



Joint Planning Commission Meeting Agenda Documentation

PREPARATION DATE: November 25, 2009 **SUBMITTING DEPARTMENT:** Town & County Planning
MEETING DATE: December 3, 2009 **DEPARTMENT DIRECTORS:** Tyler Sinclair & Jeff Daugherty
PRESENTERS: Tyler Sinclair & Jeff Daugherty

SUBJECT: Draft Comprehensive Plan Review

STATEMENT/PURPOSE

The purpose of this item is 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:

- Review of Staff's rewrite of Theme 1 – Practice Stewardship of Wildlife, Natural Resources, and Scenic Vistas based on the Planning Commissions' preliminary recommendations.
- Theme 3 – Uphold Jackson as "Heart of Region"

Public Comment on Agenda Items

Public comment received on Theme 1 since the November 19, 2009, staff report is attached. Staff has previously provided all other public comment on Theme 1. Please contact staff for additional copies. In addition, public comment received on Theme 3 since April 13, 2009, is attached.

Planning Commission Comments/Discussion Points

Comments from Lisa daCosta and Geneva Chong regarding the Theme 1 rewrite provided in the November 19, 2009, staff report are attached.

STAG Recommendations

Theme 3

The group suggested that more clarity should be given to the definition of community character as it pertains to town and felt that tightening the language in Principle 3.5, Recognize the importance of civic spaces and social functions as a part of maintaining a sense of community, would achieve that goal.

The group felt strongly about the inclusion of the relevance of Flat Creek in this theme as a community amenity.

The group discussed possible mischief in the balance of private property rights and redevelopment opportunities with the historic preservation policies of Principle 3.6. It was suggested that there are few truly historical properties in the community and that redevelopment should not be deterred by individual views on what is historic.

Consensus of the group was that incentives should not be discretionary. They should be performance based. Incentives that are currently discretionary that were specifically discussed were the PMUD, PRD, and AH-PUD development options.

The group recommended including language about bulk and scale for nonresidential buildings to maintain community character.

Staff Follow Up and Discussion Points

Theme 1

Below is a list of possible discussion points prepared by staff based upon discussion, recommendations, and public comment on not only the Theme 1 rewrite, but also Theme 2.

1. The 11/19 meeting ended with a discussion of Principle 1.5. No commissioners had specific language at the time but the discussion centered on limiting impacts to public lands. Commissioners discussed whether a policy(ies) related to responsible use of public lands should replace policies limiting the use of public lands. In addition, the Commission discussed the added benefit that responsible use could prevent state and federal agencies from limiting the community's access to public lands. No vote was taken on this issue.
2. Votes indicate to Staff that it is the Planning Commissions' intent to apply all current generally applicable wildlife habitat protections, current NRO wildlife and wildlife habitat protections (Environmental Analysis, more detailed habitat protection, etc.), and any new wildlife and wildlife habitat protections to all properties in Teton County. (Rec. 54) The boundary of the NRO will be used in the PRD process in order to incentivize clustering of development outside of crucial habitat areas – i.e. the NRO. (Rec. 163)
 - This is the intent of the Planning Commissions
 - Other
3. Staff believes that amending the title of Principle 1.2 to “Preserve and enhance water and air quality” (Rec. 78) has the potential to limit protection to waterways, wetlands, and riparian areas and represents a shift from the currently applied policy regarding protection of these resources. Staff is unclear if this was the Planning Commissions' intent. Protection of waterways, wetlands, and riparian areas does more than protect water quality. It also provides habitat and natural flood protection. Especially in the case of wetlands the discussion of their function beyond that of water quality has been the focus of multiple policy discussions and is what differentiates County protection from Army Corp. protection. Limiting the scope of Principle 1.2 also potentially prohibits the protection of other natural resource in the future if they do not fit only into the habitat, water, air, or ag categories identified in this theme.
 - Leave recommended title of Principle 1.2 as “Preserve and enhance water and air quality”
 - Amend recommended title of Principle 1.2 to more broadly address natural resource protection

- Other
4. Staff believes that because the vast majority of roads in Teton County are private, expanding SRO protection to viewpoints from all roads (Rec. 84) represents a major change in policy. Staff is unclear if this was the Planning Commissions' intent and is concerned that such an expansion may not be administratively or functionally feasible. The purpose of our current scenic regulations is to protect public, not private, views. The Scenic Resources Overlay is currently mapped to protect skylines and scenic foregrounds as viewed from State highways and select County roads. In the April draft Staff proposed to expand the protection to include skylines, foregrounds, and forested hillsides as viewed from all public (State, County, Town) roads and parks.
 - Leave recommendation as "all roads"
 - Limit scenic protection to public roads and parks
 - Limit scenic protection to State and select County roads (status quo)
 - Other
 5. Staff is concerned that neither the April draft nor the Planning Commissions recommended changes to 1.3.c provides clear policy direction regarding ponds and berms, which was the intent of the policy. Over the past five to ten years Teton County has seen a proliferation of berm and pond construction. Many such applications become contentious because of current regulations and 94 Comp Plan language that promote protection of natural habitat and landscape, but do not contemplate aesthetic dirt work. Staff's proposed Policy 1.3.c was intended to provide the guidance that such landscaping be consistent with the natural habitat and landscape without being overly restrictive or prescriptive.
 - Leave recommended 1.3.c as it is
 - Include statement limiting pond, berm, and other dirt work in order to preserve the natural character of the landscape
 - Other
 6. Both the April draft and Planning Commission recommended version of Theme 1 only contain open space conservation policies under wildlife and agricultural principles. Votes in Theme 2 would indicate to Staff that while large acreages of conserved open space are better than small, there is no value judgment between wildlife habitat, natural resource, scenic resource, or agricultural open space.
 - Include a open space conservation policy in Principle 1.2 – Preserve and enhance water and air quality
 - Include a open space conservation policy in Principle 1.3 – Maintain the scenic resources in the area
 - Leave recommended Theme 1 as is
 - Other
 7. With the Principle – "Limit development in naturally hazardous areas" now in Theme 2 it may no longer be appropriate to include floodplains in Strategy 1.2 (Rec. 117)

Theme 3

Staff has provided below a set of suggested questions to begin discussion of Theme 3. As always, this is not an exhaustive list and the Commissions are free to amend or add to the list, as you deem appropriate. The objective of staff is to assist the Commissions in recommending changes to the draft Theme 3 as proposed. The intent of staff in developing these questions was to encourage Commissioners to begin with broad level concepts and ideas with the purpose of defining an overall vision for the Town before moving into discussion of specific topics or areas. Upon completion of this, the goal will be to develop more specific principles and

policies defining these broad objectives and leading to their implementation. In addition, staff notes that the purpose of the Theme is to provide direction for the development of a Future Land Use Plan and Land Development Regulations (LDRs) not the actual creation of a Future Land Use Plan or LDRs at this time. At the meeting, staff will provide an overview presentation of Theme 3 and further discuss the intent of the proposed questions.

1. Is the proposed **Statement of Ideal** defining Jackson as “Heart of the Region” consistent with your future vision for the Town? If not, how could it be amended?

Residents and visitors will continue to rely on Jackson as the center of the community and primary location for jobs, housing, shopping, educational, and cultural activities.

2. **Community character** is defined in the plan as follows:

The “heart” idea is also an emotional, cultural, and values-driven concept that refers to the role that the town plays as the region’s central gathering place. However, it is also crucial that the character and charm of Jackson be protected and enhanced, for they too maintain the heart of the region concept. Future development in town must be sensitive to maintaining our community character as a small town with a distinct heritage and legacy that is linked to our connection with the surrounding natural environment.

- a. Does this statement adequately address community character? If not what additional statements/ideas should be included?
 - o Further define small town character
 - o Bulk, scale and density of future structures should be defined in the Future Land Use Plan
 - o Other
3. The plan calls for maintaining Jackson as the population center of the region through the promotion of **active mixed use neighborhoods** or pedestrian precincts defined below. Is this concept an appropriate future vision/land use pattern for the Town?

These areas are defined by a ¼ mile walking area and should generally include provisions for: all municipal utilities (water, sewer and storm sewer), schools, complete streets including transit, local commercial services, a variety of housing types, recreational amenities, and other facilities and uses as appropriate.

4. The Plan calls for **maintaining/fostering healthy stable residential areas** in the Town. Is this concept an appropriate future vision/land use pattern for the Town? If yes, how should this be implemented?
 - o Maintain the bulk, scale and density allowed today
 - o Reduce residential development potential below that allowed today
 - o Other

* specifics to be determined by district based on character

5. The Plan calls for protecting the **image and function of the Town Square** as the major tourism draw and visitor retail center in Town with a policy recommending the establishment of specific design standards to guide future development and preservation. Is this concept an appropriate future vision/land use pattern for the area?

6. The Plan calls for maintaining **downtown Jackson** as the retail center of the region while encouraging a balanced mix of uses between visitor and locally orientated nonresidential, residential and lodging uses. Is this concept an appropriate future vision/land use pattern for the Town?
 - a. How should the concept of a “vibrant downtown” be described in the Plan?
 - Successful retail and lodging establishments
 - Mix of visitors and locals on the streets all year round
 - “Lights On” in lodging and residential structures
 - More than one of the above
 - Other
 - b. How should the term “balanced” be described in the Plan?
 - Mix of visitor to locally orientated retail and office uses
 - Mix of short term lodging versus residential uses
 - Other

7. The Plan calls for maintaining **short term lodging** (rental for less than 30 days) as a key use in downtown. Is this concept an appropriate future vision/land use pattern in this area?
 - a. If yes, what is its purpose?
 - Concentrate lodging in the downtown to preserve the remainder of the Town from lodging
 - Create a pedestrian oriented environment that allows visitors to experience the Town without the need to utilize an automobile
 - Maintain sales tax revenue from lodging uses
 - Allow for a variety of lodging types (hotel/motel, condo-tels, fractional/timeshares, etc.)
 - Other
 - b. If yes, what is the preferred land use pattern?
 - Maintain the lodging potential and areas allowed today
 - Increase the lodging potential and areas allowed today
 - Reduce the lodging potential and areas allowed today
 - To be determined by district based on character
 - Other

8. **Outside of the downtown area**, what is the preferred future vision/land use pattern for existing nonresidential areas?
 - Maintain the current land use pattern and uses (nonresidential single use structures)
 - Redefine the land use pattern and uses in this area:
 - Encourage the development of mixed use residential and nonresidential
 - Encourage the conversion of nonresidential to residential uses
 - Define and encourage local over visitor-oriented uses (ie. Wilson commercial)
 - Allow visitor commercial along major corridors (West Broadway, South Highway 89) and local commercial in other areas
 - More than one of the above
 - Other

9. Recommendation # 127 supported using density bonus incentives to encourage the **conversion of nonresidential to residential uses**. How should this goal be achieved?

- Through changes to the Future Land Use Plan and zoning
 - Using performance based planning tools
 - Using discretionary planning tools
 - More than one of the above
 - Other
10. The Plan calls for identifying **future residential growth areas** within the Town to provide for workforce and deed restricted housing for the community. Is this concept an appropriate future vision/land use pattern for the Town? If yes, how should this be achieved?
- Conversion of nonresidential to residential square footage
 - Performance based zoning tools established to meet a community need
 - Workforce housing,
 - Deed Restricted housing
 - Other
 - Discretionary planning tools
 - More than one of the above
 - Other
11. What is the preferred future vision/land use pattern for **light industrial uses** in the Town?
- Maintain allowed light industrial
 - Reduce allowed light industrial
 - Increase industrial potential
 - By adding light industrial land areas. Where?
 - Other
12. The Plan recognizes the importance of **civic spaces and social functions** as a part of maintaining a sense of community within the Town is this concept an appropriate future vision for the Town? If so, how should this be addressed:
- Maintain and improve public spaces
 - Make public investments in strategic locations
 - Enhance Jackson gateways
 - Continue traditions and community events
 - Public Art
 - Other
13. The Plan identifies **preserving historic structures** and sites within the Town, is this concept an appropriate future vision for the Town?
- Identify and preserve historically-significant structures and sites
 - Support the Historic Preservation Board
 - Enhance historic preservation education, outreach, and awareness
 - Other

ATTACHMENTS

- Theme 1 Recommendations made to date
- Lisa daCosta and Geneva Chong Comments
- Draft Agenda for December 9 & 10, 2009 meeting

- Theme 1 Public Comment received since November 19, 2009, staff report
- Theme 3 Public Comment received since April 13, 2009

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 P09-030 to December 9, 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 December 9, 2009, at 5:30 pm at the Teton County Board of County Commissioner Chambers.

**Jackson/Teton County Comprehensive Plan Update
Joint Planning Commission Recommendations Through 11/25/2009**

Topic: Theme 1: Stewardship of Wildlife and Natural Resources

Approved Jointly

Rec. #	Recommendation	County	Town	Date
47	Relocate Principle 1.4 and associated strategies and indicators	4 - 0	7 - 0	8/20/2009
48	Amend the title of Theme 1 to: "Practice stewardship of wildlife, natural resources, and scenic vistas"	4 - 0	6 - 1	8/20/2009
49	Replace "viable populations" with "healthy populations" in Statement of Ideal and throughout theme, and add an indicator of 'health' and associated strategies	4 - 0	7 - 0	8/20/2009
52	Staff will Insert the County's 2nd and 3rd recommendations regarding Theme 1 into Principle 1.1 where appropriate	4 - 0	7 - 0	8/20/2009
54	Throughout Theme 1 do not limit wildlife protection policies to implementation only in the Natural Resources Overlay	4 - 0	7 - 0	8/20/2009
55	Amend Principle 1.1 Sentence 3 to read: Without supporting all native species within the ecosystem the web of support for all native species begins to weaken and the intact ecosystem begins to break down. (or similar, tighter language)	4 - 0	5 - 0	8/20/2009
56	Make no further changes to Policy 1.1.a and Principle 1.1 beyond recommendations 49, 54, and 55	4 - 0	4 - 1	8/20/2009
58	Policy 1.1.b: Replace "behavioral best practices" with "policy decisions"	4 - 0	5 - 0	8/20/2009
71	Leave Policy 1.1.c as is	2 - 1	7 - 0	8/27/2009
72	Leave Policy 1.1.d as is	4 - 1	5 - 2	8/27/2009
73	Policy 1.1.e: Staff to rewrite to clarify intent of mitigating primarily development impacts and relationship with 1.1.d	4 - 1	7 - 0	8/27/2009
76	Policy 1.1.g: Do not except any areas from policy	5 - 0	3 - 2	8/27/2009
78	Principle 1.2: Change header to "Preserve and enhance water and air quality"	5 - 0	5 - 0	8/27/2009
83	Staff will insert County recommendation 8 into Theme 1 where appropriate	5 - 0	5 - 0	8/27/2009
79	Policy 1.2.a last sentence changed to: "Consequently, development will be designed to protect water bodies. . ."	5 - 0	4 - 1	8/27/2009
80	Policy 1.2.b: Strike the word "urban"	5 - 0	4 - 1	8/27/2009
81	Policy 1.2.c: Staff to redraft language to clarify intent of surface water protection beyond requirements of other jurisdictions	5 - 0	4 - 1	8/27/2009

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82	Policy 1.2.d: add "vehicle exhaust" to list of exacerbating effects	5 - 0	5 - 0	8/27/2009
84	1.5.a and 1.5.b: expand skyline/foreground protection beyond public roads/parks to all roads	4 - 0	6 - 0	9/3/2009
85	1.5.c: add "all land disturbing activities will be required to fit natural contours by conforming to construction standards for land moving"	4 - 0	6 - 0	9/3/2009
86	1.5.d: add language addressing pedestrian and/or public safety	3 - 1	6 - 0	9/3/2009
90	Staff will research the legality of a policy regarding noise pollution and insert the appropriate policy in the appropriate location in the Plan	3 - 0	6 - 0	9/3/2009
91	1.5: add a policy of continuing support of a Scenic Resource Overlay for the County	4 - 0	6 - 0	9/3/2009
92	1.5: staff will research the addition of Scenic Resource Overlay policies for Town	4 - 0	6 - 0	9/3/2009
93	1.6.a: delete the list of places in last sentence	4 - 0	6 - 0	9/3/2009
96	1.6.b: prioritize conservation of agricultural use throughout Teton County	4 - 0	5 - 0	9/3/2009
97	1.6.c: language should provide incentives for permanent open space	4 - 0	5 - 0	9/3/2009
98	1.6.c: staff will rewrite to focus on goal of policy which is the last sentence	3 - 1	5 - 0	9/3/2009
101	Stronger language in 1.1.g	4 - 0	3 - 2	9/10/2009
102	Strengthen 1.1.g language regarding transportation	4 - 0	4 - 1	9/10/2009
104	Recommend to electeds that Environmental Commission is established now	4 - 0	3 - 2	9/10/2009
106	1.6.a: expand to apply to all parcel sizes	4 - 0	5 - 0	9/10/2009
108	Rework 1.7 to clarify staff's intent.	4 - 0	5 - 0	9/10/2009
109	Look at indicators suggested by public and include in list for elected official review	4 - 0	5 - 0	9/10/2009
114	Take "creation" out of 1.7.b	4 - 0	4 - 0	9/10/2009
115	Incorporate statement, "Recognize that any and all growth in the valley impacts both wildlife and natural resources." into Theme 1 where appropriate	5 - 0	3 - 2	10/8/2009
116	Strategy 1.1: Define the Environmental Commission's role to make land use and transportation recommendations	5 - 0	5 - 0	10/8/2009
117	Strategy 1.2 third bullet: add "floodplains" to focus	5 - 0	5 - 0	10/8/2009

**Jackson/Teton County Comprehensive Plan Update
Joint Planning Commission Recommendations Through 11/25/2009**

119	Indicator 4 should look at sediment loading in all waterways	5 - 0	4 - 1	10/8/2009
120	Strategy 1.2, first bullet: strike "Wyoming Game and Fish" leave it as "most recent data" and include Wyoming Game and Fish as the primary partnering agency	5 - 0	5 - 0	10/8/2009
135	Add indicator: Game and Fish monitored populations, with a goal of the WGF targets	5 - 0	5 - 0	10/8/2009
137	Add indicator: Indicator species populations and population trends	5 - 0	5 - 0	10/8/2009
138	Add indicator: Air quality	5 - 0	5 - 0	10/8/2009
140	Add indicator: ambient night light	4 - 1	3 - 2	10/8/2009
141	Add indicator: ambient sound	4 - 1	4 - 1	10/8/2009
143	Move to Theme 8, Energy Conservation: Strategy 1.4, bullets 3 and 4; and Indicator 6	4 - 0	5 - 0	10/8/2009
192	Insert into Theme 1, Why is this Theme Addressed, end of second paragraph: "while balancing the need to protect private property rights"	4 - 0	3 - 1	11/19/2009
196	Conservation Alliance 11/12 Action #3: Add the following strategy: "Establish a dedicated funding source to acquire permanent open space for wildlife habitat protection, scenic vistas preservation and agricultural preservation." (Through the vote of the people)	4 - 0	3 - 1	11/19/2009
199	Conservation Alliance 11/12 Action #5: Add language that clearly explains how indicators will be used to draft and amend land development regulations. Language should be added that explains how a science-based monitoring program will be further developed with appropriate agencies and partners. A baseline column, with quantifiable documentation of existing conditions, should be added to all indicator tables in the new plan.	4 - 0	3 - 1	11/19/2009
200	Conservation Alliance 11/12 Action #6: Add language that provides greater detail on potential types of exemptions and allowances for agriculture.	3 - 1	3 - 1	11/19/2009
202	Conservation Alliance 11/12 Action #7: Add language that clearly explains why the protection of diversely sized-parcels is important. (The rewrite of what is now policy 1.4a, page 11, does not adequately capture this.) Vote to direct staff to include more language on the importance of maintaining connectivity throughout the valley as a whole.	4 - 0	4 - 0	11/19/2009

**Jackson/Teton County Comprehensive Plan Update
Joint Planning Commission Recommendations Through 11/25/2009**

Approved Teton County

Rec. #	Recommendation	County	Town	Date
70	"Why is this theme addressed?" replace Paragraph 1 with: Because Teton County's abundant wildlife, natural and scenic resources are an international treasure, and the protection of these resources is our community's highest priority. We recognize that our policies regarding development, transportation, recreation, and energy consumption all have impacts on these resources, so it is our responsibility to create policies and enact regulations which protect them. Permanent Conservation Permanent conservation of private lands has resulted in about 20,000 acres of conserved open space. Another 15,000 acres are still in agricultural use. Agricultural use of large contiguous private land is most consistent with the goals of this Comprehensive Plan. Efforts aimed at the permanent conservation of such lands have the greatest potential to positively impact Teton County's wildlife, scenic and natural resources, and should be our highest land use priority.	5 - 0	1 - 6	8/27/2009
74	Policy 1.1.f: Change "support" to "require"	4 - 1	1 - 6	8/27/2009
77	Policy 1.1.g: Change "use best management and design practices" to "implement policy directives"	4 - 1	2 - 2	8/27/2009
89	Principle 1.5 "... and will be regulated" instead of "...and will be prevented as much as possible"	3 - 1	2 - 4	9/3/2009
95	1.6: staff will draft language that recognizes permanent conservation of large contiguous properties as one of our highest land use priorities	3 - 1	1 - 4	9/3/2009
103	Include all appropriate Game and Fish language into document	4 - 0	2 - 3	9/10/2009
105	Add a policy/strategy creating a public funding source for the acquisition of conservation easements and/or open space	3 - 1	2 - 3	9/10/2009
136	Add indicator: acres rehabilitated	4 - 1	1 - 4	10/8/2009
142	Add indicator: meters of wildlife unfriendly fencing removed	4 - 1	1 - 4	10/8/2009
190	Defer further discussion of Theme 1 until review and recommended changes by the Env. Commission and/or Conservation Alliance are ready for review	3 - 1	1 - 3	11/19/2009
195	Conservation Alliance 11/12 Action #2: Ensure that the red-lined, rewritten draft of Theme One that is sent to elected officials includes an incorporation of Wyoming Game and Fish comments.	3 - 1	1 - 3	11/19/2009
197	Conservation Alliance 11/12 Action #4: Wildlife protection should be the primary consideration in all land use decisions. (While balancing the need to protect private property rights)	3 - 1	2 - 2	11/19/2009
198	Conservation Alliance 11/12 Action #4: Wildlife protection should be the primary consideration in all land use decisions.	3 - 1	1 - 3	11/19/2009

**Jackson/Teton County Comprehensive Plan Update
Joint Planning Commission Recommendations Through 11/25/2009**

Approved Town of Jackson

Rec. #	Recommendation	County	Town	Date
88	Principle 1.5: . . . as much as "reasonably" possible	1 – 3	4 – 2	9/3/2009
189	Move forward with discussion of staff questions as listed in the staff report	1 – 3	3 – 1	11/19/2009

Failed Jointly

Rec. #	Recommendation	County	Town	Date
94	1.6.a add: "The conservation and agricultural use of large contiguous private land is also the most consistent land use with the goals of the Comprehensive Plan. Efforts aimed at the permanent conservation of such lands have the greatest potential to positively impact Teton County's wildlife, scenic and natural resources, and should be our highest land use priority."	1 – 3	1 – 5	9/3/2009
110	Make Conservation of Open Space its own principle	2 – 2	2 – 3	9/10/2009
113	Add a strategy: creation of an additional Wildlife Stewardship Plan under the direction of the Environmental Commission to detail implementation of Principle 1.1	2 – 2	1 – 4	9/10/2009
191	The staff rewrite met the intent of the previous recommendations made	2 – 2	2 – 2	11/19/2009
193	Incorporate all seven 11/12 recommended actions from the JH Conservation Alliance into Theme 1	2 – 2	1 – 3	11/19/2009
194	Conservation Alliance 11/12 Action #1: Ensure that more specific data, language and mechanisms to protect wildlife are incorporated into the plan, and that existing data and knowledge are efficiently utilized. Science-based language from the existing 1994 Plan, references to specific reports that can provide a basis for land development regulations, and recent data (including updated maps of overlays) should be incorporated into the new plan. If the new plan is not going to include this specific, but necessary, information, it should refer to a plan, process, or document where the information will be gathered and available. (Insert in to strategies and indicators)	2 – 2	1 – 3	11/19/2009

Alex Norton

Subject: my comments regarding the rewrite of Theme 1

From: Lisa daCosta

Sent: Wednesday, November 11, 2009 9:38 PM

Hi guys,

My comments may seem repetitive, but they key on a valid point of law that seems to be strangely neglected in Theme one and that is Property Rights.

In the second paragraph under “Why is this theme addressed?” There is a sentence that goes, “Privately owned lands in the county continue to provide critical winter habitat for many species. Therefore, effective stewardship of these species requires protection of crucial resources and minimizing development impacts to surrounding public lands.” I believe that second sentence MUST include this phrase at the end “while balancing the need to protect private property rights.”

In the fourth paragraph, you have a sentence that reads “Consumption of non-renewable energy is increasingly costly and contributes to climate change in ways that may threaten the health of native species, attract non-native species, and diminish air and water quality.” I take issue that consumption of non-renewable energy contributes to climate change. I don’t think we can prove it locally, particularly when we live in a place surrounded by 28 million acres of forest that absorbs our CO2 consumption. Moreover, irrespective of what we do, if China and India and Brazil and Russia and the rest of the developing world continues to produce massive amounts of CO2, it would presumably affect us as well. If we want to discuss drought (which is not global warming caused) or El Nino (which is not global warming caused) that have led to milder winters that haven’t killed the bark beetles, then let’s please do go all out in a massive analysis in the fourth paragraph of the document OR we should perhaps look to tilt that sentence to air and water quality only, rather than any vague reference to climate change.

Policy 1.1.a the first redline sentence, “Wildlife and wildlife habitat will be protected on all property in Teton County” needs to close with the following, “without compromising private property rights.”

Policy 1.1.d last sentence also needs to close with the following language, “without compromising private property rights.”

Policy 1.1.e fourth line, in red, “the town and county will require mitigation of unavoidable direct and indirect impacts to the ecosystem attributable to development.” What does that mean? Is that a tax? An impact tax? Don’t say it unless you have the means to describe it or defend it. As soon as you add the “will require mitigation” language, you need to be more specific about what that entails.

Policy 1.2.a In the last sentence you need to insert the word areas after the word riparian in the last line.

Policy 1.4.b Remove regulatory barriers to continued agriculture is in direct conflict with the strategy listed under 1.2 to “Remove all exemptions to the wildlife friendly fencing standards and develop penalties...” You cannot have it both ways. If you want to preserve ag uses, then there will be wildlife unfriendly fencing and if you are going to tax and/or fine the remaining ag players, you are not preserving their culture. We must choose in this chapter.

Policy 1.5.a still does not have any recognition that our visitor economy relies on access to the public lands, whether for winter or summer sports, in the woods, mountains or on the rivers. Discussion is still solely focused on getting people off of the public lands, rather than focusing on responsible use, which is the Principle title.

I OPPOSE ANY REFERENCE TO CREATION OF DOG PARKS IN THE COMPREHENSIVE PLAN. IT IS A PLANNING APPLICATION REQUEST FOR SPECIAL ZONING IN A SPECIFIED LOCATION, NOT A POLICY.

Indicators

#2 Ratio of conserved land to developed land in the NRO needs to increase. How does that happen after so much NRO has already been developed, except to take away other private property owners' rights to build. This indicator cannot be achieved at the expense of private property rights.

#4 Sediment Loading in All Waterways, I think you have to exclude man-made ditches for irrigation, swales, gullies and washes. See attached link as these waterways are not considered party to the Clean Water Act by the EPA <http://www.ohioenvironmentallawblog.com/2008/12/articles/wetlands-and-streams/army-corpsepa-issue-new-postrapanos-guidance-on-federal-jurisdiction-over-streams-and-wetlands/>

#5 Ratio of successful habitat mitigation to habitat disturbance must increase. WHAT DOES THIS INDICATOR MEAN? WHO IS GOING TO MITIGATE AND WHO IS GOING TO DISTURB AND HOW ARE THOSE RIGHTS AND RESPONSIBILITIES APPORTIONED? THIS INDICATOR, AS WRITTEN, IS UNCLEAR, PARTICULARLY IN LIGHT OF PRIVATE PROPERTY RIGHTS. If I am going to build a house on my platted lot, which I have a right to do, how can you compel me to mitigate such that there is a net increase in habitat? I do not understand how this would be executed.

Lisa daCosta

Comments from Geneva Chong 11/16/09 Theme 1 re-write (page numbers correspond to red-lined document). Please also see marked up pdf of red-lined document: 03theme1-wildlife091030_Chong2.pdf

p. 4. Change “provide critical winter habitat” to “provide critical habitat.” As occurs all over the world, most protected lands are the least productive lands (e.g., mountains protected, riparian corridors and relatively fertile bottom lands are not).

p. 4. Note inserted at end of paragraph starting “The human causes:” Consider mention of the Greater Yellowstone Coordinating Committee and Business Council - our county and immediate neighbors in ID are only part of the picture and at some point we need to consider our actions in the GYE from the larger perspective. For example, should we adopt sustainable building standards and an integrated, regional transportation plan as proposed by the GYBC? This comment was part of my original notes on this chapter.

p. 6. Notes related to the public polling:

1. Was there any polling related to transportation - peoples' willingness to drive less, use public transportation, support home mail deliver in town, etc. If so, please put that in here. If not, we need to formalize that discussion. (Yes, will happen in transportation section, but then I believe should be referenced here.)

2. Related to establishing funding for open space and/or easements: Note: there have been repeated calls to put a tax option to the public vote. The electeds need to hear that loud and clear.

3. Regarding nodes in the county: Not sure how this statement works now that we have eliminated nodes other than TOJ. Change to reflect TOJ as only node?

4. Regarding development of the “Y” and downtown: Given the elimination of FLUPs discussion for now, consider removing the location details from this bullet and just say that people would like development in town in exchange for conservation in the county.

p. 8. (throughout) data are plural

p. 9. Policy 1.1.h. (noise pollution) Include parallel language regarding light pollution here (could remove 1.3.d. or make 1.3.d. parallel the noise discussion).

p. 10. Policy 1.2.a. last sentence “riparian areas”

p. 11 Policy 1.2.b. add the Snake and Gros Ventre Rivers to the list of waterways.

p. 11 Policy 1.2.d. (air quality) Change language to parallel policy 1.2.c. Remember discussion re what can/should be monitored by others (e.g., EPA, WY DEQ, NPS, etc.) whose data we can have access to for assisting policy decisions. For example, if we don't measure ground-level ozone we have no way of saying if it is a problem or not.

p. 11 Deleted Principle 1.3. should be moved to Theme 2. and/or to an energy chapter.

p. 13. Policy 1.4.a. include open space in addition to agricultural use in case owner wants to keep the land contiguous but, for example, restore it to native vegetation to better serve as wildlife habitat.

p. 14 Principle 1.5 consider deleting "on wildlife" because I assume we also want to limit impacts to vegetation, air and water and sound quality, etc.

p. 15 Strategy 1.1.

1. And policy makers. See documents provided to electeds regarding formation of this commission to make sure that language here is consistent.

2. Ditto previous comment and note/include language saying the commission will work with management agencies (e.g., game and fish). I strongly disagree with this statement "The Commission will be responsible for reviewing population data to determine the health of native species."

p. 15. Strategy 1.2. change to "Initially, the town and county planning staff and Environment Commission will work with Wyoming Game and Fish and other6 partnering agencies and entities..."

p. 17. Consider an indicator(s) related to the tasks of the Environment Commission. For example, updates and revisions of the NRO based on most current vegetation data and animal use/locations should be on-going (NRO should not be static – should be a GIS that is continuously updated/managed by county staff).

AGENDA
JACKSON PLANNING AND ZONING COMMISSION
TETON COUNTY PLANNING COMMISSION
DECEMBER 9 & 10, 2009 – SPECIAL JOINT MEETINGS
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

1. Theme 3 – Uphold Jackson as “Heart of the Region”

NEW BUSINESS

MATTERS FROM STAFF (8:15)

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

Draft Comprehensive Plan Update
Theme 1: Practice Stewardship of Wildlife, Natural Resources, and Scenic Vistas
Planning Commission Process
Public Comment
11/13/09-11/24/09

Alex Norton

Subject: Private Property Rights

From: Armond Acri

Sent: Friday, November 20, 2009 12:47 PM

Alex and Jeff, I would suggest you take a look at Fremont County ID Policy 4 before you begin work on a policy about private property rights for our Comp Plan. Policy 4 acknowledges one of the duties of the Planning Commission is "to protect property rights." I believe this statement will satisfy Joe and Lisa's concerns. It also goes on to acknowledge "with property rights comes the responsibility to prevent damage to neighbor's land or serious health and safety problems. Private landowners will have to take actions to avoid or mitigate adverse impacts." It then goes on to list 2 strategies to accomplish this balance. (ID state law requires a property rights element in a Comp Plan.) The statements are balanced and seem to address concerns on both sides of the issue. Let me know if you need me to resend the document. I hope you find this useful. Armond Acri

William C. Schreiber
1395 N. 3rd st.
Wilson Wy. 83014
Bill.schreiber@jacksonhole.com
307-690-4623

Dear County, Jackson and Planning commissioners,

I would like to make the following comments about Theme 1 in the current draft Comprehensive Plan document.

First, I would like to commend everyone directly involved with the drafting of this document on all their hard work on this critical but difficult task. I have lived in the valley for over 20 years and was involved with the drafting of the 1994 plan.

Here are my general thoughts:

1. I believe that there is an overall direction in the community to place the protection of the wildlife in this county as the top goal of this plan. I support that notion but it need not come at the expense of economic development. If you don't grow at lease a little you will probably die. To me what is most important is protecting three critical wildlife protection measures. They are preserving the major migration corridors that exist today, the riparian areas around the valley and protecting the wildlife at road crossings. For example, when WyDot reconstructs highway 22 at the Teton Science school entrance, a moderately long section of elevated roadway (1/8 mile) will do more to protect wildlife and their migratory habits than any regulation ever will.
2. Providing affordable housing in areas throughout the valley is vital to the community. Although the concept of "Nodes" has become a dirty word these days, every land planner worth anything will tell you that our plan needs nodes to function more efficiently and to achieve the plans goals. I live in Wilson on 3rd street and I welcome and support some more density in this community as long as there are other nodes with increases around the valley. This will help protect critical wildlife habitat in other areas.
3. The issue of growth is important but a no growth concept is unrealistic and leads to a poor plan. One thing that needs to be address is the amount of guess houses currently allowed in the county. This development potential will have a huge impact on total build-out figures and needs to be address in the plan one way or the other.

I know this is a political process but the leaders of this community have to take a strong stance on critical themes of the plan and try to maintain a balance in between human needs and wildlife needs.

Thank you for the opportunity to comment on the plan.

Sincerely,
Bill Schreiber

Alex Norton

Subject: Suggestion for Joint Planning and Zoning Comm Meetings

From: Armond Acri

Sent: Friday, November 20, 2009 2:39 PM

Larry and Michael, Thanks for keeping at it last night. After a rocky start, I think some progress was made. Perhaps not as much as we would have liked, but more than would have happened if you all went home at 7:00. I have two suggestions to improve the process:

There are 3 primary sources of input for the Joint meetings:

- 1) Staff input (including questions and requests for clarification)
- 2) Public input (written and verbal)
- 3) Input from the Commissioners (Primarily written points submitted with the staff report, verbal comments before a vote are a different issue)

It is important to adjust the balance so no one source overwhelms the other two. I would suggest that the agenda for each meeting include a discussion period for each of the three sources. Since there is a natural advantage to going first, I would suggest the order of discussion be rotated. After asking for comments If there are none, the chair would move to the next item. The important thing is that it is on the agenda as a reminder. Last night, there was a great deal of discussion on written and verbal public comments, but very little discussion on the points submitted by Lisa da Costa. In other meetings Staff input has dominated the discussion with little discussion on public comment. Neither situation is the optimum.

My second suggestion is that the real opportunities to work on are the split votes. These identify points of conflict between the two Commissions that need to be worked out. Instead of submitting a revised copy with a footnote, we need to actively pursue a solution. Perhaps that would be done after a "cooling off" period to see if there is room for compromise. Ignoring conflicts will not make them go away. Instead they will fester and resurface later. They hamper our ability to have a true joint process. At the very least, the Staff Report to the Electeds should identify the differences of opinion with a synopsis of the two opposing view points.

I hope you will consider these suggestions as I believe they will improve the process.

Armond Acri
Save Historic Jackson Hole

Alex Norton

Subject: Time to Dismount - on considering a different approach

From: Rich Bloom

Sent: Friday, November 20, 2009 9:17 AM

Dear Joint Planning Commissions,

I know you have taken your responsibilities seriously and some good work has been accomplished - but I – in the vein of Commissioner Lisa daCosta's comment last night – also often wake up at 3am anxious on where this plan process is – and is not going. Perhaps you, as I, would like to get a bit more sleep. I believe after last night's impasse – the current process is failing. We went on for hours with once again split vote after spit vote. I do acknowledge you were eventually able to get a few items to the point of consensus. Unfortunately as Paul Dunker was quoted this week in the newspaper – "Mediocrity is the price of consensus."

I suggest two possible courses of action – you may have others.

One would be to simply take a time out, enjoy the holidays – and remand the remainder of the draft, in its entirety, back to staff so they align it better with the public will. Then restart your review.

If that is not acceptable then do something along the lines of our own federal government in crafting legislation – divide into Town and County planning commissions and associated staff – then discuss a chapter separately - coming back after each body has a completed draft and see if you can reconcile differences. In this way each will be free to craft a clear position.

Our federal House and Senate does not sit down together crafting legislation – rather they craft it separately which is challenging enough – then try to reconcile the differences. In the end it then goes on to the President for signature. In our Comp Plan the idea is what is not reconciled then proceeds to the joint electeds to reconcile. At least the electeds – and the public - will receive clear - albeit at times different - direction from your two bodies.

What you should seriously think about is whether you really want to continue "riding a dead horse".

Respectfully - Rich Bloom

The tribal wisdom of the Dakota Indians, passed on from generation to generation, says that, "When you discover that you are riding a dead horse, the best strategy is to dismount."

However, in government and in corporate America, and at times even in joint Planning Commissions - more advanced strategies are often employed, such as:

1. Buying a stronger whip.
2. Changing riders.
3. Appointing a committee to study the horse.
4. Arranging to visit other countries to see how other cultures ride horses.
5. Lowering the standards so that dead horses can be included.
6. Reclassifying the dead horse as living impaired.
7. Hiring outside contractors to ride the dead horse.

8. Harnessing several dead horses together to increase speed.
9. Providing additional funding and/or training to increase dead horse's performance.
10. Doing a productivity study to see if lighter riders would improve the dead horse's performance.
11. Declaring that as the dead horse does not have to be fed, it is less costly, carries lower overhead and therefore contributes substantially more to the bottom line of the economy than live horses.
12. Rewriting the expected performance requirements for all horses.
13. Promoting the dead horse to a supervisory position.

Alex Norton

From: Kathy Tompkins

Sent: Friday, November 13, 2009 5:07 PM

Thank you for not reopening the vote on ARUs. Mr. Palmer needs to play by the rules. You can't change them because you weren't there for the vote. Too much time was wasted on the subject. And I thought I was stubborn! Kathy Tompkins

Draft Comprehensive Plan Update
Theme 3: Uphold Jackson as “Heart of the Region”
Public Comment
4/13/09-11/24/09

Topic	Comment	Author	Date
05 Uphold Jackson as "Heart of the Region" (Theme 3)	sounds good - what about the new bouldering park - climbable art!	Jason Williams	9/11/2009 21:23
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I'm all for public art.	LeeAnna Scott	9/11/2009 21:21
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I grew up in Jackson and now amazingly have become a property owner and would like to see a portion of my property tax used for public art, for example decorating the exterior of the parking structure with local art. thank you,	LeeAnna Scott	9/11/2009 21:20
05 Uphold Jackson as "Heart of the Region" (Theme 3)	brightin up the joint!	Dan Desorcy	9/11/2009 21:15
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I have spent most of the past 9 years in missoula, mt and public art has greatly enhanced my experience there. even the BIKE RACKS are art. Missoula **IS** art, so why can't jackson be? it should be. there is more money here and more resources. missoula has public art in most of the parks, on the walking bridges, along higgins avenue. missoula isa mix of old and new public art and has skillfully preserved the historic while adding modern art. all in public places. jackson can do it. i just know it.	Jaime Stathis	9/11/2009 21:13
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Don't underestimate the importance of public art and the effect it has on the residents. A Professor of mine designed the award-winning civic center parking garage in Santa Monica, CA -- not only is it LEED certified, it is, in itself, a work of art. I am shocked that JH hasn't yet developed a public art program. We are on the cusp, let's push it over the edge and make it happen.	Brett Valenstein	9/11/2009 21:12
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I think only good things can come from public art. In a society where art is slowly being weeded out because it is deemed less important than science or math, any chance we can expose todays youth to creative outpouring, the better chance we will have more well-rounded and engaging adults in the future.	Shane	9/11/2009 20:57
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I believed that creativity is an extremely important outlet in any urban setting. With such a low income base for the average worker (myself) in Jackson, it is very difficult to make projects happen, and any funding through the town of Jackson would be appreciated.	Sarah Farnsworth	9/11/2009 20:54
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I have seen many different public art spaces around the world. I have witnessed how it moves people! It makes life exciting and inspires creativity. Andy Goldsworthy would be a great candidate for this area.	Ed Venard	9/11/2009 20:12
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Public art is key to a town's cultural significance and residential ambiance. For example, the giant blue bear at the Denver convention center is inspiring and tickle's the soul. Jackson needs art like this. Do it.	Peter Nocchiero	9/11/2009 20:11
05 Uphold Jackson as "Heart of the Region" (Theme 3)	"Jackson needs more art to compete with the natural beauty of it's town."	Shannon Trucco	9/11/2009 20:07
05 Uphold Jackson as "Heart of the Region" (Theme 3)	More public art in Jackson Hole!	Sydney Daniels	9/11/2009 20:00

Topic	Comment	Author	Date
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Jackson Hole draws over 3 million tourists to the valley annually. People are drawn for a multitude of reasons and as a result Jackson has a unique opportunity to set new precedents, to show its visitors what a small tight knit community is capable of doing. Visitors are stunned by the valley's scenery in the mountains, why not add to what they can experience visually in the town with the addition of public art works. Not only does public art make for a more enjoyable visual experience but it brings community members together - artists and builders, town employees and more abstract thinkers. The opportunity to bring public art to Jackson is greater now than it has ever been since we are in the process of drafting a new comprehensive plan. Let's act now and get some language that includes community and public art out on the streets for us all to enjoy.	Turner Resor	9/11/2009 19:17
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Jackson Hole has made an extraordinary commitment to the arts through the creation and use of the Center for the Arts. Allowing this commitment to be supported and expressed publicly would allow for more opportunities for creative expression and would enhance the visual character of the valley. This is my opinion, not that of my company.	Doug Henderson	9/11/2009 19:09
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Jackson is a symbol in the west as an "art town" and yet we do not have supported public art program. more specifically public art is not recognized in the town or county comprehensive plan as an integral part of our community. it seems counter-intuitive that a community known for such events as the Fall Arts Festival and for creating The National Museum of Wildlife Art, has more artists in residence than most communities our size does not support public art with more zeal and importance. as we look toward the future, what a great opportunity for Jackson to really be a leader in Wyoming and the greater western region, lets include Public Art and the arts as an important, valuable and integral piece of our community. the legacy can be started today.	KJ Morris	9/11/2009 19:08
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I commute from Victor 5 days a week. The wonder of winter wild life (animal shadows on the side of the roads) was interesting and fun. I actually would looked forward to my drive. It made my commute so much more enjoyable. Thank You.	Keverin burns	9/11/2009 18:55
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Public art offers constant recognition of the importance of creativity and innovation in our daily lives. It strives to inspire or challenge you awakening you from your busy day and breathing in a fresh perspective. I am all for pushing the for collaboration of local artists and fabricators and I am not the only one.	Wade Dunstan	9/11/2009 18:51
05 Uphold Jackson as "Heart of the Region" (Theme 3)	In every city I have lived in, they have a 1% for Art program. This simple concept has led to some amazing works of public art that spark dialogue as well as imaginations. It enriches the community on so many levels and supports the art community. Allowing people to visually comment on and document the place they live allows them to feel ownership and investment in their surroundings which ultimately leads to positive growth and development.	Matthew Grimes	9/11/2009 18:50
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I support this proposed program because I feel that public art plays a role in making people aware of their surroundings on a municipal level. Just like an icon like the Grand Teton makes draws peoples awareness and attention the the natural environment.	David Yogg	9/11/2009 18:34
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I am writing in support of incorporating a recognition of the importance of public art into the revision of the comprehensive plan. Public art greatly enhances public spaces and helps improve our urban environment.	Curtis Stauffer	9/11/2009 18:27
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Public art is important to the vitality of an area. It is enriching to a community and our everyday experiences.	Bill	9/11/2009 18:22
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Public art in Jackson is a wonderful thing for our community. I have seen the ArtSpot sign act as a motivation for conversation amongst all ages. I have known kids who have been excited about joining in on public art classes that have kept them occupied and engaged, helping them to make good choices in other areas of their lives. Public art is a necessity to our town as it provides a cohesion.	Christian Burch	9/11/2009 18:19
05 Uphold Jackson as "Heart of the Region" (Theme 3)	The public art in the valley has been a fantastic new addition to the art scene as a formal institution. Although it has been around for as long as art has, highlighting public art the way Center of Wonder and other local organizations local have are imperative to our community.	John Frechette	9/11/2009 18:19

Topic	Comment	Author	Date
05 Uphold Jackson as "Heart of the Region" (Theme 3)	So, why are you expanding the lodging overlay in the TofJ? Indications are that the most agreed upon item in Jackson is that the people want to be a community first and a resort second, a distant second. The Town is not a resort zone. Town as Heart? Good luck with the traffic that you will generate and the County is going to dump on you. Why do you guys ignore the Bernstein studies? Explain to the public why Bernstein is nuts and your traffic plan is so great. Who benefits from the expanded lodging overlay? How about transferring density from the County into Town? That is how you lost the DRD. Trying to claim density in lieu of sprawl and the public quickly realized that they were in store for the worst of both worlds. Why not an honest meeting with the County and transfer density and have Town as Heart. Are you squabbling with the County over sales tax money?	Justin Adams	6/28/2009 21:45
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Commercial development drives job creation which in turn drives the need for workforce housing. Impacts will be felt on existing local businesses and residents.	Patty Ewing	5/18/2009 0:53
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I am writing to support the inclusion of public art in Theme 3 of the Comprehensive Plan, along with a strategy to implement a public art program. Public art can serve as an iconic and memorable feature of the valley. This is evident in the popularity and enduring quality of the Elk Antler Arches, which have delighted visitors of Jackson for over 50 years. Growth in Jackson must embrace public art as an asset, which creates value for developers, enhances the quality of life for residents and promotes Jackson as a cultural destination for tourists. Policy 3.1.b: "...future development should reinforce and create new vital neighborhoods within the town." Establishing a '1% for Art' funding mechanism that allocates a percentage of new development costs for public art will add value to new developments, while also creating distinct character and identity for new communities. Principle 3.2: Public art, as seen in the Elk Antler Arches, enhances the aesthetic appeal of the Town Square. Future development within the Town Square should consider the long-lasting impact of unique public art enhancements that will create new cultural artifacts for future generations to enjoy. Public art will also contribute to the emotional appeal of the Town as Heart concept, contributing to the economic viability of local businesses. Policy 3.5.a: Public art will create interesting, attractive and memorable public spaces. A '1% for Art' funding mechanism, which allocates a percentage of new developments to improve public spaces with public art, is a model embraced by 300+ cities and towns across the US. Policy 3.5.b: Public art is a strategic investment in cultural tourism, which should be noted as an important aspect of Jackson; home to 40+ art galleries, a National Museum, a 4 acre Center for the Arts, the Grand Teton Music Festival, and a myriad of other cultural activities and assets. Public art promotes the cultural status of a town with an outward embrace of creativity. Policy 3.5.c: Public art will provide the millions of guests that visit the Town of Jackson every year an interesting, memorable entrance to Jackson through creative and thoughtful gateways. Strategy: Develop a public art plan consisting of; a public art ordinance, administrative body, and potential sites and future developments to integrate public art.	Bland Hoke III	5/15/2009 19:46
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Prin. Prin. 3.2: Paramount to Jackson maintaining its retail hub is the ability to distinguish itself as a unique "Place". The town square overlay is absolutely key to this sense of place. Requiring a two-story height restriction will be one way to accomplish this. Another way to accomplish this is to ELIMINATE THE PMUD regulations that allow development bonuses and waivers from other requirements. Prin. 3.5: I think it is critical that Prin. 3.5 recognizes the function and important of public art to enhance community character and enhance pedestrian walkways, as well as provide a stronger sense of cultural community amenities. A funding mechanism for public art would be to allow developers the option of using public art and/or landscaping to achieve the "landscape" requirements. Landscape required is often only "pretty" for a few months out of the year. Public Art could be a 12-month draw and amenity. There would need to be a different criteria established to measure the requirement, so that people would just place "big" sculptures to equal 20SF of landscape - big doesn't always mean better in public art.	Liza Hoke	5/15/2009 17:05
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I am totally supportive of the concept of Town as heart. I think there should be a statement that says that redevelopment of commercial projects should be given regulatory relief in regards to impact fees and other considerations. The redevelopment of outdated and worn out structures would help to keep Jackson from looking old and worn and would improve the tax base. However height and FAR should be kept at a reasonable amount and not used as a trade off for housing. Two story structures should be mandatory in the Town square overlay. Where possible public art should be encouraged possibly as a trade off for landscaping requirements. Redevelopment should be encouraged in residential areas with economic (regulatory) relief where there is not an impact on established functioning neighborhoods.	Bland Hoke Jr.	5/15/2009 16:28
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I would like to see more public art in the valley. I would like to see a mural (or two) on the new parking garage! I would like to be involved in that project. I would like to see creative arts being offered to children with disabilities in a sustainable manner(i work with special populations). I would like our community to look out for what the people that live here want & need, not what developers and 2nd home owners want & need. I do not want our town to become a city. Let's be more creative together. Let's listen to what people are saying. We need a small but robust future encompassing all things(including art) that uplift the human experience.	Kelli	5/15/2009 16:21

Topic	Comment	Author	Date
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Policy 3.6.a I am concerned that great mischief is going to be created by this.	Bland Hoke Jr.	5/15/2009 16:08
05 Uphold Jackson as "Heart of the Region" (Theme 3)	This theme is described well, but in practice, this is not what has been happening. For some reason the visual (character) aspects of Jackson are beginning to look like every other mountain resort. Just preserving the few historic structures and sites that are left are not enough. Redevelopment adjacent to these sites have a huge impact--the historic sites are dwarfed and no care is taken for the transition between these elements. This will become even more critical as redevelopment moves away from the town square. Neighborhoods need to be maintained as described. This "heart" is critical to the well-being of Jackson.	Diane Hazen	5/15/2009 15:27
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Please add language to the Comprehensive Plan that endorses the arts in Jackson Hole. Supporting the arts and local artists is vital to our community. Public art invigorates residential and commercial zones, developing new places of beauty and interest. It provides an intangible but real extra dimension to daily life. Public art has the capacity to reveal insights about our natural surroundings, cultural history and community connections. It can encourage private investment in civic space. thank you	Amy Larkin	5/15/2009 15:24
05 Uphold Jackson as "Heart of the Region" (Theme 3)	The Comprehensive Plan should overtly acknowledge the economic and social benefits provided by public art and our cultural organizations. The Plan should acknowledge that it would be both desirable and beneficial to establish a fund to support art and arts events in public spaces. Arts and culture organizations in Teton County have a significant positive impact on our community. According to the Americans for the Arts 2005 survey of "The Economic Impact of Nonprofit Arts and Culture Organizations and Their Audiences" the economic impact of "Organizations and Audiences" in Teton County exceeded 2.5 million dollars in revenue for local government and over 3 million generated for state government. Arts and Culture events generate dollars and keep them circulating in our community. Art in public spaces expresses of the values and character of a community and provides economic benefits. There are several places in the Comprehensive Plan where Public Art should be included in the visionary document, I have included just a couple instances below. Principle 3.5: Recognize the importance of civic spaces and social functions as a part of maintaining a sense of community Public Art completes public spaces, makes gateways memorable, enhances pedestrian experiences, and should be incorporated into parks, signage and amenities like walkways and waters fountains. Public spaces without Public Art are not complete. Artists should be given the opportunity to participate in the design of public spaces. Public art should be considered as an alternative to landscaping requirements in downtown areas or heavily built environments where landscaping is not feasible. Policy 3.5.b: Make public investments in strategic locations The community will continue to invest in public facilities including art in public spaces. The revised Comprehensive Plan should include language that supports (but is not limited to) the following strategies to develop a public art program: Public art provides social and economic benefits and is appropriate and congruous with the goals and ideals of the Comp Plan. The plan should acknowledge the substantial value that our arts and culture organizations add to the community. It should be stated that amending Land Development Regulations (LDRs) to include 1% of new commercial and municipal developments budgets to support a public art fund is desirable. A Cultural Steering Committee comprised of volunteers who represent the interests of Teton County's arts and culture stakeholders should be established to create a cultural plan that includes administering the public art fund.	Carrie Geraci	5/15/2009 12:16
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Where is the data to support the claim that the community agrees that the Y is an appropriate location for dense development, or that 3 stories is the desired limit along major corridors? -The Lodging Overlay should not be adjusted. -Do not amend PMUD and PMD, eliminate them. They reduce predictability. -Proportion of population in town to the county and nodes might be a meaningful indicator for measuring "Town as Heart." Dwelling units and nonresidential square footage by district are not. If the Town is to be the retail center of the county, then measuring retail sales in Town vs. County is more appropriate.	Save Historic Jackson Hole	5/15/2009 11:08
05 Uphold Jackson as "Heart of the Region" (Theme 3)	As a social and cultural hub, the plan for Jackson to support public and local art should be stronger, more clearly defined and committed to. We need a diverse creative culture to attract tourism and retain locals. Retail and commercial development should also be geared to supporting our local community. What sorts of businesses do we want and need? How can we support local entrepreneurs to start small businesses and contribute to a diverse and thriving local economy.	Lyns	5/15/2009 10:40
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Generally sounds good, though it is hard to have specific suggestions without referencing the Future Land Use Plan.	Karen Jerger	5/15/2009 2:26

Topic	Comment	Author	Date
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>As a community member and an individual interested the arts i believe it is imperative that principles concerning the inclusion of public art be placed under the theme "Heart of the Region"</p> <p>I have served many roles over the last 5 years of my residency in Jackson Hole and all have brought me into direct contact with locals and visitors alike. A common ground is the amazing scenery that surrounds our town. When individuals speak about our town they many times mention interesting land marks that make jackson unique in character. Interestingly these are most often man made creations concerning a certain element of artistic design, the most notable being our "antler arches" or "neon cowboy". With so many new projects being discussed it seems a disservice to not include some stipulation to include a designated amount for the inclusion of public art. Both permanent and temporary installation would encourage discussion and enhance the experience of our visitors.</p> <p>It is amazing to me that such a rich and diverse arts community currently exists in Jackson. Being so removed from any major metropolitan area artists are able to draw positive energies from our surroundings to create amazing art both representational and abstract in content. I have had the pleasure of working with both local and visiting artists on large scale installations. Patrons where continually drawn to the work site and often would play some role in the creative process.</p> <p>I am an artist as i am an every man. Traveling has given me the opportunity to experience our countries communities at face value. The memories that stand out the most involve some form of visual interactions with my surroundings. It is for that reason and those listed above that i strongly advocate for our town to continue support to make Jackson a cultural destination as it is a scenic one. Please designate some Principle to civic funding and support of public art.</p> <p>Thank you for your time.</p>	Clint Green	5/14/2009 20:46
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>As I read Policy 3.5a: Maintain and improve public spaces, I couldn't help but think of Memorial work done by Maya Lin, the Vietnam Memorial and the Civil Rights memorial that she did. These kinds of public art memorials for instance achieve the goals of this policy. They are interesting memorable and I would add educational fixtures.</p> <p>In adding the words "public art" to this policy, I believe that the town has great potential to use art to continue to activate public spaces and strengthen our community, via education and intrigue.</p> <p>By giving local artists or nationally or internationally recognized artists space and resources to construct art we can create truly unique spaces to engage the community and attract people from all over the world. Works could include for instance an outdoor amphitheater for outdoor plays and music, or educational installations or gateways teaching people about our flora and fauna, or even an interesting sculpture for a diversity of people to come together and play on and around. These kinds of projects have great potential to be created via collaborations between artists and architects artists and biologists artists and local historians etc. I believe artists have a special way to activate our culture and community and therefore I would love to see the words "public art" written into this or another appropriate policy.</p> <p>Thank you for your encouraging locals to share their ideas.</p>	Benjamin Carlson	5/14/2009 14:33
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>Further comment: I am and have been a supporter of the JH Historical Society, so my comments are not intended negatively towards their good work; I just want to see some balance that includes the broader arts and cultural activity that is prominent in the town.</p>	Jim McNutt	5/13/2009 8:29
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>I am struck that historic preservation gets prominent attention in this draft, including mention by name of the JH Historical Society, but that the arts, including the Center for the Arts, gets short shrift, even though there are significant economic generators associated with art galleries and performances and the Town of Jackson has invested directly in some of these in the past.</p> <p>If the vision of the town hews so closely to historical/western themes and ignores the dynamic and changing face of the arts in the town and county, what are the implications for future development (both public and retail) and the potential of the arts to become a destination-generating activity and source of good for the community?</p>	Jim McNutt	5/13/2009 8:27
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>It is really important that within Theme 3 "Heart of the Region" that we recognize how allocations for public art could make this idea of heart even stronger. Keeping our community alive, engaged, diverse, and colorful through cultural happenings is necessary in order to maintain our wonderful way of life. Creating Jackson as an arts destination not only benefits people who live here, but all of the visitors who frequent the valley. Public art is not simply sculpture or even visual art; it incorporates the performing arts, music, the written word, and any other form of creativity. Having copy within the Comprehensive Plan that dictates the need for public art in all forms will allow us to move forward in how to execute that need. Please consider adding the need for Public Art in the Comprehensive Plan.</p> <p>Thank you!</p>	Alissa Davies	5/12/2009 22:29
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>What a great opportunity we have before us to integrate PUBLIC ART into our community!!</p>	Diana Joy	5/12/2009 20:46

Topic	Comment	Author	Date
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>We are at an important junction in our developmental history. The public art possibilities are endless and must be presented to the community as viable. This should be done in a sustainable and eco-friendly manner using recycled goods and volunteers. After this evening's conversations, I think that entering the conversation at the developer's drawing table is probably the best option. However, artists (and locals who may not yet be comfortable defining themselves as artists) ought to be encouraged and invited to the table for entertaining ideas. At present, it is unclear whether or not the town/county has recognized the potential for incorporating public art in a more official manner. Please consider clarifying how "the lofty ideas of the community" ought to be presented to the government/developers in a way that the public may become aware.</p> <p>One thing that I do not feel has been considered is public performance and performance art. Jackson Hole is home to a variety of talented outdoors and adventuring enthusiasts who could authentically share their stories, songs, rants and raves in a professional manner that would entertain the tourists and provide a creative outlet for the locals. (If you are curious about my ideas of being a local, then see who buys groceries:) Housing seems to be our number one thing, after conservation and, again, coming up with a way for the community to artistically express their joys and frustrations of living here would be an exceptional use of addressing public art.</p> <p>Finally, the thing about art in public is not only unexpected appreciation, but also communal participation in ways that make history! Just a thought at this "Public Art Meeting" of the virtual minds. Thank you for providing a space to share our thoughts, feelings and finds:)</p>	Cat Caldwell	5/12/2009 20:01
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>The preservation and enhancement of our local and regional character/charm requires that with any development, there is a proportional increase in the amount of visible culture. Making allowances for public art within that development would tap directly into a regionally relevant source of culture.</p>	Mark Dunstan	5/12/2009 19:54
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>I think it is important to have more public art to inspire this community. People through history have accomplished this very goal. Look at Florence, Italy... Well maybe we don't have to build an entire city but we can sure help inspiration along.</p>	Adam Silberberg	5/12/2009 19:40
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>In response to Principle 3.5 Inflated costs for events should be addressed as large portions of the community are excluded. Practice spaces, concert tickets, etc should be more accessible for more members of the community--especially younger members. I think that this would help to create a community with all ages represented and involved.</p>	Cara Kelly	5/12/2009 19:39
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>Protecting and enhancing the character and charm of Jackson during periods of development requires enabling and supporting a proportional increase visible culture. While simply improving public space by conventional means is vital, attention should be paid to the relevance of these improvements to the character and culture of our town. By integrating relevant public works of art into both improvements and new development, we would be going directly to the source of this culture to amplify the character and charm of the valley.</p>		5/12/2009 19:36
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>The creative expression of this community and its members is as valuable a natural resource as the wildlife and landscape. I would like to see specific language about the creation of opportunities for public art installations addressed throughout Theme 3.</p> <p>Policy 3.1.b refers to the creation of "new and vital neighborhoods."</p> <p>Policy 3.5a refers to maintaining and improving public spaces that are "interesting, memorable, and reinforce our sense of community," as well as "creating attractive gateways."</p> <p>Policy 3.5.b refers to investment in "arts and cultural facilities" to make the town a "cultural hub"</p> <p>Policy 3.5.c refers to specifically enhancing the 3 major gateways into our community.</p> <p>Opportunities for public art will help ensure the aims of these policies are realized.</p> <p>Similarly, I would like to see specific mention of public art under theme 7. Policy 7.2.a refers to "fee structures and requirements that assess the cost of public facilities" and I would like to see public art factored specifically into those assessments.</p>	Jamie Reilly	5/12/2009 19:20
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>I enjoy seeing art in the public space. The best first impression on visitors can be made by supporting Policy 3.5c to enhance Jackson gateways. This is inline with art in the public space for both locals and tourism. I support Policy 3.5a to maintain and improve public spaces, and comment that I would like most art in the public space to be temporary, or to gain sufficient funding and support to change with the seasons.</p>	Eric Shattow	5/12/2009 19:03
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>The concept of public art enhancing the visual and visceral experience can play a major role in the strategies detailed in 3.1.b, 3.5.a and 3.6.a&c.</p> <p>Please include language that supports public arts concepts.</p> <p>Thank you!</p>	Don Kushner	5/12/2009 18:59
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>I feel Theme 3 sounds good except for the lack of public art in its verbiage. I feel that public art should be included in "cultural activities" and feel that a cultural hub cannot exist without it. Art is also an obvious component of "balanced mixed use". It will also enhance the town's gateways and should be an investment that is supported by public and private investment.</p>	Ben Roth	5/12/2009 18:57

Topic	Comment	Author	Date
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Utilizing Public Art would be an excellent way to enhance civic spaces and could also be a way to visually document Jackson's history. Artists could be commissioned to create a visual narrative that accentuates historic spaces and highlight local traditions in our town. Investment in Public Art is an investment in the future of our community.	Matthew G.	5/12/2009 15:29
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I am a fan of this concept but I don't want to see town "overdeveloped". The amount of dwellings and residents in town must be sustainable for town and the surrounding national forest and national parks. Any development must also be offset by open and green spaces and parks within town for all to enjoy. It would be soooooo nice if we encouraged a small grocery store to be located withing 2-4 blocks of the town square. Without being able to buy basic needs close to town, everyone will continue to drive to one of the grocery stores often, no matter what alternative transportation options we offer them.	Robin McGee	5/12/2009 11:46
05 Uphold Jackson as "Heart of the Region" (Theme 3)	<p>Although new Jackson-area residents, my husband and I have been coming to the region for winter vacations with our family for more than 25 years. In fact, my first glimpse of the Rockies was looking at the Tetons as my plane landed in Jackson Hole in 1982. Every time we returned to the region, the build-up was shocking. Two years ago, we finally decided to buy, fearing that we would never be able to find a permanent home here if we waited any longer. Fate was with us when we made that decision, since my husband found a position here and we were able to move much sooner than expected.</p> <p>It was the character of the region that drew us here: the sheer, naked beauty of the mountains and the valley; the friendliness of the residents; the hominess of the town; the ubiquitous commitment of all who lived here to protecting the character of this unique region. We moved here to be a part of this community that so closely aligns with our own personal character. We live in Wilson; our home is less than ten miles from Hoback Junction.</p> <p>We wholly support the promotion of the Town of Jackson as the "heart" of the region. From a sustainable perspective, it is certainly desirable for at least 65% of the Town's workforce to reside in the immediate vicinity. The vast majority of workers are unable to afford a home valued at \$2 million, the current average. Perhaps employers should, indeed, take on a larger responsibility for housing their workers. Perhaps it will be necessary to develop multi-family housing. We agree with the majority of community members that the need for local workforce housing conflicts with other community values such as preservation of wildlife habitat and natural resources, reductions in traffic, and preferred development patterns. We believe that that provision of deed restricted workforce housing should take priority over additional commercial or resort development - make room for the workforce before developing businesses that require more workers. This would uphold Theme 5, which calls for the community to remain a community first, and a resort second; to maintain a vibrant economy while preserving wildlife, natural resources, and community character. As the Plan reports, the community expressed concern that growth primarily oriented to serving visitors, has little community benefit and may compromise community character.</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 23:17
05 Uphold Jackson as "Heart of the Region" (Theme 3)	I was born and raised in Jackson and have since moved to San Diego in the last couple of years. While living in San Diego I have noticed the city's commitment to public art. I think the public art really adds to the city's culture and benefits both the locals and people visiting. Over the last couple of years when I have come back to Jackson, I've noticed an increase in public art which I fully support. In the future I hope to continue seeing more public art. It will make visitors' experiences more memorable and add to the unique scenery that already naturally occurs in Jackson.	Bryan Carpenter	5/10/2009 11:39
05 Uphold Jackson as "Heart of the Region" (Theme 3)	Consistently considering Green alternatives to traditional methods of generating power, encouraging community gardens and compost, protecting large trees and planting new ones. Recognizing the amazing close proximity to wildlife and educating the community on existing together.	Wendy Rominger	5/8/2009 18:53
05 Uphold Jackson as "Heart of the Region" (Theme 3)	This is fine so long as Jackson recognizes they should expect to "share the wealth" in necessary services and infrastructure.	Ken Koster	4/24/2009 15:46

Cultural Council



of Jackson Hole

att: Town & County Planning Commission
c/o Town of Jackson
P.O. Box 1687
Jackson WY 83001

re: Town and County Comprehensive Plan

Alissa Davies, Coordinator

Board Members

Emy DiGrappa
Don Kushner
Bronwyn Minton
Sarra Mossoff
Macey Mott
Erin Roy
Lisa Samford
Dimmie Zeigler

Member Organizations

Art Association of Jackson Hole
Central Wyoming College
Center for the Arts
Center of Wonder
Dancers' Workshop
Grand Teton Music Festival
Jackson Hole Chorale
Jackson Hole Chamber of Commerce
Jackson Hole Community Band
Jackson Hole Historical Society & Museum
Jackson Hole Music Experience
Jackson Hole Wildlife Film Festival
Jackson Hole Writers Conference
Jazz Foundation of Jackson Hole
National Museum of Wildlife Art
Off Square Theatre Company
pARTners
Riot Act
Teton County Library
Vista 360
Wyoming Highlanders

Contact

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The Cultural Council of Jackson Hole is a 501(c)(3) non-profit corporation registered in the State of Wyoming and was formed to serve as a "clearing house" of applications for funding directed towards both the Town of Jackson and Teton County. The targeted applications are those submitted by organizations and individuals in regards to cultural and artistic endeavors. The Cultural Council has established a fair and impartial process by which all applications are considered and appropriately funded utilizing, in large part, Town and County subsidy.

It is in this role that the board members and various committee personnel of the Cultural Council have had the better part of 15 years to become intimately familiar with the artistic and cultural activities throughout our community. We have observed strengths and volatility, trends and growth; we've seen children graduate in to leaders and local grass roots arts organizations that initiate global impact. We've seen international dignitaries from dance companies, prominent authors and musicians, to the Secretary General of the United Nations take part in seminars and deliver keynote addresses, all as a result of the resourcefulness of the cultural arts organizations in Jackson Hole.

To say that the arts are thriving here and to derive that Jackson Hole has become, and will continue to grow as an "Arts and Cultural Destination" is clearly evident. In a community with less than 20,000 residents there is an 80,000 square foot Center For The Arts with more than a dozen full time organizations complete with staff and outreach programming. The Grand Teton Music Festival attracts artists worldwide and enjoys global recognition with significant local impact. Another crown jewel is our local art museum, to which the Federal Government has granted the official and elite designation as "National Museum of Wildlife Art of the United States." With these examples, and dozens more, there are abundant and inspiring opportunities for visitors and

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residents to both experience and contribute to the arts that celebrate our culture. The economic impact of the local arts industry is substantial with recurring evidence of positive net returns and continual reinvestment. Our figures, along with other estimates show more than 50,000 individuals are affected annually by cultural and arts spending in Teton County.

With the utmost respect, The Cultural Council of Jackson Hole, as appointed arbiter and eyewitness to the cultural and artistic phenomena of the region, recommends in the strongest possible manner that the joint Town and County Comprehensive Plan include language encouraging continued support and growth of the Arts in Jackson Hole, in addition to the concept of Jackson Hole as an "Arts and Cultural Destination." In doing so, those authorities having jurisdiction will see clearly the hearts, desires and intent among those framing the culture of our community.

Signed on this day, May 14, 2009 by those board members as noted below and submitted to the Jackson Hole Comprehensive Plan process.

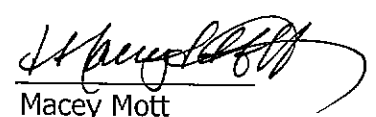

Sarra Mossoff


Don Kushner

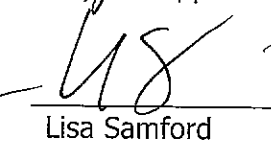

Bronwyn Minton

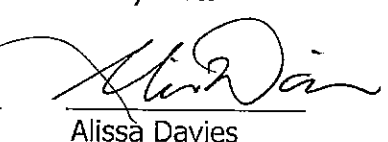

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