

“BIG PICTURE” CONCERNS ABOUT THE COMPREHENSIVE PLAN UPDATE, SUMMER 2008

- The Comp Plan update process has become increasingly confusing for the public – particularly given the lack of clear direction for future steps.

Given the inclusion of a “land-use map” as part of the Preferred Plan, when will the details (such as “preferred” densities based on data analysis) be clearly laid out and discussed?

- There are no clearly-defined linkages between the Plan’s “themes and policies” and the “future land-use plan maps.”
How do proposed land uses (depicted in the maps) work to achieve our key community goals?

Why is the “big idea of reduced development potential” not implemented more strongly in the “land-use maps”?

- The Plan focuses on “appropriate locations for development,” but falls short in evaluating and demonstrating an adequate understanding of overall development capacity in relation to community goals.

How many people and how much development can Jackson Hole bear without permanent damage being done to our natural resources and quality of life?

For example, how does the quantity of development influence fiscal impacts and traffic infrastructure demands?

- The Plan’s “themes and policies” fail to sufficiently prioritize key themes (which represent community goals). Themes appear to be viewed as independent goals, rather than analyzed in an integrated way.

When proposed land uses or developments address conflicting goals, what direction exists to uphold certain goals over others?

What are the relationships between “statements of ideals” – such as “maintain viable populations of native species” and “meet the housing needs of at least 65 percent of our community’s workforce in Teton County, Wyoming”?

- The proposed “future land-use plan maps” appear to propose land-use options that the public did not voice support for in surveys and that were not accompanied by sufficient planning analyses to deem the options preferable or feasible.

Why is there a geographic extension of commercial development given public concerns to limit commercial development?

Why do the maps include dramatically increased densities in locations where input was not requested, particularly in areas of South Park?

Why are hillsides proposed for development intensification in the “land-use maps,” while the “themes and policies” include a key principle to “protect hillsides”?

- How coordinated are the Town and County planning processes in the Comp Plan update?

The process needs to result in a truly comprehensive plan that adequately integrates Town and County planning.

- The Plan insufficiently addresses the importance of the rate of growth in Teton County.

How can we achieve our top two community priorities – “promote stewardship of wildlife habitat and other environmentally sensitive areas and resources” and “manage growth responsibly” – without measures in place to be able to monitor consequences of land-use decisions and make adaptations accordingly?

