

| Topic | Comment | Author | Date |
|---|--|------------------|-----------------|
| 07 Provide for a Diverse and Balanced Economy (Theme 5) | The draft of the 'Comprehensive Plan' comes very close to addressing the importance of public art in our community. I would like to suggest that the plan explicitly state that public art is an intrinsic aspect of the Jackson Hole region. The iconic arches of the Town Square, appreciated by locals and tourists alike, exemplify the role of art in Jackson. The plan should help to encourage development of new public art thus complementing the values of wilderness, scenery, and community embodied by the 'Comprehensive Plan'. | Avery Resor | 5/15/2009 17:30 |
| 07 Provide for a Diverse and Balanced Economy (Theme 5) | Policy 6.2.d: This I feel is a totally unacceptable policy. As I have previously said, we are dependent on a resort economy and we must provide class A services for our visitors or they will simply choose somewhere else to go and we will have managed wound our economic driver. Our infastructure is most important and should be considered before all other development occurs. | Bland Hoke Jr. | 5/15/2009 16:49 |
| 07 Provide for a Diverse and Balanced Economy (Theme 5) | This theme should be made number two behind wildlife. A government's prime responsibility is the health, saftey and welfare of its citizens. See my intial comments | Bland Hoke Jr. | 5/15/2009 16:43 |
| 07 Provide for a Diverse and Balanced Economy (Theme 5) | What is described in this section sounds reasonable--until you look at the projected non-residential growth in the appendix. Those projections seem at odds with this theme. Finding some way to support local businesses in the central part of Jackson will do more to maintain character than encouraging out-of-town businesses. Stablizing rents is critical. The tourist economy of Jackson is truly only about 5 months--being able to survive the rest of the year is very tricky. When property values jump excessively, causing rents to rise, local businesses have a really tough time. | Diane Hazen | 5/15/2009 15:47 |
| 07 Provide for a Diverse and Balanced Economy (Theme 5) | This section emphasizes resort-related, and construction-related businesses, with no mention of a growing "telecommuting" workforce. I honestly don't know how significant it is, but I'm aware of many "new" residents engaged in work that is not located in, or directly connected to, this area. What impacts do those businesses have on the economy of this community? | Karen Jerger | 5/15/2009 2:42 |
| 07 Provide for a Diverse and Balanced Economy (Theme 5) | The very first principle is going to be driven by supply and demand. It is the basic principle of our system. The desire to "maintain a diverse economy" is just that, a desire as is the second principle. Perhaps if we were a socialistic governance system, these principles could be more rigidly controlled. | Ken Koster | 4/24/2009 16:26 |
| 07 Provide for a Diverse and Balanced Economy (Theme 5) | Rightfully, sustainability is a key element of this Theme. However, I am concerned that the policies described to achieve this goal are either absent or in direct contradiction to it. An economy cannot be sustainable unless we ensure that all economic activity pays its own way, both socially and environmentally. A business that relies on the community to house its workers or widen roads for its customers is not paying its own way socially. A resort development that pollutes a river with fertilizers or chokes off a migration corridor is not paying its own way environmentally. A town that obliges its teachers, emergency response personnel and public service workers to live far away, or does not provide alternative methods of transportation, is not paying its own social or environmental costs. Fostering local business may at first glance appear helpful. However, consider that in so doing you are inviting other businesses to locate here- and if those businesses are not sustainable it will be at the cost of not attracting truly sustainable businesses. Using growth to solve social problems might seem like an easy fix because nobody pays, but that's only if the true cost of development (pollution, congestion, the need for more development, the need for more public service workers, crime ...) are not counted. If this growth occurs through a density bonus, it is even worse because there is the added cost of encouraging the construction and building industry- an industry, which clearly is not sustainable. As public officials, you can take the lead in changing our County's outdated philosophy towards development. The world has grown past the point where environmentalists should be considered a detriment to economic advancement; they should be an integral and influential part of economic policy decisions. This is particularly relevant in Teton County where our Natural Capital is our biggest asset. If we ignore or hide costs because it's easier not to look, we will decrease our own wealth. Furthermore, we will exacerbate the problems associated with growth, selfishly passing them down the line to future generations. A more positive way to view this is, that as the world grows, develops and pollutes at an increasingly greater pace, genuine environmental capital will becomes more and more valuable. Nurturing our environmental capital is an excellent investment opportunity. | Kristine O'Brien | 4/28/2009 0:00 |
| 07 Provide for a Diverse and Balanced Economy (Theme 5) | Policy 5.1.d I think is very important to see expanded. This community is filled with creative forward thinking people, entrepreneurs. We want them to stay here and open businesses, but right now it costs so much to open and run a business that it seems like we might only be able to afford bigger chain stores. Affordable leases, live/work spaces will support and encourage a locally-oriented, strong and diverse economy. | lyn | 5/15/2009 9:11 |

| Topic | Comment | Author | Date |
|---|---|----------------------------|-----------------|
| 07 Provide for a Diverse and Balanced Economy (Theme 5) | Residents of Jackson Hole experience a cultural life far richer than others living in communities the size of ours. President Obama recently pointed out the arts play an important role in the economic health of a community. Public arts and public art programs, encourage vibrant thought and community interaction. | Marylee White | 5/12/2009 19:27 |
| 07 Provide for a Diverse and Balanced Economy (Theme 5) | A diverse and balanced economy is essential. Local business owners need to feel supported and not pushed out. It is important that we do not allow Jackson to become Anytown, USA. | Robin McGee | 5/12/2009 11:52 |
| 07 Provide for a Diverse and Balanced Economy (Theme 5) | <p>Resorts should be maintained at current levels. Any work force housing and convenience retail should come out of the current approved development. They were given tremendous upzones as part of their Resort Master Plans.</p> <p>-Skier days are not a good metric for community first unless you separate locals and tourists in the data. A better metric would be to maintain the ratio of full time residents to tourist by comparing dwelling units to APO.</p> <p>-Lodging occupancy as an indicator can be misleading. As we build more lodging the average occupancy will go down unless we increase the number of tourists. Increasing the number of tourists is not sustainable. This metric will also be confused by the trend to high end lodging which focuses on fewer guests who spend more.</p> | Save Historic Jackson Hole | 5/15/2009 12:10 |
| 07 Provide for a Diverse and Balanced Economy (Theme 5) | <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 23:22 |
| 07 Provide for a Diverse and Balanced Economy (Theme 5) | <p>Tourism is outlined in the plan as a "non-consumptive" industry. "Take only pictures, leave only footprints" is not just some cute saying. People fly in here, yes, or drive their RVs across the country to see Yellowstone. They eat food when they are here, they stay in hotels that require water to wash the sheets. But they are not taking a piece of this community with them. They are not extracting oil, or burning down forests, or necessarily detracting from the experiences of concurrent and future visitors. It is important to realize that language such as "non-consumptive" is critical to maintain in this Plan even if the activities in question are not entirely without consumption. Relatively speaking, tourism is less consumptive than many other industries. And, it is nice to have goals out there to strive toward.</p> <p>"A large majority of the community agrees with putting a cap on resort development," - and then the Plan goes on to say that exceptions to this growth cap are allowed, and also to identify Teton Village as a node, and say that the County Commissioners will accommodate changes to the Village Master Plan. Where did that come from?</p> | | 5/15/2009 16:57 |
| | | | |