

# Comp Plan Public Comment (3/17/12 - 3/19/12)

Date	Name	Comment
3/19/2012	Hawtin, Bruce Interested Public	<p>When I ask my friends about the Comprehensive Planning Process, and I do ask them on a regular bases, I can collectively share with you this common response, "I know this process is important but frankly, I don't understand planning in general. I read an article and it just goes beyond my comprehension and the terms are a bit foreign. I am concerned about open space and wildlife protection, and I want everyone's property rights protected. But, I have a great deal of confidence in the County commissioner and the Mayor and the City Council to what is in my and the whole community's best interest. What do you think Bruce?" Funny they should ask!</p> <p>All of our closest friends own property in Jackson Hole, they have raised families here and all their kids have graduated from Jackson Hole High School, and most have had or still have employees. They have a big stake in Jackson Hole and they are very concerned about it's future. These folks represent the huge, and I mean Huge, silent majority that support you and what you are doing.</p> <p>On the other hand, the opposition wants no growth, and it is all about them. We all have been a part of, or read about those small groups of people who make a big difference one way or another, but this well organized, well funded, visible and verable group wants this county to head in the wrong direction. Can you possibly imagine living in a community with no growth? That is unimaginative, boring, and gives us nothing to look forward to!</p> <p>I look forward to a well managed, controlled and sustainable growth. I know each of you support that. The current plan before you does all of those things and much more. I don't need numbers. That is a scare tactic. The numbers will unfold as we move forward. There are safeguards and a review process in the plan to monitor numbers. I am not fearful that our growth will ever get out of hand.</p> <p>Please pass the plan before you. Then I recommend taking a deep breath, go on spring break, and then lets get started on the LDRs. After all, those are really the meat and potatoes of what this is all about. I promise, for better or worst, to be fully engaged in the LDR process.</p> <p>Again, thank you for what you do for this community.</p>
3/19/2012	Tillson, Becky Conservation Alliance	<p>In advance of your continued meeting on the Comprehensive Plan this afternoon, I wanted to let you know that as of this morning, additional names are still be added to the Statement of Intent. This collaborative effort on the parts of many community members yielded nearly 360 names in only 10 days, and names continue to come in.</p> <p>Thank you for taking the time to discuss the Statement of Intent today, and for all of your work on this Comprehensive Plan.</p>

Date	Name	Comment
3/18/2012	Fenn, Jon Interested Public	<p>I had the pleasure of meeting with Paul Vogelheim last week to learn more about the new Comprehensive Plan.</p> <p>It was great to learn that the PUD provisions of the old plan have been repealed and won't be included in land development regulations under the new plan. If I understood Paul correctly, that means that private land in most of the County (other than in town, resort districts and the area by High School Road) can no longer be subdivided into parcels smaller than 35 acres. I think this is a major achievement that the BOC should bring to the public's attention! Congratulations on the big step forward in terms of protecting rural areas of the County.</p> <p>However, it would be great to see this more clearly spelled out in the new plan language: "there will not be any subdivisions permitted in the county which results in any lot sizes that are less than 35 acres in size" so there is no room for misinterpretation. In addition, this change should be made permanent because the plan is increasing density in some areas in exchange for this. Once the density is increased in certain areas there is no chance of "the increased density areas" being down zoned to lower density in the future. This makes it critical that there is a mechanism in place that permanently protects the rural areas of the county and permanently restricts them to no more density than one parcel per 35 acres. Without this, there is nothing to stop future elected officials from undoing what we are all trying to accomplish now for wildlife, conservation, rural character and open space. The Conservation Alliance language and concept makes sense on this point: the community deserves legally binding permanent protection of open space in rural areas in exchange for increasing density in other areas. Please try to make this happen.</p> <p>Despite the PUD accomplishment that Paul pointed out to me, I still have major concerns about the lack of clarity in the plan and the wording in the document. The summary sheet Paul provided me with which compares the Conservation Alliance Statement with the Comprehensive Plan Language worries me because the language in the Approved Comprehensive Plan is so ambiguous that it permits future elected officials, planners, conservation groups, developers and attorneys, to interpret the language differently based on conflicting interests and objectives. Lawyers are the only ones that benefit from this lack of clarity.</p> <p>The language in the summary sheet is ambiguous because it specifically says "it is designed to be a living plan. Able to proactively adapt to changing conditions and community needs" and then it goes on to say "As we identify our successes and failures in achieving our vision we will adapt our policies and implementation-continuously progressing through the cycle". To me this says that future developers and their attorneys, elected officials, planning staff and conservation groups can all try to change the plan and interpret the plan in the way they see most fit to achieve their objectives. This means there will be no certainty and that politics as usual will determine how decisions are made in the future.</p> <p>The comprehensive plan should increase certainty whereby homeowners, developers, neighborhood groups and elected officials should know exactly what is permitted in an area. If the plan is continuously "living", "adapting" and "changing", there won't be any certainty. Please try to incorporate language that eliminated this uncertainty. Please make it your goal to make the plan a binding contract for the community with as much clarity as possible so everyone knows what to expect in the future with the highest degree of certainty possible.</p> <p>Thanks again for your time, commitment to our spectacular valley and insights.</p> <p>Thank you for your continued support of the Teton County Housing Authority and the goal of housing 65% of our workforce locally. I wish you the best as you proceed with the difficult task of adopting the comprehensive plan.</p>
3/16/2012	Stout, Dick Interested Public	

## 10: South Park

Date	Name	Comment
3/16/2012	Salter, Andy Interested Public	I have previously written you as a citizen of South Park and as a member of the Board of Directors of the Melody Ranch Homeowners Association to express my strong opposition to the inclusion of any language in the Comp Plan update that supports "road connectivity" in the South Park Character District. I see that the latest Staff Report includes such language. Should you decide that this reference should remain, I ask that you also consider including the following sentence:

'Roadway connectivity will be pursued only based upon demonstrable need and overwhelming support from affected neighborhoods.'

This would be more reflective of public testimony and written input, more respectful of potentially impacted citizens, and entirely consistent with the intent of the document.

Thank you for considering my request and for your considerable efforts on this planning tool.

## Illustration of Our Vision

Date	Name	Comment
3/17/2012	LaRoche, Lynette Interested Public	I am a frequent visitor to the the Jackson Hole area and am currently considering purchasing a property there as a second home. Jackson Hole as you know is a very special place for all of us including the wildlife. We need to continue to protect the open space. Please resist the urge of some planners to transition this valley into a more urban community. PLEASE protect this beautiful gift of the earth. PLEASE don't allow greed to get in the way. We'll not be able to undo the resulting damage it will cause.