



# Jackson/Teton County Plan Update



**On-Line Meeting Questions**  
February 2008

## Welcome!

Give us your opinion by answering the following sets of questions:

- Demographics (who you are)
- Values, Vision and Guiding Principles
- Scenarios, Patterns, and Trade-offs
- Policy Directions and Implementation Tools

### For More Information, Read our Background Work Products

Available on the website:  
[www.jacksontetonplan.com](http://www.jacksontetonplan.com):

- Defining Issues and Concepts
- Existing Plans and Policy Summary
- 1994 Plan Analysis
- Existing Conditions Snapshot (revised Jan '08)
- Vision and Guiding Principles (revised Jan '08)
- Inventory maps
- Prior Meeting Agendas and Summaries

### This on-line meeting is one of many ways to give feedback...

Other methods to weigh in on the Plan include:

- Send written comments
- Website blog
- Email
- Community survey (February)

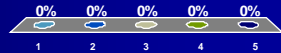
## Part 1: Demographic Questions

1. Email required
2. Personal information is optional.

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## 3. What is your age? *(select one)*

1. Under 18 years
2. 18-29 years
3. 30-44 years
4. 45-64 years
5. 65 years and older



## 4. What is your gender? *(select one)*

1. Female
2. Male

## 5. What is your connection to the area? *(select one)*

1. Full-Time Resident
2. Part-Time Resident
3. Work but don't live in Teton County
4. Visitor

## 6. Where do you live (full or part-time)? *(select one)*

1. Buffalo Valley or Kelly
2. Town of Jackson
3. Wilson
4. Alta
5. Teton Village
6. South Park Area
7. Hoback Junction Area
8. Other part of Teton County
9. Teton County, Idaho
10. Outside Teton County

## 7. How many years have you lived in the area? *(select one)*

1. Less than 1 year
2. 1-2 years
3. 3-5 years
4. 6-10 years
5. 11- 20 years
6. Over 20 years

## 7. What is your field of work or affiliation? *(select one)*

1. Local, state or federal government
2. Non-Profit
3. Education or healthcare
4. Land development or construction
5. Agriculture/ranching
6. Service industry (retail, recreation, tourism)
7. Mining / energy sector
8. At-home caregiver
9. Retired
10. Other

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## 8. Do you own or rent your home?

1. Own
2. Rent

## Part 2: Values and Vision

The following questions ask about trade-offs and values, starting with the plan's draft Vision and themes. Note that when questions refer to workforce/affordable housing, this includes deed restricted housing, both rental and ownership units.

## Our Draft Community Vision

Jackson and Teton County will have a land use pattern that preserves and balances our region's natural environment, livability, and sense of community. By directing development to well-defined contiguous areas, growth can be organized in more efficient land use patterns; open lands and natural resources can be better protected; and public services and facilities can be delivered more effectively. With a finite supply of land, our community shall provide for the region's growth in a long-term, sustainable manner that balances growth, conservation, and community well-being.

## Vision Themes

The vision is supported by six themes. To review them in their entirety, see the "Vision and Guiding Principles" document on the website.



## Six Key Themes are:

1. Provide Stewardship of Wildlife Habitat and other Environmentally Sensitive Areas
2. Meet Community's Diverse Housing Needs
3. Develop a Comprehensive, Integrated Transportation System
4. Manage Growth Responsibly
5. Maintain Jackson as "Heart of the Region"
6. Provide for a Diverse and Balanced Community

## 1. How Well Do the Vision and Themes Capture Your Values?

(select one)

1. Very Well
2. Somewhat
3. Neutral
4. Not Quite
5. Not Very Well
6. Don't know / no opinion

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**2-4. Based on the Vision and its themes, priorities for Teton County and Jackson:**  
*(enter top 3 in order of priority)*

1. Stewardship of Wildlife Habitat & Sensitive Areas
2. Diverse Housing Needs
3. Transportation System
4. Managed Growth
5. Jackson as "Heart"
6. Diverse, Balanced Community

**5. Which goal do you think is a higher priority for Jackson and Teton County?** *(select one)*

1. Preserve more open space
2. Build more deed restricted workforce/affordable housing
3. Equally important
4. Don't know / no opinion

**6. Which goal do you think is a higher priority for Jackson and Teton County?** *(select one)*

1. Preserve more wildlife habitat and wildlife migration corridors
2. Build more deed restricted workforce/affordable housing
3. Equally important
4. Don't know / no opinion

**7. Which goal do you think is a higher priority for Jackson and Teton County?** *(select one)*

1. Limit overall growth in the valley
2. Build more deed restricted workforce/affordable housing
3. Equally important
4. Don't know / no opinion

**8. Which goal do you think is a higher priority for Jackson and Teton County?** *(select one)*

1. Add traffic capacity by widening roads
2. Preserve wildlife migration corridors
3. Equally important
4. Don't know / no opinion

**9. Which goal do you think is a higher priority for Jackson and Teton County?** *(select one)*

1. Increase transit services
2. Build new roads
3. Equally important
4. Don't know / no opinion

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## 10. Which goal do you think is a higher priority for Jackson and Teton County? *(select one)*

1. Expand deed restricted workforce/affordable housing & community services in outlying population centers
2. Centralize workforce housing and services in Jackson
3. Equally important
4. Don't know / no opinion

## 11. Which goal do you think is a higher priority for Jackson and Teton County? *(select one)*

1. Put a cap on resort developments (allow only currently approved resorts)
2. Allow for additional resort developments
3. Don't know / no opinion

## 12. With which of the following statements about deed restricted workforce/ affordable housing do you most strongly agree? *(select one)*

1. Provide it in the Valley for all workers
2. Provide it in the Valley primarily for emergency service and other essential workers
3. No more deed restricted workforce/affordable housing in the Valley
4. Don't know / no opinion

## 13. With which of the following statements about Town development do you most strongly agree? *(select one)*

1. Maintain current building heights in town today
2. Allow careful redevelopment of mixed-use outside of the town square with up to 3 story buildings
3. Same as #2, with up to 4 story buildings

## 14. More development and population in the Town of Jackson is OK if this means less development in the county. *(select one)*

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

## 15. More development and population in the Town of Jackson is OK if this means preserving agricultural and natural resource areas in the county. *(select one)*

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

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**16. Expansion of town-level density into South Park to promote more affordable/ workforce housing is OK.**  
*(select one)*

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

**17. Expansion of town-level density into South Park to provide for more housing is OK if an equal amount of land somewhere else in the County is preserved from development.**  
*(select one)*

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

**18. Limit growth and development in the county overall, even if it reduces the ability to provide deed restricted workforce/ affordable housing in the Valley.** *(select one)*

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

**19. Keep current home and lot sizes stable in existing single-family neighborhoods in Jackson to preserve neighborhood character.** *(select one)*

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

## Conservation Strategies

The Scenarios packet suggests several conservation strategies, including the following, that could be used to preserve natural resources.

Strategies are not meant to be mutually exclusive.

- Transfer of development
- Acquisition of conservation properties or Purchase of Development Rights (PDRs)
- Stronger Environmental Protection Standards
- Zoning Changes to Reduce Density



**1. Consider relocation of development to identified growth areas to accomplish objectives such as agricultural and wildlife habitat protection.** *(select one)*

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

# Jackson/Teton County Plan Update

**2. Establish a funding source (i.e., a bond, fees, sales or property tax) to acquire open space or conservation areas for critical habitat. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

**3. Implement stronger standards to protect natural resource areas as part of new developments. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

**4. Make zoning changes to eliminate all density bonus options (i.e., PUDs, ARUs) to protect natural resources and rural character. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

**5. Would you be willing to pay more in taxes to conserve open space and natural areas? (select one)**

1. Yes
2. No

**6. How much would you be willing to pay in taxes to conserve open space and natural areas? (select one)**

- Nothing
- \$100/year
- \$250/year
- \$500/year
- More than \$500/year

## Deed Restricted Workforce/Affordable Housing Strategies

The Scenarios packet does not provide detailed information about housing. The Comprehensive Plan will continue to explore this topic. At this stage, we are primarily interested in your general willingness to support deed restricted workforce/affordable housing programs.

- Require deed restricted workforce/affordable housing
- Use incentives to provide deed restricted workforce/affordable housing



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**7. The town and county should require a higher amount of workforce housing to be built as part of new developments. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

**8. The town and county should continue to use incentives (e.g., bonus densities for more housing, etc.), rather than requirements, to encourage more workforce housing in new development. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

**9. Would you be willing to pay more in taxes to provide deed restricted workforce/affordable housing in the Valley? (select one)**

1. Yes
2. No

**10. How much would you be willing to pay in taxes for deed restricted workforce/affordable housing? (select one)**

- Nothing
- \$100/year
- \$250/year
- \$500/year
- More than \$500/year

**11. The county's total buildout should be increased (e.g., allow more development overall) as an affordable housing strategy. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

## **Growth Management Strategies**

The Scenarios packet suggests strategies to limit overall growth, including the following:

- Reduce overall potential development in county (e.g., reduce the buildout potential)
- Growth rate limitations

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**12. To protect natural resources and rural character, the county should reduce potential development in remote unplatted areas to 1 unit/35 acres. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

**13. Set a restriction on the amount of annual growth allowed (e.g., 1 or 2% increase per year). (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

## Transportation Strategies

The next stage of the planning effort will focus more on transportation modeling and solutions. At this stage, we are determining general support for different transportation modes to relieve congestion, including:

- Road widening
- Mode share
- Transportation choices



**14. Focus our efforts on constructing roads to relieve congestion. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

**15. Would you be willing to pay more in taxes to expand road capacity in the town and Valley? (select one)**

1. Yes
2. No

**16. How much would you be willing to pay in taxes to expand road capacity in the town and Valley? (select one)**

- Nothing
- \$100/year
- \$250/year
- \$500/year
- More than \$500/year

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**17. Construct carpool-bus lanes to relieve congestion. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

**18. We should expand bus service to relieve congestion. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

**19. Would you be willing to pay more in taxes to expand bus transit service in the town and Valley? (select one)**

1. Yes
2. No

**20. How much would you be willing to pay in taxes to expand bus transit service in the town and Valley? (select one)**

- Nothing
- \$100/year
- \$250/year
- \$500/year
- More than \$500/year

**21. We should construct pathways to provide choices. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

**22. Would you be willing to pay more in taxes to expand pathways the Valley? (select one)**

1. Yes
2. No

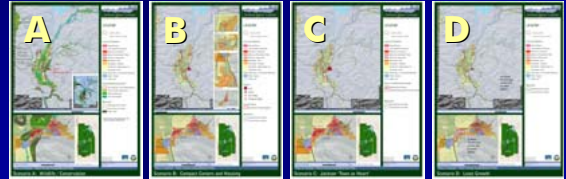
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**23. How much would you be willing to pay in taxes for pathways? (select one)**

- Nothing
- \$100/year
- \$250/year
- \$500/year
- More than \$500/year

## Part 4: Scenarios, Patterns, and Trade-offs

For more information prior to answering the following questions, refer to the "Jackson/Teton County Scenarios" document on the website.



## Purpose of the Scenarios

- Evaluate development and conservation patterns through alternative futures, each with a different focus
- Menu of choices, not idealized future
- Help you prioritize values
- Lead to preferred plan

## How to Approach the Scenarios

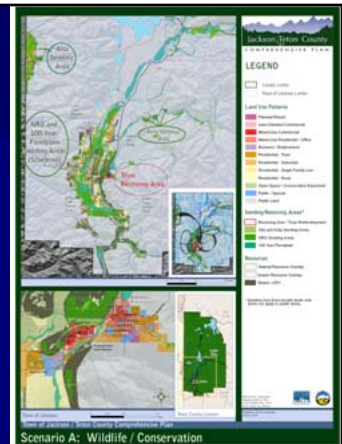
- They represent concepts and ideas, not ideals
- Not meant to be mutually exclusive
- Don't get hung up on the details – answer the questions to the best of your abilities, based on your own personal values.....

## Four Scenarios:

- A. Wildlife/Conservation Focus
- B. Compact Centers and Housing Focus
- C. Jackson "Town as Heart" Focus
- D. Least Growth Focus

## Scenario A

Primary Focus:  
Maximize wildlife habitat and resource protection above all other values



# Jackson/Teton County Plan Update

## Scenario A Key Features

- Limit growth in resource areas.
- Transfer density into town from resource and agricultural lands.
- Stronger resource protection standards.
- Elimination of bonus options.



## Scenario A Patterns and What it Means

- Reduced growth in the county.
- Town to become recipient of transferred density from resource areas.
- Largest shift in population from county to town of all scenarios.



## Questions about Scenario A – Wildlife/Conservation Focus



**1. Designate agricultural lands in Alta as areas from which density can be transferred to the Town of Jackson. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario A

**2. Designate sensitive resource areas ( such as habitat, floodplains, steep slopes) as areas with greatly reduced development potential from which density can be transferred to the Town of Jackson. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario A

**3. Allow an increase in development in the Jackson downtown (outside town square) as a tradeoff for conserving resources in designated areas. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario A

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**4. Limit development in county rural and resource areas while increasing development potential in the Town of Jackson as a trade-off. (select one)**

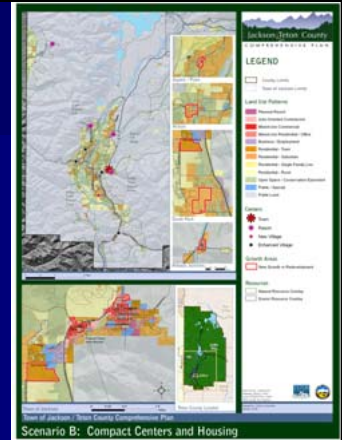
1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario A

## Scenario B

Primary Focus: Emphasis on locally-based "centers" around the county and in town:

- Wilson
- South Park
- Other smaller nodes



## Scenario B Key Features

- Focus on deed restricted workforce housing and community services.
- Creating centers as "places" that foster community (schools, shopping, civic uses).
- New centers in town outside of core area ("Y", West Broadway, Snow King).
- May be closest scenario to 1994 plan policies.



## Scenario B Patterns and What it Means

- Emphasis on workforce housing in centers.
- Some expansion to the south (South Park).
- Some additional growth in county centers and new centers in Town of Jackson.
- Highest amount of residential growth in the county and overall.



## Questions about Scenario B – Centers/Housing Focus



**5. Allow additional residential development within 1/2 mile of the Aspens/Teton Pines commercial area. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario B

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**6. Allow additional residential development near the Wilson core area. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario B

**7. Allow some town-level residential density in South Park (within 1/2 mile south of High School Road). (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario B

**8. Allow some town-level residential density in South Park near South Park Loop Road (south of Rafter J). (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario B

**9. Allow additional residential and mixed-use development near the Hoback Junction. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario B

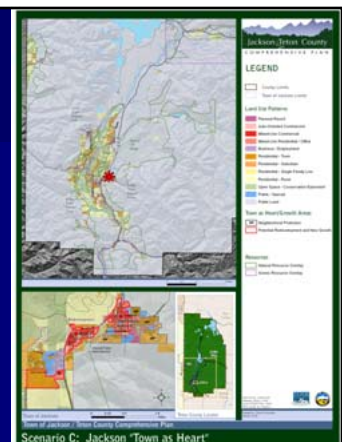
**10. Should we remove any of the growth centers on Scenario B? (select all that apply)**

1. Aspens/Pines
2. Wilson
3. South Park near High School Road
4. South Park (Loop Road)
5. Town of Jackson
6. Hoback
7. None

Scenario B

## Scenario C

Primary Focus:  
Strengthening  
the role of  
Jackson as the  
"Heart of the  
Valley."



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## Scenario C Key Features

- Focus on redevelopment and infill in town.
- Strong approach to preserving stable neighborhoods.
- Less focus on growth in county centers.
- Concentration of deed restricted workforce/affordable housing in town.



## Scenario C Patterns and What it Means

- Increase in overall redevelopment in town (outside of town square).
- More emphasis on major corridors, transit service, and walkability.
- New mixed-use center at the "Y" through redevelopment over time.



Long-term redevelopment of the "Y" = tighter street grid and smaller mixed-use buildings.

## Questions about Scenario C – Town as Heart Focus



### 11. Limit downtown redevelopment to 2 stories in the area immediately surrounding the town square. (select one)

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario C

### 12. Allow downtown redevelopment with mixed-use and housing to 3 stories along major corridors outside of town square area. (select one)

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario C

### 13. Allow downtown redevelopment with mixed-use and housing up to 4 stories along major corridors outside of town square area. (select one)

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario C

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**14. Increase the provision of deed restricted workforce/affordable housing as a priority over additional commercial or resort development. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario C

**15. Promote the long-term redevelopment of the Jackson "Y" area (improve road network, pedestrian-orientation, additional workforce housing and services). (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario C

**16. Allow town-level residential development south of High School Road. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario C

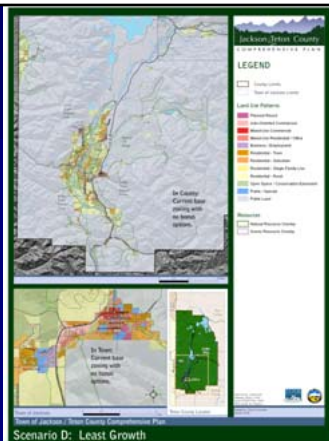
**17. Allow some commercial development south of High School Road. (select one)**

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario C

## Scenario D

Primary Focus:  
Limiting the overall amount of growth in the town and county



## Scenario D Key Features

- Overall reduction in county growth through elimination of zoning options.
- Possible purchase of development rights program to reduce development levels.
- Development in town at base zoning levels only.
- Less emphasis on deed restricted workforce/affordable housing production.



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## Scenario D Patterns and What it Means

- Least amount of new growth overall.
- Significant reduction in buildout population.
- Still considerable potential for non-residential development in county, potentially leading to highest jobs/housing imbalance.

## Questions about Scenario D – Least Growth Focus



## 18. Limit development overall in rural parts of Teton County and limit redevelopment of Jackson. (select one)

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario D

## 19. Minimize future change in downtown and residential neighborhoods. (select one)

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario D

## 20. Depend on workforce housing to be provided outside of the county in neighboring communities (such as Teton County, Idaho) as a trade-off for limiting development in Teton County and Jackson. (select one)

1. Strongly Agree
2. Agree
3. Neutral
4. Disagree
5. Strongly Disagree
6. Don't know / no opinion

Scenario D

**Thank you for completing the questionnaire!**