

DOCUMENTATION OF COMMUNITY DISCUSSIONS AND ONLINE SURVEY

COMMUNITY ENGAGEMENT GOAL

The goal of this community engagement effort was to solicit perspectives on several issues related to natural resource protections in the Town of Jackson and Teton County. Town and County staff and decision makers were eager to learn about how the community values natural resource protections when weighed against development. Toward this end, Town and County staff took a three-pronged approach to community engagement: hosting a Spanish-language meeting, hosting an English-language meeting, and developing an online survey. Although the formats of these efforts were tailored for each context, each sought to gain further insight into what the community desired regarding natural resource protections and, most importantly, why they prefer what they prefer. The format of each engagement effort is summarized below. The remainder of this report captures the key themes and outcomes from all three avenues of the community engagement process.

ONLINE SURVEYS

On October 27, 2017, Town and County staff posted an online survey to solicit input from community members who either prefer not to attend meetings, cannot attend meetings, or simply prefer to provide their input online. Notification that the surveys had been posted and invitations to complete the surveys were emailed to the Town and County email contact list, October 27. Staff also posted notification on the County Facebook page and worked with News and Guide staff to mention the survey in articles. The surveys were open until November 12 at 10 PM. A total of 177 people completed the survey.

The survey asked participants to share their degree of support for the community's current natural resource policies, and offer their perspective about how wildlife habitat, waterbodies/wetlands, and other resources should interact with development in the future. For each question, participants were asked to share their reasons for selecting the answer they did. The survey included videos to provide context and help respondents shape informed responses.

SPANISH-LANGUAGE MEETING

The Town of Jackson and Teton County have a large Latino population that has typically not been invited to engage when it comes to natural resource issues. Staff worked with influencers in the Latino community and the Teton County Library to recruit people via email, personal visits, and phone calls to attend a Spanish-language meeting to gather feedback. A native Spanish-speaking facilitator led a meeting on Monday, November 6 from 6:00 p.m. to 8:00 p.m., and 26 people were in attendance.

ENGLISH-LANGUAGE MEETING

In order to gather feedback and spark community conversation, Town and County staff held a community meeting on November 9, from 6:00 p.m. to 8:30 p.m. Participants were recruited in a variety of ways, including:

- Newspaper advertisements
- Facebook campaigns, including sponsored advertisements
- Email campaigns to those who subscribed to the Engage 2017 Updates list
- Educational presentations to various non-profit organizations and advocacy groups
- Office hours for people to talk one-on-one with topic experts
- Word of mouth

41 members of the community attended this meeting, members of the Board of County Commissioners also attended. After a brief presentation to set the stage and to summarize the key issues, participants were invited to gather in small groups to complete a worksheet that asked them to answer three questions related to how development rights need to be limited to protect natural resources. Five worksheets were completed.

KEY THEMES

- Sites for development should be analyzed and studied to ensure that the natural resource needs are known and addressed.
- Some community members feel that there is more consideration being taken to protect the wildlife than there is to protect the environment in which their kids are growing up.
- Quality of life for residents should be a consideration in site planning.
- Workforce housing is a community need; less restrictive natural resource protections are acceptable in these project areas.
- It is important to consider not just site-specific impacts, but also cumulative impacts over a larger area with multiple projects or developments.
- There should be more natural resource protections flexibility for house size on larger plots in the County.
- Some members of the Jackson community would be okay if housing was built and developed with strict guidelines and considerations to protect the wildlife of Jackson and Teton County.
- Natural resource protections are very important.
- There is general support for current regulations.
- Bear-proof trashcans will minimize harmful human-wildlife interactions.
- Free and safe wildlife migration is a community value.
- Residents live in Jackson and visitors come to Jackson because of wildlife.
- Wildlife should be managed by science, there should be third-party reviews, and population data should drive policy.
- During the Spanish language meeting, participants proposed ways to mitigate the development of more housing by implementing more carpooling systems and perhaps new bus routes to encourage people to drive less.
- Development has fragmented wildlife habitat and migration corridors.
- People value water as a wildlife resource.

SCENARIOS

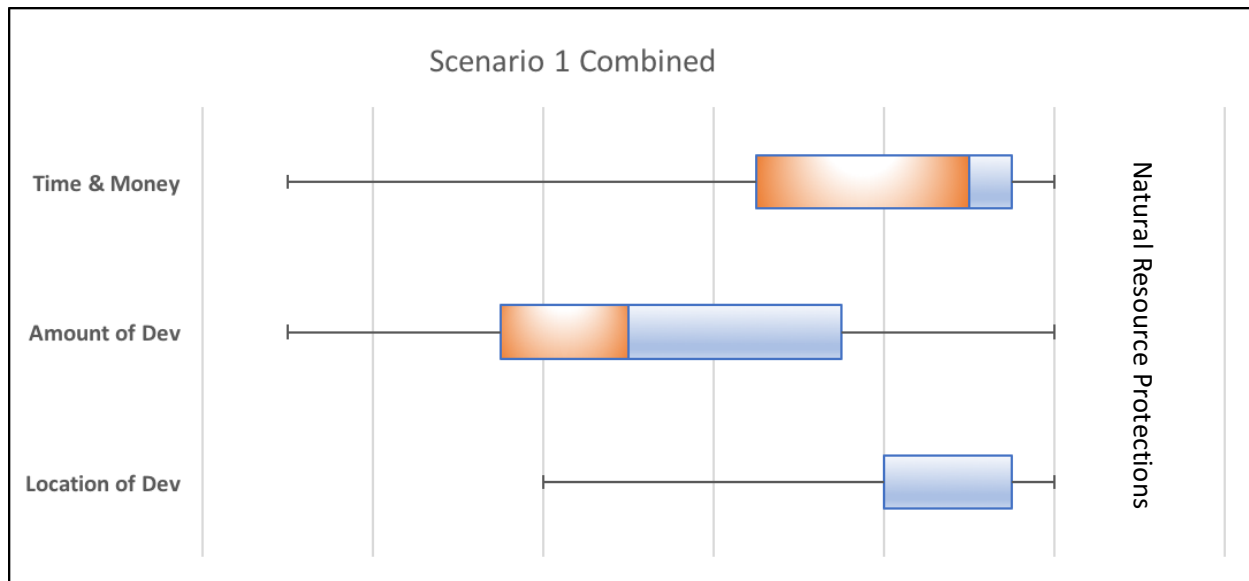
SCENARIO 1: 2-ACRE LOT

Participants were given the following scenario:

A vacant 2-acre lot in Town has Flat Creek running through it, which is essential trout spawning habitat. The site also has a wetland adjacent to Flat Creek, and collared mule deer have been tracked using the native vegetation along Flat Creek as a movement corridor. The site is zoned for medium- to high-density housing. The owner would like to propose a workforce housing project on the site that utilizes all the allowed development potential on the site.

They were asked to indicate on three spectrums how the Town and County should balance location of development, amount of development, and time and money with natural resource protections. These spectrum responses are explained in the graphs below which represent the participants' average placement as well as the outlying placements. Less time and money, greater amount of development and less restriction on location of development are located on the left side of the spectrums. More time and money, less development and greater restrictions on location of development are located on the right side.

In the below "box and whisker" plot, the small group community answers from the exercise are combined and broken into quarters. The leftmost quarter of the answers are represented by the left "whisker". The rightmost quarter of the answers are represented by the right "whisker". The middle half of the answers are represented by the box, with the median answer represented by the line in the middle of the box. If there are no whiskers that means that all answers were clustered within the box.



Participants then explained why they chose their place on the various spectrums and tradeoffs associated with their decisions. Below are their comments.

Why did you put the dots where you did?

Protection of natural resources

- Majority of development away from natural resource areas, as much housing as possible
- Wildlife uses creek/wetland/deer areas, so it is important to maximize the benefit of building here by increasing the number of units
- Build in town, but also respect and protect wildlife habitat. Consider exploring underground parking.
- From a resource perspective, it is critical to be away from wetlands/creek, but still allow some use of property—it is difficult for buildings this size, given the proximity. Some should not have to go to three stories. Maybe have single family houses, which have reduced usage but are economically valuable to the landowner. There needs to be a study to know the appropriate setback.
- This is an important site for wildlife and water in town, but is also one of the most important locations in town. I am curious how it would compare to high value areas. I want all the units, but a smaller footprint. Keep the footprint as far away from the creek and corridor as possible. I want a study to make sure the buffer is protected, etc.
- Multiple critical resources merit maximum protection. It is important to consider cumulative impacts.
- Not all resources are the same, but there should be some analysis no matter what they are.
- Leave a wider corridor along the creek.
- Less disturbance to the natural resources

Quality of life

- Nicer living experience that people who move here want
- It is logical to cluster near the road; thoughtful design can achieve quality of life.
- Clustered, large units seem to make sense. I would like to see a study after the units are built to address the impacts of high traffic.
- There should be a study to look at high traffic impacts and mitigation options

Demand for housing

- We need lots of housing, and in town it is better to sacrifice some green areas (but as few as possible).
- We need more workforce housing and must have increased density, but should have as much creek setback as possible.
- People move here for the area, not the natural beauty in town, so it is not a big deal for it to be closer to the road versus river, but maybe do not build the maximum number of units.
- There needs to be a study to know what buffer should be important and determine development and housing
- There should be fewer restrictions regarding workforce housing because of the critical need, and because wildlife movement in town is unpredictable in the future. We probably know a lot anyway and do not want to make it impossible to build.
- Clustered makes sense, as employee housing brings new/unaware people to the area who are less likely to mitigate their impacts.
- The location of the workforce housing should not require water side setting. In terms of the amount of development, workforce housing is a critical issue and it should have maximum allowance.
- Not all the properties are the same. The difference should relate to analyses. The level of analysis should relate to size and attributes.

- Permeability relates to off-site and is critical. There is too much pressure from development already.
- The closer you keep the development to the road, the less you fragment the property. Go up (3 stories) versus out.

What are the tradeoffs?

Impacts to quality of life

- Lower quality of life/desirability
- Quality of life will be lower farther from the creek.
- Making housing “smaller” for the workforce may not work for families. Who are we trying to house?
- Reduced number of units on an environmentally sensitive parcel—the owner will likely be disgruntled. Previous decisions have supported regulatory action as long as there is “reasonable use of property” exists.
- The landowners may be unhappy.

Impacts to natural resources/wildlife

- Some wildlife will be impacted, and there is the possibility of the site being too crowded
- The development would take away more green area

Impacts to developers/development

- Higher costs for developers
- The site needs to respect established setback rules.
- It would require forfeiting some density for quality resource protection.
- It makes it harder and more expensive to build workforce housing that we need. Maybe public money/incentives should be explored.
- It would be more expensive.
- There would be less workforce housing.
- It would take longer.

SCENARIO 2: 3.5-ACRE LOT

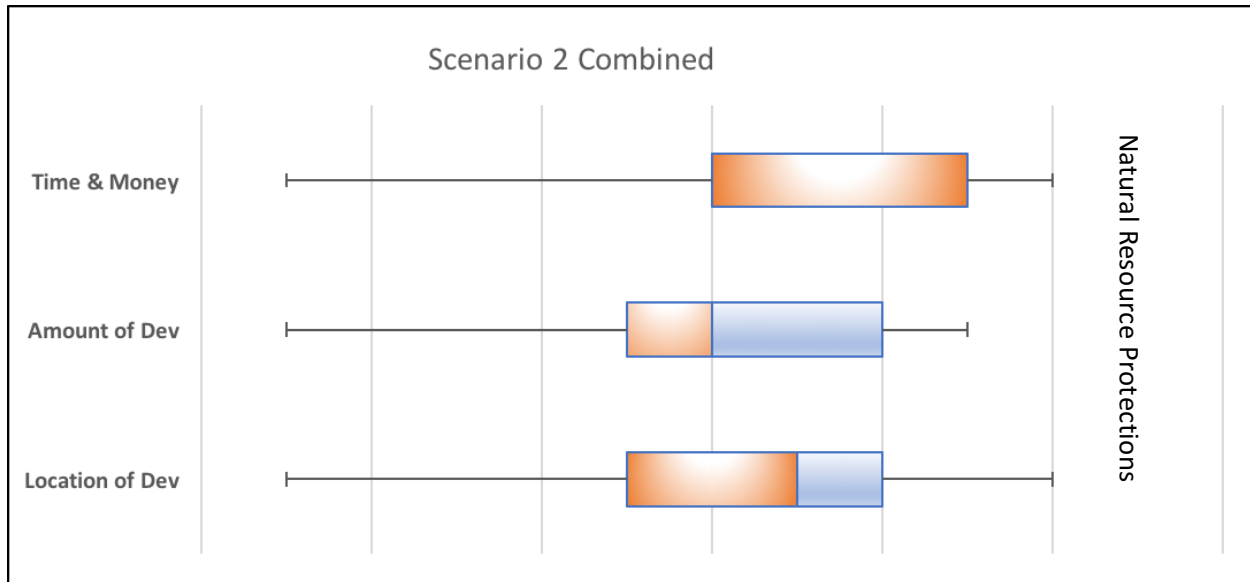
Participants were given the following scenario:

A 3.5-acre lot in a County subdivision, which was created prior to any regulations, has an existing house and garage. The site has a forested area of native vegetation. The site also has a stream running through it. The site is zoned for single-family residential use. The owner would like to demolish the existing house but keep the existing garage as a barn, then build a new house, garage, and a guesthouse that utilizes all of the square footage allowed on the site.

They were asked to indicate on three spectrums how the Town and County should balance location of development, amount of development, and time and money with natural resource protections. These spectrum responses are explained in the graphs below which represent the participants’ average placement as well as the outlying placements.

In the below “box and whisker” plot, the small group community answers from the exercise are combined and broken into quarters. The leftmost quarter of the answers are represented by the left “whisker”. The rightmost quarter of the answers are represented by the right “whisker”. The middle

half of the answers are represented by the box, with the median answer represented by the line in the middle of the box. If there are no whiskers that means that all answers were clustered within the box.



Participants then explained why they chose their place on the various spectrums and tradeoffs associated with their decisions. Below are their comments.

Why did you put the dots where you did?

Similar footprint to previous structure

- Future house should go on-site of current house; costly environmental studies are not really necessary.
- Not maxed out house, keep structures where there are already structures, and it is okay to have a guesthouse, as long as it is small.
- Should tear down garage and build house there. Maybe more than 2.5k square feet but not much more.
- I am not excited about either option. I would prefer to rebuild a similar sized house. Because they would be rebuilding, an extensive study would not be needed.

Existing structures

- There should be an environmental analysis because they were built before EAs were necessary.
- County parcel with stream and vegetation should be studied – especially since there were no regulations before. Many may not know their ecological value.
- Allow for original use/intent of property.
- House does not have to go exactly near road. If there are already impacts, they can increase their house size.
- Give benefit of prior regulations in new house placement.

Distance from natural resources

- It is important to protect riparian areas. We have seen properties like this have negative impacts on streams.
- Stream and vegetation are currently protected so we should keep that. As long as they are away from critical habitat, stream, etc., they can build bigger.
- Care less about the amount developed and care more about where they develop. Protect sensitive habitat.
- Limit disturbance by being close to road and away from streams and vegetation. We should not be proposing many new buildings in areas that should remain rural.
- Building away from streams for future mitigation is better for the house too so they can avoid future flooding,
- Keep away from streams if the current location is too close and not beneficial to the stream.
- Take road placement into consideration.
- Unclear building location – I prefer building farther from water.
- Maximize floor area only if all setbacks are met.
- Selective clearing is okay as long as they stay away from streams.

Impacts of development

- It must relate to cumulative impacts. Maximum protection for natural and wildlife resources are needed.
- Building design should be compatible with parcel attributes, such as square footage clustered rather than spread over the landscape.
- Not all the way to “more” because I am sympathetic to property owners.
- I understand the ecological value and the landowners’ value.
- A site-specific study informs the best location for development and location from natural resources.

Environmental analysis funding

- If they can afford a bigger house, they can afford an EA study.
- Homeowners should pay for studies; I am personally offended by giant house – they are going to choose the site so let them pay.
- Less of a study done to conserve the Town’s resources.
- Low-consequence building zone, focus regulations where it counts. Conserve time and money on the study.
- For low-consequence building zone, conserve study funds/man power.

Structure footprint

- No additional guest houses, no separate garages, significant smaller footprint than 8,600 square feet which would require more services and lead to more traffic, people, energy, and housing. Site-specific evaluation would ensure natural resource protection. Where does the septic go? Does the plan require wetlands evaluation, delineation, etc.?
- More development leniency because single-family homes do not need to go to the maximum house size.
- The proposed square footage is standard.

Important natural resources

- Prioritize habitat and natural resources.
- Preserve water quality.
- Prioritize natural resources over extravagant building.

- Water quality should be a priority.
- Protect habitat and scenic values.
- Keep property as native as possible.
- We do not know if there are fish reproducing in the stream or not.

What are the tradeoffs?

Development

- Possibility of ARU use
- There would be less homeowner control over what they want. There would be high development costs if tearing down a garage.
- Cost increase to homeowner
- Take government resources to study other sites. This is straight-forward.
- Affects market/property value to limit development
- Restricting property rights on someone who already bought a house when no restrictions originally existed
- Heavy regulations
- It is the right/expectation of the landowner that they can develop
- Unhappy landowner

Natural resources

- Could impact wildlife
- Depends on where the new development goes – there are more impacts if close to native vegetation.
- Increase of development will have greater impacts on streams.
- Nature’s needs over human habitat
- House away from stream might mean the septic tank is closer.
- Intrusion is possible with the removal of trees, vegetation, and habitat.
- Degradation of scenic values for the public
- Less natural resource protection

SCENARIO 3: 35-ACRE PARCEL

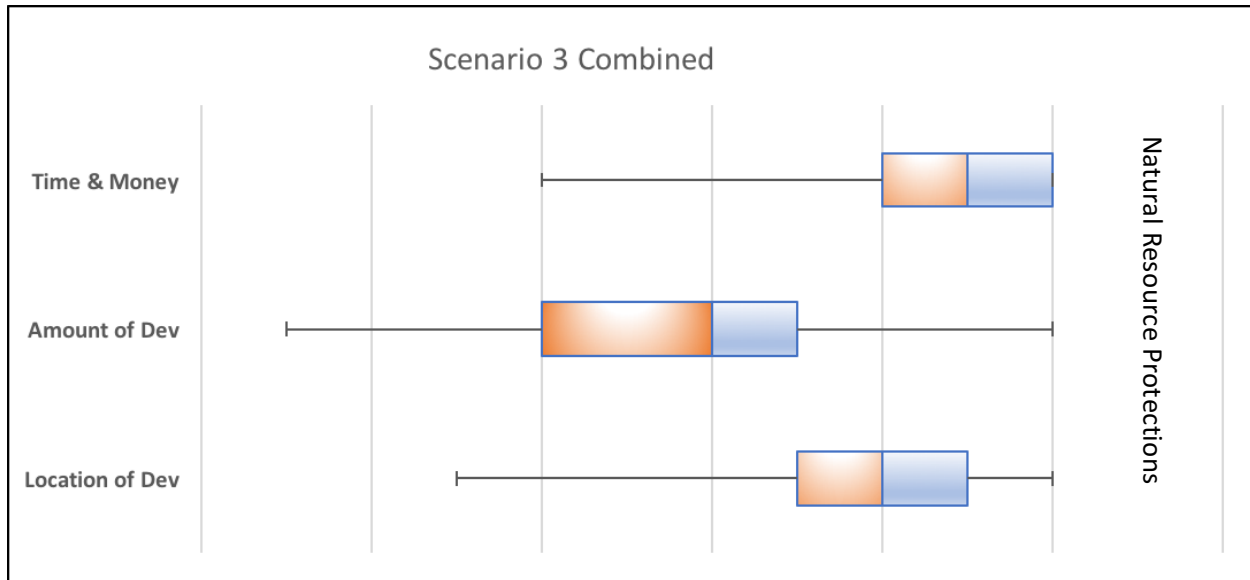
Participants were given the following scenario:

A vacant 35-acre parcel in County has Snake River frontage. The site has wetlands, which serve as crucial moose winter range in the middle of the site. The site is zoned for single-family residential use. The owner would like to build a new house, garage, barn, and caretaker unit that utilizes all of the square footage allowed on the site.

They were asked to indicate on three spectrums how the Town and County should balance location of development, amount of development, and time and money with natural resource protections. These spectrum responses are explained in the graphs below which represent the participants’ average placement as well as the outlying placements.

In the below “box and whisker” plot, the small group community answers from the exercise are combined and broken into quarters. The leftmost quarter of the answers are represented by the left “whisker”. The rightmost quarter of the answers are represented by the right “whisker”. The middle half of the answers are represented by the box, with the median answer represented by the line in

the middle of the box. If there are no whiskers that means that all answers were clustered within the box.



Participants then explained why they chose their place on the various spectrums and tradeoffs associated with their decisions. Below are their comments.

Why did you put the dots where you did?

Location of development

- Development between river wetland wouldn't impact wildlife. Property is worth much more if buildings are not on the road.
- Moose habitat extends to the water. Bisecting it is bad. The area next to the road is already a developed area and would be more suitable for building.
- Convinced by habitat arguments. Moved dot to "more" on spectrum of location of development.
- There is nothing here now and it is an extremely important area to struggling species like moose. Since there is no current development, this is an opportunity to protect valuable parcels. Strict study to be less intrusive. In regards to the site, this is an opportunity to set precedent.
- Stay as far from wetlands/moose habitat as possible. Keep construction out of the flood plains.
- Super important site. Should be close to road.
- Protect vital habitats but allow smart and thoughtful houses built close to roads.
- If you make rules too restrictive, people might get upset and blow up the whole process. So, if it is in the right location, allow it.

Size of development

- If it is away from critical habitat, house size is not a huge concern except for increased service requirements.

- Size does not have a huge impact on wildlife, while density might have a bigger impact. Use rules should say you may get a small house, but if you agree to put the rest into an easement, allow more size. There needs to be a balance point.
- Since the house should not be next to the river, give them more leeway in size, but maybe without extra units to still minimize the impact.

Important natural resources

- Driveway should not bisect wetlands. Native vegetation loss is easier to mitigate for.
- Wetland/river corridor is important to conserve.
- Minimize impacts to wetlands and rivers.
- Do not displace moose by going into habitat.
- Preserve wetlands, thinking of future water supply.
- Prioritize natural resources over superfluous building.
- Maximize natural resource potential no matter the size of the parcel as it is a stated value in the Comprehensive Plan.
- The native vegetation should be sacrificed to protect the riparian habitat.
- Conservation easement on area not developed

Consolidation of development

- Let the landowner build where they want, and mitigate with smaller and fewer buildings.
- Barriers to wildlife movement if development is clustered all down private lane. Allow development, lots of square footage., but in single building.
- Concentrate development near already impactful roads. Development in this area is more likely to get a conservation easement in the future.
- I do not like development on this parcel since it is not developed, so keep it minimal. Keep development to town as much as possible. Needs studying – good habitat.
- Cluster development to maximize contiguous open space. Housing caretakers should be onsite to avoid increased driving. Research to develop a collective mitigation strategy.

Environmental analysis

- All buildings should go through a study as thorough and fast as possible. Visualizing the size of the structure changed size.
- Given the size of 33 acres, if indeed near a road and away from native vegetation, survey should just address the immediate area with a sufficient buffer.
- Efficiency of review process
- Determine real effects of development through careful research.
- There should be a full analysis and full resource protection. They should be able to build the scenario described.

Development

- Leave owner latitude to develop as they please.
- I am not excited about caretaker units when homeowners do not live here year-round. Minimize construction disturbance.
- I understand the ecological value and the landowners' preferences and rights.

General Comments

- I need more time/details/information to be comfortable with an opinion.
- Is should be the same as scenario 2.

What are the tradeoffs?

Natural resources

- Native vegetation could be disrupted.
- Sacrifice water quality
- Intrusion is possible with the removal of trees, vegetation, and habitat.
- Less natural resource protection

Development

- Less owner control over what they want to build.
- Smaller, fewer buildings
- Humans cannot get what they want.
- Reduces property value
- Reduces property value

POLICY QUESTIONS

How do you feel about the community's natural resource policies?

66%	I generally support the polices and would like to offer opinions on how to turn them into regulations
28%	I generally support the policies, but do not feel like I have anything to offer in turning them into regulations
4%	I do not generally support the policies, but would like to offer opinions on how they are turned into regulations
2%	I do not support the policies and therefore do not want to help turn them into regulations

Provide additional thoughts on the policies

- Natural resources are extremely important. Without protections, we will lose important habitat that is the only place our highly valued wildlife, birdlife, and aquatic life have to live. We are not walking the talk on these protections. Long-term protections cannot rely on landowners "doing the right thing;" we need regulations to ensure the long-term protection of habitat and resources.
- Examples of the absence of protection are the Agricultural Exemptions and the pond/berm problem currently on hold by moratorium, the total absence of fencing regulations on agricultural fencing, the lack of enforcement and compliance of existing regulations, and the fact that landscaping fencing can be approved pro forma by the planner of the day without regard to wildlife considerations, Lack of fencing regulations could mean that approaches to WYDOT crossings could be blocked by high fences in the wrong places. Regulations are needed so the county has the necessary tools to ensure that policies can be implemented and protections maintained over the long term.
- The county needs to have a full-time biologist on staff who does not get reassigned to other tasks and who reviews all applications through the lens of natural resource/habitat protections.
- 1. Several of the policies are concerned with wetlands and water quality, which is admirable. Wetland delineations using plants, soils, and hydrology, both building and lawn/clearing setbacks, limits on impervious surface, septic system design and proximity,

and fertilizer/pesticide use limits should all be part of the regulations. Several states have determined scientifically based criteria to protect wetlands, waterbodies, and waterways. 2. Lowering density of development needs to be enforced over the long term through permanent deed restrictions of land set aside overseen by the county or land trust. Zoning changes with time. 3. Education of true "permeability of the landscape" for wildlife movement is essential. And wildlife-friendly fence design needs to be enforced and applied to ranchers/agriculture as well. 4. A funding mechanism to purchase or restrict with easements for high value wildlife habitat is essential. The land trust is doing a good job, but landowners need more encouragement (and reward) for setting aside their land for wildlife. 5. Ongoing local research about our wildlife corridors and behaviors of species here in Jackson is essential and feasible given the remarkable ability and number of the biology community.

- Residential and golf course use of chemicals for lawns should be addressed as a serious problem. We should work with HOAs and golf courses to get away from grass surfaces that require so many chemicals that the chemicals wind up being detected in our bodies in higher and more concentrated amounts. We do not need grass lawns. Landscape and lawn services are over-prescribing chemicals to the detriment of our habitat. I say that because I witness it every spring and summer in our neighborhood. I do not use any chemicals in my yard but put up with the constant barrage of over spray and drift. I had the spray droplets from the neighbor's lawn service fall in my coffee when outside in my yard. Please change the mindset of people who think they need a perfect lawn. Kentucky Blue Grass does not belong in Wyoming.
- I am not yet sure all the bases are covered in determining policies, nor am I adequately informed of the electeds preferences/decisions.
- The policies sound good but the real problem is growth.
- The policies that relate to human wild life conflicts need improvement. The policies need to support the wildlife, not the rancher. Elk should not be deterred by unfriendly wildlife fencing or chased with four-wheelers.
- In a valley known for being wildlife-friendly, we need to permit traditional migratory corridors wherever possible. Fences that prevent these traditional open corridors of migration should not be allowed to be erected.
- Good aims, but devil is in the details. There are always tough compromises.
- As we grow, both in population and in footprint, every piece of habitat becomes ever more critical.
- Minimum viable population ensures adaptive radiation. In a mass extinction (this the sixth extinction), individuals of each species are a most valuable player. If it is a process, is it a problem? If it is a process, is it easier to participate?
- We are opposed to the total Agricultural Exemption enacted April 2016. Since that time, the wildlife in our neighborhood (the Kings Highway area) has been essentially run out and fenced out of an important elk migration corridor, and other wildlife that use this critical area of the confluence (of the snake river in particular) for winter migration to hunt have been harmed. WGFDF allows the baiting and shooting of predators in this key wildlife area by spot light and at night. There should be no baiting of wildlife in this area. It attracts all predators to humans which results in dead predators and carnivores, and of course potential harm to humans and children. Agriculture in this valley is very wealthy. They do not need exemptions. The abuse to humans and wildlife is horrible to observe. We need wildlife-friendly fencing required throughout Teton County and right now.

- It would be good to add something about living compatibly with wildlife, and add something about the kinds of developments that are appropriate, if any, for the wildland - urban interface.
- Open space, wildlife corridors, and quality of life for neighborhoods next to agriculture need to be addressed next to bad actors.
- The Comprehensive Plan states that wildlife is top priority, and not all peripheral areas are ideal for growth, which should be contained in an "urban core."
- Jackson Hole has lost its vision to protect our natural resources as a major priority. It feels urgent to reverse this trend as soon as possible.
- We are in a tough place in terms of balancing the protection of wildlife habitat and resources with the growth that we have largely been unable to slow down and the pressures on the community that stem from the fact that everyone and their uncle wants to live here. Even though it has become insanely expensive to live here over the past 40 years, there is an unrelenting tide of wanna-be-Jackson Holers. Everyone with an economic interest in this place feels it is their right to be able to expand and grow. We cannot maintain our deserved reputation as a "Serengeti" of North America and continue to accommodate growth.
- I am afraid that commercial interests often take priority.
- Where we build and how we build need to be the primary concerns. These are nearly impossible to correct if we get them wrong.
- I believe the policies need to be comprehensive and well-conceived.
- The policies are not proactive and do not go far enough to really preserve Teton's natural heritage.
- I am alarmed that people must wave red flags to cross the street. Animals have no method. traffic is killer. There were deer in the K-mart parking lot(?) and bears in town's unsecured garbage cans(?). What an embarrassment.
- In addition to buffering water bodies, wetlands, and riparian areas (Policy 1.2.a.), I would encourage a policy of ensuring that these features are functioning properly, both physically and ecologically.
- Make bear-proof trash cans mandatory!
- We need to make the speed limit on Highway 89 north of town past the elk refuge 35 or 40 miles per hour at night. It is 45 after you go up the hill, but there are often a lot of critters on the stretch before the fish hatchery.
- I came to Jackson because of its unique relationship between the wildlife and human inhabitants. We should do everything in our power to maintain this precarious balance and protect the wildlife from the seemingly irresistible force of development.
- I am very interested in moving along with the policies and putting them into action.
- As a general overarching framework, these policies seem solid. The question is how we actually move forward toward action. Regulations that should be in place include the requirement of bear-proof trash containers, an aggressive approach towards wildlife crossings, and protecting movement corridors.
- Our concerns are mostly related to new developments that can slip through the subdivision requirement because they are not technically a subdivision (specifically, Seven Springs Ranch developed by Tom Kalishman). This non-subdivision is a huge encroachment on wildlife and a family neighborhood that has been along the south end of the village road for years.
- At minimum, 400 trees have been cut down. Artificial ponds have been built. Neighbors are not informed about the status of any of the permits. A 400-foot berm, 60 feet deep and 10

feet high with a 20-foot top has been proposed. There are currently no regulations to stop this. This is a heavily populated moose, elk, and deer migration.

- Require bear-proof garbage cans throughout Teton County.
- Please hurry and turn them into regulations as soon as possible. I feel we are losing too much of our wildlife.
- As the national political landscape is challenging our wild spaces, environmental protection, and wildlife preservation, establishing policies within Teton County to protect our natural resources on a local level is very important.
- Decrease traffic speed limits, decrease domestic/wildlife encounters (leash & fence pets). Create an underpass on Broadway for animals to get to water.
- We need to make sure to understand that our natural resources are the engine that runs our economy (and local well-being), not the other way around. I see many who are too friendly to business and want to bring an unsustainable number of visitors and residents to this area.
- I would like to support the idea of protecting wildlife lands rather than creating additional recreational locations for humans.
- It would be great if there was something in there regarding educating the public.
- The policies are wonderful--but it does not seem like they are carried out.
- Slower speeds to protect wildlife from increased traffic due to development. Complete the Cache/Flat Creek storm water plan requested by voters in the 2014 SPET. Three years later, nothing is done. You undermine the SPET by ignoring this direct mandate. How can we be an environmentally conscious community if we pollute our waterways?
- We need to do a better job of protecting Flat Creek from pollution. Wider buffers from creeks, better storm water regulations would help.
- There needs to be comprehensive trash management throughout the county and town to reduce conflict with wildlife. Same goes for restricting fruit bearing trees and feeders throughout the county. Also, I am concerned about wildlife friendly fencing and do not support exemptions for agricultural uses.
- Fencing - you should leave fencing up to the experts who have been installing and maintaining them for over 100 years. WY Game and Fish said there are typically between 1 and 3 wildlife animals stuck in the hundreds of miles of fencing in Teton County each year, but there were hundreds of animals killed by vehicles. WYDOT is going to install an 8' game fence from Hoback to South Park Loop Rd to help this. Do not take the word of an animal rights group on what is best for the wildlife. Look at the facts.
- Septic systems should be phased out and connected to sewer systems and treatment plants.
- What about a "Teton County Natural Resource Certified" standard to go with developments? A review of development applications with specifics related to the policies and an either a score or a certification that goes with developments? Or is something like that already in place?
- More regulations/codes to protect homes from unwanted wildfire and regulations to protect wildlife. Support the wild neighborhoods program developed through the JCA.
- They could do a better job protecting habitat for all species instead of a select few. They should be expanded to require bear-proof trash containers in certain areas of Town.
- We talk the talk but don't walk the walk. So many examples of events or projects that were approved even though there is data supporting it could / would significantly impact wildlife.
- I do not agree that all development should be in the town; it is changing the character of Jackson.

- There must be a reasonableness test for all LDRs. What is the cost/benefit ratio of any regulation? Cost does not just mean monetary cost - impact on private property and freedom of movement must be counted.
- Our policies also need to include aiding our public land neighbors, especially the Forest Service, if we are to reach these goals. It's meaningless if we do great things and the next-door neighbors cannot keep up.
- It is unfortunate that the temperatures freeze on ponds and berms did not include the pending applications.
- Unaware of policy details

What does "healthy wildlife populations" mean to you? (Select as many as apply.)

88%	Local experts report that wildlife populations are healthy
71%	Wildlife are not reliant on humans (e.g. wildlife feeding, habituated bears in trash)
57%	Few, if any, human-wildlife conflicts occur (e.g. wildlife-vehicle collisions)
42%	Wildlife can be seen walking through a neighborhood
21%	Other

Other Responses

- Wildlife should behave as wild animals, and not be overly habituated to human activities. (e.g., loitering in town). The populations should be healthy, as exemplified by breeding, feeding, and moving about the valley in natural patterns. The populations should not be diminishing and should be healthy enough that they are viable over the long term.
- Wildlife populations should be resilient to adverse environmental events such as extreme winters and drought.
- The human residents and visitors should learn to co-exist with various wildlife and understand wildlife's needs for birthing, food, water, movement, etc.
- Wildlife should have enough habitat and space to survive and reproduce at sustainable levels. Populations should not be declining.
- Wildlife should be able to move and migrate freely. The public is educated about proper distances and behavior around wildlife and restrictions should be enforced.
- We would like to see an abundance of wildlife as it was when we moved here in 1980. We would like the wildlife to be first. This means WGFD cannot claim that wildlife are taking over neighborhoods. We know they were here first and we want them protected. I do not know which local experts can be trusted about the health of local wildlife. It would be helpful to know who the planners rely on for information. The wildlife should come first. Conflicts will happen, but humans must be mindful to take precautions Which means ranchers cannot be allowed to bait wildlife into neighborhoods to make money while complicit with WGFD. We cannot trust WGFD to manage our wildlife. The county must have regulations that prohibit baiting, spotlights, and high-powered rifles fired within a mile of an occupied dwelling, and 400 yards within or adjacent to neighborhoods.
- Wildlife needs as much assistance from humans as possible; feeding regulations should be monitored and continually re-evaluated by experts; and we should provide more, or develop small new areas where supplemental feeding would be beneficial.
- There is the popular idea about what the phrase "healthy wildlife populations" means, and it might be of value. But the phrase is worthless if it is not based in science, and given our

current political climate I worry about being overly concerned with popular, uninformed viewpoints.

- Humans should respect wildlife migration and habitat.
- Wildlife populations are regulated for the most part by natural dynamics, not human management intervention.
- Numbers should be at sustainable levels according to experts (per habitat capability); reproduction should be occurring as anticipated; and species beyond big game animals should be taken into account. Other indicator species likely need to be identified, including aquatic species, birds, and amphibians.
- There should not be any decline in populations due to unwise development.
- Wildlife walking through neighborhoods should not be a trigger when determining this. I think we should be figuring out ways to actually deter wildlife away from really dense neighborhoods, as dense neighborhoods can hurt wildlife in terms of collisions, bad encounters, attracting predators, etc.
- Wildlife needs to be in dynamic equilibrium with each other. That includes predators that provide important ecosystem services
- Wildlife should lack disease.
- Wildlife should be able to move through and in their habitats as needed. There should be biodiversity, including predators!
- Success means not killing hundreds of animals per year on the highways, and not having impaired waterways. Restoring the riparian floodplains of the Snake and Flat Creek through the Lockhart Ranch is also important.
- As humans, we represent wildlife because they rely on us. Reduced speed limits, overpasses and underpasses will help. Migration routes through human areas must be planned for and protected.
- Local wildlife should not be diseased and dying more than they would be in a natural setting, absent human development.
- Populations should be stable and resistant to natural fluctuations.
- There should be no or few actual long-term indications of wildlife impact.
- Third party reviews are essential for objectivity.
- Habitat loss from new developments does not occur unless new acres are created. Wildlife takes priority over development, kayak play parks, and other tourist-driven amusement projects.
- There should be sustainable populations.
- Human activity should not disturb wildlife in their natural habitats, which will require stricter limitations on backcountry recreation, including skiing.
- It is unacceptable for residents to allow their pets to chase wildlife.

Why did you select the answer you did?

- The wildlife and our mountains are our greatest assets. We must find a balance between humans and animals to maintain our assets.
- I would rely on expert opinion before all else. If they say we need wildlife crossings and that wildlife should not be reliant on humans for food, then I defer to them.
- We have excellent researchers to help determine population health and viability. Ideally, we have safe wildlife crossings, reduced traffic amount and speed to reduce collisions. We could reduce collisions if there were many fewer animals. Indeed, there needs to be sufficient habitat for wildlife to obtain sufficient food most years without needing to be fed. Bear proof garbage cans should be required (and enforced) throughout the valley.

- While not individually assuring healthy wildlife populations, the checked answers all are indications of heading in a positive direction.
- It is wonderful to have wildlife around and a gift to be able to see them. It does not hurt them to walk through neighborhoods, and maybe that is okay. But the operable word in "wildlife" is "wild." It's important to respect that and not want them to be pets.
- As a homeowner/landowner, I respect the animals' right to migrate and am proactive in protecting my trees and shrubs from browsing. The animals provide a natural pruning process.
- I did not select human-wildlife conflicts because increasing the wildlife population is at odds with reducing the risk of conflicts. It is not a zero-sum issue though. Efforts should be made at mitigation.
- I do not want wildlife driven out of neighborhoods by overdevelopment and only limited to official areas.
- I think that we should live in such a way that wildlife populations are allowed to remain "wild" and sustainable over the long term, even if we are sharing space with them. We need to live compatibly and reduce our negative impacts on wildlife.
- I am not a biologist—so I would defer to the experts to determine what is "healthy"—but it is common knowledge these days that artificial feeding and bears in your trash is not "healthy."
- Need to base regulation on the very best possible data, not anecdotal sittings. Wildlife in neighborhoods may mean neighborhoods encroach on critical habitat, not that wildlife populations are doing well.
- Minimum Viable Population, at least!
- We need to save our wildlife. Creating dependency on humans feeding them is not helping them. It is teaching them to have more interaction with humans for food, and not find it on their own.
- I am deeply concerned that growth encroachment on wildlife habitat and continued promotion of Teton County as a tourist destination is destroying the very reason this area is attractive. We are loving it to death, reflected by the increased mortality of wildlife.
- People live here because they believe in putting wildlife first. We have a beautiful ranch in Custer South Dakota, surrounded by forest, perennial streams two ponds, with islands of trees. It is beautiful, but we will never live there because man has killed all the predators. It is not wild. Please keep Wyoming wild. There must be food for predators or they will die. There must be fences, adequate winter forage or supplemental feed are all required to have predators.
- Wildlife deserves way more consideration than they are currently getting.
- Wildlife biologists are the best resources we have to determine the health and management recommendations for our wildlife populations.
- We live in an area where the agricultural component thinks there are no boundaries for their behavior.
- Healthy wildlife, free of disease, means something different to me than keeping idiots from speeding around the valley. Speed limits need to be lowered and better enforced on problem roads.
- Each area is unique; peripheral areas have the highest wildlife. Mule deer migrate throughout winter, so plans should be made to encourage less elk on the refuge in case of CWD.
- Compassionate co-existence should be part of our everyday conversation. We should prioritize this education in our schools, our community, and county. It is imperative that we

share with our wild neighbors the best we can. This should include all wildlife of all sizes: beavers, pine martens, mink, muskrats, bobcats, skunks, bird of prey.

- Seeing wildlife should not be a standard for healthy wildlife populations. It depends on where you are seeing the wildlife. Lots of moose are seen on HWY 390, and it is not indicative of the size or health of the moose population in the valley, and is often fatal for the moose, yet it pleases residents and visitors. This should not be a standard!
- If there are healthy wildlife populations, they are guaranteed to conflict with the human population. It will always be an issue to be managed unless the wildlife is gone!
- Folks who move here for the environment should practice safe living to protect the wildlife.
- It is the area that can be addressed readily.
- The definition should be measurable and attainable.
- I think all apply.
- Wildlife were here first. Humans have moved into their habitat, not the other way around.
- Wildlife is Jackson Hole's greatest and most valuable asset.
- I have lived in Jackson almost 50 years and have seen the impact of development on the wildlife in town especially.
- Wildlife should live their lives as free from human influence as possible, but I enjoy seeing wildlife in the area and hope that the end solution will make our coexistence possible.
- People who do not care to see and be part of wildlife should move to Salt Lake City. Jackson is in Wyoming, where the "buffalo and the deer and the antelope play," or they should.
- I identify "wildlife populations" independent of humans. And wildlife should not need to be fed (e.g., on the Elk Refuge and feed grounds).
- They indicate that we are not interfering too much.
- It is their land and we have to share.
- Wildlife should be managed by science, not by 'how many animals I can see'.
- While we would expect to see wildlife in many of the developed areas across the county, the presence of wildlife in downtown areas may be cause for alarm. The recent trend of habituated bears in East Jackson is certainly not healthy or natural and needs to be addressed. Wildlife will always be roaming and passing through developed areas so we must do our best to avoid conflicts with them. We are lucky to have so many biologists and conservationists in the valley and should lean on their expertise as much as possible.
- We have a heavy moose, elk, and deer populations in our neighborhood.
- There are times when feeding wildlife is better than having them starve.
- I would rely on experts for the overall health of the wildlife populations in our area. And it is great to actually see them in the forest as well.
- As much as I love to see our wildlife (as an avid birdwatcher), I prefer to know that there is little, if any, human contact--knowing how detrimental that can be to the wildlife population.
- Close wildlife is great!
- Local expertise, backed by historic and current field evidence, and enjoying the support of insightful expert peers, is important. Living in harmony with wildlife is not a typically successful human endeavor so when we build and sustain a culture that trends in that direction it's a big win. The best natural systems are those that are self-sustaining.
- Wildlife is the basis of economy. Without wildlife, we are just another mountain town. In marketing terms Wildlife is our brand. We need to be, and be seen, as leaders in wildlife protection.
- Limit human interference with original inhabitants (wildlife) of the valley.

- Ecosystems are complex, need all the components to be balanced. The Yellowstone ecosystem is pretty unique, and we have a special responsibility to maintain this complexity, even as we live here.
- Seeing wildlife is why we live here. It is a value common to all county and town residents, and fuels the economy.
- While I like seeing animals in town it actually makes me more concerned for their safety via auto collisions or conflicts resulting in their death. I prefer science based data over anecdotal observations such as "the wolves are killing all the elk and moose." Simply not true.
- Empirical data matters. What a person sees each day is "armchair biology" and is biased by one's own sample and interpretation. Science matters.
- The priority is that human development does not create an excessive hindrance for wildlife and that significant amounts of wildlife habitat remain untouched.
- Wildlife walking through neighborhood is not an indication of a healthy wildlife population. It is only a perception held by many people, when it probably is less healthy for the animal and likely results in lower reproductive rates.
- Wildlife should not be substantially affected by human activity. All the answers selected are behaviors that would occur (and at one time did occur) before we increased traffic and density. Local resource professionals base their analysis on science, not emotion, speculation, or inconclusive observations.
- Any step to "improve" wildlife populations must take into count the impact on the residents. That impact must be the minimum possible and an obvious and effective effort to improve wildlife. Improve wildlife means to not have obviously negative human action and if an action needs changing the changes must be simple and low impact on the humans.
- On any occasions, I have experienced that local professionals have taken positions that support the desired development: those who pay for it, get it.
- We talk a big game in this county but don't walk the talk. We've allowed development to the point that business employees are living on the national forest having serious impacts on wildlife. This isn't right. Feeding ungulates in large numbers together is so dangerous and we know it. All it takes is for an elk to wander down to the refuge with one virus/disease/etc. and we can blow the whole greater Yellowstone ecosystem. We don't have the infrastructure to deal with the masses we are drawing here.
- Our policies, regulations and their implementation should be based on expert information, not common perceptions that routinely are wrong.
- They reflect my values and wildlife knowledge.
- I feel our wildlife populations are under severe stress from development and increased WVC.
- Because I agree with them, though vehicle collisions are a serious concern and we need to do more on that issue.
- I am an advocate for healthy and sustainable populations of wildlife and lessening human-wildlife conflicts.
- I believe the wildlife has been here many years before us and each animal has a purpose. We seem to be encroaching on their habitat. Thank goodness for USFS, BLM, and conservation land.
- I think that people need to allow the wildlife to remain natural, not domesticated. Those that are allowed to live naturally are healthier.
- Wildlife is a core asset of Teton County.

How should the presence of wildlife habitat affect development rights on a property? (Select as many as apply.)

81%	It should restrict the location of allowed development (e.g. setback from an eagle nest)
79%	Standards should be more restrictive the more valuable the habitat is
72%	It should restrict the amount of allowed development (height, size, square footage, scale, use, etc.)
57%	Standards should be different in Town than a rural area
22%	Other

Other Responses

- It is important to consider the context and other potential development that could adversely affect wildlife.
- Standards should be 'different' in town, but they should still exist. Town was developed in the most important natural habitat area in the valley, with water, vegetation, cover, critical winter habitat and migration paths that have been intruded upon, making further development that much more important in terms of providing for wildlife sustainability.
- Standards are different for a ranch within a subdivision.
- It should not trump property rights.
- The presence of wildlife habitat needs to be considered holistically at a landscape level. Is putting one house on a 35-acre parcel or moving a house 10 feet this or that way going to significantly change the wildlife success? We have subdivisions overrun with animals; these micro-scale adjustments do little to change modern wildlife use patterns.
- I would like to hear proposals as to the makeup of boards or experts that would advise, create, and enforce new regulations, with priority given to scientists or wildlife managers. The experts who advise, write, or enforce new regulations should emphasize wildlife science.
- Protect the wildlife habitat and migration using science, not the pocket book. Why not restrict the size of the dwelling and the associated carbon footprint?
- Town is blocking a crucial historic migration corridor. Cache Creek and Flat Creek are no longer suitable corridors for wildlife. All areas in town are needed to be wildlife friendly due to the lack of a primary route.
- All habitat is critical to our wildness. We need to focus on restoring our wild spaces to reverse the trend of building out every square inch just because it is our right. Our present path is endangering all that we hold precious to our quality of life. And our decision-makers must realize that it is urgent that we reverse this trend, and get it right. After all, "animals get it right, why can't we"?
- Tough issue, but I do not believe that landowners have the right to maximize the value of their holdings. Any landowner has a lot of value if they own property in JH. That value has only increased over the years. Real estate greed is in direct conflict with maintaining healthy habitat.
- There are many more ways wildlife habitat should affect development rights, such as overall density and number of buildings, roads, etc., and a cap on human population in Teton County.
- For new rural development, follow some of the measures enacted on federal lands (e.g., on the Path of the Pronghorn): consider wildlife-friendly fencing, examine development in important migration corridors, and look at what is happening in Sublette County.

- Mitigation should be encouraged and permitted, and there should be a clear definition of habitat and mitigation opportunities so that County staff is not exercising unbound discretion.
- It should not restrict development.
- We also need to consider wildfire risks before developing more in the Wildland Urban Interface.
- The county and town need to hire a biologist on staff to help determine habitat value.
- Regulations should restrict the timing of construction if sensitive species use the habitat.
- Habitat is more widespread than currently defined
- Depending on how critical an area it is, there should be restrictions to achieve the goals and reasons we all live here. It would be great if we could adapt to other protections like wild and scenic river management conditions for private landowners.
- I do not think the presence of animals should limit a property owners' development rights. Owners need to follow zoning requirements and any other development requirements currently enforced, but there should not be any additional regulations implemented in Teton County.
- Base density should be allowed, but there should not be bonuses.
- Private development CCRs
- We have harsh winters for wildlife, and if they do not have land for food, there will be more conflicts in the town.
- Jackson has an unusual and rare opportunity to allow wildlife to remain protected with the state and federal parks while allowing for development. Restricted development forces a conflict between the economic need of civilization and the protection of wildlife species that is not easily balanced or constitutionally supported.
- All wildlife is valuable

Why did you select the answer you did?

- We could kill the goose that lays the golden eggs.
- Anecdotally, lots with critical habitat (rivers, for example) are more expensive. The people that tend to buy these lots are also the type of people who will build large, luxury houses and then only stay in those large houses several times a year. I think it would be a good thing for our community to send a message that we value our natural resources more than somebody's right to indulge in luxuries. What is wrong with smaller houses? Standards should depend on the quality of habitat on site. Town is therefore automatically different than rural areas because there is less valuable habitat in town. Some town properties, however, are vital for wildlife movement. We cannot ignore this.
- Location: Ideally the development should be set back from wetlands (there is good science on this in many states) which remain for decades. Intact plant communities also have the natural ability to persist. Determining the key types of resources: wetlands--including wet meadows disguised by agricultural use, buttes, and large intact forest tracts (often near USFS lands), and large tracts of sagebrush (little left out the park), with characteristics of known viable populations of rarer species and connectivity are feasible to delineate. This has been done in Massachusetts in their biomap project. These areas are under more intense review. Typically, town has much less of this habitat except along stream corridors (Jackson) or on river benches. Many of these types of habitat are not easy to build upon in the first place. As to square footage, that impacts impermeable surface and the numbers of people staying or servicing the property. The rest is more aesthetic, and the wildlife do not particularly care, except for the lights and large windows.

- Migratory pathways of wildlife must not be changed due to fencing, chasing, or harassing of the animals
- To prioritize wildlife, we must adopt the proper zoning and mitigation regulations.
- To maintain our wildlife, we must give them space, which is traditional to their livelihood.
- Standards need to be made based on the potential of the habitat, not the presence of a particular species. Efforts should focus on conservation of public spaces, not using billionaire's ranches as habitat.
- Habitat protection does not give the government the right to impinge on our individual liberty and private property rights
- Generally, I think that the location of the development (outside of important wildlife habitat) is more important than the size/footprint of the development. However, the size/footprint should be restricted if the development cannot avoid sensitive habitats on the property. There are important wildlife habitats and migration corridors in town, so those should be protected; however, more dense development should occur in town vs. in rural areas.
- As our footprint grows, every acre of habitat becomes more valuable to both wildlife and humans that depend on and value that wildlife.
- Wildlife corridor, forage, calving areas
- The wildlife should not be moved to suit developers' greed.
- We have become more motivated by greed than nature or natural values.
- More consideration for wildlife
- Wildlife should be given some buffer zones.
- Prior arrangements for wildlife are being ignored with little to no consequence.
- I see the ongoing loss of wildlife habitat in my immediate neighborhood on the west bank as new homes and scorched earth-alien landscaping replace the pre-existing natural habitat.
- Some areas in the county are more favorable to animal habitat and this should be considered.
- We need to get tough about land regulations. We should have the toughest standards that protect wildlife in this country. We should develop our standards after the most progressive places in other areas and other countries. If we cannot do it here, where? Our representation is hostile to this viewpoint and this must be recognized and dealt with. They love to give lip service to caring about this place while supporting policies that do the opposite! Who has enough integrity to call them out on this? If not us, who?
- Do not go overboard.
- We have an obligation as a community to be better stewards of the natural habitat of Teton County and the Town of Jackson than we have at this point.
- I would not know how to measure value of the habitat.
- The habitat was here well before development and should be honored. I can think of no circumstance where development should trump habitat.
- There is going to be more growth. That is inevitable. I believe more specific regulations will be needed to manage that growth.
- Wildlife were here first. They have equal rights to living and thriving as we do.
- Quality of life should be the goal for any future County development.
- We all agree that wildlife is an incredible part of the identity of this county and needs to be treated as such. But at the same time, the housing situation is an immediate threat to the future and vibrancy of our community. It is often perceived, for better or worse, that wildlife habitat preservation and land preservation in general, is a luxury of the rich.
- Protect the resources.

- The habitat in this region is a national and global treasure. It is our job to be its stewards--the fact that we live here does not entitle us to develop this county.
- Times have changed in the 50 years we have lived here. Now that town is so over populated with so little housing and so many large high-speed vehicles, standards must change for everyone's well-being.
- Town has concentrated development. There are wildlife conflicts in Town, but it is hard to set aside wildlife areas (e.g., migration corridors, distances from nests) here. There just are not the same opportunities for such mitigations as there are in rural areas where new development is occurring.
- Development is fragmenting habitat.
- Without these kinds of restrictions, our wildlife will perish.
- The big thing that stands out to me on this question is the overall 'value' of that land. Efforts should be made to discourage development that blocks key movement corridors and riparian habitats. Buffers around riparian areas not only protects critical wildlife habitat, but also help decrease flooding and the runoff of pollutants.
- I would like to see different standards within town limits in an effort to consolidate development. Taller buildings, more condensed units, smaller units, etc., to limit sprawl and make our town more walkable and bicycle friendly.
- Common sense
- We should not ruin the environment we have all moved here to enjoy, just to have a large home or live in a more remote area. Live in town and enjoy the open space.
- Concern for wildlife will naturally conflict with development--maintaining reasonable but effective/appropriate policies can address concerns.
- We have plenty of regulations now. The county should be a little more flexible than the town.
- I think if a property has a better location to develop outside of crucial setbacks, then the LDRs should require that. But if it is a smaller property with no other location to development than in setbacks, it should be allowed and not be required to do a full environmental analysis.
- While I think uses should be limited to single family residence or other less impactful development on sensitive properties, I do not think size/scale/height should be limited as long as it is in less sensitive areas.
- Standards should be different in town versus rural areas. We expect more density in town with less sensitive habitat.
- I feel like these are, perhaps, easier to standardize.
- Agree with the why nots.
- Learn to live with natural elements of Jackson Hole.
- I believe that town and rural areas in Teton county should both be developed carefully so that wildlife habitat is protected. The entire county could be deemed to be 'rural' and important to wildlife in relation to the rest of the country, and town development should also give the highest priority to protecting all wildlife and habitat.
- We are reaching a tipping point with numbers of people, numbers of vehicles, and vanishing habitat for wildlife. It is not all about us.
- Ecosystem stewardship is top goal of Comprehensive Plan.
- Wildlife values and connectivity are critical given the development pressures within the town and county, and climate change.
- Simply put, our very existence in this valley (us humans that is) places significant stress on all other life here. Wildlife should not have to pay the price (often their death) so we can

continue to sprawl and insist on unrestrained recreation. Bears and beavers should not be killed due to humans' refusal to adapt and change our own behavior.

- People are invading wildlife habitat, and we have an obligation to steward our natural resources, as spelled out in the Comp Plan.
- If we are actually going to be functionally engaged, we need to follow through and not just have fluffy talk. There needs to be a trade off somewhere. We cannot have it all and expect someone else to shoulder the tradeoff.
- We all live here because we love to live with wildlife and there is a need to make some financial sacrifices to accommodate their safety.
- I support the informed location of development through application of habitat conservation standards, though I believe private property rights should be respected.
- We are moving into space that is important for the survival of the wildlife and we are the ones who should adapt, not the other way around.
- We keep increasing density in Town because we do not want to "encroach into wildlife habitat," not acknowledging that Town is habitat, too. I have seen moose, bighorn sheep, fox, and deer in my East Jackson busy neighborhood for years, not to mention a reduction in birding populations. Town, and areas immediately adjacent to some of our busy parts of Town (like Snow King) are critical habitat, especially in winter. Very sad that we do not realize that any tight density will affect wildlife no matter where that density is -- even in the Town limits.
- Witnessed 'sell-out' properties which have responded to existing regulations, but which clearly denigrate habitat.
- We need to put our money where our mouth is to protect the special parts of why we live here.
- If we are serious about our policies, the existence of habitat should mean something.
- Location and amount restrictions can be easily met in rural areas. In town, redevelopment should be encouraged because the town is already largely developed, has relatively little habitat, and is where the community has elected to locate growth.
- These decisions affect wildlife habitat and Jackson's quality of life for decades to come.
- The wildlife was probably there before owners bought their land. We should be able to find a proper balance. Wildlife contributes to tourism dollars.
- Because, while wildlife is extremely important, economic production through the various development taxes and fees is what makes environmental protection viable.
- Wildlife habitat and public open space are the most important assets of Teton County.

Why should we protect waterbodies and wetlands? (Select as many as apply.)

97%	Wildlife habitat
96%	Water quality
77%	Scenic values
66%	Corridors through Town
58%	Recreational values
11%	Other

Other Responses

- Flood control, water quantity (not just quality)
- It is also important to protect buffers around water bodies and wetlands to avoid pollution and habitat fragmentation
- Recreation should not be a public priority.

- Water bodies and wetlands provide landscape diversity and we are largely a "headwater" region and we benefit from naturally occurring high water quality.
- Improve protections and regulations that have resulted in declining quality.
- Water is, in many respects, the best indicator of ecosystem health.
- Other reasons include floodplain function; sediment transport; a need to accommodate stream channel adjustment (vertical and lateral) to high flows; groundwater recharge; riparian vegetation, function, and habitats; watershed function and processes (do not just look at the section of streams and wetlands in front of you--realize that the entire watershed feeds into its downstream sections). Make these resources resilient so that they can accommodate disturbances: human impacts, natural disturbances, climate change (yes, it exists).
- Riparian habitat is crucial throughout the west.
- Flood control is an important wetland function that is becoming more important as we experience wetter conditions.
- It is the right thing to do!
- This is a loaded survey.
- Tourism dollars. What is the alternative? Pollute them or let them dry up? They need to be maintained to prevent flooding.

Why did you select the answer you did?

- Our waterbodies and wetlands are fragile and precious. They come before recreational use.
- Wetlands have a disproportionately high value to many species of birds, mammals, amphibians and reptiles, and fish in our valley. The natural hydrology and a buffer zone of vegetation provide important habitat. The buffer zone of vegetation also protects water quality and quantity by providing more filtration and absorption of runoff. Buffer zones can slow the runoff, allow space for high water flows, and prevent flooding (witness Cache Creek some springs). In town, they are the corridor for wildlife and provide essential water supply for mule deer grazing the dry slopes of the butte in winter. Flat and Cache were once critical habitat, much diminished now, but still necessary for safe movement. I appreciate the scenic values; they provide an amenity to adjacent homeowners and residents (also increase property values = higher taxes, more money for the budget). Unfortunately, recreational value of increased boating, walking, the dykes along the river, etc., disrupt wildlife, especially nesting birds such as eagles and moose browsing on willows in the winter or cooling off in summer. Great blue herons and other water feeders can also be disturbed by constant recreational traffic. Protecting wetlands and waterbodies is critically important for wildlife and us in many ways, but recreation unfortunately can be a problem.
- Too often, recreation interests are blind to their environmental impacts.
- In my view, the checked answers are the prime values for waterbodies and wetlands.
- Animals and humans ought to coexist to maintain our balance of nature. Today, we see fences going up that prevent the traditional movement of various species, particularly elk.
- We should be careful about recreation. I do not think that means turning our waterways into human-altered whitewater parks.
- If we protect wetlands and waterbodies from development impacts, we should also consider limiting human use (recreation) if they provide important wildlife habitat. Protecting a riparian area from development does nothing if we allow it to be overrun by floaters, dogs, etc.
- They all apply, but recreational is lower on the priority scale.
- Integrated habitat

- Water resources are not unlimited; they are a consumable resource. Wildlife depends on water to sustain life.
- I left the recreational and corridors out because our human impact is disproportionate to protecting the wildlife habitat and water quality. These have intrinsic value that is much greater than our recreational use of them. These values cannot withstand the onslaught of human activities.
- Wetlands are so important for our wildlife and waterfowl and birdlife, and when they are gone there is no turning back.
- I essentially feel that the wild is under siege and needs as much protection as possible.
- Commercial pressure is never-ending and water parks in river beds and wall-to-wall guided fishing boats are only the beginning.
- All are important!
- Regulations need to improve with forecasted growth.
- We should not only protect our current wetlands, but create new ones, using our wild furbearer engineers, the beaver. Wyoming Untrapped is doing just that. We would love for the entire community to join us in creating a healthy forest as our climate continues to change.
- We are losing and have lost much in the way of water quality in the valley. Invasive species, e coli contamination, declining fish populations, increasing wear temperature, the fact that we do not have much say as to how we manage our water resources because of unscientific, antiquated and pro-industrial agriculture water laws, etc., etc.
- Protecting water/wetlands is the number one issue.
- we need to get our priorities in the correct order; habitat first, recreation second.
- I believe these concepts define protecting waterbodies and wetland.
- Wildlife habitat and water quality should be the primary goals. Corridors through town are necessary.
- Wetland habitats are valuable for wildlife and people both.
- Animals cannot safely walk on the road. Using waterways and the bridges and tunnels for the water is their only safe passage.
- I have two M.S. degrees-- Physical Geography and Water Resource Management and 30 years of managing water and watershed resources on federal lands. I have seen and dealt with a lot and understand these systems quite a bit, but I am still learning. The key is to manage for resilience: give these systems room to adjust, and manage on a watershed scale.
- Water and access to water is critical.
- After wildlife, these natural features are our most precious resources.
- The protection of riparian areas is critical. Riparian areas are crucial movement corridors and very important habitat for most species. Riparian areas also provide natural flood barriers and buffers to pollutants. Additionally, the recreational value (fishing, floating, birding, etc.), is an added benefit.
- People pollute water and wetlands.
- Water quality and habitat are the priority to me. Both insure a future for both humans and wildlife.
- Existing habitats should be preserved in general. Clean water is a win for everyone.
- 80% of species rely on 5% of area habitat – it is all about water. Recreation and water can work well together - they have for a long time. The Flat Creek corridor in Jackson is okay in some places, a real mess in others. It is time for action. Our storm water planning and management efforts have a long way to go. \$225k in 2014 SPET dollars for storm water master planning are sitting in a Town of Jackson account, ignored by local government. Not

okay. That is disrespectful to the voters who chose to tax themselves and directed the Town of do a "specific purpose."

- While recreation is obviously important in the community, focus on restrictions that is best for the environment.
- They provide significant/vital ecosystem services.
- Waterbodies and wetlands are one of the most valuable ecosystem services we have.
- Humans tend to overrun water bodies. Most extreme examples: pack rafts and water carnival atmosphere on String Lake.
- I believe that recreational values are protected when all the above that I have checked are protected. That recreational values alone should not be given precedence.
- Fundamental to all life. Will be increasingly important with climate change.
- Streams and rivers are some of the best wildlife habitat, help recharge our aquifer for drinking water, and are prized for recreation such as fishing, rafting and kayaking.
- Riparian areas are critical habitat corridors and as such should be protected.
- All the above for sure. A large part of the valley's economy depends on our waters. That said so do so much of the wildlife.
- We need to protect water quality and reduce pollution, for wildlife and people. Our waterways are some of the most valuable wildlife habitat.
- Waterbodies and wetlands are fundamental to the whole system.
- We should expect clear air and clean water as minimum standards. We cannot tolerate anything or anybody who would threaten these standards.
- I appreciate that there are scenic and recreational values associated with waterbodies; however, simply put, the water is the lifeblood of the ecosystem, and demands at a minimum the current protection standards to sustain this critical component of our ecosystem.
- Recreational trails, especially pathways are not appropriate in sensitive areas like Karns Meadows and within stream buffers (Garaman Trail). They create opportunities for wildlife conflicts and reduce habitat value.
- Water features should be natural- not pumped ponds and wetlands.
- We all need water to live. We are at the top of the most unique watersheds in the county and in the most unique ecosystems. It's what makes us special, and part of why we live here. Most of our headwaters are federally protected through the Wild & Scenic Rivers Act, and the county should up its game to support that protection by working hand in hand to protect each river's outstandingly remarkable values through zoning or other regulations.
- Corridors through Town is an unexplained oddity, but the other items are the functions of water bodies. We protect water bodies because we believe their functions are important.
- All 5 answers are directly linked to water quality. W/o good WQ you will not have the other
- 4
- Jackson has an extremely shallow water level that is both the intake of fresh drinking water and the effluent discharge stream which is rapidly becoming contaminated both above and within the live streams. Clean water is necessary for all habitat human and wild.
- Wetlands and waterbodies are a key to supporting a diversity of species

When is a site-specific study of natural resources needed? (Select as many as apply.)

68%	When it is necessary to determine the exact location of a resource so a buffer can be applied (e.g. identifying the boundaries of wetlands)
65%	When it is necessary to ensure maximum protection of habitat that is known to be very valuable
61%	When many habitats exist in order to determine which habitat is most important to protect and which can be developed
46%	Anytime development is proposed
3%	Never
15%	Other

Other Responses

- There should always be at least a minimal review of natural resources. More efficient ways of doing the reviews may help in some circumstances. For example, a checklist completed by a developer, along with a site visit by a professional (either planning staff or someone assigned by the planning office) may be helpful. This may require either additional/dedicated staff or contractors. It may also, however, short cut extensive EAs, depending on what is discovered/declared.
- When use or zoning changes
- When it is reasonable, balanced with cost, property rights, and actual use for site-specific information
- When ecosystem-wide data is lacking or a landowner feels the publicly available data is inaccurate/outdated etc.
- I think the size of the land to be developed should be a factor.
- Do not over study it. Any old-timer can tell you, even show you, where the game trails are and are not.
- What do you mean by "site-specific"? You need to identify the "affected environments," which will vary by resource. Use NEPA as guidance--even if you do not specifically use the entire process, it is helpful for delineating boundaries for impact analysis for various resources.
- When an existing wildlife habitat is threatened
- Find the facts, but tread lightly on private property,
- When there are reasons to believe that the overarching mapping actually does require on-the-ground confirmation as to specific actions to be taken.
- It should not be at the expense of the land owner.
- It is not that expensive, given the cost of most of the homes being built in key habitat.
- Varying levels of analysis could account for existing information and for differing development scenarios.
- When development is proposed near a migration route.
- I have a hard time with mandatory studies.
- Teton county errs on the side of development.

Why did you select the answer you did?

- If we can produce a county-wide study that accurately tells us where valuable habitat is, then I would defer to that.

- 1. Some lots are already significantly degraded in regards to habitat: small lots in town or in a subdivision surrounded by other houses, "vacant lot" type of vegetation, disturbed soils (filled or scraped), gravel operations, etc. As long as the property is set back beyond the sensitive resource e.g., wetland (as delineated), steep slope, sagebrush etc., then the owner should not have to do a natural resource assessment. 2. If the property contains (or is directly adjacent to) a valuable habitat then an assessment should be conducted for that resource. The size of the lot and the proposed location and type of development can determine the extent and depth of that assessment, e.g., if they are developing/disturbing only the front part of the lot near the road on a >5-acre lot, they should not have to do an assessment of the whole lot except along the wetland boundaries. A building/disturbance envelope (including access road) can be determined and a buffer area around that could be the focus of the assessment. This is an incentive not to disturb a large area and perhaps provides opportunity to encourage a conservation easement. In any case, the county/town will have to continue to be vigilant for any new, unpermitted development, over time.
- Initially, it may not be clear that development could threaten wildlife, particularly less conspicuous species such as amphibians.
- Our Comprehensive Plan states that natural resources are a highest priority as a result of public input. We need to act on our values, and people who wish to live in or make money off our landscape need to cooperate in achieving those values.
- The elk migration corridor from Gros Ventre through JHGT to the Snake has been violated by high fencing and harassment to them. There is no migration now of the elk through our yard.
- We need to understand what wildlife need to keep them fed and help them prosper. Anytime we develop into new territory, or even re-thin old ones, we should ask ourselves how the area relates to wildlife.
- Property owners need to have a stable understanding of the guidelines affecting their property rights. Zoning changes and conditional use requests are a natural time to do that. You could have the site-specific studies as a requirement for certain zones. It just should be as clear as possible upfront.
- Many citizens have been victimized with heavy economic burdens of natural resource studies that are easy for government bureaucrats to order yet have no wildlife value.
- I think there needs to be some level of site-specific study anytime development or redevelopment is proposed. However, the detail of that study should be variable depending on where the property falls within the new Focal Species Habitat Map, zoning, and the existing disturbance on the site. I do not think every property needs a full EA.
- It is very hard to get habitat back once it is destroyed, so it is important to know whether a proposed development is destroying habitat, and if so how much, whether it can be avoided, and whether it can be mitigated.
- Knowledge of the area
- Preservation and resource management are of paramount importance in every building/development situation.
- Research studies are very important to make informed decisions that have far-reaching and complex impacts. It is critical to avoid unintended consequences with disastrous results.
- Wildlife and habitat must come first or we are lost. When they are gone there is no turning back. You can always pave paradise.
- The boundaries of the natural resources overall are indistinct so on-site review is essential.
- All land is "mixed-use" for wildlife; planning and studies can benefit all, and restrictions can possibly help keep land values more affordable in some cases.

- The answers are obvious. Every inch remaining of our natural resources should be protected.
- We need to err on the side of protecting the resource, because time and time again we do not. Even when we have made good faith efforts, the resource always suffers.
- This updated comprehensive plan allows a lot of redevelopment to take place in areas where the natural habitat may not have been a priority when first disturbed. It is time to get things right.
- Though I am not anti-development, I think developers should be natural resource conscious. All of us (they, people who benefit from the development, residents, and visitors) benefit from natural resources. I also think the developer should be responsible for the costs of the site-specific study but the investigator should not be hired by the developer.
- We need to choose where to put our financial resources to strike a balance.
- It is important to be thorough and have all the data before making decisions.
- There are no scientists or trained ecologists or natural resource managers among elected officials. There should be ongoing oversight by professionals at every stage of decision making.
- Building regulations in this town are prohibitively stringent and are a major part of the housing crisis.
- In other communities, there are maps for avoiding wetlands and real estate that is protected from flooding. There are maps prepared in advance, much like zoning, that indicate 'build and no-build' areas for roads and buildings. Any area considered for development has potential for issues to consider; that is what zoning does. Animal migration and feeding is as much a consideration for avoiding dangerous conflicts as flood and fire maps.
- NEPA works.
- It is time to restrict development if it damages the space left for wild animals.
- Without knowing the exact specifics of a site-specific survey (costs, anecdotal outcomes), this is a difficult question to answer. Large scale development and development in obviously crucial habitat should require a site-specific study.
- Our most valuable resource here is our wildlife and it should be totally protected from developers.
- Trying to address all stakeholder's issues.
- Knowledge is always best.
- Smaller properties should not be required environmental analysis as used today. If waterbodies or wetlands are known to be present, only require documentation of location and setbacks. What would be even greater, is a county professional to help smaller property owners. The more the County can help in the process, the better.
- This should be our priority and therefore be the standard.
- In Teton County, where wild and wildlife is so important, it does not seem unreasonable to do a mini-EIS to evaluate the impacts and the mitigations necessary.
- If there is important habitat because once it is gone, it is hard to get back, so we should try our best to protect it, but not at the expense of the landowner.
- Because our natural resources are the entire reason for the valley's popularity with visitors from all over the world and should be protected to both protect the tourism dollars coming into the valley and to protect wildlife in this small corner of paradise that we have here.
- Every time development is proposed. How can cost be lowered?
- This is why you need an on-staff biologist.
- Anytime a large development is proposed.
- Of course. We need specificity. This is key. We can know ahead of time what areas are the most sensitive.

- Consideration must be given to natural resources on any piece of property in Teton County that is to be developed.
- There is a baseline of natural resource knowledge that is required from every property proposed for development.
- There are some areas in the community where a small property is being developed and there is no alternative location to build the proposed development, or when a developed property is being redeveloped in the same footprint that is compliant with all natural resource buffers.
- We need to look at the big picture.
- Because I have witnessed habitats destroyed in County—now they are best for human habitation.
- There are better and worse places to develop, and every case is different. All should be studied and the county should not be pushed around by aggressive developers. The building at the top of the gondola at JHMR in the avalanche path as well as Walgreens are two cases that come to mind that likely needed further analysis.
- The answers address the ecosystem stewardship value that the community has agreed to because that is a major benefit of living here.
- Because that is my opinion.
- Responsible development for our area.
- Development that is constantly attacked and conditioned simply because it is development is constitutionally prohibited. Reasonable and balanced development is what makes a successful project.
- I want to see a recognition that we need to preserve our natural resources

What, if any, types of development should be allowed to impact natural resources? (Select as many as apply.)

68%	Flood control and other public works projects to protect health and safety
42%	A development dependent on the natural resource, such as a boat ramp
36%	A driveway, waterline, sewerline, powerline, etc.
23%	Agricultural operations
21%	Development on “grandfathered” properties that are not currently subject to natural resource protections
14%	Development on land under conservation easement
25%	Other

Other Responses

- Restoration projects
- I am leery about free passes for some projects that could be improved after evaluation.
- None of the above should have an automatic 'free pass'—development needs to occur with the least impact to natural resources, which requires thoughtful consideration, collaboration, and possible negotiation.
- Case-by-case basis
- None!
- Any of these choices could be allowed, but it depends on how and how much.
- We need a whitewater park on the Snake!
- None of the above rate a ‘yes’ in my book.

- I would not endorse anything in a blanket way. Each issue should be evaluated based on best info on hand at the time. We are going to come up against some serious changes in the future, all of which will negatively impact wildlife and habitat.
- None of these selections should be totally exempt; all should be evaluated as individual cases.
- None of these should override animal migration routes without serious mitigation that guarantees success.
- What magnitude of "impact" are you talking about? Are you going to violate law and regulation, such as the Clean Water Act, and Endangered Species Act? You are asking the wrong question. The type of development does not say anything about the magnitude or type of impact.
- Development that can be done in ways that mitigate impacts.
- Development on 35 acres or more
- All development protects natural resources. Did you mean to say "important" natural resources?
- Complicated question, likely data-specific.
- I would not give a categorical exception to any of these, though specific circumstances might make it sensible to grant exceptions in extraordinary cases.
- None
- Natural Resource Sensitive design strategies for any development
- None, generally.
- This question is so context-dependent that in its current form it is essentially unanswerable.
- Some minor or incidental development on case-by case-bases.
- Every development is going to impact and affect natural resources.

Why did you select the answer you did?

- We should allow as little manipulation of natural areas and resources as we can. We should hold the highest standards possible to protect our natural areas.
- Do we have any best practices for agricultural operations to follow that help to preserve natural resources? The exemptions we give to agriculture make me think we should ask for something in return. I recognize agriculture is important to the character of our community, but we should be able to ask that they be good stewards of the land in return for the exemptions they receive.
- This is a confusing question. To some extent, some public works projects, agricultural uses, boat ramp (but note some can be private, so you are setting a precedent), and a utility line and/or driveway may be allowed if no alternatives are feasible (especially on the private property). However, a conservation easement by its intent is to not allow disturbance of the natural resources. No development of structures, excavation of ponds, and/or berms should be allowed counter to the easement, as this is a terrible precedent. There is no point in going through such a revision of regulations if you are not going to include "grandfathered properties". Many things change over the years including building best practices, and therefore building codes, septic system designs etc. Our understanding of natural resources has also advanced, and protections should be included in regulatory updates. That said, some use of private property is required by law. However, an owner is not guaranteed highest or most profitable use. If a driveway or septic is needed for a small house, then it must be allowed but at minimal size and impact. In any of these cases, all alternatives need to be reviewed first and then any impacts minimized. Public scrutiny is important at public meetings with abutters notified.

- Because incremental degradation of our natural resources will end up "killing the goose that lays the golden egg". Hopefully, upfront 'pain' will be worth the better outcome.
- Mostly, we should prioritize wildlife.
- Agricultural land fencing should be consistent to allow migration of elk and other species in traditional areas of the valley.
- There is not an easy answer for this. Each project must be considered on its merits. Some disruption to natural habitat is inevitable. Public safety should remain an important consideration.
- In the past, driveways' impact on wildlife (which are actually beneficial) have been used as an excuse to impose very harsh financial and personal penalties on landowners.
- Public works projects should be required to disclose/document impacts, but in most cases, should be allowed to happen regardless of impacts to natural resources. I didn't choose the other options because they should not receive automatic approval/exemption to impact natural resources. They should have to first undergo a study if they are within important habitats to determine the impacts.
- I am not sure if you are suggesting mitigation be required for these types of development or that they would be exempt.
- This is a difficult question to answer. In any instance, destroyed habitat should have a mitigation obligation.
- Conservation easements should be maintained.
- Nothing should take precedence over saving natural resources.
- If our goal is to avoid impact to natural resources, all the above should be avoided. Nature is "natural." It floods, quakes, slides, and can impact us. If we decide to live along waterways, at the base of mountains, in the forests, we should be intelligent enough to recognize possible dangers and accept the consequences along with the advantages.
- The natural resources are why we are here. Protect them.
- These 'should' questions are so vaguely worded and call to emotion. I do not like them.
- Exceptions will continue to be made that damage resources. We can only be more careful and not lay down to the next variance requested (our historic solution)
- Public safety is a reasonable excuse and will not be influenced by money.
- I have lived in several river communities with whitewater parks. I cannot understand why we do not have one here. They bring money to the economy and expand local recreation options!
- A few of the above should be considered individually. In most cases in our community today, it seems that we are approving, or spending too much time considering the obvious choice.
- Because development has been out of control for the past 40 years that I have made this place my home, in spite of the fact that we have often tried to control it!
- We should encourage continued agricultural activity in Teton County.
- It is only fair to be mindful of public health and safety and "deals" made as part of conservation easement and "grandfathered" properties. I have seen lots of attempts at mitigation fail in urban areas, so I am not a fan of it. Again, developers should bear the cost of mitigation and the long-term effects if mitigation is unsuccessful.
- We should try to live in harmony with nature and the living beings who are part of nature.
- There is precious little habitat left. We need to protect it.
- Each is used too often, too aggressively, and too carelessly. Not one of these is studied as aggressively for mitigation.
- I have many years of experience working for a federal agency as a resource specialist. Even a small project may have a "significant" impact and may violate a law, regulation, or

Executive Order. What if the project adversely impacts the "outstandingly remarkable values" of a Wild and Scenic River? What if a sewer line dumps bacteria into a Class 1 water? These are important considerations. Again, you are asking the wrong question.

- We are overdeveloped.
- Projects for the greater good
- I am not even sure of flood control. None is a better answer.
- Attempting to keep the development 'light' and not impactful.
- The levees are an ecological disaster but they are here to stay, very difficult to mitigate. Agriculture keeps land out of development - not at a free price to ecological health, but it's an acceptable price. Human-convenience infrastructure happens.
- Flood control or public works projects such as bridge or road replacements should not have to go through the current process and should be exempt. Development within easements should be allowed only when considered wildlife enhancement projects and the cover type is better than what is being replaced.
- Agriculture operations should get some exemptions, but if we really want to protect water quality, some regulations on setbacks should still apply.
- When there are no other alternatives for driveway/utilities, they should still be exempt.
- I selected the first answer based on public health and safety, but flood control shouldn't have been bundled with H&S. One of the problems we have in JH are the levees which restrict movement of streambed gravels, which are important and overlooked habitat. Cottonwood recruitment is poor because of the levees, and streambed ecology is damaged by them.
- Development should be allowed within reason. Replacement of habitat and vegetation is not enough to offset the impact of development.
- Ignoring Conservation Easement restrictions on properties as was permitted (tolerated by County Commissioners) in development carried out at Skyline Ranch - greatly exceeded development areas specified by easement.
- I am inclined to say that no development should be allowed if impacting natural resources.
- We should be wary of allowing any development to impact natural resources. Impacts should be minimized in all cases.
- This question is overly broad.
- We always should strive to minimize impacts.
- I think it matters to have an assessment. You cannot have public support for resource protection if it is general and vague and so "protectionist" that it really oversteps. That said, we can't bury our heads in the sand and say, "well it doesn't really matter". There is a harmonic to be struck between being completely hands off to cavalier and ignoring incremental loss when individuals do not acknowledge their small impacts. The "death by a thousand cuts" concept should be in play. Especially in light of projected human population increases in the system in the next 50 years, getting this right, now, is critical.
- I think the types of development allowed to impact natural resources should be the bare minimum, with a higher level of scrutiny over those circumstances where impacts are proposed.
- Development under conservation easement should undergo the same scrutiny as any large parcel. Some grandfathered properties, perhaps based on lot size, should be allowed to be developed/redeveloped even if they impact natural resources. Agricultural operations should still abide by wetland and waterbody buffers. Natural resources shouldn't be sacrificed for recreation, such as boat ramps.
- They might all impact natural resources as long as their impacts are well studied and deemed okay.

- Natural resources are why people come to Jackson. They should be protected at all times.
- Allowing flood protection is giving in and allowing development in places where it shouldn't be happening. Development in conservation easement is still the same impacts. Existing ag is okay, not new. Grandfathered is still development, but likely should be allowed if previously promised. New sewer and water, etc. means we are allowing more development further out in places where there is not development presently that will take away existing habitat likely. It also may be for development into places where wildland fire is an issue. I have no problem with replacing current infrastructure.
- Agriculture operations can create large scale impacts, particularly with fencing, and must occur in ways that protect habitat and wildlife behavior. Generally, administering these LDR must reflect the corpus of the regulations, not the hyper-detailed parsing of words.
- All answers represent either no or minimal impact, are already impacts, or are for the public good. Ag should not be exempt but should be allowed greater tolerance. All impacts should mitigate.
- These are difficult and confusing. Development on land under conservation easement is particularly confusing. Does it mean making use of what's allowed in the easement.
- Why is it necessary to develop where it would impact a natural resource?
- The term natural resources are so broad it signifies no development rather than balanced and responsible development. Development is not the bane but the right of society to possess and enjoy that which they own. Responsible, supportive, and reasonable development balances the fine line between our worlds needs and protections. Restrictive development can development into destructive and damaging negative imbalance rather than productive and positive development.
- Preservation of natural resources is the most important issue in Teton County.

What, if any, types of impacts should require mitigation? (Select as many as apply.)

91%	Impacts to wetlands
91%	Impacts to rivers, streams, ponds
84%	Impacts to wildlife habitat
81%	Impacts to buffers around waterbodies and wetlands
48%	Impacts from everyday use of a residential lot (e.g. tree cutting to improve views)
14%	Other

Other Responses

- Maybe have a threshold for impacts from everyday use of a lot. Some impacts should be allowed.
- Construction of new roads and pathways that cause habitat loss or fragmentation
- Lights, noise, equipment storage, fencing, blocking movement corridors
- Excessive noise and light
- Significant impacts only, with flexibility, and taking both economic burden and wildlife benefit into account
- Mitigation needs to be considered on a relative scale, as it is often punitive and unsuccessful on a small site.
- Hilltop construction damages everyone's view, except the selfish builder. Every effort should be made to protect view shed.

- Any impact that may be considered "significant", i.e., a violation of law, regulation, or deemed to be measurably adverse to the resource by an expert, as agreed to by some standard set by the Town, County, State, or U.S. government.
- There needs to be regulations disallowing the cutting down of trees.
- Mitigation should be but one of several possible courses of action.
- No mitigation should be required.
- I think we should mitigate for all impacts.
- All
- None
- Reasonable mitigation and not restrictive development simply to promote limited development

Why did you select the answer you did?

- Mitigation is a good idea in theory, but it does not in fact compensate for impact to wildlife, wetlands, etc. Impact should be prevented in the first place.
- Requiring mitigation for destroying a high-value resource is primarily a way to deter such activity in the first place. Again, as you note, looking to all alternatives is the best.
- The form of mitigation -- for instance having a mitigation bank (e.g., other land restored or money placed into a land preservation fund) -- is important to determine. Look to the experience of other states. Mitigating for destroyed wetlands is very difficult. If an old tree (e.g., cottonwoods) with an eagle's nests is cut down, is impossible to replace. It is time-consuming to administer and monitor on behalf of the county/town. Choose the key resources to protect carefully, deter their impacts in the first place by carefully reviewing plans (this often helps with finding more feasible options agreeable to all), and developing practical mitigation options suitable to the situation. Unfortunately, any regulations involving natural resources are not going to be as simple or clear as a building code, or other engineering/construction regulations. Intelligent, experienced staff, consultants, and town committee members can help make good decisions if the intent of the regulations and basic constraints are clearly defined.
- We love our community for its natural resources. We need to protect them.
- Not enough possibilities were enumerated in the checklist.
- We need to protect animals from human encroachment, and not allow ranchers to chase animals off their property.
- We need to consider and protect wildlife.
- Recognize the inlet quality to our waterways, preventing leaching of any toxic or detrimental particulate.
- I think we need to be very cautious about regulating private property, unless there is a conservation easement in place or other restrictions built into the zoning of the property.
- The mitigation required is often not scientific, has little or no benefit, is exaggerated in extent and is just government abuse of landowners.
- I am confused about the "impacts from everyday use" category. Could someone cut down 200 cottonwood trees on their property to improve their view and say it was just everyday use so they do not need county approval (even though it is a big impact to wildlife habitat)? I would like to see some exemptions for reasonable uses of a property, but there should be limits.
- Answers appear heavy handed. I would recommend using impact fees. For example, clearing habitat strictly to improve views could require a fee that could purchase permanent conservation easements in other places.

- All factors should be carefully and thoroughly explored prior to changing any aspect.
- Let's avoid the impacts. This Protection Plan's purpose is to protect the resources. To avoid costly mitigation, do not screw it up in the first place.
- Because regulations are to protect our natural resources to be managed in the Public Trust, do so.
- Hard to be specific with this. Water resources definitely should (and currently are) protected to some degree.
- If wildlife habitat will be compromised for development rights, mitigation elsewhere should be mandated.
- All are important.
- Every action we take has impact, good or bad. It is urgent that our impacts are positive, and improve our wild habitat.
- Human activities must be mitigated in a place like this. That seems obvious. People, especially wealthy people coming in here, are not accustomed to having limitations placed on their desires. That said, plenty of working class folks think that they should be allowed to pursue whatever activity provides them with a living. Across the spectrum, all residents must be made to understand that this is not just any place and activities must be scrutinized and mitigated if we are to maintain even a modicum of ecosystem health. People must care about that issue.
- Wildlife connectivity is critical.
- I was not aware we could cut trees to improve views. I live in the Aspens and we must have approval from our architectural committee to remove a tree. Perhaps other communities should adapt this in their CCRs.
- The requirement of mitigation will deter unnecessary development
- We should do all we can to help wildlife and fix any damage that we made to their habitat. It is our responsibility.
- I did not select tree cutting because individual plantings have already increased the number of trees dramatically.
- This is not just "a place;" this is Teton County. Our entire economy depends on this list for tourist dollars. Tourists come to Tetons for these, but can go elsewhere.
- There is already too much impact
- There should be some way of addressing the impacts on wildlife protection when development, etc. is done.
- Mitigation should be balanced by who benefits and who is burdened. Is it just to burden a private property with mitigation costs that do him/her little measurable benefit? No.
- It's all about balance. Take something, give something.
- Regarding impacts of residential lots, tree cutting should be better regulated. I am not against minor tree cutting for views, fire control, or minor landscaping. When approving "wildlife enhancement projects" such as ponds, if the cover type is better than open water, tree removal should not be allowed. Perhaps a certain percentage of a property is allowed before mitigation is allowed OR even allowed to be cut.
- Water resources are extremely valuable and impacts should be mitigated.
- As I do not believe that development that requires mitigation should go ahead I do not have an answer to this question.
- We are failing as ecosystem stewards.
- These are measurable losses.
- If you take it away, and it is an important resource for wildlife or the environment, you should return it elsewhere.
- I do not know how you could mitigate for impacts to rivers, streams and ponds.

- Wetlands are more than are delineated- they include the buffer around them.
- I don't agree with letting more development occur given conditions just as long as the developer atones for his sins. Next best thing would be to have some type of mitigation. Anything that alters the interconnect-ability of the ecosystem is a problem.
- Natural resources come in all levels of value. Maybe the most valuable should not be eligible for alteration. Allowing mitigation of resources of other levels of value, including allowing contributions to mitigation banks, is a way to promote practicality in LDR administration and promote resource protections.
- Impacts from development can be easily mitigated thru the permitting process. Everyday use cannot be easily regulated and should not infringe on property rights.
- I was unable to hear the video with the sound turned all the way up which would influence my answers which are all too black and white, too un-nuanced.
- Each property is unique.
- Obviously if a project is going to destroy, impair, or damage specific environmental and wildlife habitat issues it needs to be addressed but not every environmental or habitat issues needs extensive mitigation. Leaving a natural balance has been far more beneficial to the overall balance and healthy environmental gains than many of the restrictive and limiting developments.
- Maximum preservation of the natural environment is essential.

Should the County have a habitat restoration program to improve the success of mitigation?

34%	Yes, the County should accept fees in-lieu of mitigation and then direct those funds to the Land Trust, Conservation District, or Game and Fish for restoration projects that they are responsible for monitoring
30%	No, a developer should mitigate on-site or be responsible for coordinating off-site mitigation
13%	Yes, the County should accept fees in-lieu of mitigation and use them to fund and monitor public restoration projects
23%	Other

Other Responses

- The developer should not be allowed to spoil the site.
- The cost of development and resulting mitigation should be borne by the developer and usually on-site if it can be accomplished in a meaningful way. Some combination of the above may be possible, but prime responsibility should be the developer. The first option is closest but may be too tight. i.e., there may not be adequate area on a parcel to accomplish what is needed/required.
- I would like to see a combination of these things, not just one.
- Yes, a blend of fees-in lieu or off-site projects should be encouraged and a habitat restoration program should be established. For example, better storm water filtering projects could be funded with these funds.
- Do not allow WGFD or the Land Trust to have any part in this. They are political animals and not about the wildlife, but about politics and following the money.
- The developer is responsible but may not have the expertise to do it right, so a negotiation could take place for the county to help.
- Both public and private lands should be an option.
- It is a very imperfect system, regardless of who is responsible. In general, I trust the county more than a developer.

- Give the appropriate body the mitigation fees.
- Developers should be responsible for mitigation on their specific projects.
- There should be follow-up to guarantee that this happens appropriately.
- The developer must be held responsible for a decade, by bond, for the mitigation's success.
- It is too easy for a developer to just pay a fee!
- If previously open land, developer should bear the cost, and county should monitor.
- Both developer responsibility and fees in-lieu
- None of the above.
- Fees in lieu need to be high; we cannot trust the developer to be concerned with such matters.
- I think a combination of all 3 is in order.
- A combination of the 2nd and 3rd answers above. The county could fund and monitor public restoration projects through the TCSPT and other organizations (JHLT, TCD, WGFD) could use the funds too, similar to the energy mitigation fees.
- The county should not allow developers to buy their way out of damaging the land. They should act as a clearinghouse where the developer can be linked with mitigation projects available from town, state, and federal agencies. It would seem a bit silly to only give dollars to the groups you listed that do not have acreage to do projects on that the public can visit and see the ongoing benefits of the program.

Why did you select the answer you did?

- I have seen real abuse of the rules for mitigation where there was no real effort to mitigate spoiled land and no real monitoring of the follow-up requirements. The so-called mitigation was a joke.
- As mentioned above, on-site mitigation is not always feasible. It should be used if there is no other alternative. The Land Trust Conservation district or WGFD may well have useful ways of using the funds. Sufficient fees must be paid before any construction/impact to the resource has begun, and the county/town has to legally hold the landowner accountable, and then help "bid out" the fees for the most relevant mitigation project to be done by the most competent entity. They will need to oversee that the project is indeed accomplished/installed by the chosen entity. So, they should retain some of the fees to do this. It is best not to have mitigation if it can be avoided.
- Sounds like a lot of work to ask for mitigation any other way.
- Neither County or Land Trust or Game and Fish or Conservation District have adequate staffing/funding to take responsibility.
- The developer should be responsible, with final oversight made by the County Enforcement Officer.
- There must be a balanced perspective. Some of the best potential for responsible development is with higher density in or close to town. This will limit the potential for on-site mitigation.
- It will result in more value to wildlife.
- I am unsure on this one. Perhaps there should be several options and the best option would be chosen by the county for the applicant. In some cases, on-site mitigation makes sense, but in many cases, it does not. I would like to see money go toward larger projects that have more benefit for wildlife off-site. I am concerned about monitoring on-site over the long term. If fees were directed to groups like the Land Trust, TCD, WGFD, I would be worried about how they are used. I would rather have the county oversee a bank of funds and then

entertain specific project proposals from those groups so that there is better tracking of how funds are being used.

- Because it might be best, for now, to avoid expanding government and avoid potential conflicts of interest between county creating LDRs and then turning around and look as if it is benefitting from the LDRs.
- We need to be able to have the economic resources available to restore our environment.
- The developer should post a bond in addition to initial mitigation, in case that mitigation is not successful and cover costs of monitoring success.
- The developer should mitigate on-site or not at all. The agencies you note are not about the environment but about money and politics.
- County is not good at follow-up and I also do not trust business to operate in good faith.
- Funds are needed from large landowners to make up for impacts to landscape and wildlife
- The net effect seems to always be loss here for wildlife and habitat/resources.
- Fee-in-lieu is kicking the can down the road. It has not worked for housing, it will not work for wildlife either.
- Developers need to be part of the community they are affecting and be responsible in the long-term for their contribution to the habitat.
- I believe the cost should be borne by the developer
- The city and county lack in enforcement by sufficient bonding to hold developers, engineers, and contractors to development agreements.
- I have seen some awful off-site wetland mitigation done that was authorized by the US Army Corps of Engineers along highways. It would have been so much better to avoid the impacts in the first place. The wetlands mitigation/compensation has never seemed to provide the same benefits as the impacted sites, and there is never the oversight on the construction. The County lacks the personnel to oversee restoration, as does Game and Fish: the developer needs to assume the responsibility and provide monitoring evidence.
- Local organizations have done well with limited resources
- Maybe require mitigation on site when possible, but in situations when it is not possible, require fees in-lieu for offsite habitat improvements.
- Make it a requirement for development.
- Best to leave mitigation to those entities that are most experienced in wildlife protection and habitat.
- JHLT, TCD, and WGFD all have good insight into habitat restoration needs and the capacity to monitor projects for decades after capital investments are made. No need to add a fourth agency to this list of three established entities, though I'd prefer it if TCD and WGFD, as public agencies, had first dibs on restoration work, with JHLT only engaged if the others can't help.
- Either 'yes' would be good. We can help those small projects find viable solutions and put money towards a larger, more significant project. This may also direct wildlife out of more dense subdivisions.
- This seems like the best way to ensure effective mitigation by utilizing existing local/state human capital and expertise.
- I would avoid option three as their interests are not necessarily aligned with the citizens of the county. Teton County should have a director of environmental quality office. Again, we need to lead, and be seen to lead, on issues of environment and wildlife. That is part of our brand.
- Please to not direct mitigation to Teton Conservation District. They are not the most knowledgeable organization and are political in their decisions.

- The county should not accept fees in-lieu of mitigating damage to habitat. A developer should not be responsible for coordinating off-site mitigation because it's too easy to not maintain.
- Crack down on developer "greed" over public interest.
- I do not believe that development should be allowed if habitat restoration is needed. That being said, if mitigation is needed, developers should pay a hefty fee to be used by Land Trust, Conservation District of Game and Fish for restoration. I do not trust developers to mitigate to the fullest extent necessary and think that public agencies should be responsible but should be paid by developers in full for this work.
- I would like to hear more from wildlife/habitat experts and advocates.
- I do not think we should get in the business of off-site mitigation...it allows developers to buy their way out of impacts, especially to critical habitat.
- Putting mitigation dollars through an institution focused on that mitigation will generate more meaningful positive natural resource impact. more bang for the buck, and could even have some "forced multiplication" positive mitigations (e.g. big projects that garner bigger resources than one off mitigations, so the overall impact could be greater). Not all habitat is of equal quality. We could prioritize with some clearinghouse structure to mitigation funds.
- Because history has demonstrated time and time again that "fees in lieu of mitigation" are used for purposes other than mitigation and at the same time allow a developer to negatively impact wildlife habitat. The regulations should be clear about what is required in terms of wildlife habitat protection and the developer for any project should be required to take the necessary mitigation measures directly on that project and that property and not pay for the right to negatively impact wildlife.
- I would emphasize on-site mitigation, where practicable, and determined effective. Then fee in lieu for on-the-ground projects should be entertained as an option. There should not be funds for general budgets of agencies; it should be explicitly earmarked for shovel ready projects!
- We shot ourselves in the foot years ago letting employers buy their way out of employee housing requirements. We should learn from that lesson and not take minimal blood money that we will regret horribly a decade from now. People do not flock here to visit land trust projects, nor are wildlife dependent on their small acreage. It is the lands surrounding us that are the critical habitat, and need help desperately. Our economy is based on outdoor tourism, yet we do nothing to help the starving agencies that surround us.
- County should not accept fee in lieu for habitat disturbance.
- This survey does not allow be to select both #2 and #3, but I want to. There should be more than one outlet for expending fees.
- Small on-site mitigation seldom provides the intended results.
- This answer has potential. Though difficult, it should be explored.
- Not sure seems like he who develops should be responsible for their impact.
- Developers have in the past used Teton County as a way of avoiding adequate habitat restoration.

What standards should apply when a building (or other development) that is already impacting a natural resource, proposes expansion? (select all that apply)

63%	Ensure the expansion does not make the existing impact worse.
54%	The expansion proposal must include mitigation for the existing impact.
43%	The expansion must be designed to lessen the existing impact.
40%	The location and amount of expansion should be reviewed against current natural resource protections as if the existing impact does not exist.
18%	The expansion should only be allowed if the existing building is relocated so that the original impacted natural resource can be returned to its natural state.
10%	Other

Other Responses

- Only the expansion should be mitigated.
- There needs to be a relative scale of impact based on the resources in the greater vicinity.
- The benefit of the expansion to the community must be weighed against its impact on the environment.
- Consider not approving the expansion.
- The expansion should be allowed.
- Deny the expansion.
- Redevelopment in town should be incentivized. Therefore, mitigation should be required for all impacts but should be minimal, predictable, and off site.
- Current restrictions and standards should apply. No new restrictions should be put in place that encumber personal or commercial development or expansion
- Uphold all constitutional rights.

Why did you select the answer you did?

- Decisions should be made on a case-by-case basis.
- When the existing impact is done, it is often very difficult to undo. However, the new work should not make it worse, and if possible should be encouraged to make it better. But that can often be done with bargaining around other constraints.
- They provide reasonable consideration of both natural resources and existing development.
- We seem to agree that wildlife is important, so we should not make life more difficult for them and improve the situation when we can.
- I should maintain current overall impact of total project.
- I like the idea of using the request to expand as an opportunity to negotiate. I cannot imagine many instances where moving an existing structure will be the best option.
- Fairness
- I do not think it is fair to ask a developer to mitigate for an existing impact that was done before current regulations were in place. However, they should not make it worse and they should be required to examine alternatives to make it better. In some cases, this might not be possible, but it should be analyzed.
- Different options can apply in different circumstances. Focal species habitat maps could be used to guide which policy applies based on criticality of habitat impacted. It could be

reviewed against current protections as a guide, perhaps not as the final deciding regulation.

- The developer should be accountable for restoration of any and all natural resources disturbed/alterd during any development.
- If we can rectify a previous mistake, it should be done. Hopefully, we are learning from our mistakes. Yes, it will be costly. It was already costly to the habitat.
- If there is a negative impact, why exacerbate it.
- Eliminate grandfathered loopholes for unmitigated developments or compromise by funding other initiatives for wildlife
- Restore our natural resources, or prevent increased impact.
- White people ruin everything.
- I do not trust that mitigation will actually work. We should encourage property owners to lessen their impact on the environment through new regulations. Take Shooting Star as an example other than the property owner and the building industry this development has improved Fish Creek at what expense to the environment? This is an example of what is wrong with the regulations.
- I think we need to honor past agreements but raise the bar for future developments. It is only fair to all parties.
- This is subjective and should be considered on a case-by-case basis.
- Humans have a responsibility to protect the natural world we live in for the benefit of all.
- Reduce impacts as often as possible
- Our town dump is filling too fast, and there are too many trucks already coming through town. We must avoid wasteful and wanton destruction. However, sensible mindful compromises, with bonding, and restrictions can both avoid making a bad situation worse, and can make it better if the onus is on the developer's creativity.
- I do not see why an existing development that is already an impact should be allowed to expand.
- We are over-developed, and too many special favors have been given to developers.
- No more development, period!!
- One cannot 'take back' something already existing--lessening the impact of any new expansion should be the goal.
- Consider the existing grandfathered and do not punish for it.
- If a development proposes expansion and already impacts a natural resource, the impact should not increase.
- I believe that grandfathered developments should be expanded or altered only when they meet all current requirements. However, unless they were initially illegally built (didn't meet requirements at the time of building - were built without approvals) they should probably generally not have to be moved, although they may be 'removed' if built without any approval and are impactful to habitat or other natural resources.
- We need to acknowledge existing impact, but not enforce arrears. There is too much at stake to have a revolt. Don't build a conflict that in the end will make natural resource protections even harder to obtain. Start the accountability baseline now, but acknowledge overall context to this baseline. Ecological integrity baselines keep changing (e.g. people moving here now have no idea how intact and more ecologically robust it was 20 years ago).
- I do not support retroactive regulations of any kind. If the expansion increases impacts, it should be treated as a novel impact, and mitigated for appropriately.
- It can often be impractical and more impactful to remove existing development than to not make the impact worse and mitigate for it.

- It would be unfair to undo things. Let people stay with what they had pre-natural resource. Something new would require. That is the only fair answer.
- You don't want to have an expansion that has impacted a resource make the natural resource worse.
- Because I think that the constitutional protections and provisions have been disrespected when it comes to the imbalanced zealously of restrictive development.
- Teton county has turned a blind eye to developments which impact natural resources.