



Joint Planning Commission Meeting Agenda Documentation

PREPARATION DATE: October 23, 2009

SUBMITTING DEPARTMENT: Town & County Planning

MEETING DATE: October 29, 2009

DEPARTMENT DIRECTORS: Tyler Sinclair & Jeff Daugherty

PRESENTERS: Tyler Sinclair & Jeff Daugherty

SUBJECT: Draft Comprehensive Plan Review

STATEMENT/PURPOSE

The purpose of this item to continue joint review by the Town and County Planning Commissions of the draft Comprehensive Plan dated April 3, 2009.

BACKGROUND/ALTERNATIVES

The specific topics to be addressed at this meeting are as follows:

- o Theme 2 – Manage Growth Responsibly

Public Comment on Agenda Items

Public comment received on Theme 2 since the October 22, 2009, staff report is attached. Staff has previously provided all other public comment on Theme 2; if you would like an additional copy please let us know.

Planning Commission Comments/Discussion Points

The topics of the following directives on Theme 2 from the County Planning Commission from their June 29, 2009 meeting have not yet been fully addressed. All County Planning Commission directives have been included in previous staff reports; please let staff know if you would like an additional copy.

- 12) Remove all increases in commercial development rights (from the 1994 regulations) and prohibit any and all expansion of the resort zones and the establishment of any new resorts.
- 13) Legislate predictability by removing all incentive-based development mechanisms except for those that encourage conservation easements as discussed in directive 11)a). Workforce housing will not be used to justify zoning changes other than those areas needed to address existing shortages as discussed in Directive 17.

The following are the directives from individual Town of Jackson Planning Commissioners regarding Theme 2 have not yet been addressed. All Town of Jackson Planning Commissioner directives have been included in previous staff reports; please let staff know if you would like an additional copy.

Theme 2: Manage Growth Responsibly

- P. 34. Policy 2.4.b. Good place to mention GYCC efforts.
- P. 36. Strategy 2.1. Need to reconcile zoning and conservation easements.
- P. 36. Indicators. Include acres in conservation easement.

Stakeholders Advisory Group (STAG) Recommendations

The topics of the following STAG recommendations regarding Theme 2 have not yet been fully addressed. All STAG recommendations have been included in previous staff reports; please let staff know if you would like an additional copy.

Theme 2 – Manage Growth Responsibly

- The group recommended including language about bulk and scale for nonresidential buildings to maintain community character.
- Members of the group recommended inserting an indicator about the planning process and whether the length of the application process is effective and efficient.

Staff Follow Up and Discussion Points

Please find below a list of possible Theme 2 discussion points prepared by staff based upon discussion, recommendations, and public comment to date. Discussion of land use policy for the Town has been deferred to the discussion of Theme 3 – Uphold Jackson as the “Heart of the Region”

- Should there be a tiered multiplier system for PRDs? On what basis?
 - Contiguous vs. noncontiguous
 - Natural Resource Overlay protection
 - Scenic Resource Overlay protection
 - Size of contiguous open space preserved
 - Other
- What should be the policy regarding cumulative PRD potential?
 - Reduction from current level?
 - Maintenance from current level?
 - Increase from current level?
 - No policy, let the experts figure out effective numbers?
 - Other
- Should receiving areas for noncontiguous PRDs be identified?
 - No
 - Outside the NRO
 - Outside the SRO
 - Within the geographic vicinity of the sending area
 - Adjacent to existing density
 - Other

- What is the desired land use pattern in the districts identified as rural districts in the April draft?
 - Less than 1/35? – achieved through conservation easements and clustering of development
 - 1/35 everywhere – implies down-zoning all properties that currently have subdivision potential
 - 1/35 in certain areas with existing potential in other areas
 - Rural
 - NRO
 - SRO
 - Other
 - Other

- What is the desired land use pattern in the districts formerly identified as nodes?
 - To be determined by district based on character
 - Development potential and pattern existing today
 - Reduced development potential
 - Other

- Should County nonresidential development be addressed in Theme 2? If yes:
 - How should the designated Resorts be addressed?
 - No expansion of designated Resort site area
 - No expansion of allowed non-residential use in designated Resorts
 - Both of the above
 - Allowed expansion, for a defined community need
 - Other

 - How should light industrial use be addressed?
 - Additional light industrial potential is appropriate. If so.
 - By adding light industrial sites. Where?
 - By allowing home business. Where?
 - Other
 - Maintenance of existing light industrial potential is appropriate
 - Reduction of light industrial potential is appropriate
 - Other

 - How should other nonresidential uses be addressed?
 - Additional nonresidential use is appropriate. If so where and why?
 - Maintenance of existing nonresidential potential is appropriate
 - Reduction of nonresidential potential is appropriate. If so where and why?
 - Other

- How should community character be addressed in Theme 2?

In addition to the questions above please review all of the recommendations made to date on Theme 2. Staff will present its understanding of the recommendations please be prepared to identify any differences between Staff's understanding and your own. If you have any questions or would like to discuss the meaning of the recommendations prior to the meeting please contact Staff.

Furthermore, please be prepared to discuss the strategies and indicators of Theme 2 as well. With significant changes to the content of Theme 2 recommended by the Planning Commission, new strategies and indicators of successful implementation will be needed. Another option is to direct Staff to draft a

new set of strategies and indicators based on the policy recommendations and discuss them during your review of the revised Theme 2.

ATTACHMENTS

- Past PRD Comments
- PRD Use Report as of 10/08
- Theme 2 Public Comment received since 10/16/09
- Theme 2 Recommendations made to date
- Draft Agenda for November 5, 2009 Meeting

LEGAL REVIEW

Staff notes that Town and/or County legal representation will only be provided on an as needed basis and legal counsel will not be attending every meeting. If commissioners have questions for the Town and/or County attorneys or would like to request that they be present at a meeting please let staff know in advance.

SUGGESTED MOTIONS

Town Planning Commission

I move to continue Item 09-030 to November 5, 2009 at 5:30 pm at the Teton County Board of County Commissioner Chambers.

Teton County Planning Commission

I move to continue Item AMD 09-0017 to November 5, 2009 at 5:30 pm at the Teton County Board of County Commissioner Chambers.

MULLIKIN, LARSON & SWIFT LLC

ATTORNEYS AT LAW

P.O. BOX 4099

155 E. PEARL ST., SUITE 200

JACKSON, WY 83001

TELEPHONE: (307) 733-3923

FAX NO: (307) 733-3947

DAVID K. LARSON
PHELPS H. SWIFT, JR.
SARA E. VAN GENDEREN
MATTHEW E. TURNER
CLAY D. BEITTMANN, P.C.

CHRISTOPHER F. JORGENSEN
AMBERLEY GOODCHILD - LICENSED IN TEXAS ONLY

R. MICHAEL MULLIKIN 1942-2006

October 13, 2008

Teton County Commissioners

Sent via Email and Hand Delivery

Re: Comprehensive Plan Update

Gentlemen,

I see by your calendar that you are having a work shop with the Planning Commission on the afternoon of Tuesday, October 14th. I have jumped to the conclusion, hopefully not in error, that at that meeting you will be discussing some of the "big picture" issues as you suggested you would be doing in early October during your joint meeting with the Council at the end of September. Unfortunately for me and probably for your benefit I will be unable to attend as I will be out of town all that week. With that in mind I thought the best opportunity for me to impart some thoughts to you would be to impose on your times individually to consider a letter.

It is my understanding that two of the major issues that you are considering include elimination of the PRD development option as currently found in the Land Development Regulations and some significant changes in the AHPUD regulations. AS you know from previous correspondence I have a few clients who have significant land holdings in the valley and are very interested particularly in the PRD discussions.

I have heard from some sources and I don't recall exactly where I heard it that the PRD development option had served its purpose and is no longer a viable tool to achieve any desired goals and objectives of an updated comprehensive plan. I have also heard on several occasions from more than one of you that the PRD development option has not served any useful purpose and has been used primarily if not all most exclusively to allow owners of 35-acre or greater parcels to go through the process to achieve a larger than otherwise would be allowed guest house. While there is some

truth in the latter comment I don't believe that that comment is applicable to all uses of the PRD and I don't believe that the discussion should end with such a comment but rather that it should just be a jumping off point for discussing the issues.

With regard to the notion that the PRD has served any possible useful purpose it is helpful to go back and look at the original discussions and perceived purpose of the PRD when it was first proposed in 1992, 1993, and finally adopted in 1994. At that time I had the honor of serving as Town Attorney and worked with Paul Vaughn, Deputy County Attorney, and Craig Richardson, attorney for Kendig and Associates in doing the technical reviews of the Comprehensive Plan and Land Development Regulations. As a part of that review process I had the opportunity to talk informally with Lane Kendig prior to one of our many meetings before everyone arrived and I asked him about his original concepts for making additional housing available. He indicated that the way they anticipated making additional housing opportunities available throughout the community was by the utilization of the PRD. In other words, the purpose of the PRD was, in addition to the purpose that is apparent in the regulation itself i.e. providing clustering and open space, to also provide additional housing opportunities to offset the down zoning that was otherwise occurring throughout the county at that time.

Unfortunately as is often the case with many plans, the goals and objectives of that particular tool for increasing housing opportunities in the community while at the same time down zoning most of the lands in the community did not work and I would postulate that the reason it didn't work is that it was at variance with the economic realities of our real estate economy. In short, 35-acre parcels with high amenity values including frontal Teton views, running water and trees could command a higher price on the market than three 4-acre clustered lots on the same piece of ground. It is for that reason that the PRD option then was used frequently to create larger guest houses. I would suggest however that the use of the PRD option was undertaken by land owners not just to increase the size of guest houses but there were two other very important uses. One of those uses was that it allowed for the creation of caretaker apartments or units so that a portion of the employees that serviced the larger homes on 35-acre tracts could be housed on site. I am personally aware of that having been done by clients on a

number of occasions and I am sure that other land use practitioners have had a similar experience. This means basically that it was used to create on site employee housing.

The other aspect of the current use of the PRD is its value in creating permanent open space and the incentive that it can provide in many cases for land owners to permanently protect open space. I have not researched my records and because of client confidentiality concerns I couldn't name cases for you in any event, but I can tell you that I am aware of many circumstances where land owners went through the PRD process for the purpose of creating additional units that could then be eliminated through the grant of a conservation easement thus effectively reducing the net cost of the purchase of their property. The economic viability of this course of action varies from parcel to parcel but I do know that it can be a significant incentive for the granting of conservation easements not just on 35-acre parcels, but on larger tracts as well and the resulting open space protection is permanent. The elimination of the PRD as a planning tool in this regard could have the unintended result of having the property temporarily down zoned only to see a substantial up zone in the future based on the determination of future Boards of County Commissioners since no regulatory down zone can be made permanent. It almost goes without saying that any zoning enactment that the County can approve can be disapproved by any future Board of County Commissioners and so embarking on that course of action affords no predictability and no permanence for the future of open lands in the County.

As I indicated above the primary reason that the PRD did not achieve the goal of providing additional housing opportunities was the economics. I would now postulate for you that in the last few years the economics have changed significantly and it is now economically feasible to do non-contiguous PRD projects that will allow for the creation of large blocks of open space and clustered housing.

The alternative of eliminating the PRD development option is not an attractive alternative. It will simply result in the creation of 35-acre ranchettes all over the rural lands in the County. I am sure some people will believe that this would not occur because those lands will continue to be used for ranching but I believe you all know that ranching is not a viable economic alternative in this area and generational changes will eventually dictate that all of the large lands be broken up and sold because the underlying economic use of the property will not meet the needs, goals and objectives

of the next generations of owners. It would be far better to provide the development and gifting opportunities to the current generation and preserve as much meaningful coordinated open space as possible at the present time.

In addition to being a viable economic alternative for the creation of housing opportunities, including affordable housing, the PRD development option and in particular the non-contiguous PRD development option is probably one of the best planning tools you have available to you to accomplish the goals and objectives that you wish set out in a revised comprehensive plan. In order to utilize such a valuable tool it will of course require quite a bit of thought and work in implementing a real planning program for the County instead of simply implementing a zoning program with no real planning being undertaken. Some examples of things that could be done include the designation of receiving areas i.e. northern South Park and the designation of sending areas i.e. Buffalo Valley. It would also be possible to meet the requests of Buffalo Valley residents for some affordable/employee housing and small development notes utilizing the PRD option and creating more open space. Again, using the PRD option would also allow for opportunities to incentivize development in specific areas if you were so inclined, by allowing bonuses for transfer of units to those areas and to disincentivize development in areas where the community agrees development should not occur by freezing the number of units that could be used on site (perhaps limiting then to one) but allowing a bonus if all units are moved off site to another development location. It would also be possible to create a conversion system whereby residential development units could be converted to commercial square footage which could then be utilized in areas where additional commercial development may be deemed appropriate thus using commercial development to create open space and wildlife protection. That could include areas within Teton Village, within Wilson and within the Town of Jackson. Teton Village and Wilson are easy because they are within the jurisdiction of the Board of County Commissioners. Utilizing those units to be transferred from the County to the Town and converted would be a little more difficult but that can also fairly readily be accomplished through joint powers agreements.

The non-contiguous PRD development option that currently exists in the LDRs is really a small scale transferable development rights program. I have heard on the street that one of the principal reasons that TDR concepts have basically been eliminated from

consideration in the current planning process is that in order to work efficiently and effectively they require a development unit "bank" or "market maker" of some kind. I have often stated that myself in the past but I have come to believe that I was wrong. I believe that in putting forth that argument I was allowing the perfect to become the enemy of the good. First, I don't think we can dismiss out of hand the possibility of the creation of a development unit bank or market maker here in the community. There is certainly sufficient capital represented in this community that some entrepreneur may see a way to make a dollar by banking these transferable and convertible rights. Even if that were not the case however, then the system could still operate on a property owner to property owner agreement basis. In fact it is the very same system that was adopted in Teton Village a number of years ago when it was provided the both commercial square footage and "pillows" or "average peak occupancy" limitations could be transferred from one property to another property. I am aware that that has occurred on several occasions and I am not aware that it has created any major issues or problems. That being the case that same concept could easily be transferred to the greater valley area quite easily.

If the program is properly drafted then it can do no harm if someone who wants to sell development rights can't find a timely buyer. It would simply mean that that owner would have to proceed with sale or development based on the underlying zoning and without being able to avail his or her self of the non-contiguous PRD option.

From the affordable housing standpoint I know that you all realize that if there is no development then there is no market driven affordable housing. That doesn't mean of course that there would be no affordable housing but it does mean that all the affordable housing created would have to be created by charitable dollars or governmental dollars with no real help from the free market residential subdivision component. I have only tangentially followed the issues related to location of AHPUDs and the neighborhood upset that seems to follow proposals attempting to utilize that development tool. I would suggest that perhaps an appropriate location for an AHPUD would be to imbed it in a non-contiguous PRD project. This concept furthers several goals including such things as integrated affordable housing, clustered density and a free market nonsubsidized approach to providing a broader range of our citizenry with housing opportunities.

Obviously there are a lot of issues to be dealt with including sending zones, receiving zones, bonuses, conversions, base density uses and affordable components but they can be dealt with with a little planning. The basic position that I am favoring and trying to promote is one of fairness. You hold the keys to people's economic future. You can create wealth and destroy wealth literally by a vote and a stroke of the pen. A concept that I was exposed to in law school more years ago than I care to admit came from a book written in England on zoning. The title of the book was "Windfalls for Wipeouts." In order to facilitate the future housing needs of the County you are going to have to create density and you should create density. If you don't create density and use a TDR concept to relocate density then you are not going to do anything for the affordability of the housing market. As with most everything else in life there is a balancing point that needs to be achieved to provide stability and avoid more and more violent pendulum swings. The major lesson I learned from the Successful Communities Project was that if you cannot achieve a balanced comprehensive plan and land development regulations then you are going to be in constant upset and tumult as the pendulum swings. I think the whole community would appreciate a bit more of a steady state instead of the pendulum swings that have been the unintended consequence of past planning efforts. I strongly believe that more of a steady state situation and call it a "sustainable community" if that is what you prefer can be achieved but it can't be achieved by creating "wipeouts."

One of the objectives that you seem to be attempting to achieve is some kind of predictability. That does not surprise me because I pointed out over and over and over in the 1992, 1993, and 1994 process that the product that was being adopted created huge uncertainties, huge discretion on the part of elected and appointed officials and very little certainty for land owners and the community at large. I believe it is possible to create steady state certainty capable of moving us towards the goals and objectives that I think we all share.

I am not writing this letter as the advocate of any client and no client is paying for me to write this letter. I am writing simply as a proponent of good planning and good government. Having said that, I would love to sit down with any one of you or with all of you at your choice to show you the type of plan that can be achieved under the current regulations. This was the plan proposed by Three Ranchers, LLC that was

short-circuited by the imposition of the moratorium. I am not trying to promote that plan as I don't even know that that plan could be reconstituted even if the moratorium were to end at the end of December and even if the LDRs were to remain unchanged for the next couple of years. I do think, however, that it would be beneficial for you to see the kind of result that can be achieved with a reasonable TDR process.

I can readily understand if none of you want to take the time to look at a finite example of what is possible but I would hope that you would nevertheless consider taking the time to come up with a process for a meaningful and thoughtful public dialog over the decisions which will guide us for a number of years to come. I readily admit I don't know how to accomplish that although I do have some ideas but I won't bore you with them now and you probably don't want to hear them anyway. I do believe, however, that we must find a better way than the current 3 minute per person time limited, shouted, "sound bite" type of public participation we are currently using, which I believe is less than useful.

I apologize for the length, the rambling, the reminiscing and disorganization of this letter, but I was short of time in getting something to you before your meeting and before leaving town for the week. Thank you for your time.

Sincerely,

Mullikin, Larson & Swift LLC

*David K. Larson by
Otilia Ballo*

David K. Larson

DKL/ob

Cc: Town Council
County Planning Commission
Town Planning Commission



555 EAST BROADWAY
POST OFFICE BOX 2897
JACKSON, WY 83001
TEL 307-733-4707
FAX 307-733-4144
web site
www.jhlandtrust.org
e-mail
info@jhlandtrust.org

May 14, 2009

Jeff Daugherty, Alex Norton
Teton County Planning and Development
P.O. Box 1727
Jackson, WY 83001

Tyler Sinclair, Jeff Noffsinger
Town of Jackson Planning & Building Department
P.O. Box 1687
Jackson, WY 83001



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Re: Draft Plan Recommendations for Wildlife/Natural Resource Protection and Growth Management

Dear Planning Team:

Thank you for the opportunity to review and comment on the proposed Jackson/Teton County Comprehensive Plan. Our comments will focus on the wildlife/natural resources recommendations and the recommendations for growth management.

Resource Protection

We applaud the draft Plan's recognition that conservation of important wildlife and related habitat is this community's number one priority.

Although the Plan mentions that about 20,000 acres of private land have been permanently protected (by conservation easements), it is amazing to us that *no* mention is made of conservation easements as an important strategy for future habitat or migration corridor protection. In the long run we know of no more effective way to accomplish this goal than the use of conservation easements. The permanency provided by conservation easements, as opposed to zoning, is key to permanent protection of habitat and migration corridors.

We offer the following recommendation with respect to habitat and migration corridor protection:

Creation of a permanent funding mechanism, such as is proposed for affordable housing and transportation (both important but neither at the top of the list of goals for either the Plan or the community) for the purchase of conservation easements over critical wildlife habitat and migration corridors. The price of protecting such habitat has become prohibitive for private funding alone and contributions of conservation easements cannot be relied upon to protect critical properties. We believe that as the Plan's and the community's number one priority, meaningful funding of the protection of critical habitat is called for and should be a top priority.

Growth Management



The draft Plan calls for a substantial shift in residential density from the rural areas to the Town and County "nodes." However, the Plan does not specify exactly how this shift in potential development will be accomplished.

We have two concerns with this aspect of the draft Plan. First, the proposed reduction in development potential in the rural areas may undermine the incentive for future contribution of conservation easements. Second, we are not convinced that density reduction through zoning alone is likely to accomplish the long-term protection of rural land.

We know from experience that existing rural development *potential* is a major factor in the willingness of landowners to donate conservation easements. This development potential represents a value that many landowners do not choose to realize through development, but will extinguish *permanently* through the contribution of conservation easements. Since 1994, when the County adopted the Planned Residential Development (PRD), over 10,000 acres of land have been protected by conservation easements held by the Jackson Hole Land Trust, compared with 5,000 acres during all the years prior to that.

As opposed to down-zoning, the reduction in density resulting from conservation easements is permanent; therefore, elimination of development potential in rural areas through a zoning change that may reduce incentives for the contribution of conservation easements may be counterproductive to the protection of rural land.

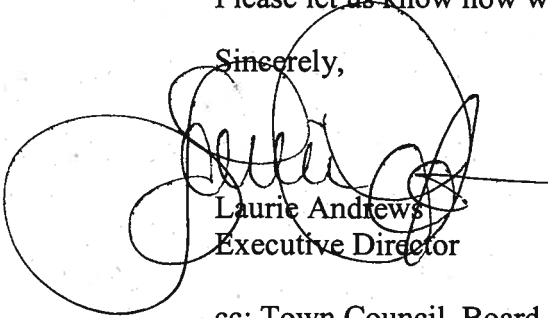
While we support the Plan's goal of protecting rural land, we are skeptical that *in the long run* mere zoning changes can accomplish more than a temporary deferral of rural development. Without the use of conservation easements, either through the current clustering provision or the non-contiguous transfer of density units, we fear that the Plan's goals for the rural areas of the County will fail and, worse than that, lay the foundation for increased density in the future.

In light of these concerns we offer two recommendations:

1. That rural development potential not be reduced. If it is, this will seriously undermine the existing incentives for the contribution of conservation easements.
2. That provisions for clustering and/or transfer of units be retained in the plan. These tools should be simple and easy to use. If open space and wildlife habitat are to be enhanced through conservation easements, it should not be discretionary and subject to political whims.

Please let us know how we might assist you in your consideration of these recommendations.

Sincerely,



Laurie Andrews
Executive Director



Peggy Gilday
Board President

cc: Town Council, Board of County Commissioners, Town and County Planning Commissions

Alex Norton

Subject: Sept. 3 PC Meeting

From: William Resor

Sent: Wednesday, September 02, 2009 6:27 AM

Alex,

I wish I were in town and could participate in Thursday's meeting. But Laurie and Brad will give you excellent advice.

It is critically important to encourage landowners to work with the Land Trust so the public and wildlife get the real, permanent protection of open land we all want. Development gets all the attention. Conservation Easements are hardly noticed, because nothing happens---indeed, that is the point of conservation easements.

Teton County has been incredibly successful in preserving its private lands. I hope the planning commissions retain the key existing regulations that encourage land protection. We cannot "zone" our community to real open space. Real open space happens when we maintain fair regulations and let the Land Trust work with landowners.

Below, I tried to answer your three questions from my perspective.

- What effect will eliminating density bonuses from Rural lands have on the success of the Land Trust in acquiring conservation easements? What will the effect be from a rancher's perspective?

If all bonuses were eliminated, the donation of conservation easements on large tracts of land would stop. That would leave local taxpayers in a situation to have to buy the open space needed for wildlife and view shed protection. For example, my family donated easements to the Land Trust in 2007 (360 acres) and 2008 (70 acres) on part of our ranch on the north side of Munger Mountain. This land is a key connection for elk from the South Park Feedground to National Forest lands. Even though density bonuses were not involved in these donations (not even in the appraisals), we would not have given the same easements if bonuses had not existed. Why? Because bonuses allow flexibility that is important for my family's future options. Flexibility is necessary for any family to keep land together. If that flexibility is removed from Rural lands, we will simply wait, and not make permanent decisions on land protection. So eliminating density bonuses is at odds with the public's desire for wildlife protection.

It is critically important to retain the on-site Bonus option of three units per 35 acres ("3X"). As your own analysis has shown, that option has created thousands of acres of open space since the plan was adopted in 1994. But your analysis does not include easements such as ours. It should. Our easements protecting view sheds and wildlife corridors would not have happened as they did without the 3X option.

- I spoke with Kelly Lockhart, and he mentioned a tool called a non-contiguous PRD, which is similar to a tradable development right in the outcome, in that density is moved off a parcel to a non-contiguous parcel, but may skirt some of the technicalities of a TDR system. Has this been used in Wyoming successfully, and do you believe there are regions in Teton County that the community can accept as receiving zones for this density offset?

Yes, non-contiguous PRDs have worked in Teton County and protected important open space. One great example was the Kemmerer family's protection of Rocks Springs Canyon (I think about 400 acres) by moving all the density to the Stilson subdivision. I agree with Kelly that this is an excellent tool to protect big pieces of Rural land. Even if it is only used a few times over the next decade, it could protect hundreds of acres of important open land. Why throw out a tool that has worked so well? The public would have been shocked if Rock Springs Canyon had been developed. And, as the tunnel on Snow King demonstrates, difficult access would not have protected the land. The conservation easement permanently protected it.

As to your second question, the planning commissions should pick where density should go and set a maximum limit for each "node." Then allow bonuses for moving density into the nodes. Otherwise you will just be upzoning these nodes. That is "printing new money." You may want to do that if you get work-force housing, but you should also allow non-contiguous PRDs to move in density and protect open land.

- If the community is no longer willing to accept a 9 units per 35 acre density exchange for developing on 15% of a parcel, what type of base development right still allows for an economically viable conservation easement? What density forfeiture is the minimum taxable benefit to an owner contemplating a conservation easement?

The 9X option is no longer needed for development *in* the Rural Zone. 3X is enough to encourage conservation easements and allow flexibility. 2X will not work. "Minimum taxable benefit" is impossible to predict. Each parcel, each owner's personal desires, each owner's financial situation, and each appraisal is unique. 3X has worked well. It has protected thousands of acres. If it ain't broke, don't fix.

As to the community accepting the 9X option: The community does not care about specific regulations, they care about predictable results and wildlife. As long as we know where the density will go (agreed upon nodes) and we get real benefit (large tracts of open land), we have a good result. The community does not want dense development to be allowed to pop up anywhere, as is now allowed. Get rid of the 9X in the Rural zone. Keep the 9X for moving density out of the rural zone. Without the 9X option it will be very hard to find economically viable non-contiguous PRDs. Some might work at 6X, but 9X is much more likely. If nodes are agreed upon, the 9X should only be allowed for moving density from the Rural zone into nodes.

Thanks for asking for my input. And thanks to both the planning staffs and the commissions for all their effort.

Best,

Bill Resor

PRD Use as of 10/08											
Permit Number	Project Name	GSA	BSA	Base Density	PRD Bonus Units	PRD Allowable Units	Units Approved By DEV	Bonus Units Approved By DEV	Units Eliminated	PRD Acres Conserved	Acres Already Conserved
Non-Subdivision PRDs											
Pre-existing Easements											
DEV2008-0015	Black Canyon Ranch 1 Non-Sub PRD										
DEV2008-0014	Black Canyon Ranch 3 Non-Sub PRD										
DEV2008-0013	Black Canyon Ranch 2 Non-Sub PRD										
DEV2007-0024	Black Canyon Ranch 4 Non-Sub PRD	162	123	2	0	2	2	0	0	0	149
DEV2007-0001	Moulton Easement Non-Sub PRD	254	246	4	0	4	4	0	0	0	254
DEV2005-0010	McQuillan Non-Sub PRD	56	39	2	0	2	2	0	0	0	56
DEV2004-0024	Chrystie Non-Sub PRD	53	47	2	0	2	2	0	0	0	38
DEV2000-0003	Altman Non-Sub PRD	317	287	3	0	3	3	0	0	0	317
DEV1995-0020	Kerr Non-Sub PRD	71	26	2	0	2	2	0	0	0	69
Subtotal		913	768	15	0	15	15	0	0	0	883
No Existing Easement											
DEV2008-0001	Bar B Bar Ranch 3A Non-Sub PRD										
DEV2007-0026	Bar B Bar Ranch 1A Non-Sub PRD										
DEV2007-0002	Teton Valley Ranch Non-Sub PRD	52	36	1	2	3	3	2	0	50	
DEV2006-0003	Wilson Bench Non-Sub PRD	36	33	1	1	2	2	1	0	27	
DEV2005-0008	Bar BC Ranch 3 Non-Sub PRD	56	24	1	1	2	2	1	0	56	
DEV2004-0020	Balyasny Non-Sub PRD	35	33	1	1	2	2	1	0	32	
DEV2004-0005	Granite Creek Ranch Non-Sub PRD	84	79	2	4	6	2	0	4	71	
DEV2003-0018	Morgan Non-Sub PRD	43	28	1	2	2	2	1	0	27	
DEV2003-0012	3-Creek C Parcels (6) Non-Sub PRDs	213	213	6	12	18	12	6	6	188	
DEV2002-0023	Sayers Non-Sub PRD	72	24	2	0	2	2	0	0	18	
DEV2002-0017	Knobloch Non-Sub PRD	49	35	1	2	3	3	2	0	24	
DEV2001-0050	Massie Non-Sub PRD	36	29	1	1	2	2	1	0	20	
DEV2001-0026	Hunt Non-Sub PRD	48	47	1	3	4	2	1	2	48	
DEV2000-0047	Reyes Non-Sub PRD	38	27	1	1	2	2	1	0	33	
DEV2000-0012	Peterson Non-Sub PRD	118	94	3	2	5	2	-1	3	83	
DEV1999-0007	Dorros Non-Sub PRD	36	25	1	1	2	2	1	0	30	
DEV1998-0041	Gabrielson Non-Sub PRD	36	35	1	2	3	3	2	0	28	
DEV1998-0019	Hayden Non-Sub PRD	35	31	1	1	2	2	1	0	24	
DEV1997-0004	Magnuson Non-Sub PRD	29	14	1	1	2	2	1	0	25	
DEV1996-0042	Brittenham Non-Sub PRD	40	38	1	2	3	2	1	1	27	
DEV1996-0015	Hofley Non-Sub PRD	31	27	1	2	3	3	2	0	22	
DEV1995-0030	Thurston Non-Sub PRD	36	35	1	2	3	2	1	1	28	
Subtotal		1123	907	29	42	71	54	25	17	861	
Subdivision PRDs											
3 per 35											
DEV2004-0026	Black Sheep Farms Sub PRD	82	74	2	10	12	5	3	7	68	
DEV2003-0032	Alta Ridge Sub PRD	50	47	1	3	4	4	3	0	33	
DEV2003-0005	Wild Horse Sub PRD	40	36	1	2	3	2	1	1	40	
DEV2002-0029	Dry Creek Meadows Sub PRD	36	35	1	2	3	3	2	0	25	
DEV2001-0058	Table Rock Ranch 5th Sub PRD	42	42	1	2	3	3	2	0	28	
DEV2001-0048	Aspen Springs Ranch Sub PRD	69	58	1	4	5	3	2	2	61	
DEV2001-0035	Knepsheild Sub PRD	46	40	1	2	3	3	1	1	46	
DEV2001-0032	Ridge Split Sub PRD	41	37	1	2	3	2	1	1	27	
DEV1999-0050	Phillips Ridge Sub PRD	86	80	2	4	6	6	4	0	72	
DEV1999-0010	Spoiled Horse Sub PRD	28	28	1	2	2	2	1	0	20	
DEV1999-0001	Falcon Springs Ranch Sub PRD	51	38	1	2	3	2	1	1	28	
DEV1998-0024	Beard Sub PRD	40	40	1	3	4	4	3	0	30	
DEV1998-0008	Bear Lakes Sub PRD	31	30	1	1	2	2	1	0	22	
DEV1997-0032	Saddle Butte Ranch Sub PRD	23	17	1	1	2	2	1	0	14	
DEV1997-0005	Wildwood Sub PRD	28	16	1	1	2	2	1	0	13	
DEV1996-0050	McGhee-Dias Sub PRD	50	27	1	2	3	3	2	0	35	
DEV1996-0035	Huffsmith Hill 3rd Sub PRD	15	14	1	1	2	2	1	0	11	
DEV1996-0016	Cook-Fife Non-Sub PRD	146	55	3	2	5	5	2	0	127	
DEV1995-0031	Kiln Creek Sub PRD	40	38	1	3	4	4	3	0	34	
Subtotal		944	752	23	48	71	59	35	13	734	
6 per 35											
DEV1996-0047	Stilson Non-Contiguous PRD	287	194	8	26	34	34	26	0	237	
DEV1996-0001	H-H-R Ranches Sub PRD	158	157	4	23	27	27	23	0	110	
DEV1995-0008	Spring Creek Farms Sub PRD	146	142	4	21	25	25	21	0	99	
Subtotal		591	493	16	70	86	86	70	0	446	
9 per 35											
DEV2002-0024	Canyon Club Sub PRD	508	360	14	78	92	68	54	24	259	
Subtotal		508	360	14	78	92	68	54	24	259	
Suburban PRDs (Both permits had density determined at SKC at less than max Suburban PRD more than Rural PRD as condition of zone change)											
DEV1996-0057	Wilson Meadows Sub PRD	64	63	81	0	81	81	0	0	16	
DEV1999-0013	Hog Island Sub PRD	40	40	20	0	20	20	0	0	11	
Subtotal		104	103	101	0	101	101	0	0	27	
Total		4183	3383	198	238	436	383	184	54	2327	3210

Alex Norton

Subject: FW: South Park

From: Swope's Mountain Photography

Sent: Thursday, October 22, 2009 12:17 PM

I agree with every premise, idea and statement out of Rich Bloom. He is my voice. Please listen to him.

Thanks for your time!

Linda Swope

Swope's Mountain Photography

Alex Norton

Subject: Nodes

From: Donald E. Stephens

Sent: Wednesday, October 21, 2009 9:26 PM

As a resident of the Town of Jackson for 20 years and Teton County for 40 years I urge you totally abandon the idea of "Nodes" as a method of directing/controlling growth in Teton County. I believe it is the wrong way to achieve planned growth in this community. If you want to direct/control growth, build it into the Comprehensive Plan uniformly. The Node approach is too susceptible to politics, government, and money. Set the rules for growth/development and the "end game" (i.e. total build out) in the Comprehensive Plan and stick to it. Don Stephens

Alex Norton

Subject: No to Nodes!

From: Ann Harvey

Sent: Thursday, October 22, 2009 1:26 PM

Dear Town and County Planning Commissions,

I want to add my voice to the many Teton County citizens who are urging you to SAY NO TO NODES. As many others have pointed out, the enormous increases in density and numbers the draft plan proposes for Wilson, South Park, and the other “nodes” will mean the destruction of all we most value about Jackson Hole. These “nodes” do not have the services people require and do not have on-site jobs for the majority of residents, so if they are developed the way the draft plan anticipates, this “planning” will simply add to the traffic on County roads as the residents drive back and forth to town, increase air pollution, diminish wildlife habitat, and decrease the quality of life for all residents.

IF the proposal for vastly increased development in the “nodes” were matched by a precise and realistic plan for preserving the open space between the nodes, then there might be grounds for considering them (and even then I’m not sure they’d be desirable, for the reasons I mention above). But I haven’t seen any such open space plan. Have you investigated how other communities are using transferable development rights in combination with open space protection, and the measures that would be required to make them workable here? Which areas of the County would be downzoned for open space protection? What minimum size acreage would a land owner have to deed restrict for no development in order for the landowner to receive one TDR? How would you create a market for TDRs? Unless there is a strong incentive for a landowner to deed restrict his/her property (as in severe County restrictions on development rights combined with a market for TDRs) then the system won’t work. If landowners are already entitled to develop their property, why would they purchase TDRs? Only by imposing strong restrictions on existing development rights can a market for TDRs be created. It can be done—Pitkin County in Colorado is one example I know of that has a workable TDR system—but the underlying system of zoning and restricted development rights had to be put into place for the system to work.

One of the many frustrating things about the current comprehensive planning process is that we’re being given only part of the story. The plan proposes huge increases in density and population, along with the flawed “node” idea, but speaks in only vague terms about the other necessary part of the plan, the part the community has vocally demanded—protection of wildlife habitat, scenic resources, and open space. I can’t support a plan that destroys Wilson, South Park, and the Village Road area with no rational reason, and that also fails to protect the remaining open space in the valley. I urge you to drop the node idea, and focus on really constraining growth in Jackson Hole. I don’t consider it “progress” if the new plan increases proposed growth over what’s allowed in the current plan. Even under the current plan, at least 6,000 more homes and 6,600,000 square feet of additional commercial space can be added to the town and county. Isn’t this enough?

The bottom line, in my opinion, is that Jackson Hole has world-class resources of wildlife habitat, scenery, and open space. We aren’t any community in Ohio or Illinois or New Jersey, dealing with standard questions of how to meet human needs in an already degraded locale. We have something worth protecting, something that should take precedence over the never-ending demands of humans for houses and roads and jobs. The easy path is to ignore the voiceless needs of wildlife, allow the incremental destruction of the scenic values of this valley, and continue eating away at open space, until we end up much like any other place. It’s far more difficult to put on the brakes, and really plan for preserving what still remains here. I urge you to eliminate the nodes from the plan altogether, and focus your energies on genuine, far-sighted planning to limit growth and protect open space.

Thanks for all your work on the plan, and for considering these comments.

Sincerely,

Ann Harvey
Wilson

Alex Norton

Subject: Say NO to NODES

From: Linda Goralski

Sent: Thursday, October 22, 2009 12:55 PM

Dear Commissioners:

We would like to add our comments to the many other residents that are against the usage of nodes as a planning tool for our valley. Public feedback has repeatedly shown a lack of support for these nodes, and residents in the targeted areas (i.e. Aspens, South Park, etc.) do not want them or need them.

The addition of high-density nodes adds costs to the total community -- significant infrastructure will be needed including roadway additions and other expansions negatively impacting our wildlife and the quality of life for residents that currently live here. Unlike other communities, we do not have a surplus of lands for expansion. The parks, forests, wilderness and their wildlife are why we are unique and frankly why we're here and why this is a tourist destination. The type of sprawl inherent in the current planning models is inappropriate for this area and threatens this incredible landscape and the values of the community.

We ask you as stewards of the ENTIRE community to focus on **controlled, limited growth**, which has been clearly identified as the priority by the community, and limit the expansion of commercial development and the resulting residential growth. You have an incredible opportunity to keep this special place special. Please take advantage of it. Nodes are not the answer. Thank you for your consideration

Jim and Linda Goralski
Jackson, WY

Alex Norton

Subject: FW: TDRS

From: gillette

Sent: Thursday, October 22, 2009 3:09 PM

Please vote down nodes for west Jackson and Cottonwood Park. In fact, doing away with nodes in South Park or anywhere, so that a fair zoning map can be developed Jackson and county folks.

Thank you all for your hard work during this difficult and anxious time for most of us.

Alex Norton

Subject: FW: Theme 2 - Patty Ewing

From: Patty Ewing

Sent: Thursday, October 22, 2009 3:41 PM

Dear Town Planning Commissioners,

Thank you again for the time and effort you are volunteering to rewrite/update the 1994 Comprehensive Plan.

As you are considering Theme 2 and growth management, we urge you to drop the node concept particularly for Wilson, South Park and the Aspens. Neither growth nor density as a result of growth is desired nor needed. Nodes are not the solution to workforce housing, which currently, we are told, exceeds the 65% goal. A quick review of available commercial space, affordable rentals, and homes/condos on the market seems to confirm that. The plan update does not need to be driven by affordable workforce housing.

Theme 1 identifies the community value of wildlife, open space and community character. Growth and density, wherever in the valley, impacts those values. We urge you to cap growth in town as well as the county. We have long supported the concept that any growth should pay for itself. Maintaining the integrity of Theme 1 throughout the plan review process will be difficult. Current allowable growth numbers already exceeds the capacity of the valley. Instead of seeking more growth, identify ways to reduce growth.

Sincerely,

Patty and Frank Ewing

Theme 2 comments:

- I ask that **the County nodal development concept be dropped** including the 1,500 homes targeted for northern South Park.
 - Due to last week's votes that recognized the near impossibility of transferring density from rural areas to receiving areas via the TDR tool – then the primary reason for nodes has been removed.
- As to the NW South Park node.
 - Again I will refer you to Bill Schwartz's letter of 9/17/09 representing Robert Gill.
 - Not only are there significant connectivity and South Park to HWY 89 connector road impediments pointed out in the letter - the Gill family also highlighted their ranching and conservation interests. Please re-read their submitted letter and review the attached maps.
 - The accompanying maps clearly showed that both the Gill and Lockhart families have their own separate non-contiguous parcels each totaling approximately 700 acres.
 - Either or both families can move forward, at any time, and ask for an exemption from the present moratorium to cluster development near to the High School via the PRD tool and permanently protect 85% of their non-contiguous and separate family parcels. In addition any housing units created with this tool will still have to meet the 25% Category 1-3 affordable housing requirements. So both open space and housing benefits are achieved. The community would support them with such an application. I would support them even under the 9/35 option.
- **Do not replace nodes with simple upzoning and downzoning** as the only areas with significant possibility are the rural zone and you have already recommended the reduction of the PRD 9/35 multiplier – do not remove any remaining incentive for the creation of permanent open space protection.
 - As the Land Trust and Brad Mead testified - 90% of the time the PRD tool has been used - it has resulted in no additional housing units – but rather was a private conversation between the land owner, the land trust, their appraiser and the IRS.
 - The non-contiguous PRD tool needs to remain intact except for a reduction of the upper multiplier of 9/35.
- **Nodes should NOT be used - and are NOT needed - to achieve workforce housing objectives.**
 - We currently are comfortably above our goal of housing 65% of our workforce and that is improving each month with the recession generated opportunities for more affordable homes and abundant affordable rentals. Just look in the newspaper on the available inventory of affordable housing, increasingly affordable rentals, condos, townhomes as well as single family homes.
 - Workforce housing is best achieved going forward by “**keeping up**” as new development occurs.
 - With 'keeping up' – this is the way to address workforce housing without needing any density incentives. Again then the nodes are not needed.

- In Theme 2 address the **Cost of Growth**
 - Growth, regardless of location or type (residential or commercial), should pay its full share of direct impacts on workforce housing, infrastructure and social systems.
 - In Theme 4 revise the housing mitigation rates especially on the commercial calculation (both Town and County) that now only is calculated on the seasonal bump in employment – so is wholly under mitigating the commercial workforce housing impacts.
 - In Theme 4 identify a permanent funding source to correct any past under mitigation issues. Increasing build out and density is an onerous tax in of itself. The community does not need – and does not want - solutions that increase build out and unnecessarily put our other higher community values of wildlife, open space and small town character at risk.

- In Theme 2 address the **Mix of Growth** - that job creating commercial growth is considered hand-in-hand with residential development.
 - Recommend reducing and/or converting some of the proposed commercial square footage into residential instead.
 - Revisit the role and effect that ARU's may have.
 - As to the concern that very large homes in the County also contribute to under mitigated job creation – then consider reducing the upper limit of allowable square footage from 10,000 to 8,000 square feet also in Theme 2.

In summary:

- Remove all County nodes, including South Park. Let's move forward.
- Retain a significant portion of the PRD tool – do not simply downzone the rural county further and upzone certain locations. This would be the worst approach as permanent open space protection (versus temporary zoning) will not be achieved.
- Address the costs of growth in Theme 2 – that all future development, regardless of location or type (residential or commercial), should pay its full share of direct impacts on workforce housing, infrastructure and social systems.
- Make sure in Theme 2 and in Theme 4 we address commercial mitigation rates.
- Address the mix of future growth – discuss and address the balance between job producing commercial and residential. Address the balance between resident housing verses large second homes or possibly problematic ARUs.
- Make sure you allow the numbers task force to identify the EFFECTIVE population of current and potential housing units, commercial AND lodging units. Let the task force complete the work on the job creation effects of commercial and also large second homes.
 - Then address what is not in balance rather than simply going to additive growth via considering density incentive tools applied to possible nodes.

During your 10/15/09 meeting a comment was made that perhaps having a 'node' in Wilson was not a good idea because the START bus only comes to this person's Wilson neighborhood twice an hour. According to her, this is not enough to 'get people out of their cars'. Thus, according to her thinking, a 'node' in Wilson is not a good idea (and later in the meeting another Wilson resident voted the same). I utilize the START bus system in Jackson and I was almost sure most stops in town are twice an hour; Wilson at no exception to its Jackson counterparts. So, I called the START Bus offices and verified that, yes indeed, most all stops are scheduled for twice an hour (stops increase for all areas during the Holiday Season). Thus, if START bus stops are governing where to place a node (affordable housing areas) and where to not place a node (affordable housing areas), I see simply changing the START bus schedule as a valuable tool. I highly disagree in the thought that nodes (affordable housing areas) should be withdrawn from Wilson and the Aspens. Is this Comp Plan not called the Jackson/**Teton County** Comprehensive Plan? Wilson and the Aspens are just as much a part of Teton County as Jackson and Teton Village. The affordable/workforce housing issue **must be shared by all communities in this valley**. One of our county's largest employers is in Teton Village - and arguably you could say Teton Village as a whole. To steer the Village's employees to find affordable housing in Jackson is ridiculous when Wilson and the Aspens are so much closer. I suggest that all communities/neighborhoods in this valley share the need for areas for affordable housing. 'Employees' live all over this valley! Keep in mind the definition of 'employees' - just not food service, office & retail workers. Where are most of the residences in this valley located that require maids, housekeepers, greens keepers, grounds keepers (gardeners) and caretakers? It's along the Westbank, Fall Creek Road and North of Town. Where are most of the construction trades (a huge section of our workforce!) driving to each day? Certainly not in the town of Jackson.

Please, I don't care what you call the areas provided for affordable housing (zone, node, or developments), just don't treat Wilson and the Aspens as if they don't need it or deserve it. As I said before - EMPLOYEES ARE EVERYWHERE IN THIS VALLEY! And face it, you know as much as I do that the majority of employees will always drive. Do you? Of course you do. Most of us do. I suggest a couple days a week you take a ride on a START Bus all the way around Jackson ... and actually see WHO uses the START Buses.

Don't plan on affordable housing areas only where the START Bus stops. I have yet to see a START Bus take carpenters and subcontractors to their jobsites, or stop at the Pines or Crescent H Ranch to drop off the 'house help'. Gardeners, landscapers and groundskeepers will always drive their trucks to work (you can assume most not into Jackson proper). And how many people on any given weekday or on weekends do you think drive to Teton Village to ski or golf at the Pines or North of town? I hope I've proven my point We are doing something (playing, eating, working ...) everywhere in this valley, all the time! Every community (the Aspens, Wilson, Teton Village, Jackson, and even north of town!) should be in this thing (providing affordable housing areas) together. No community should be exempt from pitching in and providing its share to affordable housing areas or higher density housing or nodes or whatever you want to call it.

Thank you,
Barbara Ankeny, Cottonwood Park

Alex Norton

Subject: Theme 2 comment

From: Shirley Thomas

Sent: Wednesday, October 21, 2009 11:47 AM

Please accept our comment on the Theme 2 discussion. We do not at this point see any point in increased development & use of the nodal concept. With the amount of space currently available in the town/county, we should first be utilizing those spaces. By creating more growth we increase the need for more infrastructure & jobs, that we cannot fill currently.

Thank you for your great work in this plan.

Shirley & Daniel Thomas

Alex Norton

Subject: Meeting on Thursday

From: BITSYSMITH@aol.com

Sent: Wednesday, October 21, 2009 10:52 AM

I recommend that the county nodal development concept be dropped including the 1,500 homes targeted for the northern South Park area. Say NO to all county nodes.

We do not need nodes to achieve workforce housing objectives. I recommend constraining growth equal to or less than allowed under the current plan minus all discretionary density tools. Nodes are damaging to current neighborhoods.
Emily Smith

Alex Norton

Subject: Comp plan

From: Jon Parker

Sent: Wednesday, October 21, 2009 10:29 AM

Please drop the “node” concept. South Park does not need a high concentration of new homes. It is an important scenic and wildlife area. We need to set an overall growth target rather than looking at each development separately. We should also reevaluate density bonuses.

Jon Parker
3650 S Park Loop Rd

Alex Norton

Subject: West Jackson Matters Too

From: Kathy Tompkins

Sent: Monday, October 19, 2009 8:41 PM

To all concerned,

I would like to respond to a comment made at last week's Teton County's Comprehensive Plan rewrite meeting, during the public comment segment. A gentleman said that the Northern South Park area around the high school should be a receiving area for development because the area is already "messed up" or ruined. Please don't treat the residents of the neighborhoods around the high school as if we don't matter. I hope that the planning commissioners and the elected officials respect the small home owner's future in West Jackson as much as they respect the large landowners, concerning their property rights and the money they may gain or lose on their land investment. West Jackson also has a lot to gain or lose in the rewrite of the comprehensive plan, not only in our home values but the very existence of viable and safe family neighborhoods.

There is a simple formula that we can aspire to for the location of any needed housing. If housing is needed, it should be placed where the jobs are generated. Affordable homes and rentals should be placed near or where service people are needed for the upkeep of high end homes, high end developments and resorts in town, Teton Village, The Aspens and the Wilson area. There should be a shared responsibility by everyone who generates the need for service people. If we dump dense new bedroom communities in Northern South Park, people will still rely on their cars to get to and from work in town, Teton Village, Wilson, and The Aspens. We do not need more traffic on the already overburdened High School Road, which will be even more dangerous if the Tribal Trails connector road goes through. It will threaten the safety of all our children in and around the schools here. It defeats the purpose of smart and managed growth. We need to keep commercial and unneeded residential development to a minimum in all areas, protect wildlife, open spaces and preserve our family neighborhoods. Most of all, everybody should share in these responsibilities, not just the small homeowner who works very hard to call Jackson their home. Please be considerate of the neighborhoods in West Jackson. We matter, pay taxes and vote too!

Sincerely,
Kathy Tompkins
Cottonwood Park

Alex Norton

Subject: Joint P&Z C Discussions on 15 October

From: Armond Acri

Sent: Monday, October 19, 2009 8:24 PM

Any discussion involving nodes is a very difficult one. Your thoughtful discussion last week showed the difficulty in making a decision. I would like to respectfully suggest that you ask the following high level questions that are simple yet definitive:

- a) Is my vision for this area that it is suitable/capable of absorbing greater density than defined in the 1994 Plan?
- b) Is my vision for this area that it should remain the same density as defined in the 1994 Plan?
- c) Is my vision for this area that it should have lower density than defined in the 1994 Plan?

Pick one answer for each of the proposed nodes, the Rural County (break it down if need be), and Town. Subareas of Town can be discussed with the same questions later. For now just ask the question of the Town as a whole. Do not combine areas. To use Commissioner Wall's analogy it would be like asking if he likes ice cream when he only likes chocolate. Ask the question for each "flavor."

After you answer the question of your vision for each area, you can drop down in detail and discuss "how much" for each area. You can also ask if it is consistent with your prior recommendations.

Rather than struggling with the definition of nodes, these simple targeted questions should help your discussion.

Keep up the good work. We appreciate the efforts you are making.

Armond Acri

Executive Director

Save Historic Jackson Hole

**Jackson/Teton County Comprehensive Plan Update
Joint Planning Commission Recommendations Through 10/23/2009**

Topic: Theme 2: Manage Growth Responsibly

Approved Jointly

Rec. #	Recommendation	County	Town	Date
121	Limit development in the County to current base (by right) zoning with allowance for as yet to be determined incentives for conservation easements through acquisition and the use of PRDs and TDRs	4 - 1	3 - 1	9/24/2009
124	There should be density bonuses for community values	5 - 0	6 - 0	10/1/2009
125	There should be density bonuses to incentivize conservation easements for wildlife habitat	5 - 0	6 - 1	10/1/2009
126	There should be density bonuses to incentivize conservation easements to protect scenic resources	5 - 0	7 - 0	10/1/2009
127	There should be density bonuses to incentivize conversion of nonresidential use into residential use	4 - 1	7 - 0	10/1/2009
129	There should be density bonuses for the provision of affordable housing	4 - 1	5 - 2	10/1/2009
130	Density bonuses should be performance based incentives	5 - 0	7 - 0	10/1/2009
132	The concept of regionalism should be considered in the Plan pertaining to the impacts our decisions have on transportation, natural resources (air, water, wildlife), workforce housing, and waste management in the greater region	5 - 0	6 - 0	10/1/2009
145	Wilson shall retain its existing base zoning	3 - 0	2 - 0	10/15/2009
147	Eliminate Wilson, Aspens, Teton Village, and northern South Park as nodes appropriate for increased development potential.	3 - 0	6 - 1	10/22/2009
148	Discuss the Town in Theme 3 - Town as Heart	3 - 0	5 - 2	10/22/2009
149	Base development potential in the county should be reduced from the current base zoning potential identified by the buildout taskforce in order to preserve wildlife habitat.	3 - 1	3 - 2	10/22/2009
151	Use of on-site PRDs should be included as a policy in the Comp Plan.	3 - 0	5 - 0	10/22/2009
153	Residential ARU's in County should be eliminated.	2 - 1	3 - 2	10/22/2009

Approved Teton County

Rec. #	Recommendation	County	Town	Date
123	Determine an end state buildout and implement it through a defined land use plan	3 - 2	0 - 7	10/1/2009
133	As a concept, include a rate of growth cap in the Plan	3 - 2	0 - 6	10/1/2009
150	Base property rights in the County should be the minimum level of development.	3 - 0	2 - 3	10/22/2009

**Jackson/Teton County Comprehensive Plan Update
 Joint Planning Commission Recommendations Through 10/23/2009**

152	Include a policy limiting the use of on-site PRDs to a maximum multiplier of 3 units per 35 acres.	3 – 0	2 – 3	10/22/2009
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Approved Town of Jackson

Rec. #	Recommendation	County	Town	Date
122	Create a predictable land use plan based on community values with buildout numbers compiled to determine consistency between community goals and land use policies	2 – 3	7 – 0	10/1/2009
131	Density bonuses should be discretionary incentives	1 – 4	4 – 3	10/1/2009

Failed Jointly

Rec. #	Recommendation	County	Town	Date
128	There should be density bonuses for the provision of workforce housing	2 – 3	3 – 4	10/1/2009
134	As a concept, include a cumulative growth cap in the Plan	2 – 3	0 – 6	10/1/2009

AGENDA
JACKSON PLANNING AND ZONING COMMISSION
TETON COUNTY PLANNING COMMISSION
NOVEMBER 5, 2009 – SPECIAL JOINT MEETING
5:30 P.M.

The meeting will be held in the Teton County Board of County Commissioners Chambers.
Agenda for the meeting is as follows:

PLEASE TURN OFF ALL CELL PHONES AND PAGERS DURING THE MEETING

CALL TO ORDER – Town of Jackson Planning Commission

ROLL CALL

CALL TO ORDER – Teton County Planning Commission

ROLL CALL

PUBLIC COMMENT (maximum 45 minutes)

OLD BUSINESS

NEW BUSINESS

1. Draft Comprehensive Plan Discussion/Recommendations
 - o Theme 3 rationale presentation by staff
 - o Theme 3 – Uphold Jackson as “Heart of the Region”

MATTERS FROM STAFF (8:45)

1. Data Requests Update
2. Set Agenda, Date and Time for Next Joint Meeting(s)
3. Identify experts that should be contacted for future meetings
4. Other

MATTERS FROM COMMISSION

ADJOURN – TOWN OF JACKSON PLANNING COMMISSION

ADJOURN – TETON COUNTY PLANNING COMMISSION