 2008. A year later, it started to sell some Marketside branded food in other Walmart stores, and it will continue to do so.
The four Arizona stores -- in Chandler, Gilbert, Mesa and Tempe -- will close on October 21, a spokesman said on Friday.
Wal-Mart is not the first U.S. grocer to abandon the concept of a small shop selling prepared food to consumers looking for quick meal solutions. Supervalu Inc shut down a similar upscale concept store in Chicago, Urban Fresh, in 2009 after just over a year.
Now, Wal-Mart is banking on another small-store concept, more aligned with its roots, as a potential growth vehicle in rural and urban locations where its larger shops would not work.
Wal-Mart's Marketside stores, at roughly 16,000 square feet, are about the same size as the Walmart Express test format the company launched in June.
So far, Wal-Mart is pleased with the five Walmart Express stores in Arkansas, North Carolina and Chicago. It plans to have 11 such stores by the end of the year.
"We continue to believe it will take multiple years for Walmart to perfect this concept, if ever," said Avondale Partners analyst Mark Montagna. The analyst said he does not expect the expansion of Walmart Express to hurt one of its strongest low-priced competitors, Dollar General Corp, which happens to be making some of its small stores a little bigger.
Walmart Express, still in its infancy, recently came under new leadership.
Anthony Hucker, who had been a Wal-Mart vice president overseeing Walmart Express, left to join Ahold's Giant Landover grocery division in September.
Debra Layton, senior vice president for small formats, layouts and space productivity, is now in charge of Walmart Express.
SHRINKING STORE SIZES
Walmart Express stores, which range from about 10,000 square feet to 15,000 square feet, feel more like traditional Walmart stores than the Marketside shops. Walmart Express stores are stocked with groceries and some housewares. Pharmacies are included in some of the locations. Earlier this week, Wal-Mart said it would ramp up openings of its Neighborhood Market stores, which at about 42,000 square feet are much larger than Marketside or Walmart Express stores but much smaller than Walmart supercenters.
The first Neighborhood Market opened in 1998. There are about 185 such stores now. Wal-Mart plans to open 80 to 100 small and medium-format stores in its next fiscal year. Most will be Neighborhood Markets. This year, it plans to open just 25 to 30 small and medium shops.
The majority of Wal-Mart's new U.S. stores -- up to 120 this year and up to 135 in fiscal 2013 -- will continue to be supercenters. Even those are getting a bit smaller.
New supercenters are set to be roughly 90,000 to 120,000 square feet. Walmart supercenters used to average about 185,000 square feet.

10/24/2011 Pyle, Owen
Interested Public

I have been following the endless evolvement of the new plan. I am concerned of the return of county nodes and the additive growth they represent. The growth needs to be exactly defined. If 1500 housing units in the South Park is still in the Plan, I want you to know that I am strongly opposed to this level of development. Lets get this plan done right!!!!!!!!!!!!
Thanks for your consideration,

10/25/2011 Salter, Andy
Interested Public

Thank you for your considerable time and efforts in connection with the development of revisions to the Jackson/Teton County Comprehensive Plan. In the many hours of public testimony and the reams of paper submitted to you over the past few years of this process, a few points should have been unequivocal and clear:

Preserve South Park. It has scenic and wildlife values that are treasures in our community and should not be lost. These values exist now, are enjoyed daily by my neighbors and my family and cannot be replicated. The scenic vistas over South Park are unique and unmatched.

Place strong and enforceable limits on the residential and commercial development that may be allowed in our area in the future. There are 50 or more years of residential and commercial growth already in the pipeline. There is little demonstrated need for more.

Existing development in South Park has already strained our transportation system, South Park Loop Road is not capable of handling any significant additional growth. Repairing the bridge over Flat Creek is just the start of what will be needed if more growth is permitted here.

Uphold the 1994 Plan's emphasis on the importance of protecting scenic, wildlife, and open space values in the South Park area. I have personally witnessed Moose, fox, coyotes and countless birds ON MY OWN PROPERTY. There is a very significant wildlife presence here. Please allow me and my neighbors to continue to enjoy these priceless resources.

REJECT the nodes concept and the additional unneeded and unwanted growth it would spawn. Instead, the Plan should promote "least growth" solutions and the preservation of the rural character of our area.

Permanent open space must be established in and around South Park.

Our area has a unique character that caused my family and our neighbors to choose to live in this part of the valley. Please help us preserve and protect what we have.

10/26/2011 Campbell, Leon G.
Interested Public

I am a resident of South Park and am again writing you out of concern that the final version of the Jackson/Teton County Comprehensive Plan will designate the South Park area for substantial future development. As such this scenario would threaten the unique character of Jackson Hole and its ecosystem which no thinking person wants to do. Your actions and votes are thus critical to our 'last best place' and future generations.

The process of approval has been long and in general good intentions abound. But everyone involved must recognize that the 1994 Plan permits significant development potential despite an economy that presently cannot fulfill this potential. This allows you the opportunity to address the overall amount of growth and location of development over the next two decades or so to assure that Jackson can control its own destiny and thereby retain its unique character.

The Jackson community has spoken clearly and nearly unanimously in support of 'least growth' solutions which preserve the rural character of our area. While the production of Character District maps are a step in the right direction they need to include specific numbers rather than simply directing allowable densities going forward. South Park has at least five large landowners whose plans must be factored into the area's future since these properties constitute the southern gateway to Jackson Hole and the west bank resorts.

At present there is little confidence that, unless the permissible amounts of growth are finalized, along with permanent open space and wildlife corridors linking South Park to both north-south and east-west connector systems, the Comprehensive Plan can institutionalize the values expressed by the community and supported by local government. The Highway 22 corridor open space, made possible by the heroic efforts of the Jackson Hole Land Trust and others, represents the finest example of smart growth and conservation. A similar plan is needed for South Park because of its gateway qualities, rural character and scenic view watersheds.

The draft Comprehensive Plan was initiated because land use planning has proceeded apace since 1994. As the process winds down specific growth numbers must be set that are constrained by openspace and habitat necessities and which together guarantee Jackson's rural future. People choose to live and work in Jackson and its environs for specific reasons, many of which concern uncontrolled and unwise growth. You cannot overlook this fact in your growth deliberations.

The Commission simply must take the final step of specificity through zoning that restricts 'additive growth' rather than passing on the problems to future commissions. Make the Plan truly Comprehensive and enforceable; make it reflect the community you represent and the Commission and other electeds will have accomplished something meaningful for Jackson and future generations who live and visit here.

10/26/2011 Bloom, Rich
Interested Public

Alex – clarify the scale (legend) in the lower right hand corner (see attached) – I think you mean this to apply to the insert maps? Bottom-line the ¼ mile radius circle does not line up with the two mile line below in the legend – a bit confusing.
Question – it appears you have the NW South Park (complete neighborhood) transition area basically from High School Road to about one half mile south– then clearly east to Flat Creek – correct?
Second – I believe these maps show your thoughts in how the character district edges may shift – along with the summary to date on what in the sub-district areas – and there descriptions. This is really then a draft future character district map is a way to look at it – correct? It may just how you are dividing out the four sub-types of stable and transition. Anyway this is a good summary of where the draft is at this point with lines on the map for the four types of stable/transition descriptions.
Then the second attached (just the one page I parsed) is the existing conditions for South Park – with a summary of current conditions and public input to date. This is the verbal component that marries to the map. Correct?
So really these are the two most important pieces for folks to review, form an opinion and offer feedback on?
The summaries of all the input from various sessions BTW is nicely organized.
My confusion remaining is the third board which would be the outcome of all of this – the future character – that is not part of the materials but could be inferred (the draft proposal at this stage) from the map of areas of stability and transition (first attachment) and where the current conditions and opportunities boards may lead you to think. Correct?

10/27/2011 Tompkins, Kathy
Interested Public

I would like to submit the comments below concerning the future land use plan being developed for the Teton County/Town of Jackson Comprehensive Plan.

- 1) Before directing growth anywhere we should recognize that there is valuable wildlife and scenic agricultural open spaces to preserve in “all” of South Park.
- 2) Do not add anymore density in Northern South Park or anywhere else in the valley until town infill is completed. We need to exhaust the 50 to 70 year supply for building with current zoning. We should build out Town (at current limits) before we start developing new areas like South Park or increasing density in nodes/complete neighborhoods.
- 3) Work with organizations like the Jackson Hole Land Trust and landowners to “ensure perpetual restrictions on development while allowing for private ownership of the land”. It’s been successfully done already on thousands of acres in and around Jackson Hole. Let’s help them create even more permanently protected open space.
- 4) Eliminate density tools that create unchecked and unwanted transfer of growth without getting any permanently dedicated open space in return.
- 5) Long established residential neighborhoods and school zones should be declared “off limits” to urbanization.
- 6) That means no to the Tribal Trails connector that transfers traffic problems from the Y intersection of Highways 22 and 89, to and through residential neighborhoods and school zones.
- 7) It also means no to light industrial and convenience stores. This would degrade the neighborhoods we have now. We already have Smith's and Gregory Lane businesses that round out our district. Our hardworking community members deserve some peace, what’s left of the quiet and quickly disappearing star filled nights at the end of their work day.
- 8) The community wants a strong, non-contradictory plan to prevent unwanted, unchecked growth that will “Preserve and protect the area’s ecosystem in order to ensure a healthy environment, community and economy for current and future generations.” This quote is our vision statement from the first part of the comprehensive plan.

10/28/2011 Ankeny, Barbara
Interested Public

I live on High School Road in Cottonwood Park.

And, thanks to the closure of the Flat Creek Bridge, I already know what High School Road is going to be (sound) like once the building of homes starts in South Park. I have the pleasure of being wakened each morning now, Monday through Friday at, oh let's say, 6-6:30am from all the traffic due to my South Park neighbors using High School Road in the morning to get to 'wherever' they are going. Never thought I'd rather hear my alarm clock go off at 6am than being wakened by dual exhausts, humming tires, giant trucks and the THUMP-THUMP of Jay-Z each morning. And each and every day now, my day gets worse ... because after I'm suddenly awakened, I soon realize that there hasn't even been one house built yet due to the Comp Plan and it's 'maps'.

Please, please consider a neighborhood of good and honest working people you will be affecting (their property values, their health, their safety ... their SLEEP ...) with your 'maps'. Allow the neighborhood of Cottonwood Park and High School Road to stay just that ... a neighborhood ... and an access road for its families ... and not allow this road and neighborhood to become just a thoroughfare for South Park residents and others from "infinity and beyond".

Before "mapping" South Park for housing, "Fix" High School Road first - add an east-west connector road south of the High School, and utilize the in-fill properties of the Town while you still have the chance. The Valley doesn't NEED South Park for housing - at least not for the next 50 years. By then, you'll want to do another Comp Plan anyway... and then decide.

As you may already know, the Jackson Hole Conservation Alliance facilitated seven "Alliance Neighborhood Discussions" during the last two weeks. The purpose of these discussions was to help reengage the public in the Comp Plan process, and to prepare people to participate effectively in the official Character District Discussions that are going on now.

Within the Alliance Neighborhood Discussions, the Alliance staff briefly presented on the current status of the Comp Plan process, and what the focus of this phase of public input is. We very specifically did not present the Alliance positions or analyses at these meetings, in order to avoid overly influencing participants. Nonetheless, we were pleased that participants independently prioritized many of the same issues and objectives that the Alliance is most concerned about.

We hope that our efforts will help make public comment more relevant and specific during the workshops that run until next Tuesday. We will keep our members and the participants in our neighborhood discussions informed as to how their input is incorporated into the plan after this phase is completed.

For your interest, I am attaching the full notes from all of the Alliance Neighborhood Discussions. This document includes the key ideas brought up by residents. When we sent this document out today, we also included the key recommendations of the Alliance as an organization, since we did not address those during the discussions. I hope that this document provides you some insight into the work we're doing to support community involvement in the Comp Plan process, and I think you'll enjoy seeing some of the ideas that were brought up in each neighborhood.

I look forward to seeing all of you at the workshops over the next few days. Summary of Alliance Neighborhood Discussions in Teton County
In October, the Conservation Alliance facilitated 7 neighborhood discussions in the Town and County to discuss the Comprehensive Plan and the character district maps. We asked people discuss their goals for the future of their neighborhood, and the future of Teton County. Several key themes arose from those meetings, and are outlined below.

The Town and County are holding meetings until November 1st to solicit public comment and input regarding the future of our community. Please go to the meeting nearest your home or to the hub location (details below) and make your voice heard. At the meeting, be sure to verify that the facilitator in your group discussion is recording each of your ideas in writing so that it is included in the public record. Follow-up emails and letters to the planning staff and elected officials are a great way to make sure that your opinions are heard.

Key Recommendations of the Jackson Hole Conservation Alliance:

The core objective of the Jackson Hole Conservation Alliance is that our new Comprehensive Plan must respect that Jackson Hole's identity, community character, quality of life, and economy all depend on sustaining our precious wildlife, landscapes and natural resources. To achieve this objective, the Conservation Alliance has several recommendations for next steps in the Comp Plan process.

1. Work must begin now to identify how we will ensure that permanent conservation is achieved in exchange for increased density in some areas. One of the primary goals of the Comp Plan policies is the shifting of development potential away from rural, ecologically valuable areas to areas of existing development that are more suitable for future growth. However, there has been virtually no progress towards identifying effective methods to achieve this shift in development. There must be assurances that this objective will be met and details as to how it will be met before the Comp Plan is adopted.
2. No net additive growth should be allowed. Before completing the Character District Maps, the county should report back with the amount of future development we could expect to see if the maps became reality, so we can gauge whether we have a plan that would enable a drastic change in the character of Teton County.
3. Wildlife migration corridors, habitat connectivity, scenic vistas and open space preservation must be clearly illustrated as priorities on the final Character District Maps.
4. An "Action Plan" must be developed to detail how and when unresolved issues in the Comp Plan will be addressed, and how the conservation objectives of the Comp Plan will be funded.

Many policies within the Comp Plan essentially say "we'll figure this out later." Before the Comp Plan is adopted, the community needs to see a concrete plan for how and when we'll resolve these issues, and how we'll fund community priorities.

Key Community Ideas:

Below are themes that we generally heard echoed by almost all participants in the Neighborhood Discussions, in all areas of Teton County.

1. Wildlife connectivity and habitat, scenic corridors and land conservation are critically important to protect and maintain our wildlife populations and community character.
2. Road development and expansion often has negative effects on the surrounding neighborhoods and should be avoided. Reduced speed limits, increased safety, rural character and the risks to wildlife should all be considered when new or expanded roads are being proposed.
3. Additive growth is unacceptable. If development potential is shifted into or otherwise increased in already developed areas, there must be a mechanism in place to ensure permanent conservation in rural areas.
4. Limit the overall amount of growth in the valley and within each of the districts.

5. This Comp Plan needs to focus on predictability in terms of the amount, type and location of growth, and the regulations need to be stricter when awarding variances.
6. There is largely adequate commercial development in many of the out-of-town districts and no additional commercial zoning is needed.
7. Infill and redevelopment is preferable over suburban sprawl, but is only appropriate in certain areas.
8. Workforce housing is important but must be located in appropriate areas.
9. The Comp Plan needs to be more specific about how it plans to accomplish its goals.
10. The discussions about each of the districts should include their context within the county and relative to adjacent districts.

Official Neighborhood Workshops Schedule:

October 27

- 11 am - 2 pm Nick Wilson's, 3265 W. Village Drive
- 5 - 8 pm Jackson Senior Center, 830 E. Hansen Avenue
- 6 - 8 pm Alta Library, 50 Alta School Road

October 28

- 7 - 10 am Bar BC Ranch House , 4745 N. Spring Gulch Road
- 5 - 8 pm Café Boheme, 1110 Maple Way

October 29

- 10 am - 1 pm Rafter J Childcare Center, 3105 W. Big Trail Drive
- 2 - 5 pm Old Wilson Schoolhouse, 5655 W. Main Street

October 31

- 3 - 6 pm Teton Pines Clubhouse, 3450 Clubhouse Drive

November 1

- 12 - 2 pm Snow King Grand Ballroom, 400 E. Snow King Avenue

"Hub" hours

9am-4pm, Oct. 27, 28, 29, 31, Nov. 1 at the 4H Building (south Miller Park)

Appendix A: Neighborhood Discussion Summaries

Below are the detailed notes generated in each of the Alliance Neighborhood Discussions. The points presented here do not necessarily represent a consensus among participants, but document ideas that were brought up.

South Park – October 12, 2011

Values to preserve:

- Scenic vistas and hay meadows
- Wildlife habitat and connectivity for small and large animals (Nature Mapping (citizen scientists) should be better incorporated into wildlife assessments throughout the County and in South Park)

o Connectivity both north to south and east to west

- Flat Creek as a riparian corridor (particularly valuable for birds)
- Importance of agricultural lands and vistas - especially Flat Creek to Hwy 89
- Do not widen South Park Loop Road

o Any development as a result of obtaining permanent conservation easements should be set back from South Park Loop and High School roads to provide a visual buffer.

Ideas on growth management:

- The Plan should help facilitate the five large landowners to preserve land and develop clustered developments that are well planned out.

Landowners should also be able to get value for their land.

- As a landowner it is frustrating to have your land use decisions dictated by elected officials
- Do not transfer in any new density to South Park from outside of South Park
- Do not grant any additional density within South Park without associated permanent conservation
- No more growth is appropriate for South Park
- Maintain current rural zoning and prioritize permanent conversation
- Do not identify any additional large developable sites in South Park
- High School Road is currently accommodating more cars than it was designed to, and this must be taken into consideration if any new development is considered for South Park

- Future growth in South Park should be concentrated where it already exists
- Do not mix residential and business uses in South Park – people appreciate being able to leave town behind to come home.
- Use a limited number of new sewer hookups every year as a way to limit growth
- Put apartments and multi-family units instead of single-family units in the suburban zone in the north-west corner of South Park; single-family homes already exist elsewhere
- Downzoning South Park is a possibility

Additional opportunities for transition:

- Finish the bike path from Rancho Alegre to Melody Ranch
- Get rid of the two gravel pits
- This is a rural area, not a complete neighborhood
- Build a wildlife underpass under Highway 89

The Aspens – October 17, 2011

Values to preserve:

- Wildlife is the character of this area, and it is why we live here
- Protecting wildlife habitat, habitat connectivity, migration corridors and pockets of space for them to rest is very important
- The Aspens is a “complete” neighborhood – and in this case “complete” means finished. Basically, it is a stable area
- Keep the Teton County Housing Authority’s 5-acre parcel zoned single-family
- Keep the area west of the Aspens/Pines zoned rural Ideas on growth management:
- Do not build a 4-lane highway where 390 is right now
- No more commercial development
- Require large employment centers, like the Village, to provide adequate housing and thereby reduce traffic generation

Additional Thoughts:

- Predictability is very important, and we should move away from making exceptions on land use decisions. This Comp Plan is a moving target still, and not predictable

- Don’t ask us to make decisions in a vacuum. We need to bear in mind the context and the surrounding areas, such as Teton Village

Indian Springs/Cottonwood – October 18, 2011

Roads/Transportation Issues:

- The proposed Tribal Trails connector road should not be built because:

1. It will degrade scenic views
 2. It will reduce nearby property values
 3. It will bring unnecessary traffic into the area
 4. It is unsafe to add more cars where there are so many schools and kids
 5. It will bisect important wildlife habitat
 6. Added infrastructure would not preserve the character of the area
 7. It will encourage people to get into their cars rather than biking or walking, particularly the traffic to and from the schools
 8. It will inevitably be used as a regional cutoff road and not only by local traffic
 9. It is simply moving the burden of increased traffic from the “Y” intersection to the tribal trails area – a connector cannot be built to save the “Y”.
- There are many solutions to that intersection that warrant further exploration
10. It would not help to further the Comp Plan’s goals of wildlife and character preservation
 11. It will be expensive for taxpayers

- South Park Loop Road north from High School Road could be improved by reducing speeds and making the pathway crossings safer. There are a lot of homes and families directly on the road.

- The character of South Park Road should be protected, particularly the cottonwoods, which would be threatened if the road were to expand. We should also be conscious to plant new cottonwood trees to replace the old ones.
- Speed limits on highway 22 should be 45 mph year round.
- We need better signage on the highways to alert motorists of wildlife activity in the area.
- Wildlife crossings should be a priority.

- High School road should be preserved for its aesthetic, scenic, academic, neighborhood, and rural appeal. It is not a highway. A bike path should be added on the south side of the road to make travel to and from school safer. Traffic calming methods such as trees planted on a median to create a boulevard feel should be explored.

Wildlife/Scenic Values

- The whole greater South Park area has wildlife habitat and corridors.
- The haystacks across from Smiths create a cool view.

Character

- The school area as it exists today is a great place to educate our community's children, with all of the open space, the wildlife and the views of the mountains.
- We should preserve the rural, neighborhood feel of the greater South Park area, which is currently perpetuated by both the physical surroundings and the layout of the neighborhoods. We should also maintain the family feel of the area, and recognize that it houses much of the workforce, which is one of the backbones of this community.
- People appreciate being able to leave Town "behind" when they go home to their neighborhood at the end of the day
- Northern South Park is an extension of Cottonwood: when planning the future of both of these areas we should consider the context and the valley as a whole, not individual neighborhoods in isolation.
- If development happens in northern South Park, there should be a buffer zone planned for the northern most portion along High School Road to South Park Loop Road to help maintain the rural feel of the area, and it should be community oriented open space.

Development/Redevelopment

- Gregory Lane would be a great place to redevelop into workforce housing, and transition the industrial uses further south.
- The entire corridor surrounding Sunrise and the old Feed Store could be redeveloped to more closely resemble the Smiths Plaza (i.e. mixed use) and maintain a livable, Town-like feel. This is the gateway to Town from the south and should be redeveloped
- Infill in Town and revitalization of already developed areas should be prioritized over new development.
- This community should continue to provide workforce and affordable housing opportunities.

Wilson – October 19, 2011

Five Main Concerns:

- No additive growth in Wilson, limit to existing by-right
- Preservation of wildlife habitat, connectivity, and corridors by maintaining openness
 - o Wildlife and human activity work together in Wilson with the existing density – residential areas can be wildlife habitat – they are not mutually exclusive
 - o Conserve existing open space directly adjacent to Wilson (Waldron Property) and distant from Wilson (Fall Creek Road)
- No more commercial zoning – there is already 30% of available commercial vacant, Wilson does not need more.
- Preserve Wilson's character, perhaps with Wilson specific standards or codes
- Planning staff and elected officials need to check back in after the next round of public comment with residents to make sure they heard what we said.

Other comments we heard:

- Stay the way it is now
- How do we accommodate more growth and stay the same – incompatible goals
 - o How (form) to develop is important – form based code – specific design standards – need finer plan codes
- Traffic Calming measures are needed
- We need predictability
- Fencing – aesthetics, predictability, a sense of openness in Wilson and wildlife permeability
- Limit light pollution – dark skies initiative
 - o Codes not up to the whole county, smaller scale
- We have a lot of wetlands and wildlife habitat, even in downtown Wilson
 - o Tradeoff of wetlands in Wilson for wetlands in Buffalo Valley or elsewhere are not acceptable
- Nature mapping and other citizen science should be incorporated
- Include specifics in the Maps – deal with issues now, don't delay
- Community and neighborhood standards – be clear on what you want
 - o Wilson character – informal, livable, flow, human & wildlife activity, lack of density, integration of different lifestyles, wildlife corridors, openness
 - o Maintain scenic, low density on Fall Creek Road to the southern end
- We need a report back from the elected/planners to make sure they heard what we said
- Wildlife corridors, connectivity, crossings (WTI study integrated in the plan)
- One valley – what happens in Wilson affects elsewhere, what happens elsewhere affects Wilson

Alta – October 20, 2011

Key Points:

- Maintain rural atmosphere & character, scenic nature
- Preserve wildlife corridors & open space, while balancing private property rights
- Connect Alta to Alta with improved roads, pathways & bridges
- Large landowners might change, need clustering, zoning, TDR's to plan for this
- o Protect open space by clustering development
- Split on the issue of needing commercial, retail space
- o Might be nice to have home based offices or some commercial so residents can conduct business in Wyoming, not Idaho
- o Office complexes should not interfere or conflict with existing character
- Protect the water supply
- o At what point does development impact water?
- o Planned future population limited by viable water supply
- o Residents do not want a municipal water supply
- Stable areas include around the church, school, existing subdivisions
- Alta is stable just as it is right now, allow as little development as possible
- Nothing should ever change, period.
- Transitional areas include south of Teton Creek, north of Golf Course, East of State Line (across the street in Idaho is planned for denser development). East of State Line might be appropriate for light industrial
- Any industrial/office/retail needs specific design guidelines
- Question: if BLM or other public lands are sold within the character district, what zoning/rules would then apply?
- Maintain Teton Creek and South Leigh Creek as areas to preserve for wildlife
- Finish park in Targhee Town
- Pathways to connect with Forest Service trails
- Preserve views through conservation easements (Wilson property)
- Incentivize Wilson property to maintain agricultural uses
- Preserve farm land on Alta North Road and North State Line Road
- Commercial would have to be 'handpicked' in order to align with the community's desires and needs for what the business is and what it looks like
- Teton Teepee area is a transitional area
- Predictability of what 'it' will look like and how 'it' fits into Alta

o Alta specific building standards

East Jackson/Town Periphery – October 25, 2011

Future growth and development

- No commercial development, including resorts, in the Town Periphery district and down Cache Creek Drive, as it would just draw people there. It is not a complete neighborhood. Also it would not be viable.
- No high-density development in the Town Periphery district
- Transition mobile home parks to single family zoning
- The Planned Unit Development (PUD) too is the largest threat to this district as it offers higher densities
- Tighten the regulations so that there are not so many variances granted; ensure that variances are granted in accordance with state law (stipulates that there must be a hardship to receive a variance)

Character

- East Jackson is already overdeveloped
- Current SR-1 zoning and FLUP descriptions were appropriate, including allusions to landscaping predominating over buildings and a peaceful, quiet, tranquil, wildlife permeable neighborhood with larger lot sizes.
- Leave the area alone: it is fine as it is. It is a stable, rural area.
- Plow the snow promptly, including the sidewalks transportation
- The roadways are already overloaded and cannot take more cars, so no more development is appropriate
- Redevelopment of Redmond Street was a bad idea. However, the sidewalks on Redmond do make the road safer for bikers and pedestrians.
- Explore reducing the speed limits to 20mph
- Lack of parking is a big problem, particularly with the added density that the PUD tool affords; increase the parking requirements

- Building sidewalks takes away parking spots and eliminates safe places for people to walk in the winter because they are not plowed and reduce the width of the road; don't build any more sidewalks
- Don't expand Cache Creek Drive or make it a complete street – this would only make it more of a safety hazard for bikers and pedestrians. Maintain or increase on-street parking. Add speed bumps or mirrors to increase safety. Encourage the use of nearby trails instead of the road.

General comments

- Increase predictability and accountability in the process as a whole
- Question the goal of housing 65% of our workforce locally
- New voices are needed in this conversation

Three primary points

1. Maintain the single-family nature of the neighborhood
2. Maintain larger lot sizes
3. Do not allow the PUD tool to be used

Wilson/County Valley - October 26, 2011

- If we want to achieve a society-wide shift to less single-occupancy vehicle dependence, we will need increased density
- Population based on sustainable community and sustainable economy
- Don't even allow people to consider building in 'rural' 35-acre ranchettes
 - o We all know it will grow, and we all don't want sprawl, this requires density
 - o Town, East Jackson, Wilson, Melody Ranch infill
- ▣ Infill existing areas within their boundaries, do no sprawl outward
 - We can't say we don't allow people here
 - Gregory Lane is an appropriate area for more density or redevelopment
 - Do we need more housing? (There are a lot of vacancies)
 - Affordable housing exactions should be more progressive
 - Redevelopment vs. keeping 'low class' affordable rentals & housing
 - Housing authority to buy existing housing stock rather than develop new housing stock
 - Development restrictions may alter prices because they exclude certain types of development – this can force new development in certain directions and may have contributed to the current housing stock available.

10/28/2011 Smith, Emily
Interested Public

Please protect the beautiful area of South Park. We all love the country feeling of driving down South Park Loop Road lined with the beautiful cottonwoods. There is no need for additional retail as we have a grocery store, gas station, medical center, dry cleaners and much more already available to us within only minutes.
Please uphold the 1994 Plan with emphasis on the importance of protecting scenic, wildlife and open space values in our area.
Thank you for your consideration.

10/29/2011 Swope, Linda
Interested Public

I am a 23 year resident of Jackson. After 17 years on Snow King, I reluctantly moved to Melody Ranch. I thought my days of wildlife moving through my yard were over.
Happy to be wrong, we see everything from baby geese to baby moose... foxes to owls... elk to raptors... and all with regularity. There are over 30 mallards on the pond here today.
So I spent my Saturday afternoon collecting some of my South Park wildlife photographs to show you how wonderful this place is! Please look at the attached collage. Every image was taken in Melody Ranch. [see file for pictures]
I understand South Park may get some protection as an "Open Space Preservation" area. I praise and encourage any designation that respects and promotes the value of our wildlife. I have made my living here all these years as a photographer – not of wildlife, but of people. And I know my clients, 90% of them tourists, are here because they too value the wildlife. These families are drawn to the pure dose of nature they get here and can't get at home.
Please don't destroy our southern gateway... our visual entrance into the valley and an important wildlife corridor. Don't bite the hand that has fed us all these years.
I know this is a tough job and you can't make everyone happy. I appreciate your thoughtful consideration for our future.
Thank you for your time!

- 10/31/2011 McGregor, Bob and Kim Interested Public Unfortunately I have been out of town for the entire span of the local meetings about the comp plan so have to resort to sending this message. I want you all to know that as I understand the current thinking on your parts is that once again the desires and needs of the community are being disregarded. What's up with all the "nodes"? I thought this concept had been scrapped because of all the folks who don't want them. Why is the preferred alternative of filling in all the places in the town of Jackson first being shoved aside? I don't know who this consultant is who has been paid such large amounts of our money, but it appears that he wasn't listening to what the people want and need. Shades of Wall Street and our congressional "representatives", but that's another problem.
Please stop now and listen to what most of us who live in Teton County are saying: Slow growth is not what you're proposing. Forget about identifying additional sites in the county, especially in South Park, since projections for buildout on existing sites are 50-70 years down the road. Get rid of the unpredictable and unwieldy additive density tools. Protect the wildlife and scenic open spaces that we all said were so important and what make our valley unique. I've been attending meetings off and on for years about this stuff and it seems we're back where we started 4 years ago. Listen to the people! After spending half a million more dollars (at least) why are we still harping on the same subjects? Please, please, do the right thing now.
Thanks for listening,
- 10/31/2011 Marquis, Linda Interested Public Please consider everything, most importantly, the preservation of the corridors for our our wildlife here in South Park.
Why do we have to grow? Let's do this right and be go stewards for the future residents, but do it for the WILDLIFE! SAVE MORE OPEN SPACE!
- 11/2/2011 Ankeny, Barbara Interested Public I'm curious as to why the NW Corner of South Park is pink in the mapping process. I'm gathering everyone is in favor of developing the in-fill prospects of Town - "use what we already have" - your numbers state there's up to 50 years worth of in-fill in Town (and isn't the Comp Plan maybe golden for 20 years?) but, there's still this piece of candy sitting on the table (the NW Corner of South Park) that is drawing attention away from the in-fill issue. Why not keep the NW Corner of South Park green until we need it - perhaps in 30-50 years (an issue for the NEXT Comp Plan review)? Seems counter-productive to me. The NW Corner of South Park is a pretty sexy thing to look at. Easier to build on than an in-fill piece (and more expensive) ... what I'm saying it's an easier 'way to go' (not the best, just easier). The Town's in-fill properties will be continually ignored and rot and decay for decades to come - I've seen it happen in the Midwest. Sad, sad sight indeed.

11/2/2011 O'Brien, Kristine
Interested Public

The affirmation of the scenic and wildlife habitat values in Middle and Southern South Park is great to see. Please give this point clear emphasis in descriptions of our Character District.

However, I would prefer to see an even stronger commitment in Middle South Park, and the area of high density in Northern South Park is a particular concern. This transition area seems to contradict the stated goals for the rest of the South Park Character District. It is not clear how the goal of preserving or enhancing open space, scenic resources and wildlife habitat in Middle and Northern South Park will be achieved while planning for dense development in a half-mile wide area in the same district. Moreover, it is not clear there should be a "transition area" at all when many years of growth can be accomplished with infill in Town. Also, the conditions under which it would provide any benefit to the community are missing. The transition area should be half as big at most and it should have setbacks and parks to make it livable and so as not to negatively impact adjacent neighborhoods.

Below is a list of questions and concerns I have concerning the transition area.

- Is it necessary? Would it actually benefit the community as a whole?
- If the transition area is intended for dense development, allowing 1,000 or so homes, how would the traffic issues be resolved and who would pay for that, both in dollars and in externalities such as noise, pollution and roads operating at over, possibly, unsafe capacities?
- Is enough attention paid to preserving the unique Flat Creek corridor? It seems too close to the slated, densely developed transition area.
- What of impacts to adjacent neighborhoods such as the schools and Cottonwood Park? Adequate setbacks and parks must be built so existing neighborhoods are not overwhelmed. Who would pay for these? How can we be sure they will be built?
- Most importantly the maps as drawn seem intended to provide ADDITIVE DENSITY. This is what the community has stated many, many times it does not want. Increased density in one area of South Park should be paid for with permanent open space preservation elsewhere in South Park. That would help to achieve the conservation goals in the other two areas of South Park.
- Why take redevelopment dollars out of town? Why add sprawl into rural areas before infill in Town is complete?

I appreciate what this draft map does to show intentions to preserve open space, scenic resources and wildlife habitat in much of South Park, but urge the planners to do more to meet community goals. The foundation of the plan should be to create permanent open space and conservation easements to permanently preserve scenic vistas and wildlife habitat, the assets that set Teton County apart. The Community is not interested in planning for rows of houses and shopping centers with tools intended for urban communities to connect them together. And don't just plan for conservation on the outskirts of the community where few will experience it. Plan it throughout. Consider the enormous benefits provided by the permanent open space in Wilson, The Hardeman Meadows. It is a tremendous asset to the community and is enjoyed by many on a daily basis. Jackson IS different than anywhere else in the world. Let's keep it that way.

11/2/2011 Tompkins, Kathy
Interested Public

After attending 3 mapping sessions (one in South Park and 2 at the hub with Bruce Meighan and Lindsay Travis(?)) I felt that the mapping sessions were set up in a way that reaffirmed unwanted additive density in places that shouldn't be touched until town infill is completed. It was difficult to communicate what the map should like when you leave it to staff to translate what was suggested. In some cases for instance, with Lindsay, she tried to limit us in what we could remove from the map like the large area of the NW Porter Estate across from Cottonwood Park that was pegged as a transition/complete neighborhood. She did finally relent and took it out of play. I don't fault Lindsay, I think she was trying to do what she was told and I believe that was to direct the public into agreeing with the map that was put in front of us with the predetermined growth areas. Therefore, I would like to resubmit the comments below [see 10/27/11 comments] concerning the future land use plan being developed for the Teton County/Town of Jackson Comprehensive Plan.

11/3/2011 Tompkins, Kathy
Interested Public

Thank you for responding. I really appreciate that you are reading and responding to your constituents' concerns. I am glad you agree about not having them below Cache Creek Drive in family neighborhoods. I would say neighborhoods like the Gill Addition and Cottonwood Park that are made up of families and chose their neighborhood for it's safety, lack of urban noise and lack of urban night life should not have convenience stores. I am afraid that if the northern South Park area were developed, they would try to put it along High School Road or in Northern South Park. I would not consider neighborhoods along High School Road a good candidate for convenience stores because we already have a great supermarket within walking and cycling distance. Most people including myself stop at the supermarkets on their way home from work to avoid having to go out again. I would rather hop on my bike, in my car or walk to Smith's, save some money and get quality products than take my chances on expensive out of date milk and eggs at a local convenience store. I would take the bus if we added opposite loop service and weather protected bus stops (That would be awesome!). Adding local convenience stores would not be profitable for the retail investor for the same reasons that local convenience in East Jackson did not work. The store in East Jackson has now reduced it's service offerings to cigarettes and alcohol. We definitely don't need that kind of store in any family neighborhood. I use to support the idea of Mom and Pop stores, but have backed away because I have yet to see a neighborhood Mom and Pop general store proposal let alone one that succeeded in our town of high rents. Those days are gone along with penny candy and one dollar milk. Can we force one over the other? Can we guarantee success for someone to try a Mom and Pop store? It will end up being a chain store version that basically caters to the transient over family and push alcohol and cigarettes over milk and eggs. I hope that clarifies Number five and explains my opinion on number seven. One quick comment on the Tribal Trails connector... more roads equals more traffic. To get people out their cars, you don't need more stores, you need to be serious about alternatives like traffic calming, increased and improved bus service and narrower roads with safe pedestrian and bicycle paths that puts the pedestrian and cyclist equal or above importance to the motorists.

Here's a list of questions for you Greg, all of the elected and staff that might help in answering our worries over unwanted increased density.

- 1) Can we have a plan with no transfer of density until it clarifies how much is transferred and from where (no phantom density transfers from unbuildable rural or unaccounted for sites)? Maybe a proven mechanism that clearly produces the goal of permanent open spaces and wildlife protection during the life of our comp plan. We already have adequate supply that outlasts the present comp draft plan, so there is no emergency to increase density (commercial or residential) above the present level allowed.
 - 2) Can we have clear statements instead of just considerations for achieving our goals?
 - 3) Can you give the public a clear estimate of what changes in development will occur as a result of the district mapping?
 - 4) Can you give the cost and impacts to our community and impacts on wildlife, any new infrastructure will have?
 - 5) What infrastructure is required to support the proposed growth for the life of the Plan? What is the cost?
 - 6) Can you show commitment to wildlife by putting off any decisions until we have all the information on impacts? (that also includes the first question about TDRs)
 - 7) Can you omit the statement in the administration section that says the Comp Plan is only a vision document with no regulatory effect? If this statement is to bridge the time between adoption of the new comp plan and the old plan, the LDRs should clarify this.
- Thanks again for listening and responding,

11/4/2011 Bloom, Rich
Interested Public

You have probably gotten a fair bit of verbal comment on South Park and certainly do not need any more words from me at this moment.

As the true gateway from the south to both Town and the resort facilities, South Park has long been epitomized by its scenic hayfields and long-range vistas of the mountains. It is one of the most widely noticed and clearest materializations of our rural character. Maintaining these scenic view sheds is an important community objective and should be prioritized for our district. Rural development, agricultural fields and open space provide for a sense of scenic small town character at the southern gateway to the Town of Jackson. Along with its wildlife, wildlife movement corridors (E-W and N-S), riparian resources and habitat connectivity values – its scenic and agricultural values are unique - as so many experience them each and every day.

For a visual review of some of the scenic and agricultural values please spend two minutes and visit photographer Hamish Tear's South Park photo essay at: <http://photos.htphotographics.com/southparkbook>

It will only take a few minutes of your time to quickly scroll through the photos of what we all experience every day throughout the year – and our visitors experience as they enter the southern gateway to our town and valley.

We owe a huge debt of gratitude to the five families that have quietly preserved the open space in South Park that we all value so highly. Without them we would not even be having these discussions. They are also central as we move forward to solutions that meet their desires and needs.

11/5/2011 Bloom, Rich
Interested Public

Policy 7.3.a was modified in the June 22 release to:

Policy 7.3.a: Develop a land use pattern based on transportation connectivity

A goal of this plan is to interconnect existing County neighborhoods and the Town of Jackson with a multimodal transportation system. Within existing County and Town complete neighborhoods, alternative modes of transportation are viable for daily trips year-round, and these opportunities should be maintained and enhanced. Outside of complete neighborhoods the Town and County will promote a land use pattern that supports alternative transportation by requiring interconnectivity of future developments and existing development to the best extent possible.

See my public comments previously in June below – where subsequently the commissioners modified the language and took out the direct reference to Melody Ranch and Rafter J.

Likewise as you review the District 10: South Park descriptions – I encourage you to keep this in mind as your review the current issues and possible opportunities sections. “Opportunities” certainly should not be expanded to pursue the connectivity of the two subdivisions (beyond pathways where that opportunity already exists – even there care should be taken so it does not presume a specific land use pattern on the Seherr-Thoss property that is not congruent with the current mapping) – but rather use the less specific language you are using below probably is more appropriate.

Meanwhile an opportunity that does exist is both Rafter J and Melody Ranch do have non-vehicle access easement to their respective pathway systems already conveyed to the County - with connections both on the north and south for any future connectivity in both subdivisions. So that is an opportunity - versus road connectivity which has serious private property and condemnation, along with financial implications not appropriate to this document.

I just wanted to point this out to you. Review my previous comments on the subject below and attached. I believe both Marv Heilesen and Andy Salter delivered legal public comment on this also around the June 7 period.

In closing I would point out another strong opportunity in District 10 is that all of the rural land in play is owned by five large landowners. The northern two thirds are controlled by two landowners that both have logical “sending areas” and “receiving areas”.

Rich

ISSUES

- Lack of connectivity + walkability in dead-end subdivisions
- Limited access to transit + lack of walkable complete neighborhood amenities
- Impacts of development on wildlife, open space + rural character
- Compatibility of commercial + industrial with residential character
- Development of South Park should only occur following infill of already developed areas

OPPORTUNITIES

- Additional schools, convenience commercial, parks + other amenities
- Additional workforce housing
- Preserve rural character + agricultural open space
- Preserve wildlife movement corridors + Flat Creek corridor
- East - west connector between Highway 89 + South Park Loop south of High School Road
- Improve connectivity between developments by complete streets

11/11/2011 Frantz, Gaylyn
Interested Public

[David Quinn Map]

Good area (central South Park) for future growth with similar neighborhoods to Melody and Rafter J. Equestrian use a great plus!

11/11/2011	Lewis, Angela Interested Public	[David Quinn Map] Residential with affordable (northwest South Park) Commercial with locals in mind (northeast South Park) Melody Ranch Style to north, Residential with larger lots with space for horses if wanted to south (central South Park west of Flat Creek) Park recreation area (along Flat Creek) Open Space between Flat Creek and Highway Melody Ranch Style (Seherr-Thoss) Finish bike path (along South Park Loop)
11/11/2011	, Interested Public	[David Quinn Map] Planned Communities with protection included. More 1 house per 35 acres - a piece - no mega houses. (central South Park)
11/11/2011	Hill, Jane Interested Public	[David Quinn Map] increase density (1/2 mile north of Rafter J from Highway to SP Loop)
11/11/2011	, Interested Public	[David Quinn Map] Cottonwood Park Continuation (more affordable, smaller lots) (northwest South Park) Commercial (northeast South Park) Rafter J type community with centralized light commercial, parks and bike paths. Open space % within community. (central South Park west of Flat Creek) Open Space (between Flat Creek and Highway) South Park Ranch neighborhood with 1 acre to 3 acre parcels (horse property) (area west of Rafter J to SP Loop) Mix like Melody with condos, affordable and 1/2 acre single family with parks and % of open space (Seherr-Thoss) Community coffee shops, restaurants and pubs promote walking and biking. Pathways to tie the communities together - safe routes to schools
11/11/2011	, Interested Public	[David Quinn Map] Additional Housing Development (northwest South Park) Additional Housing Development (central South Park, west of Flat Creek) Commercial Area (northeast South Park) No Development (between Flat Creek and Highway) Additional Housing Development (west of Indian Trails)
11/11/2011	, Interested Public	[David Quinn Map] Cottonwood .2-.3 acre lots (northwest South Park) Commercial (northeast South Park) Rafter J lots .3-.5 acre (central South Park west of Flat Creek) Open Park (along Flat Creek and Swan Ponds) Open Space (along Highway) South Park 1+ acre lots (1/2 mile by 1/2 mile west of Rafter J) Melody .4-.6 acre lots (Seherr-Thoss)
11/11/2011	, Interested Public	[David Quinn Map] .3-.5 lots (1/2 mile x 1/2 mile in northwest South Park) .5 -1+ lots (1/2 mile east of SP Loop) Open (remainder of northern and central South Park) .5 lots (Seherr-Thoss)

11/11/2011	,	[David Quinn Map] Open for single homes, kids close to school (northwest South Park) Commercial area (northeast South Park)
11/11/2011	,	[David Quinn Map] similar to purple (1/4 mile north of Rafter J from Highway to SP Loop)
11/11/2011	Wilde, Randy Interested Public	[David Quinn Map] Like Rafter J (northwest South Park) Commercial (northeast South Park) Like South Park Ranches (central South Park west of Flat Creek) Parks Open Space (Flat Creek east to Highway) Like Melody (Seherr-Thoss)
11/11/2011	Wilde, Robin Interested Public	[David Quinn Map] Higher Density Housing (northwest South Park) Commercial (northeast South Park) Medium Density Housing (central South Park west of Flat Creek) Open Space (Flat Creek east to Highway) Low Density Housing (Seherr-Thoss)
11/11/2011	Mackay, Jamie Interested Public	[David Quinn Map] The area by the highway would be great as a scenic corridor Seems like infill zoning in an appropriate place (along SP Loop, 1/2 mile east) Middle area wildlife corridor
11/11/2011	Robertson, Stan Interested Public	[David Quinn Map] Better suited as a Rural Neighborhood with Conservation Opportunities (Area 10.2)
11/11/2011	Carhart, Jane Interested Public	[David Quinn Map] Jackson will always need to expand. I am a proponent of responsible development! In the area I have indicated on the map (10.2 - Central South Park) I feel can support a small subdivision which is comprised of large lots 3-5 acres, with lots of "green space" and Protected View corridors! Development will occur so let's do it responsibly!
11/11/2011	Wiley, Cynthia Interested Public	[David Quinn Map] Smart Growth !! Development south of Town is a must. Also, the County should push for this. This area (10.2 - Central South Park) should not be included as preservation land.
11/11/2011	Vaughn, Collin Interested Public	[David Quinn Map] (northwest South Park) makes sense for density Make higher density! (1/4 mile north of Rafter J from Flat Creek west to SP Loop) (Business Park hillside) Too Steep.
11/11/2011	,	[David Quinn Map] A good area for future development and open space with medium density (1/2 mile north of Rafter J from the highway to SP Loop)
11/11/2011	Crothers, Mary Interested Public	[David Quinn Map] I support the development of a rural neighborhood with conservation opportunities and similar density to Melody Ranch (1/4 mile north of Rafter J from highway to SP Loop)

11/11/2011	Smith, Taylor Interested Public	[David Quinn Map] More density close to layout of the Aspens (area 1/2 east of SP Loop)
11/11/2011	Dornan, Will Interested Public	[David Quinn Maps] This area (1/2 mile north of Rafter J west of Flat Creek to SP Loop) of Jackson Hole needs to be available for increased density and future growth in Teton County. We need extension of communities similar to Melody Ranch and Rafter J that provide housing and amenities for all classes of Teton County residents. As a business owner in Jackson Hole I wish that my staff could live in the valley and maybe be able to buy a home.
11/11/2011	Quinn, David Interested Public	Jeff, I have attached thirty-four maps with various comments from a broad spectrum of Teton County residents. It was not difficult to find people to comment on the existing plan and maps. I feel the great majority of people I came across represent the sentiment of the people of Teton County. Many of these people find it impossible to leave their jobs and families to attend meetings, even if the results of the meetings are going to change the direction of Teton County. I have included their wishes and I hope that you include their comments with the ones that you currently have. As you will see many of the people who commented are either business owners or working people who have a significant stake in the future of Teton County. I think there are strong feelings towards a mix of development in the South Park area that encompassed both the County's definition of complete neighborhoods and real areas. I think after studying the County's website that we can all find a happy medium. I look forward to your thoughts and, as I have said all along, I appreciate the great effort that you have made to make this process transparent and open to all.
11/11/2011	, Interested Public	[David Quinn Map] include with purple Melody Ranch Rafter J other neighborhoods similar density (1/4 mile north of Rafter J from Highway to SP Loop)
11/11/2011	Wright-Clark, Skip Interested Public	[David Quinn Map] (Area between Flat Creek and Highway) Scenic. This area (1/4 north of Rafter J west of Flat Creek to SP Loop) of development makes good science and expansion for housing and small families with tax revenue. Elk Migration (through central South Park)
11/11/2011	Choo'ljian, Greg Interested Public	[David Quinn Map] Planned communities with open land adjacent to neighborhoods (in central South Park) would be beneficial. As a construction worker this would provide work and houses to locals and further help our community.
11/11/2011	Neishabouri, Mina Interested Public	[David Quinn Map] Keep the same density as purple areas such as Rafter J or Melody Ranch (1/4 mile north of Rafter J, Highway to SP Loop)
11/11/2011	Hedges, Tom Interested Public	[David Quinn Maps] This (area 1/2 mile north of Rafter J west of Flat Creek to SP Loop) seems to be an appropriate location for additional housing, and commercial development. Multiple friends and associates would agree, that by offering additional commercial amenities, as developr would create a better, more efficient quality of life for residents of South Park area
11/11/2011	O'Shea, Cathy Interested Public	[David Quinn Map] County/Town does not have the right to dictate to private landowners that their land will be preserved (central South Park).
11/11/2011	, Interested Public	[David Quinn Map] Cottonwood Park Neighborhoods (northwest South Park) Rafter J Neighborhoods (west of Flat Creek, central South Park) South Park Ranches Neighborhoods (1/2 mile square between Rafter J and SP Loop) Melody Ranch Neighborhoods (Seherr-Thoss) Park (Flat Creek and Wetland area) Open Space (along highway) Commercial (northeast South Park)

11/11/2011	Rankin, Pamela Interested Public	[David Quinn Maps] I would be proponent particularly of a density development (area within a 1/2 mile of South Park Loop Road to east)
11/11/2011	Price, Troy Interested Public	[David Quinn Map] Access Roads (1/2 mile and 1 mile south of High School Road) Cottonwood Neighborhood (northwest South Park) Future Town Type Neighborhood (west of Flat Creek 1/2 mile south of northwest South Park) South Park Ranches Type Lots (1/2 mile N/S by 1/2 mile E/W in southwest central South Park) Rafter J Neighborhood (1/2 north of Rafter J, west of Flat Creek) Commercial (northeast South Park) Open Space (between Flat Creek and Highway)
11/11/2011	Hall, Keith Interested Public	[David Quinn Map] Residential Expansion Neighborhoods (northwest South Park) Residential Neighborhood Expansion (central South Park west of Flat Creek) Commercial Expansion Area (northeast South Park) Open Space/Community Park (Flat Creek to Highway) Rafter J Development (Seherr-Thoss)
11/11/2011	Steirt, Clint Interested Public	[David Quinn Map] Possible future development similar to Rafter J/Melody (1/4 mile north of Rafter J from Highway to SP Loop)
11/14/2011	O'Brien, Kristine Interested Public	The reason to look back is to learn from mistakes. We've learned that an economy based on construction and building is not sustainable, and that growth cannot solve social issues. Let's not be left behind while the rest of the world moves into the 21st century. Wildlife and open spaces are rapidly disappearing from the planet and risk becoming a rarity only a few can enjoy. We have a chance to stop that trend right now with our comp plan. South Park has abundant scenic and wildlife values. Please come down and spend some time here and you will see for yourself that the rural character of South Park remains very much intact. It has not yet been irreparably ruined, but it could be without forward-looking leadership.
11/15/2011	Haberfeld, Ralph and Lo Interested Public	1)Thank you for the time and effort you and the county's staff have put into developing the new Comprehensive Plan. 2)We have read articles and editorials in the newspapers and attended a meeting about South Park hosted by the Jackson Hole Conservation Alliance. Our conclusion is that we will never know enough to comment about specifics of the plan. We have to trust our elected commissioners. 3)As you consider the tradeoffs between private interests and the general interest, please place maximum value on wildlife corridors and habitats and try also to protect the wonderful views of the Tetons people enjoy as they approach from the south on US89. 4)Concentrating existing residential development rights around the intersection of High School Road and South Park Loop is probably the lesser of evils even though it may necessitate the extension of Tribal Trails Road to WY22. We hope that day will never come.

12/6/2011 Bloom, Rich
Interested Public

Alex - Yup – saw it finally go live during the JIM. Thanks.

I will have some input, suggestions and corrections naturally.

With that aside - having skimmed all of it (all districts and introduction) – I do want to thank the planning team as this approach on finally putting lines on the ground – and the detail within the descriptions (at least verbally and visually – as we are still missing the extremely important “Appendix I”) - is the right direction forward.

We know the rub is how we actually move development from rural to existing or new expanded centers – while leaving the incentives in place to permanently reduce the development potential in those critical rural areas (via permanent open space easements) – all within our cumulative existing remaining development potential (approximately double our current built environment). But that has more to do with some stronger affirmations and commitments within the body of the themes and policies – so it is clear on where the LDRs changes should be focused - and what goals are to be achieved.

Kindly let me know when the one-page 60/40 spit build-out numbers summary (as Jeff explained to the electeds yesterday afternoon) is ready for public consumption - as I know you will have it for the open house.

Also please explain the timeline for an updated “Appendix I” with build-out ranges by district – and in aggregate. I would hope we have that well before the January joint meetings (electeds and planning commissions). We all expected that to be part of this phase of the maps.

Again – I want to acknowledge the amount, and quality, of work the planning staff has put in – and the responsiveness to public feedback that I do see in character districts 10 (South Park) and 5 (West Jackson) especially. It is appreciated and noted. Although I, along with my neighbors, continue to still have specific concerns – we have come a long way to improving the characterization for the future of the greater South Park region.

As your lead in sentences for the South Park district states so well:

“The South Park District is, and will continue to be, the agricultural southern gateway to 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 heritage and stewardship ethic, and a quite rural setting for residents.”

You can pass my positive reception on to the planning team.

12/7/2011 Hazen, Diane
Interested Public

10.1 Some connectivity makes sense; some open space should continue (correct in document). 10.2 Like scenic corridor near 89 up to gateway; do not want South Park Rd to be widened; continue bike path on south park rd; like preservation designation because flood irrigation has positive impact on 3 creeks area for trout

12/12/2011 O'Brien, Kristine
Interested Public

Below are my written comments concerning the Planners' open house on Thursday. Thanks to the Elected officials and staff who dedicated so much time to explain the Plan and listen to community concerns.

First, I appreciate the steps taken towards conservation in Middle and Southern South Park, the affirmation of its scenic, rural and wildlife connectivity values as well as its value as the gateway from the south. And I like the commitment not to develop the Northwest corner of South Park before infill in town is complete and also to require potential development in that section to match the character of the existing, adjacent neighborhood. The acknowledgment of a need to address the highway wildlife crossings is commendable (although I would like to see the widespread East-West wildlife connectivity drawn on the map as is the North-South corridor along Flat Creek). These kinds of positive steps towards conservation and preservation serve the community well now and for the future.

Second, as a general principle, it is best to err on the side of too little development as opposed to putting as much as possible in targeted areas. Development does not need a head start. All development has social and environmental costs associated with it. The Comprehensive Plan should do as much as possible to ensure that the doubling of development now on the maps pays its own way as it is obviously unsustainable to use growth to solve growth related issues. Future generations will have to defend this ecosystem against the weight of an increasing wealthy global economy. The Plan must foster permanent preservation of open space, wildlife habitat and scenic vistas as large profit margins will always tempt us to overdevelop in a piecemeal fashion. In many parts of the world clean air and enjoyment of nature are already so rare they are available only to a privileged few. Let's not let that happen here.

Finally, for the sake of clarity, predictability and transparency of government, please release the build-out numbers for each district. Ranges are fine. The community is smart enough to understand the difference between a worst-case, maximum build-out scenario and what is likely. People are aware that there is already a huge amount of development potential embodied in current property rights. That's why we've all agreed not to add new potential. People can't know what their neighborhoods will look like or what the overall impact and cost of growth could be, without knowing the amount and type of development possible in each district. In addition, business decisions are better made in a predictable environment. At a time when trust in government is at an all time low, it is important to be as transparent as possible in the process.

11: Wilson

Date	Name	Comment
10/21/2011	Walles, Mackenzie Interested Public	It seems very interesting that the two Wilson dates have major conflicts with Wilson families. October 29th is the Wilson School carnival where many parents volunteer to set up in the afternoon and participate in the evening event. I do not think you will get a good turnout on a day where families are focused on a big family event in our community. It also seems ridiculous that the other Wilson date for the Aspens at Teton Pines is on Halloween. Once again this is not a feasible time for families in our community to participate in this process. It is important that the members of our community attend our neighborhood specific meetings and I think that this is very poor planning on your part. Please consider a schedule change for these meetings.

10/28/2011 Stevenson, Trevor
Conservation Alliance

As you may already know, the Jackson Hole Conservation Alliance facilitated seven "Alliance Neighborhood Discussions" during the last two weeks. The purpose of these discussions was to help reengage the public in the Comp Plan process, and to prepare people to participate effectively in the official Character District Discussions that are going on now.

Within the Alliance Neighborhood Discussions, the Alliance staff briefly presented on the current status of the Comp Plan process, and what the focus of this phase of public input is. We very specifically did not present the Alliance positions or analyses at these meetings, in order to avoid overly influencing participants. Nonetheless, we were pleased that participants independently prioritized many of the same issues and objectives that the Alliance is most concerned about.

We hope that our efforts will help make public comment more relevant and specific during the workshops that run until next Tuesday. We will keep our members and the participants in our neighborhood discussions informed as to how their input is incorporated into the plan after this phase is completed.

For your interest, I am attaching the full notes from all of the Alliance Neighborhood Discussions. This document includes the key ideas brought up by residents. When we sent this document out today, we also included the key recommendations of the Alliance as an organization, since we did not address those during the discussions. I hope that this document provides you some insight into the work we're doing to support community involvement in the Comp Plan process, and I think you'll enjoy seeing some of the ideas that were brought up in each neighborhood.

I look forward to seeing all of you at the workshops over the next few days. Summary of Alliance Neighborhood Discussions in Teton County
In October, the Conservation Alliance facilitated 7 neighborhood discussions in the Town and County to discuss the Comprehensive Plan and the character district maps. We asked people discuss their goals for the future of their neighborhood, and the future of Teton County. Several key themes arose from those meetings, and are outlined below.

The Town and County are holding meetings until November 1st to solicit public comment and input regarding the future of our community. Please go to the meeting nearest your home or to the hub location (details below) and make your voice heard. At the meeting, be sure to verify that the facilitator in your group discussion is recording each of your ideas in writing so that it is included in the public record. Follow-up emails and letters to the planning staff and elected officials are a great way to make sure that your opinions are heard.

Key Recommendations of the Jackson Hole Conservation Alliance:

The core objective of the Jackson Hole Conservation Alliance is that our new Comprehensive Plan must respect that Jackson Hole's identity, community character, quality of life, and economy all depend on sustaining our precious wildlife, landscapes and natural resources. To achieve this objective, the Conservation Alliance has several recommendations for next steps in the Comp Plan process.

1. Work must begin now to identify how we will ensure that permanent conservation is achieved in exchange for increased density in some areas. One of the primary goals of the Comp Plan policies is the shifting of development potential away from rural, ecologically valuable areas to areas of existing development that are more suitable for future growth. However, there has been virtually no progress towards identifying effective methods to achieve this shift in development. There must be assurances that this objective will be met and details as to how it will be met before the Comp Plan is adopted.
2. No net additive growth should be allowed. Before completing the Character District Maps, the county should report back with the amount of future development we could expect to see if the maps became reality, so we can gauge whether we have a plan that would enable a drastic change in the character of Teton County.
3. Wildlife migration corridors, habitat connectivity, scenic vistas and open space preservation must be clearly illustrated as priorities on the final Character District Maps.
4. An "Action Plan" must be developed to detail how and when unresolved issues in the Comp Plan will be addressed, and how the conservation objectives of the Comp Plan will be funded.

Many policies within the Comp Plan essentially say "we'll figure this out later." Before the Comp Plan is adopted, the community needs to see a concrete plan for how and when we'll resolve these issues, and how we'll fund community priorities.

Key Community Ideas:

Below are themes that we generally heard echoed by almost all participants in the Neighborhood Discussions, in all areas of Teton County.

1. Wildlife connectivity and habitat, scenic corridors and land conservation are critically important to protect and maintain our wildlife populations and community character.
2. Road development and expansion often has negative effects on the surrounding neighborhoods and should be avoided. Reduced speed limits, increased safety, rural character and the risks to wildlife should all be considered when new or expanded roads are being proposed.
3. Additive growth is unacceptable. If development potential is shifted into or otherwise increased in already developed areas, there must be a mechanism in place to ensure permanent conservation in rural areas.
4. Limit the overall amount of growth in the valley and within each of the districts.

5. This Comp Plan needs to focus on predictability in terms of the amount, type and location of growth, and the regulations need to be stricter when awarding variances.
6. There is largely adequate commercial development in many of the out-of-town districts and no additional commercial zoning is needed.
7. Infill and redevelopment is preferable over suburban sprawl, but is only appropriate in certain areas.
8. Workforce housing is important but must be located in appropriate areas.
9. The Comp Plan needs to be more specific about how it plans to accomplish its goals.
10. The discussions about each of the districts should include their context within the county and relative to adjacent districts.

Official Neighborhood Workshops Schedule:

October 27

- 11 am - 2 pm Nick Wilson's, 3265 W. Village Drive
- 5 - 8 pm Jackson Senior Center, 830 E. Hansen Avenue
- 6 - 8 pm Alta Library, 50 Alta School Road

October 28

- 7 - 10 am Bar BC Ranch House , 4745 N. Spring Gulch Road
- 5 - 8 pm Café Boheme, 1110 Maple Way

October 29

- 10 am - 1 pm Rafter J Childcare Center, 3105 W. Big Trail Drive
- 2 - 5 pm Old Wilson Schoolhouse, 5655 W. Main Street

October 31

- 3 - 6 pm Teton Pines Clubhouse, 3450 Clubhouse Drive

November 1

- 12 - 2 pm Snow King Grand Ballroom, 400 E. Snow King Avenue

"Hub" hours

9am-4pm, Oct. 27, 28, 29, 31, Nov. 1 at the 4H Building (south Miller Park)

Appendix A: Neighborhood Discussion Summaries

Below are the detailed notes generated in each of the Alliance Neighborhood Discussions. The points presented here do not necessarily represent a consensus among participants, but document ideas that were brought up.

South Park – October 12, 2011

Values to preserve:

- Scenic vistas and hay meadows
- Wildlife habitat and connectivity for small and large animals (Nature Mapping (citizen scientists) should be better incorporated into wildlife assessments throughout the County and in South Park)

o Connectivity both north to south and east to west

- Flat Creek as a riparian corridor (particularly valuable for birds)
- Importance of agricultural lands and vistas - especially Flat Creek to Hwy 89
- Do not widen South Park Loop Road

o Any development as a result of obtaining permanent conservation easements should be set back from South Park Loop and High School roads to provide a visual buffer.

Ideas on growth management:

- The Plan should help facilitate the five large landowners to preserve land and develop clustered developments that are well planned out.

Landowners should also be able to get value for their land.

- As a landowner it is frustrating to have your land use decisions dictated by elected officials
- Do not transfer in any new density to South Park from outside of South Park
- Do not grant any additional density within South Park without associated permanent conservation
- No more growth is appropriate for South Park
- Maintain current rural zoning and prioritize permanent conversation
- Do not identify any additional large developable sites in South Park
- High School Road is currently accommodating more cars than it was designed to, and this must be taken into consideration if any new development is considered for South Park

- Future growth in South Park should be concentrated where it already exists
- Do not mix residential and business uses in South Park – people appreciate being able to leave town behind to come home.
- Use a limited number of new sewer hookups every year as a way to limit growth
- Put apartments and multi-family units instead of single-family units in the suburban zone in the north-west corner of South Park; single-family homes already exist elsewhere
- Downzoning South Park is a possibility

Additional opportunities for transition:

- Finish the bike path from Rancho Alegre to Melody Ranch
- Get rid of the two gravel pits
- This is a rural area, not a complete neighborhood
- Build a wildlife underpass under Highway 89

The Aspens – October 17, 2011

Values to preserve:

- Wildlife is the character of this area, and it is why we live here
- Protecting wildlife habitat, habitat connectivity, migration corridors and pockets of space for them to rest is very important
- The Aspens is a “complete” neighborhood – and in this case “complete” means finished. Basically, it is a stable area
- Keep the Teton County Housing Authority’s 5-acre parcel zoned single-family
- Keep the area west of the Aspens/Pines zoned rural Ideas on growth management:
- Do not build a 4-lane highway where 390 is right now
- No more commercial development
- Require large employment centers, like the Village, to provide adequate housing and thereby reduce traffic generation

Additional Thoughts:

- Predictability is very important, and we should move away from making exceptions on land use decisions. This Comp Plan is a moving target still, and not predictable

- Don’t ask us to make decisions in a vacuum. We need to bear in mind the context and the surrounding areas, such as Teton Village

Indian Springs/Cottonwood – October 18, 2011

Roads/Transportation Issues:

- The proposed Tribal Trails connector road should not be built because:
 1. It will degrade scenic views
 2. It will reduce nearby property values
 3. It will bring unnecessary traffic into the area
 4. It is unsafe to add more cars where there are so many schools and kids
 5. It will bisect important wildlife habitat
 6. Added infrastructure would not preserve the character of the area
 7. It will encourage people to get into their cars rather than biking or walking, particularly the traffic to and from the schools
 8. It will inevitably be used as a regional cutoff road and not only by local traffic
 9. It is simply moving the burden of increased traffic from the “Y” intersection to the tribal trails area – a connector cannot be built to save the “Y”.
- There are many solutions to that intersection that warrant further exploration
- 10. It would not help to further the Comp Plan’s goals of wildlife and character preservation
- 11. It will be expensive for taxpayers
- South Park Loop Road north from High School Road could be improved by reducing speeds and making the pathway crossings safer. There are a lot of homes and families directly on the road.
- The character of South Park Road should be protected, particularly the cottonwoods, which would be threatened if the road were to expand. We should also be conscious to plant new cottonwood trees to replace the old ones.
- Speed limits on highway 22 should be 45 mph year round.
- We need better signage on the highways to alert motorists of wildlife activity in the area.
- Wildlife crossings should be a priority.
- High School road should be preserved for its aesthetic, scenic, academic, neighborhood, and rural appeal. It is not a highway. A bike path should be added on the south side of the road to make travel to and from school safer. Traffic calming methods such as trees planted on a median to create a boulevard feel should be explored.

Wildlife/Scenic Values

- The whole greater South Park area has wildlife habitat and corridors.
- The haystacks across from Smiths create a cool view.

Character

- The school area as it exists today is a great place to educate our community's children, with all of the open space, the wildlife and the views of the mountains.
- We should preserve the rural, neighborhood feel of the greater South Park area, which is currently perpetuated by both the physical surroundings and the layout of the neighborhoods. We should also maintain the family feel of the area, and recognize that it houses much of the workforce, which is one of the backbones of this community.
- People appreciate being able to leave Town "behind" when they go home to their neighborhood at the end of the day
- Northern South Park is an extension of Cottonwood: when planning the future of both of these areas we should consider the context and the valley as a whole, not individual neighborhoods in isolation.
- If development happens in northern South Park, there should be a buffer zone planned for the northern most portion along High School Road to South Park Loop Road to help maintain the rural feel of the area, and it should be community oriented open space.

Development/Redevelopment

- Gregory Lane would be a great place to redevelop into workforce housing, and transition the industrial uses further south.
- The entire corridor surrounding Sunrise and the old Feed Store could be redeveloped to more closely resemble the Smiths Plaza (i.e. mixed use) and maintain a livable, Town-like feel. This is the gateway to Town from the south and should be redeveloped
- Infill in Town and revitalization of already developed areas should be prioritized over new development.
- This community should continue to provide workforce and affordable housing opportunities.

Wilson – October 19, 2011

Five Main Concerns:

- No additive growth in Wilson, limit to existing by-right
- Preservation of wildlife habitat, connectivity, and corridors by maintaining openness
 - o Wildlife and human activity work together in Wilson with the existing density – residential areas can be wildlife habitat – they are not mutually exclusive
 - o Conserve existing open space directly adjacent to Wilson (Waldron Property) and distant from Wilson (Fall Creek Road)
- No more commercial zoning – there is already 30% of available commercial vacant, Wilson does not need more.
- Preserve Wilson's character, perhaps with Wilson specific standards or codes
- Planning staff and elected officials need to check back in after the next round of public comment with residents to make sure they heard what we said.

Other comments we heard:

- Stay the way it is now
- How do we accommodate more growth and stay the same – incompatible goals
 - o How (form) to develop is important – form based code – specific design standards – need finer plan codes
- Traffic Calming measures are needed
- We need predictability
- Fencing – aesthetics, predictability, a sense of openness in Wilson and wildlife permeability
- Limit light pollution – dark skies initiative
 - o Codes not up to the whole county, smaller scale
- We have a lot of wetlands and wildlife habitat, even in downtown Wilson
 - o Tradeoff of wetlands in Wilson for wetlands in Buffalo Valley or elsewhere are not acceptable
- Nature mapping and other citizen science should be incorporated
- Include specifics in the Maps – deal with issues now, don't delay
- Community and neighborhood standards – be clear on what you want
 - o Wilson character – informal, livable, flow, human & wildlife activity, lack of density, integration of different lifestyles, wildlife corridors, openness
 - o Maintain scenic, low density on Fall Creek Road to the southern end
- We need a report back from the elected/planners to make sure they heard what we said
- Wildlife corridors, connectivity, crossings (WTI study integrated in the plan)
- One valley – what happens in Wilson affects elsewhere, what happens elsewhere affects Wilson

Alta – October 20, 2011

Key Points:

- Maintain rural atmosphere & character, scenic nature
- Preserve wildlife corridors & open space, while balancing private property rights
- Connect Alta to Alta with improved roads, pathways & bridges
- Large landowners might change, need clustering, zoning, TDR's to plan for this
- o Protect open space by clustering development
- Split on the issue of needing commercial, retail space
- o Might be nice to have home based offices or some commercial so residents can conduct business in Wyoming, not Idaho
- o Office complexes should not interfere or conflict with existing character
- Protect the water supply
- o At what point does development impact water?
- o Planned future population limited by viable water supply
- o Residents do not want a municipal water supply
- Stable areas include around the church, school, existing subdivisions
- Alta is stable just as it is right now, allow as little development as possible
- Nothing should ever change, period.
- Transitional areas include south of Teton Creek, north of Golf Course, East of State Line (across the street in Idaho is planned for denser development). East of State Line might be appropriate for light industrial
- Any industrial/office/retail needs specific design guidelines
- Question: if BLM or other public lands are sold within the character district, what zoning/rules would then apply?
- Maintain Teton Creek and South Leigh Creek as areas to preserve for wildlife
- Finish park in Targhee Town
- Pathways to connect with Forest Service trails
- Preserve views through conservation easements (Wilson property)
- Incentivize Wilson property to maintain agricultural uses
- Preserve farm land on Alta North Road and North State Line Road
- Commercial would have to be 'handpicked' in order to align with the community's desires and needs for what the business is and what it looks like
- Teton Teepee area is a transitional area
- Predictability of what 'it' will look like and how 'it' fits into Alta

o Alta specific building standards

East Jackson/Town Periphery – October 25, 2011

Future growth and development

- No commercial development, including resorts, in the Town Periphery district and down Cache Creek Drive, as it would just draw people there. It is not a complete neighborhood. Also it would not be viable.
- No high-density development in the Town Periphery district
- Transition mobile home parks to single family zoning
- The Planned Unit Development (PUD) too is the largest threat to this district as it offers higher densities
- Tighten the regulations so that there are not so many variances granted; ensure that variances are granted in accordance with state law (stipulates that there must be a hardship to receive a variance)

Character

- East Jackson is already overdeveloped
- Current SR-1 zoning and FLUP descriptions were appropriate, including allusions to landscaping predominating over buildings and a peaceful, quiet, tranquil, wildlife permeable neighborhood with larger lot sizes.
- Leave the area alone: it is fine as it is. It is a stable, rural area.
- Plow the snow promptly, including the sidewalks transportation
- The roadways are already overloaded and cannot take more cars, so no more development is appropriate
- Redevelopment of Redmond Street was a bad idea. However, the sidewalks on Redmond do make the road safer for bikers and pedestrians.
- Explore reducing the speed limits to 20mph
- Lack of parking is a big problem, particularly with the added density that the PUD tool affords; increase the parking requirements

- Building sidewalks takes away parking spots and eliminates safe places for people to walk in the winter because they are not plowed and reduce the width of the road; don't build any more sidewalks
- Don't expand Cache Creek Drive or make it a complete street – this would only make it more of a safety hazard for bikers and pedestrians. Maintain or increase on-street parking. Add speed bumps or mirrors to increase safety. Encourage the use of nearby trails instead of the road.

General comments

- Increase predictability and accountability in the process as a whole
- Question the goal of housing 65% of our workforce locally
- New voices are needed in this conversation

Three primary points

1. Maintain the single-family nature of the neighborhood
2. Maintain larger lot sizes
3. Do not allow the PUD tool to be used

Wilson/County Valley - October 26, 2011

- If we want to achieve a society-wide shift to less single-occupancy vehicle dependence, we will need increased density
- Population based on sustainable community and sustainable economy
- Don't even allow people to consider building in 'rural' 35-acre ranchettes
 - o We all know it will grow, and we all don't want sprawl, this requires density
 - o Town, East Jackson, Wilson, Melody Ranch infill
- ☑ Infill existing areas within their boundaries, do no sprawl outward
 - We can't say we don't allow people here
 - Gregory Lane is an appropriate area for more density or redevelopment
 - Do we need more housing? (There are a lot of vacancies)
 - Affordable housing exactions should be more progressive
 - Redevelopment vs. keeping 'low class' affordable rentals & housing
 - Housing authority to buy existing housing stock rather than develop new housing stock
 - Development restrictions may alter prices because they exclude certain types of development – this can force new development in certain directions and may have contributed to the current housing stock available.

11/23/2011	O'Donoghue, Tim Chamber of Commerce	<p>First of all, many thanks for the hours and patience as well as diligence you have demonstrated throughout the Character District workshops. I have received positive comments on how that format worked better than the formats employed the previous three years for gaining public participation and input.</p> <p>The following are the comments submitted by the Chamber concerning the Character Districts. While I believe you may have captured a good number of these from my individual Board members during the workshops, there may be a few that are new or presented differently that could be good input your revising of the Character District descriptions:</p> <ul style="list-style-type: none"> -Maintain/preserve open space in Teton County wherever possible while protecting property rights of land owners and developing tools for transferring development density to the Town of Jackson -Integrate land use planning with transportation planning -Support initiatives or incentives that will help facilitate filling existing commercial space, responsible new development particularly where there is not already existing commercial space that could be utilized, and expanded commercial zoning to create thoroughfares connecting commercial sectors. -Maintain current 1994 Comp Plan total non-residential, commercial square footage level -Conduct research and analysis on enhanced pedestrian areas on or around the Town Square -Maintain Town Square integrity, including current zoning, building height limits, and building requirements/codes on the Town Square -Conduct research and analysis on building heights accommodating a third floor in the commercial zones other than the Town Square -Emphasize incentives rather than regulations to mature current commercial zones -Encourage complete neighborhoods and streets wherever possible -Locate parking behind commercial buildings wherever possible to strengthen accessibility and pedestrian friendliness -Decisions concerning zoning, building height, architecture, and landscaping for entrances to gateway communities should take into account best practices in the industry in order to create a welcoming sense of arrival to Jackson consistent with community character -Split Highway 89 Character District into two zones/districts to accommodate (1) commercial/light industrial development and (2) wildlife -Create an economically sustainable base village (Teton Village). -Integrate land use planning among the Aspens and Pines -The Wilson Character District should take into account the results of the Wilson Charettes -Avoid the use of the term "Midtown" since very few people understand where that is. Use the term "West Jackson" instead to cover the areas referred to as "Midtown." Do not refer to Cottonwood Park as "West Jackson" since it is located in Teton County. Refer to it as "Cottonwood Park." <p>Thanks for taking the time to review these comments and seeing where they may strengthen the Character District information.</p>
12/7/2011	Baldauf, Jill Interested Public	Wilson character district is reflective of comment offered to date.
12/7/2011	Hadden, Kenny Interested Public	11.1 Like concept, workforce housing limited to 2 story, should be designed differently to avoid cookie cutter; too much industrial modern look; more in character with the area. Add text about bus stop and infill near general store. Bike path from Wilson to town. 11.3 Continue the small lots into 11.3. Wilson medical and associated park could be better used with smaller lots and affordable units. Walkway ends and should continue to town.
12/8/2011	Hadden, Kenny Interested Public	<p>Hi!</p> <p>I'm just writing to reiterate a couple points I've made in person.</p> <ol style="list-style-type: none"> 1. I'd love a bus stop at the PO in Wilson that is for local travelers to and from town, not just folks commuting over the pass. 2. I think the bike path from Wilson to Jackson should be made a top priority. The section needed over fish creek would get used all the time by foot traffic in Wilson as well. 3. If there must be more development in Wilson, I think the style/density of the attainables on 3rd street could be expanded to several more blocks headed north. 4. I love the idea of a median in downtown Wilson, as well as pulling buildings to toward the road so that parking is behind them, creating a little commercial plaza. <p>Thanks for all your hard work!</p>

12: Aspens/Pines

Date

Name

Comment

As you may already know, the Jackson Hole Conservation Alliance facilitated seven "Alliance Neighborhood Discussions" during the last two weeks. The purpose of these discussions was to help reengage the public in the Comp Plan process, and to prepare people to participate effectively in the official Character District Discussions that are going on now.

Within the Alliance Neighborhood Discussions, the Alliance staff briefly presented on the current status of the Comp Plan process, and what the focus of this phase of public input is. We very specifically did not present the Alliance positions or analyses at these meetings, in order to avoid overly influencing participants. Nonetheless, we were pleased that participants independently prioritized many of the same issues and objectives that the Alliance is most concerned about.

We hope that our efforts will help make public comment more relevant and specific during the workshops that run until next Tuesday. We will keep our members and the participants in our neighborhood discussions informed as to how their input is incorporated into the plan after this phase is completed.

For your interest, I am attaching the full notes from all of the Alliance Neighborhood Discussions. This document includes the key ideas brought up by residents. When we sent this document out today, we also included the key recommendations of the Alliance as an organization, since we did not address those during the discussions. I hope that this document provides you some insight into the work we're doing to support community involvement in the Comp Plan process, and I think you'll enjoy seeing some of the ideas that were brought up in each neighborhood.

I look forward to seeing all of you at the workshops over the next few days. Summary of Alliance Neighborhood Discussions in Teton County
In October, the Conservation Alliance facilitated 7 neighborhood discussions in the Town and County to discuss the Comprehensive Plan and the character district maps. We asked people discuss their goals for the future of their neighborhood, and the future of Teton County. Several key themes arose from those meetings, and are outlined below.

The Town and County are holding meetings until November 1st to solicit public comment and input regarding the future of our community. Please go to the meeting nearest your home or to the hub location (details below) and make your voice heard. At the meeting, be sure to verify that the facilitator in your group discussion is recording each of your ideas in writing so that it is included in the public record. Follow-up emails and letters to the planning staff and elected officials are a great way to make sure that your opinions are heard.

Key Recommendations of the Jackson Hole Conservation Alliance:

The core objective of the Jackson Hole Conservation Alliance is that our new Comprehensive Plan must respect that Jackson Hole's identity, community character, quality of life, and economy all depend on sustaining our precious wildlife, landscapes and natural resources. To achieve this objective, the Conservation Alliance has several recommendations for next steps in the Comp Plan process.

1. Work must begin now to identify how we will ensure that permanent conservation is achieved in exchange for increased density in some areas. One of the primary goals of the Comp Plan policies is the shifting of development potential away from rural, ecologically valuable areas to areas of existing development that are more suitable for future growth. However, there has been virtually no progress towards identifying effective methods to achieve this shift in development. There must be assurances that this objective will be met and details as to how it will be met before the Comp Plan is adopted.
2. No net additive growth should be allowed. Before completing the Character District Maps, the county should report back with the amount of future development we could expect to see if the maps became reality, so we can gauge whether we have a plan that would enable a drastic change in the character of Teton County.
3. Wildlife migration corridors, habitat connectivity, scenic vistas and open space preservation must be clearly illustrated as priorities on the final Character District Maps.
4. An "Action Plan" must be developed to detail how and when unresolved issues in the Comp Plan will be addressed, and how the conservation objectives of the Comp Plan will be funded.

Many policies within the Comp Plan essentially say "we'll figure this out later." Before the Comp Plan is adopted, the community needs to see a concrete plan for how and when we'll resolve these issues, and how we'll fund community priorities.

Key Community Ideas:

Below are themes that we generally heard echoed by almost all participants in the Neighborhood Discussions, in all areas of Teton County.

1. Wildlife connectivity and habitat, scenic corridors and land conservation are critically important to protect and maintain our wildlife populations and community character.
2. Road development and expansion often has negative effects on the surrounding neighborhoods and should be avoided. Reduced speed limits, increased safety, rural character and the risks to wildlife should all be considered when new or expanded roads are being proposed.
3. Additive growth is unacceptable. If development potential is shifted into or otherwise increased in already developed areas, there must be a mechanism in place to ensure permanent conservation in rural areas.
4. Limit the overall amount of growth in the valley and within each of the districts.

5. This Comp Plan needs to focus on predictability in terms of the amount, type and location of growth, and the regulations need to be stricter when awarding variances.
6. There is largely adequate commercial development in many of the out-of-town districts and no additional commercial zoning is needed.
7. Infill and redevelopment is preferable over suburban sprawl, but is only appropriate in certain areas.
8. Workforce housing is important but must be located in appropriate areas.
9. The Comp Plan needs to be more specific about how it plans to accomplish its goals.
10. The discussions about each of the districts should include their context within the county and relative to adjacent districts.

Official Neighborhood Workshops Schedule:

October 27

- 11 am - 2 pm Nick Wilson's, 3265 W. Village Drive
- 5 - 8 pm Jackson Senior Center, 830 E. Hansen Avenue
- 6 - 8 pm Alta Library, 50 Alta School Road

October 28

- 7 - 10 am Bar BC Ranch House , 4745 N. Spring Gulch Road
- 5 - 8 pm Café Boheme, 1110 Maple Way

October 29

- 10 am - 1 pm Rafter J Childcare Center, 3105 W. Big Trail Drive
- 2 - 5 pm Old Wilson Schoolhouse, 5655 W. Main Street

October 31

- 3 - 6 pm Teton Pines Clubhouse, 3450 Clubhouse Drive

November 1

- 12 - 2 pm Snow King Grand Ballroom, 400 E. Snow King Avenue

"Hub" hours

9am-4pm, Oct. 27, 28, 29, 31, Nov. 1 at the 4H Building (south Miller Park)

Appendix A: Neighborhood Discussion Summaries

Below are the detailed notes generated in each of the Alliance Neighborhood Discussions. The points presented here do not necessarily represent a consensus among participants, but document ideas that were brought up.

South Park – October 12, 2011

Values to preserve:

- Scenic vistas and hay meadows
- Wildlife habitat and connectivity for small and large animals (Nature Mapping (citizen scientists) should be better incorporated into wildlife assessments throughout the County and in South Park)

o Connectivity both north to south and east to west

- Flat Creek as a riparian corridor (particularly valuable for birds)
- Importance of agricultural lands and vistas - especially Flat Creek to Hwy 89
- Do not widen South Park Loop Road

o Any development as a result of obtaining permanent conservation easements should be set back from South Park Loop and High School roads to provide a visual buffer.

Ideas on growth management:

- The Plan should help facilitate the five large landowners to preserve land and develop clustered developments that are well planned out.

Landowners should also be able to get value for their land.

- As a landowner it is frustrating to have your land use decisions dictated by elected officials
- Do not transfer in any new density to South Park from outside of South Park
- Do not grant any additional density within South Park without associated permanent conservation
- No more growth is appropriate for South Park
- Maintain current rural zoning and prioritize permanent conversation
- Do not identify any additional large developable sites in South Park
- High School Road is currently accommodating more cars than it was designed to, and this must be taken into consideration if any new development is considered for South Park

- Future growth in South Park should be concentrated where it already exists
- Do not mix residential and business uses in South Park – people appreciate being able to leave town behind to come home.
- Use a limited number of new sewer hookups every year as a way to limit growth
- Put apartments and multi-family units instead of single-family units in the suburban zone in the north-west corner of South Park; single-family homes already exist elsewhere
- Downzoning South Park is a possibility

Additional opportunities for transition:

- Finish the bike path from Rancho Alegre to Melody Ranch
- Get rid of the two gravel pits
- This is a rural area, not a complete neighborhood
- Build a wildlife underpass under Highway 89

The Aspens – October 17, 2011

Values to preserve:

- Wildlife is the character of this area, and it is why we live here
- Protecting wildlife habitat, habitat connectivity, migration corridors and pockets of space for them to rest is very important
- The Aspens is a “complete” neighborhood – and in this case “complete” means finished. Basically, it is a stable area
- Keep the Teton County Housing Authority’s 5-acre parcel zoned single-family
- Keep the area west of the Aspens/Pines zoned rural Ideas on growth management:
- Do not build a 4-lane highway where 390 is right now
- No more commercial development
- Require large employment centers, like the Village, to provide adequate housing and thereby reduce traffic generation

Additional Thoughts:

- Predictability is very important, and we should move away from making exceptions on land use decisions. This Comp Plan is a moving target still, and not predictable

- Don’t ask us to make decisions in a vacuum. We need to bear in mind the context and the surrounding areas, such as Teton Village

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- New voices are needed in this conversation

Three primary points

1. Maintain the single-family nature of the neighborhood
2. Maintain larger lot sizes
3. Do not allow the PUD tool to be used

Wilson/County Valley - October 26, 2011

- If we want to achieve a society-wide shift to less single-occupancy vehicle dependence, we will need increased density
- Population based on sustainable community and sustainable economy
- Don't even allow people to consider building in 'rural' 35-acre ranchettes
 - o We all know it will grow, and we all don't want sprawl, this requires density
 - o Town, East Jackson, Wilson, Melody Ranch infill
- ☑ Infill existing areas within their boundaries, do no sprawl outward
 - We can't say we don't allow people here
 - Gregory Lane is an appropriate area for more density or redevelopment
 - Do we need more housing? (There are a lot of vacancies)
 - Affordable housing exactions should be more progressive
 - Redevelopment vs. keeping 'low class' affordable rentals & housing
 - Housing authority to buy existing housing stock rather than develop new housing stock
 - Development restrictions may alter prices because they exclude certain types of development – this can force new development in certain directions and may have contributed to the current housing stock available.

10/31/2011 Goldfarb, Joan
Interested Public

I am currently not in JH so cannot attend the meetings. But I feel the Aspens is fully built out and wildlife is very prominent in our area. The roads cannot hold and maintain integrity if we continue to increase traffic on a two lane road. In addition the property on Kennel Lane owned by the Housing Authority should be build with affordable housing but hopefully not the density they have south on the Village Road.

11/23/2011	O'Donoghue, Tim Chamber of Commerce	<p>First of all, many thanks for the hours and patience as well as diligence you have demonstrated throughout the Character District workshops. I have received positive comments on how that format worked better than the formats employed the previous three years for gaining public participation and input.</p> <p>The following are the comments submitted by the Chamber concerning the Character Districts. While I believe you may have captured a good number of these from my individual Board members during the workshops, there may be a few that are new or presented differently that could be good input your revising of the Character District descriptions:</p> <ul style="list-style-type: none"> -Maintain/preserve open space in Teton County wherever possible while protecting property rights of land owners and developing tools for transferring development density to the Town of Jackson -Integrate land use planning with transportation planning -Support initiatives or incentives that will help facilitate filling existing commercial space, responsible new development particularly where there is not already existing commercial space that could be utilized, and expanded commercial zoning to create thoroughfares connecting commercial sectors. -Maintain current 1994 Comp Plan total non-residential, commercial square footage level -Conduct research and analysis on enhanced pedestrian areas on or around the Town Square -Maintain Town Square integrity, including current zoning, building height limits, and building requirements/codes on the Town Square -Conduct research and analysis on building heights accommodating a third floor in the commercial zones other than the Town Square -Emphasize incentives rather than regulations to mature current commercial zones -Encourage complete neighborhoods and streets wherever possible -Locate parking behind commercial buildings wherever possible to strengthen accessibility and pedestrian friendliness -Decisions concerning zoning, building height, architecture, and landscaping for entrances to gateway communities should take into account best practices in the industry in order to create a welcoming sense of arrival to Jackson consistent with community character -Split Highway 89 Character District into two zones/districts to accommodate (1) commercial/light industrial development and (2) wildlife -Create an economically sustainable base village (Teton Village). -Integrate land use planning among the Aspens and Pines -The Wilson Character District should take into account the results of the Wilson Charettes -Avoid the use of the term "Midtown" since very few people understand where that is. Use the term "West Jackson" instead to cover the areas referred to as "Midtown." Do not refer to Cottonwood Park as "West Jackson" since it is located in Teton County. Refer to it as "Cottonwood Park." <p>Thanks for taking the time to review these comments and seeing where they may strengthen the Character District information.</p>
12/6/2011	Whetzel, Josh Interested Public	I do not think you have the wildlife corridors plotted correctly. You show them in Green running sort of North East to South to South West through the Aspens/Pines district. My place is in the Berry Patch and from what I have observed and seeing other areas directly North of the district, wildlife moves more East West through the area. I pointed this out to a planner this fall during an open house at the Art Center.
12/7/2011	Walker, Christine Interested Public	12.1 and 12.2 Like concept. 12.3 and 12.4 Like year round workforce concept
12/7/2011	Jensen, Gail Interested Public	12.1 Not a problem except concerned about wildlife. 12.2 Still have a problem with that, there is a lot of wildlife there. 12.3 Concern about fencing; good about pedestrian connection across 390 but NOT necessarily within Pines and Aspens just an expense that isn't necessary

13: Teton Village

Date	Name	Comment
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11/2/2011 Salava, Kevin
Interested Public

As the Teton Village Fire Department Chief the sustainability of well trained emergency workers at Teton Village is a concern. TVFD currently has 6 housing units that provide affordable rental housing, provided by the T.V. Fire department. TVFD has 17 1st responders of which only 1 has afforded to purchase a home in this community. To be sustainable, having affordable housing to purchase for the 1st responders is essential. It takes 1-2 years of training to get an emergency worker prepared to respond. The fire department needs oportunities for 1st responders to purchase a home so they become a lasting citizen, rather than a couple year renter and then leave. The Housing Trust offers no viable oportunities for Teton Village 1st responders. The Housing Trust has homes only if you would live in town, which does not support Teton Village emergencies. The Housing Authority has some possible plans for affordable purchasing but is challenging and probably not viable for what businesses pay full time workers at Teton Village. There seems to be a disconnect on what workers who volunteer are really making vs. what the county says the average worker makes, at least at Teton Village. I am concerned that in the years ahead Teton Village Emergency Services volunteers will find it difficult to provide the great services we have in the past becasue of the lack of volunteers being able to afford to live here and the growth of Teton Village. So my 2 concerns are the availability of affordable buying oportunities for 1st responders at Teton Village and the figures that the average worker makes in income is skued and does not accurately reflect what the workers of the community are really making. That in turn makes affordable home prices in Teton Village out of reach of the 1st responders. Teton Village continues to grow and I want TV emergency services to grow with the Village. I believe the community currently supports volunteers and wants to support emergency workers but we need to reevaluate where we are and what the future will be. Thank you for this oportunity to express my thoughts on our future.

11/23/2011 O'Donoghue, Tim
Chamber of Commerce

First of all, many thanks for the hours and patience as well as diligence you have demonstrated throughout the Character District workshops. I have received positive comments on how that format worked better than the formats employed the previous three years for gaining public participation and input.

The following are the comments submitted by the Chamber concerning the Character Districts. While I believe you may have captured a good number of these from my individual Board members during the workshops, there may be a few that are new or presented differently that could be good input your revising of the Character District descriptions:

- Maintain/preserve open space in Teton County wherever possible while protecting property rights of land owners and developing tools for transferring development density to the Town of Jackson
 - Integrate land use planning with transportation planning
 - Support initiatives or incentives that will help facilitate filling existing commercial space, responsible new development particularly where there is not already existing commercial space that could be utilized, and expanded commercial zoning to create thoroughfares connecting commercial sectors.
 - Maintain current 1994 Comp Plan total non-residential, commercial square footage level
 - Conduct research and analysis on enhanced pedestrian areas on or around the Town Square
 - Maintain Town Square integrity, including current zoning, building height limits, and building requirements/codes on the Town Square
 - Conduct research and analysis on building heights accommodating a third floor in the commercial zones other than the Town Square
 - Emphasize incentives rather than regulations to mature current commercial zones
 - Encourage complete neighborhoods and streets wherever possible
 - Locate parking behind commercial buildings wherever possible to strengthen accessibility and pedestrian friendliness
 - Decisions concerning zoning, building height, architecture, and landscaping for entrances to gateway communities should take into account best practices in the industry in order to create a welcoming sense of arrival to Jackson consistent with community character
 - Split Highway 89 Character District into two zones/districts to accommodate (1) commercial/light industrial development and (2) wildlife
 - Create an economically sustainable base village (Teton Village).
 - Integrate land use planning among the Aspens and Pines
 - The Wilson Character District should take into account the results of the Wilson Charettes
 - Avoid the use of the term "Midtown" since very few people understand where that is. Use the term "West Jackson" instead to cover the areas referred to as "Midtown." Do not refer to Cottonwood Park as "West Jackson" since it is located in Teton County. Refer to it as "Cottonwood Park."
- Thanks for taking the time to review these comments and seeing where they may strengthen the Character District information.

12/7/2011 ,
Interested Public

5.2 restore Creek - no trail, wildlife corridor
5.6 restore Creek - no trail, wildlife corridor
13.1 Drawing - remove soccer field, expand rec center

12/7/2011	Horn, Scott Interested Public	13.1 Need to be clear that there is an expansion of commercial/residential; like description but needs to be its own community to decrease driving
12/7/2011	, Interested Public	<ol style="list-style-type: none"> 1) ingress egress important 2) walkability focus - great 3) community convenience and visitor commercial should expand opportunities 4) make a more complete neighborhood, local convenience 5) transportation and walkable focus is good 6) mix use is good. Don't allow too much height.
12/7/2011	Blann, Jerry Interested Public	Character should be western, not Bavarian. Allow non-residential (non-profits) in Village Core. Future commercial buildout?

14: Alta

Date	Name	Comment
10/28/2011	Verna, Diane, and Jeff J Interested Public	<p>We are Alta residents. We have lived over in Teton Valley, Idaho for 20 years.</p> <p>We do not want to see any further development on Alta North Road. This area has become too developed with increased traffic from what is was 12 years ago when we moved into our home.</p> <p>We want to see Alta retain as much of it's rural character as possible.</p> <p>We want to see the ski hill road in Alta remain rural. This is winter range for wildlife. We could use more signs for people to slow down in winter with the wildlife.</p> <p>Development in Alta should be centered around the already dense area of Targhee Town.</p> <p>The rest of the zoning should be 3 acre lots or larger and farming should predominate the area.</p>

As you may already know, the Jackson Hole Conservation Alliance facilitated seven "Alliance Neighborhood Discussions" during the last two weeks. The purpose of these discussions was to help reengage the public in the Comp Plan process, and to prepare people to participate effectively in the official Character District Discussions that are going on now.

Within the Alliance Neighborhood Discussions, the Alliance staff briefly presented on the current status of the Comp Plan process, and what the focus of this phase of public input is. We very specifically did not present the Alliance positions or analyses at these meetings, in order to avoid overly influencing participants. Nonetheless, we were pleased that participants independently prioritized many of the same issues and objectives that the Alliance is most concerned about.

We hope that our efforts will help make public comment more relevant and specific during the workshops that run until next Tuesday. We will keep our members and the participants in our neighborhood discussions informed as to how their input is incorporated into the plan after this phase is completed.

For your interest, I am attaching the full notes from all of the Alliance Neighborhood Discussions. This document includes the key ideas brought up by residents. When we sent this document out today, we also included the key recommendations of the Alliance as an organization, since we did not address those during the discussions. I hope that this document provides you some insight into the work we're doing to support community involvement in the Comp Plan process, and I think you'll enjoy seeing some of the ideas that were brought up in each neighborhood.

I look forward to seeing all of you at the workshops over the next few days. Summary of Alliance Neighborhood Discussions in Teton County
In October, the Conservation Alliance facilitated 7 neighborhood discussions in the Town and County to discuss the Comprehensive Plan and the character district maps. We asked people discuss their goals for the future of their neighborhood, and the future of Teton County. Several key themes arose from those meetings, and are outlined below.

The Town and County are holding meetings until November 1st to solicit public comment and input regarding the future of our community. Please go to the meeting nearest your home or to the hub location (details below) and make your voice heard. At the meeting, be sure to verify that the facilitator in your group discussion is recording each of your ideas in writing so that it is included in the public record. Follow-up emails and letters to the planning staff and elected officials are a great way to make sure that your opinions are heard.

Key Recommendations of the Jackson Hole Conservation Alliance:

The core objective of the Jackson Hole Conservation Alliance is that our new Comprehensive Plan must respect that Jackson Hole's identity, community character, quality of life, and economy all depend on sustaining our precious wildlife, landscapes and natural resources. To achieve this objective, the Conservation Alliance has several recommendations for next steps in the Comp Plan process.

1. Work must begin now to identify how we will ensure that permanent conservation is achieved in exchange for increased density in some areas. One of the primary goals of the Comp Plan policies is the shifting of development potential away from rural, ecologically valuable areas to areas of existing development that are more suitable for future growth. However, there has been virtually no progress towards identifying effective methods to achieve this shift in development. There must be assurances that this objective will be met and details as to how it will be met before the Comp Plan is adopted.
2. No net additive growth should be allowed. Before completing the Character District Maps, the county should report back with the amount of future development we could expect to see if the maps became reality, so we can gauge whether we have a plan that would enable a drastic change in the character of Teton County.
3. Wildlife migration corridors, habitat connectivity, scenic vistas and open space preservation must be clearly illustrated as priorities on the final Character District Maps.
4. An "Action Plan" must be developed to detail how and when unresolved issues in the Comp Plan will be addressed, and how the conservation objectives of the Comp Plan will be funded.

Many policies within the Comp Plan essentially say "we'll figure this out later." Before the Comp Plan is adopted, the community needs to see a concrete plan for how and when we'll resolve these issues, and how we'll fund community priorities.

Key Community Ideas:

Below are themes that we generally heard echoed by almost all participants in the Neighborhood Discussions, in all areas of Teton County.

1. Wildlife connectivity and habitat, scenic corridors and land conservation are critically important to protect and maintain our wildlife populations and community character.
2. Road development and expansion often has negative effects on the surrounding neighborhoods and should be avoided. Reduced speed limits, increased safety, rural character and the risks to wildlife should all be considered when new or expanded roads are being proposed.
3. Additive growth is unacceptable. If development potential is shifted into or otherwise increased in already developed areas, there must be a mechanism in place to ensure permanent conservation in rural areas.
4. Limit the overall amount of growth in the valley and within each of the districts.

5. This Comp Plan needs to focus on predictability in terms of the amount, type and location of growth, and the regulations need to be stricter when awarding variances.
6. There is largely adequate commercial development in many of the out-of-town districts and no additional commercial zoning is needed.
7. Infill and redevelopment is preferable over suburban sprawl, but is only appropriate in certain areas.
8. Workforce housing is important but must be located in appropriate areas.
9. The Comp Plan needs to be more specific about how it plans to accomplish its goals.
10. The discussions about each of the districts should include their context within the county and relative to adjacent districts.

Official Neighborhood Workshops Schedule:

October 27

- 11 am - 2 pm Nick Wilson's, 3265 W. Village Drive
- 5 - 8 pm Jackson Senior Center, 830 E. Hansen Avenue
- 6 - 8 pm Alta Library, 50 Alta School Road

October 28

- 7 - 10 am Bar BC Ranch House, 4745 N. Spring Gulch Road
- 5 - 8 pm Café Boheme, 1110 Maple Way

October 29

- 10 am - 1 pm Rafter J Childcare Center, 3105 W. Big Trail Drive
- 2 - 5 pm Old Wilson Schoolhouse, 5655 W. Main Street

October 31

- 3 - 6 pm Teton Pines Clubhouse, 3450 Clubhouse Drive

November 1

- 12 - 2 pm Snow King Grand Ballroom, 400 E. Snow King Avenue

"Hub" hours

9am-4pm, Oct. 27, 28, 29, 31, Nov. 1 at the 4H Building (south Miller Park)

Appendix A: Neighborhood Discussion Summaries

Below are the detailed notes generated in each of the Alliance Neighborhood Discussions. The points presented here do not necessarily represent a consensus among participants, but document ideas that were brought up.

South Park – October 12, 2011

Values to preserve:

- Scenic vistas and hay meadows
- Wildlife habitat and connectivity for small and large animals (Nature Mapping (citizen scientists) should be better incorporated into wildlife assessments throughout the County and in South Park)

o Connectivity both north to south and east to west

- Flat Creek as a riparian corridor (particularly valuable for birds)
- Importance of agricultural lands and vistas - especially Flat Creek to Hwy 89
- Do not widen South Park Loop Road

o Any development as a result of obtaining permanent conservation easements should be set back from South Park Loop and High School roads to provide a visual buffer.

Ideas on growth management:

- The Plan should help facilitate the five large landowners to preserve land and develop clustered developments that are well planned out.

Landowners should also be able to get value for their land.

- As a landowner it is frustrating to have your land use decisions dictated by elected officials
- Do not transfer in any new density to South Park from outside of South Park
- Do not grant any additional density within South Park without associated permanent conservation
- No more growth is appropriate for South Park
- Maintain current rural zoning and prioritize permanent conversation
- Do not identify any additional large developable sites in South Park
- High School Road is currently accommodating more cars than it was designed to, and this must be taken into consideration if any new development is considered for South Park

- Future growth in South Park should be concentrated where it already exists
- Do not mix residential and business uses in South Park – people appreciate being able to leave town behind to come home.
- Use a limited number of new sewer hookups every year as a way to limit growth
- Put apartments and multi-family units instead of single-family units in the suburban zone in the north-west corner of South Park; single-family homes already exist elsewhere
- Downzoning South Park is a possibility

Additional opportunities for transition:

- Finish the bike path from Rancho Alegre to Melody Ranch
- Get rid of the two gravel pits
- This is a rural area, not a complete neighborhood
- Build a wildlife underpass under Highway 89

The Aspens – October 17, 2011

Values to preserve:

- Wildlife is the character of this area, and it is why we live here
- Protecting wildlife habitat, habitat connectivity, migration corridors and pockets of space for them to rest is very important
- The Aspens is a “complete” neighborhood – and in this case “complete” means finished. Basically, it is a stable area
- Keep the Teton County Housing Authority’s 5-acre parcel zoned single-family
- Keep the area west of the Aspens/Pines zoned rural Ideas on growth management:
- Do not build a 4-lane highway where 390 is right now
- No more commercial development
- Require large employment centers, like the Village, to provide adequate housing and thereby reduce traffic generation

Additional Thoughts:

- Predictability is very important, and we should move away from making exceptions on land use decisions. This Comp Plan is a moving target still, and not predictable
- Don’t ask us to make decisions in a vacuum. We need to bear in mind the context and the surrounding areas, such as Teton Village Indian Springs/Cottonwood – October 18, 2011

Roads/Transportation Issues:

- The proposed Tribal Trails connector road should not be built because:
 1. It will degrade scenic views
 2. It will reduce nearby property values
 3. It will bring unnecessary traffic into the area
 4. It is unsafe to add more cars where there are so many schools and kids
 5. It will bisect important wildlife habitat
 6. Added infrastructure would not preserve the character of the area
 7. It will encourage people to get into their cars rather than biking or walking, particularly the traffic to and from the schools
 8. It will inevitably be used as a regional cutoff road and not only by local traffic
 9. It is simply moving the burden of increased traffic from the “Y” intersection to the tribal trails area – a connector cannot be built to save the “Y”.
- There are many solutions to that intersection that warrant further exploration
- 10. It would not help to further the Comp Plan’s goals of wildlife and character preservation
- 11. It will be expensive for taxpayers
- South Park Loop Road north from High School Road could be improved by reducing speeds and making the pathway crossings safer. There are a lot of homes and families directly on the road.
- The character of South Park Road should be protected, particularly the cottonwoods, which would be threatened if the road were to expand. We should also be conscious to plant new cottonwood trees to replace the old ones.
- Speed limits on highway 22 should be 45 mph year round.
- We need better signage on the highways to alert motorists of wildlife activity in the area.
- Wildlife crossings should be a priority.
- High School road should be preserved for its aesthetic, scenic, academic, neighborhood, and rural appeal. It is not a highway. A bike path should be added on the south side of the road to make travel to and from school safer. Traffic calming methods such as trees planted on a median to create a boulevard feel should be explored.

Wildlife/Scenic Values

- The whole greater South Park area has wildlife habitat and corridors.
- The haystacks across from Smiths create a cool view.

Character

- The school area as it exists today is a great place to educate our community's children, with all of the open space, the wildlife and the views of the mountains.
- We should preserve the rural, neighborhood feel of the greater South Park area, which is currently perpetuated by both the physical surroundings and the layout of the neighborhoods. We should also maintain the family feel of the area, and recognize that it houses much of the workforce, which is one of the backbones of this community.
- People appreciate being able to leave Town "behind" when they go home to their neighborhood at the end of the day
- Northern South Park is an extension of Cottonwood: when planning the future of both of these areas we should consider the context and the valley as a whole, not individual neighborhoods in isolation.
- If development happens in northern South Park, there should be a buffer zone planned for the northern most portion along High School Road to South Park Loop Road to help maintain the rural feel of the area, and it should be community oriented open space.

Development/Redevelopment

- Gregory Lane would be a great place to redevelop into workforce housing, and transition the industrial uses further south.
- The entire corridor surrounding Sunrise and the old Feed Store could be redeveloped to more closely resemble the Smiths Plaza (i.e. mixed use) and maintain a livable, Town-like feel. This is the gateway to Town from the south and should be redeveloped
- Infill in Town and revitalization of already developed areas should be prioritized over new development.
- This community should continue to provide workforce and affordable housing opportunities.

Wilson – October 19, 2011

Five Main Concerns:

- No additive growth in Wilson, limit to existing by-right
- Preservation of wildlife habitat, connectivity, and corridors by maintaining openness
 - o Wildlife and human activity work together in Wilson with the existing density – residential areas can be wildlife habitat – they are not mutually exclusive
 - o Conserve existing open space directly adjacent to Wilson (Waldron Property) and distant from Wilson (Fall Creek Road)
- No more commercial zoning – there is already 30% of available commercial vacant, Wilson does not need more.
- Preserve Wilson's character, perhaps with Wilson specific standards or codes
- Planning staff and elected officials need to check back in after the next round of public comment with residents to make sure they heard what we said.

Other comments we heard:

- Stay the way it is now
- How do we accommodate more growth and stay the same – incompatible goals
 - o How (form) to develop is important – form based code – specific design standards – need finer plan codes
- Traffic Calming measures are needed
- We need predictability
- Fencing – aesthetics, predictability, a sense of openness in Wilson and wildlife permeability
- Limit light pollution – dark skies initiative
 - o Codes not up to the whole county, smaller scale
- We have a lot of wetlands and wildlife habitat, even in downtown Wilson
 - o Tradeoff of wetlands in Wilson for wetlands in Buffalo Valley or elsewhere are not acceptable
- Nature mapping and other citizen science should be incorporated
- Include specifics in the Maps – deal with issues now, don't delay
- Community and neighborhood standards – be clear on what you want
 - o Wilson character – informal, livable, flow, human & wildlife activity, lack of density, integration of different lifestyles, wildlife corridors, openness
 - o Maintain scenic, low density on Fall Creek Road to the southern end
- We need a report back from the elected/planners to make sure they heard what we said
- Wildlife corridors, connectivity, crossings (WTI study integrated in the plan)
- One valley – what happens in Wilson affects elsewhere, what happens elsewhere affects Wilson

Alta – October 20, 2011

Key Points:

- Maintain rural atmosphere & character, scenic nature
- Preserve wildlife corridors & open space, while balancing private property rights
- Connect Alta to Alta with improved roads, pathways & bridges
- Large landowners might change, need clustering, zoning, TDR's to plan for this
- o Protect open space by clustering development
- Split on the issue of needing commercial, retail space
- o Might be nice to have home based offices or some commercial so residents can conduct business in Wyoming, not Idaho
- o Office complexes should not interfere or conflict with existing character
- Protect the water supply
- o At what point does development impact water?
- o Planned future population limited by viable water supply
- o Residents do not want a municipal water supply
- Stable areas include around the church, school, existing subdivisions
- Alta is stable just as it is right now, allow as little development as possible
- Nothing should ever change, period.
- Transitional areas include south of Teton Creek, north of Golf Course, East of State Line (across the street in Idaho is planned for denser development). East of State Line might be appropriate for light industrial
- Any industrial/office/retail needs specific design guidelines
- Question: if BLM or other public lands are sold within the character district, what zoning/rules would then apply?
- Maintain Teton Creek and South Leigh Creek as areas to preserve for wildlife
- Finish park in Targhee Town
- Pathways to connect with Forest Service trails
- Preserve views through conservation easements (Wilson property)
- Incentivize Wilson property to maintain agricultural uses
- Preserve farm land on Alta North Road and North State Line Road
- Commercial would have to be 'handpicked' in order to align with the community's desires and needs for what the business is and what it looks like
- Teton Teepee area is a transitional area
- Predictability of what 'it' will look like and how 'it' fits into Alta

o Alta specific building standards

East Jackson/Town Periphery – October 25, 2011

Future growth and development

- No commercial development, including resorts, in the Town Periphery district and down Cache Creek Drive, as it would just draw people there. It is not a complete neighborhood. Also it would not be viable.
- No high-density development in the Town Periphery district
- Transition mobile home parks to single family zoning
- The Planned Unit Development (PUD) too is the largest threat to this district as it offers higher densities
- Tighten the regulations so that there are not so many variances granted; ensure that variances are granted in accordance with state law (stipulates that there must be a hardship to receive a variance)

Character

- East Jackson is already overdeveloped
- Current SR-1 zoning and FLUP descriptions were appropriate, including allusions to landscaping predominating over buildings and a peaceful, quiet, tranquil, wildlife permeable neighborhood with larger lot sizes.
- Leave the area alone: it is fine as it is. It is a stable, rural area.
- Plow the snow promptly, including the sidewalks transportation
- The roadways are already overloaded and cannot take more cars, so no more development is appropriate
- Redevelopment of Redmond Street was a bad idea. However, the sidewalks on Redmond do make the road safer for bikers and pedestrians.
- Explore reducing the speed limits to 20mph
- Lack of parking is a big problem, particularly with the added density that the PUD tool affords; increase the parking requirements

- Building sidewalks takes away parking spots and eliminates safe places for people to walk in the winter because they are not plowed and reduce the width of the road; don't build any more sidewalks
- Don't expand Cache Creek Drive or make it a complete street – this would only make it more of a safety hazard for bikers and pedestrians. Maintain or increase on-street parking. Add speed bumps or mirrors to increase safety. Encourage the use of nearby trails instead of the road.

General comments

- Increase predictability and accountability in the process as a whole
- Question the goal of housing 65% of our workforce locally
- New voices are needed in this conversation

Three primary points

1. Maintain the single-family nature of the neighborhood
2. Maintain larger lot sizes
3. Do not allow the PUD tool to be used

Wilson/County Valley - October 26, 2011

- If we want to achieve a society-wide shift to less single-occupancy vehicle dependence, we will need increased density
- Population based on sustainable community and sustainable economy
- Don't even allow people to consider building in 'rural' 35-acre ranchettes
 - o We all know it will grow, and we all don't want sprawl, this requires density
 - o Town, East Jackson, Wilson, Melody Ranch infill
- ☑ Infill existing areas within their boundaries, do no sprawl outward
 - We can't say we don't allow people here
 - Gregory Lane is an appropriate area for more density or redevelopment
 - Do we need more housing? (There are a lot of vacancies)
 - Affordable housing exactions should be more progressive
 - Redevelopment vs. keeping 'low class' affordable rentals & housing
 - Housing authority to buy existing housing stock rather than develop new housing stock
 - Development restrictions may alter prices because they exclude certain types of development – this can force new development in certain directions and may have contributed to the current housing stock available.

11/1/2011 Siverd, Nancy, John
Interested Public

Hello....I am a resident of Alta and participated in the comp plan gathering at the Alta Library last week. I was at Shawn's table. When I spoke with her by phone with some followup comments and questions, she suggested that I send you an e-mail, in order to have my additional comments in writing. Further, I got some clarifications from her that were helpful in my better understanding of the comp plan, subsequent processes, and things that are already "on the books."
My further comments are:

- We stressed in our group the importance of maintaining the rural character of Alta and minimizing population growth. I urge that incentives of various kinds be considered, so that the farmers can keep their land in agricultural use. There are many mechanisms for doing this and I hope that the comp plan and subsequent codes will employ these (eg, conservation easements with PRDs allowed; transfer/sale of development rights; issuance of conservation bonds).
- It is important to me, my husband, and many of us that wildlife corridors in Alta be protected, while we have the chance to do so. Teton County Idaho is an example of how wrong things can go, if there is not an adequate comp plan and not adequate zoning/planning tools. We need to prevent this in Teton County Wyoming, especially in a rural area such as Alta that has a specific character of its own. Therefore, I urge the careful consideration of significant set-back requirements on all of the creeks in Alta. They should be protected, where they can be for the future. I believe that this can and should be done without much, if any, disruption of individual land owner rights.
- View corridors should also be protected.
- In our group, there was a suggestion that any commercial, light industrial, or office zoning in Alta have architectural review of proposed buildings. The person suggesting this recommended that the Alta Advisory Committee be charged with this responsibility. For consideration are the following concerns. Do the current codes provide enough "oversight" to assure that new buildings of this sort in Alta will fit in appropriately? If architectural review is desirable, what is the best mechanism for this? Is such a mechanism possible? I don't think that the Alta Advisory Committee is the appropriate oversight for this, for quite a few reasons. However, there may be a more appropriate way to take these things into consideration. And, maybe the current or future building codes are enough. I don't know.
- It is difficult/impossible to get the same information or "story" about why State Line Road does not any longer or yet connect the south and north ends of Alta. Accurate clarification of the State Line Road connectivity issue and its feasibility or lack of feasibility would be much appreciated by Alta residents. We have all heard numerous iterations of the history, current situation, efforts that have failed, and so forth. We would appreciate clarification as to what may or may not be possible and why. Alta is isolated from Teton County, as it is. It would be beneficial for many reasons to have the south and north parts of Alta connected.

Please feel free to contact me by e-mail or phone. Thank you for your time.

11/8/2011 ,
Interested Public

We would like to reiterate our past comments on the proposed Comp. Plans for the Alta Community.

We look to Planning and Zoning for future reliable predictability, and are counting on County officials to come through for us with votes on policies that stand firm.

Our priorities are preserving scenic corridors, wildlife corridors, quiet neighborhoods and open space (especially the historical agricultural space). In conversations with our neighbors, we believe that these priorities represent the majority of ideas circulating in Alta.

Allowing for business zoning in Alta is promoted by some as a good idea "because business atmosphere for growth is much more favorable on this side of the State Line". As true as that may be, if we look to the future, that is precisely why zoning for business is a bad idea. A bustling business community in Alta is not appropriate. People bought property here for the ideals listed above (scenery, wildlife, and quiet rural atmosphere), not for more convenient access to stores and businesses (which are a mere 5 miles down the road now).

We also want to voice our support for the inclusion and use of P and Z tools which would allow for the shifting of development density away from rural areas like Alta. Policies which would allow for compensation to our historic agricultural producers for not selling out to developers makes good sense and preserves the open spaces for both wildlife and people.

12/6/2011 Koster, Ken
Interested Public

Received notice in mail today (12/6) which certainly does not allow for planning to attended your 12/7 workshop.
Please recall one of the primary topics discussed at the Alta meeting. Completion of State Line Road from 5000 North to 6000 North.

15: County Periphery

Date	Name	Comment
12/7/2011	Washut, Harry Interested Public	15.3 Why has Buffalo Valley/Moran community been left out as its own district? Like Alta, it is its own unique community and should have a say in its own future. The local blend of resort, local commercial and dude ranches should be able to upgrade and offer the latest needs of the tourists winter and summer which helps preserve the local community. The existing commercial development associated with the resorts in the area should be given resort (small) designation with lodging overlay which would allow rebuilding of existing commercial to meet the current needs of the traveling public, helping out the foundations of our community.

12/14/2011 Cote, Paul
Interested Public

My concerns revolve around the lack of specific response to the concerns of the citizens of Moran as expressed at those earlier meetings.

As I recall, the primary concern of the citizens was to maintain the viability of the community here in face of the changing demographics. Mainly, that we are losing our middle class families and being populated with older part time residents without children in this community, nor the same level of involvement in community affairs.

Maintaining the viability of the community should be a specific goal for the Moran/Buffalo Valley area, but nowhere do I see that mentioned.

An essential part of this goal would have to include affordable housing in the Moran area, since working class families with children are priced out of the housing market, even now, when prices are reduced. Where is the affordable housing plan for Moran?

Having families with children is essential to the community since a certain school age population is required to keep the Moran Elementary School open. The MES provides a cultural core for the community, and also makes it viable for our largest employers (Grand Teton Lodge Company, Park Service, Forest Service, and Signal Mtn Lodge) to attract and retain employees. Representatives from both GTLC and NPS spoke directly to this issue at the last meeting.

The other part of the families with children issue is that that demographic also provides the most volunteers for the Moran Fire Station, another important institution hovering on the edge of extinction. There are currently only about 10 members, barely enough to keep it going.

I would like to see a plan by the County to identify and purchase properties to be used for affordable housing with some requirement that residents of such be involved with the MES and/or MFS. There are also partnering possibilities with the GTNP in the Moran area itself. This might include the Park providing the land and utilities for housing, and the County, using affordable housing funds, to build the structures. Of course, such units would be rentals, but even so, the goals of bringing in families and populating the school and fire department would be addressed.

The other glaring problem of Moran is the lack of commercial zoning to provide basic services to both residents and visitors on a year-round basis. The only such existing area is the Grand Teton Park RV Campground. This property makes the most sense for this type of activity since it is more centrally located than other possible sites, and it is already a developed site. Oddly, it is partly zoned BC and partly rural, in a fashion inexplicable to me.

I feel the zoning issue on that property should be clarified with the intent to encourage such uses. As an alternative, the County should identify what other areas of Moran it feels would be suitable, if not this one.

The preservation/conservation goals, while having some merit, seem out of place to me since Moran is already 99.9% park, forest, and open space in conservation easements. How much more do you want? Can you point out any significant parcel that is wildlife impermeable? With the existing SRO and NRO overlays (which I presume are not going away), this goal has already been met, and should not override the goal of maintaining the viability of the community.

Really, though, I don't see some small expansion of commercial activity and 6 to 8 units of affordable housing as being threats to the conservation and preservation goals. If properly done they will coexist quite well.

So, to recap, this is my best recollection of the bulk of the discussion at that meeting, yet I see almost none of it reflected in the plan. If we were to have another meeting, it would be to find the black hole into which our input disappeared, and to reiterate our resolve to get the County to respond to our needs as we, the residents, have expressed them.

I am cc'ing this to other folks who, as I recall, were at the public hearing referenced by Alex, so they might comment on line, since it appears we will not have the opportunity to do so in person. To those of you receiving this via cc, please feel free to add your comments or forward this note along to others who may be interested.

12/16/2011 Neville, David
Interested Public

I was at this meeting and do agree with Paul [Cote] that this was the discussion and general consensus of the community in Moran.

Please know that this is a voice embracing Paul's concerns for our community.