

Topic	Comment	Author	Date
Appendices	<p>We are concerned about the inclusion of Wilson as one of the nodes slated for expansion by the Comprehensive Plan. According to the Plan, Wilson already has mixed-use facilities that have locally oriented non-residential uses, which provide local residents with basic services. The Plan states that the intensity of any development would be higher in town where the locally oriented uses serve the entire community and limit dependence on trips into town. In terms of building form and orientation, further development would include two- and three-storey buildings located fronting the street with mixed uses that provide for morning-through-evening vibrancy and where pedestrian corridors could be utilized while accommodating automobile transport. The Plan calls for the development of mixed-type residences that include single family, duplex, triplex, and fourplex construction, along with limited retail facilities in appropriate locations. According to the Plan, the building form and orientation of such structures will be compatible with neighborhood character. We respectfully ask where tri- and fourplex housing is compatible with the character of Wilson, or where additional retail facilities would be appropriate? Even though the Plan states that single family mixed development is only appropriate to provide workforce housing, we are puzzled as to where such structures would fit in with Wilson as it has evolved over the past 150 years.</p> <p>According to the Plan's discussion of managing growth responsibly in District 11 (Wilson), the Wilson node comprises an area within ~1/4 mile of the Wilson commercial core that is deemed appropriate for town-level densities. The buildout calculations call for increasing nonresidential existing floor area from 51,000 to as much as 171,000 or greater. Buildout numbers also call for increasing residential development from 170 dwelling units to as many as 520 dwelling units, which would increase residential density from 0.94 to as much 3.08. Essentially, the Plan suggests that Wilson expand at least three-fold. How can such expansion possibly preserve the character of Wilson?</p> <p>The Comprehensive Plan states that "the priority in Wilson is the provision of housing opportunities to benefit the community." Is this meant to benefit the Wilson community or the Jackson/Teton County community? Expansion of Wilson to provide for the housing needs of the broader community would exploit the educational, commercial, sewer, emergency, recreational, and transportation services of the immediate community. While it would appear on paper that the vibrancy and sustainability of Wilson would be enhanced, a three-fold residential expansion would certainly strain existing services beyond the breaking point. Furthermore, the Plan states that "all development in Wilson should be designed to protect riparian corridors." Any expansion within ~1/4 mile of the Wilson commercial core would involve riparian habitats.</p> <p>In the 01 Introduction to the Comprehensive Plan we read about the community vision adopted in 1994 and confirmed in 2008. We agree with every one of the points made: protection of scenic vistas and wildlife habitat for generations to come; maintenance and enhancement of environmental quality; promotion of and support for a diverse social and economic population, including provisions for a resident work force; preservation of the traditions and character of the Rocky Mountain West and Wyoming; and assurance that development on private lands in Teton County was compatible with surrounding public land values and uses. We also understood that the community recognized that a new plan should map areas appropriate for certain land uses in order to give landowners, developers, neighbors, and elected officials a measure of predictability regarding land use decisions and actions, so that priorities of and relationship between community values would be addressed. We particularly appreciate that measurable indicators would be developed with any new plan that would hold everyone involved accountable for the cumulative impacts of decisions made.</p> <p>As new, but passionately involved members of the Wilson and Jackson/Teton County communities we wish to express our hope that planners, administrators, and elected officials read closely the Comprehensive Plan before adopting it as the absolute paradigm for future development in this region. The Plan is a work of art and its intricate detail is staggering. Unfortunately, it appears that a number of the Plan's expectations have not yet been met: updated mapping of wildlife habitats and migration corridors; updated zoning maps and amended base development right regulations; coordination between Jackson/Teton County planners and WYDOT; determination of congruence between stated plans and local character. Surging forward to adopt this Jackson/Teton County Comprehensive Plan without careful consideration of these and other issues significant to the residents of the varied parts of this community can only be detrimental to all concerned in the long run.</p>	Vicki L. Rosenberg	5/11/2009 23:21