



2016 Alliance Local Candidate Questionnaire: Mayor

At the Alliance, we believe that our local government works best when voters are fully informed and educated about the views of our candidates and elected representatives. In order to educate voters about candidates' views on a range of community issues, including conservation, the Alliance requests that candidates answer a "questionnaire." We have included all candidates' full and unedited responses here. *Please note this disclaimer: none of this information should be taken as an endorsement, support, or opposition for any candidates – as a 501(c)3 nonprofit, the Alliance does not take any positions on candidates.*

The Jackson/Teton County Comprehensive Plan's vision is to "Preserve and protect the area's ecosystem in order to ensure a healthy environment, community and economy for current and future generations." What does "preserve and protect the area's ecosystem" mean to you, and what are three specific actions you think our community should take in the next four years to work toward this vision?

Sara Flitner: 1) Continue to prioritize wildlife protection by protecting public lands and working with local conservation organizations 2) Work hard to make sure we can house biologists, Park personnel, transit experts, and others who are the "in the trenches" soldiers for protection, 3) Promote civility and open dialogue as nonnegotiable values, and underpinnings for a healthy ecosystem.

Pete Muldoon: "Preserve and Protect" means we can't leave the future of this special place we've been entrusted with to the free market. We have to take positive steps to limit growth. The Comp plan is clear about how that looks, and we should follow it. Three things we can and must do include increasing the percentage of workers who live locally, improving our public transportation, leading the way with green energy and reduced CO2 emissions.

What role do you think the Town and County can and should play in regards to protecting Jackson Hole's wildlife?

Sara Flitner: Adhere to the comp plan vision, with zoning that supports protection of corridors, habitat and healthy wildlife populations. We can also continue to act as a partner with private organizations like the Jackson Hole Land Trust, as they work on critical habitat throughout the county. The private sector has been extraordinarily successful in conservation efforts - Grand Teton National Park Foundation and Jackson Hole Land Trust have leveraged tens, if not hundreds of millions, of dollars to protect our wildlife and open spaces. This is one of the greatest success stories in our community, and frankly many of the NGO's and professionals have greater expertise than government agencies do. I'd love to continue to partner with NGO's like JHCA, TU, and biologists from the Park, BTNF and rely on their expertise to meet our community wildlife protection goals.

Pete Muldoon: Reducing the number of cars on the road by improving workforce housing, pathways and public transportation will be critical on a local level.

An average of 114 deer, 35 elk, and 15 moose are struck and killed by motorists on Teton County roads every year. The County is currently overseeing development of a Wildlife Crossings Master Plan. Once that plan is adopted, what are the next steps you'd take to keep people and wildlife safe on our roads?

Sara Flitner: I am interested in the wildlife crossings, where they would go, how much they would cost, and how we would pay for them. There are people in the community who have already expressed an interest in raising private dollars for this kind of an effort, and I would love to see that happen. JHCA could play a significant role as a



leader in leveraging the support already garnered and helping fund such a laudable effort. In the meantime, I applaud the successful efforts of the Wildlife Foundation and other local residents who have been champions of lower getting lower speeds on especially sensitive stretches of road. WDOT has been a great partner to our community, too, by allowing local values to guide and decide speed limits in these areas. We can continue to achieve results by working together effectively and civilly.

Pete Muldoon: We could look at reducing highway speeds in places. But nothing will be as effective as reducing traffic.

What is your vision for the future of our Teton County federal lands, and what is your perspective on the ongoing region-wide effort to transfer control of our federal public lands to the states?

Sara Flitner: I am proud to have worked with National Parks Conservation Association, The Conservation Fund, the Jackson Hole Land Trust, and others, to pass the legislation that enabled Wyoming state land to be transferred to federal ownership to protect park interests. As Mayor, I will continue to work to protect our federal lands interests, because they shape our quality of life, our economy and our sense of place.

Pete Muldoon: Our federal lands belong to all Americans, and the state has no business trying to take them over. Let's be clear - states aren't trying to take over federal land so it can manage it more effectively. They're looking to sell it to the highest bidder. But it's not ours to sell.

Our community established a goal through the Comprehensive Plan of housing at least 65% of our workforce locally. The recent Housing Action Plan identified a need of 800 units over 10 years just to “catch up” with the existing workforce housing deficit, and 2000 more to “keep up” with employment growth. How many units of workforce housing do you think our community should build over the next 10 years, and what strategies and tools in the Housing Action Plan would you prioritize to get these units built?

Sara Flitner: We have to create more inventory, and we have to protect our community character at the same time. Honestly, I think these numbers serve little value other than to incite fear. Some people are scared it's too much, and others will worry it's not enough. We need to look at the housing solutions from more innovative perspectives. My goal is to tie as many homes - those built and to be built - to the local community as we can, which means looking at employment-based deed restrictions on existing stock, too. We are not going to build our way out of this problem, and every home purchased to a second or third homeowner is inventory taken out of circulation for local working people. This is where we need to stay focused.

Pete Muldoon: We'll need more than 800 units. But we need to shift the priority from ownership units to smaller, denser rentals that fit the community goals of reducing traffic and providing housing security. That kind of goal is attainable. It will cost money up front, but it's a good long term investment.

Our community has also established the goal of residents and visitors being able to safely, efficiently, and economically move within our community and throughout the region on foot, bike, and transit. What specific projects, programs, and policies from the Integrated Transportation Plan should we prioritize over the next four years to continue on our journey toward this goal?

Sara Flitner: We have a great pathway system and people love it and use it. What if our connections within the town were as effective? I am going to focus on where sidewalks, foot bridges, safe crosswalks and other pedestrian-friendly strategies can be used to get people out of their cars and walking around this beautiful community. The Wellness Department at the Hospital, Friends of Pathways, and many others have been incredibly



effective at making sure we understand how small improvements make a big difference. From a big project standpoint, I want to see us really explore the hub and spoke system, allowing us to use smaller buses in neighborhoods and get maximum ridership on commuter routes. We have to finish the maintenance facility in order to maintain the rolling stock we'll need to meet even half of our goals in terms of cars off the road. These are exciting times, from a transportation standpoint, because we can really begin to implement proven strategies.

Pete Muldoon: I'd really like to highlight the continued development of pathways and promoting the use of bikes. I recently had a first hand look at what that can be like during a trip to Amsterdam. The bike path system is highly developed through the urban core of the city, and virtually everyone (of all ages) rides bikes. The roads are mostly empty, the businesses full, the city is quiet, and there is a striking contrast with other cities that have not gone in this direction. The bike share program here was a great start, and promoting a bike culture through better paths and infrastructure will really pay off.

The Town Council and County Commission recently voted unanimously to limit additional new nonresidential development potential to “+/- 0 square feet.” How do you see this decision impacting the next four years of land use planning decisions?

Sara Flitner: I believe it signifies a collective desire to be careful and conservative when it comes to changes. We all love so much about this town. It's vibrant, friendly, fairly well connected (see above for some improvements!), and attractive. Over the next four years, we will want to stay focused on incentivizing redevelopment for community priorities and we'll see if our "tools" are effective. It is clearly the desire of locals to focus on the community here, now, the small businesses here, today, and our collective need for housing.

Pete Muldoon: This decision was essential if we are to have a chance to reach our community goals.

Snow King Mountain Resort is proposing a significant expansion on US Forest Service, Town and private lands within Teton County. What role do you think the Town and County should play to ensure this proposed expansion aligns with our Comprehensive Plan?

Sara Flitner: The question in my mind is, "What role should the community play?" And it should play a big one. Snow King is at the center of our universe in town, and everyone loves it. I support efforts to keep the mountain sustainable, and I also know how sensitive people are to changes. Snow King is coordinating with the Town in terms of process, and I'd like to see them engage in a very robust community process to tease out what people really want to see in the future. I'd like to see conversations, not presentations, and I have complete faith that good outcomes would result. We need a clear vision of what we want the Town Hill to be in 10 or 20 years, and I don't think we've had that conversation yet.

Pete Muldoon: The Forest Service has said it will consider the opinion of the Town and County during the expansion approval process. The T & C can't just rubber stamp these proposals; it must ask for concessions and negotiate on behalf of our citizens. If we can't find a way forward that benefits the community and advances its goals, the T&C should oppose the expansion.

Large parts of the community, such as Latinos and residents under 40, are significantly underrepresented in civic affairs and decision-making. What is your vision for involving the Latino community and younger people in decision-making? What are concrete steps that Town and County staff can take to make public processes like land-use planning more inclusive?

Sara Flitner: I can't speak for the County, but one of our most recent hires at the Town is fluent in Spanish and that was a big priority. Personally, I am making an effort to meet with both leaders of the Latino community and also individual workers. What I have found is that many Latinos are working multiple jobs and that is a big



challenge when it comes to serving on local boards or engaging in the process. I am confident, with continued efforts, we will overcome this challenge and have more Latino representatives. As far as the younger set being under-represented, I don't see that. We have several elected officials serving who are under 40, and most of the board and commission appointments I've made recently are younger people trying to get their foot in the door in terms of serving. It's impressive. I see a lot of young people involved, and their biggest obstacle seems to be wondering if they can be here 10 years from now.

Pete Muldoon: I believe that elected officials have a responsibility to consider the well-being of all the members of our community. Not just those who can vote because they live in town, are a certain age or have the legal standing to do so. This means going out and actively talking to people (whether they vote or not) and learning what will help with their well-being.

The Comprehensive Plan calls for the Town and County to “Evaluate and amend wildlife protection standards for development density, intensity, location, clustering, permeability and wildlife-human conflict” and to “Evaluate and update natural resource protection standards for waterbodies, wetlands and riparian areas.” Town and County planning staff are preparing a Natural Resource Regulations update for review and adoption. What issues do you see with our current wildlife and resource protection regulations and what are your suggested solutions? What is your plan for engaging all the key stakeholders, including those who represent the wildlife and resources that can't speak for themselves?

Sara Flitner: Water, water treatment, and water quality will become an increasingly important conversation. My suggested solutions and plan are to continue with exactly the kind of proven stakeholder engagement groups that I have used for two decades in the private sector and have begun using at Town Hall. I don't view representatives of wildlife interests any differently than representatives of water quality issues: they are all important, and using talented experts in technical areas as stakeholders will help us collaborate and arrive at sustainable solutions.

Pete Muldoon: I'm not a wildlife expert. Luckily, we have access to experts on staff and elsewhere. I intend to take good counsel and rely on the expertise of those who have dedicated their lives to wildlife conservation.





2016 Alliance Local Candidate Questionnaire: Town Council

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The Jackson/Teton County Comprehensive Plan's vision is to "Preserve and protect the area's ecosystem in order to ensure a healthy environment, community and economy for current and future generations." What does "preserve and protect the area's ecosystem" mean to you, and what are three specific actions you think our community should take in the next four years to work toward this vision?

Jessica Sell Chambers: Preserving and protecting the area's ecosystem means aiming for symbiosis between people and other life in the valley. It means taking action to ensure our needs or desires do not overwhelm those of the natural world around us. It means cultivating and maintaining the delicate balance between our physical presence in the valley and the unnecessary harm to the valley, its organic systems, and wild inhabitants.

Three specific actions our community should take in the next four years are:

1. Focus on creating a sustainable community, where the individuals who support our community are valued and considered with regard to housing and transportation actions. When people are valued they invest in the community and care about its future, which in our case is inextricably linked to our environment and wildlife.
2. Fully commit to the changes and priorities outlined in the Comp Plan and the Integrated Transportation Plan. For instance, we can't say we want to reduce cars and then actively make decisions that continue to encourage them, i.e. upping the required parking spaces. People will meet the expectations we have of them and this town.
3. Reach out to other public entities, such as the Teton County School District, to ensure future development needs are tackled collaboratively and reflect the interests of the entire community and our expressed conservation and development objectives.

Judd Grossman: We need to preserve our open spaces, wildlife habitat and stable neighborhoods. Jackson is maxed out with people and cars. Overpopulation is damaging the quality of life for residents and the quality of the tourist experience. Overpopulation is putting enormous pressure on our ecosystem both from development and overuse. We need to refrain from any expansion of development rights except for incentives for open space and wildlife habitat in the county, and employment based deed restricted housing in the walkable commercial urban core of Town and Teton Village.

Hailey Morton Levinson: During my first term on town council, preserve and protect is something I have thought about in most decisions I make. Our ecosystem and how to preserve and protect it, is something I have grown up with being raised in Jackson. I practice preservation in my personal and professional life as well as a town councilor. Three specific actions for the town include:

1. Continuing collaborative work with Teton County, the National Parks and Forests, and other agencies to always use best practices and policies when thinking of our ecosystem.
2. Finishing the updates to our land development regulations.
3. Continuing the work we do for energy use mitigation and reduction.

Jim Stanford: We have a responsibility to be good stewards of this valley. As such, we should reduce traffic on our roads, improve connectivity of wildlife habitat and reduce pollution into our waterways.



What role do you think the Town and County can and should play in regards to protecting Jackson Hole's wildlife?

Jessica Sell Chambers: An obvious role the Town and County can play in regards to protecting Jackson Hole's wildlife is minimizing human-wildlife conflict by constructing safe wildlife crossings, by keeping wildlife habitat connected by smart zoning and development and lands held in trust, and as already mentioned, by addressing the housing and transportation issues we face.

Judd Grossman: Limit development potential. Direct development out of open space and wildlife habitat. Focus new development into the walkable commercial urban core of Town and Teton Village.

Hailey Morton Levinson: Town and County have a role of protecting wildlife through our built environment and through land use policies. For example, integrating wildlife friendly zoning laws such as permeable fences, landscape spacing, concentrating density, etc., are ways we can protect wildlife. It is important to me to look at our transportation plan and how things such as wildlife crossings or improved alternative transportation will save wildlife and improve our ecosystem stewardship.

Jim Stanford: Working with state and federal partners on management of game and habitat. Reducing development potential in sensitive wildlife areas.

An average of 114 deer, 35 elk, and 15 moose are struck and killed by motorists on Teton County roads every year. The County is currently overseeing development of a Wildlife Crossings Master Plan. Once that plan is adopted, what are the next steps you'd take to keep people and wildlife safe on our roads?

Jessica Sell Chambers: The next steps I'd take to keeping people and wildlife safe on our roads following the adoption of a Wildlife Crossings Master Plan would be to get people off of the roads and continue the work of intelligent zoning and land development regulations that help reduce human-wildlife conflict, improve habitat connectivity, and improve inhabitant/worker investment in the community.

Judd Grossman: SPET is the best way for the community to help pay for wildlife crossings. We need to defeat the General Excise Tax in November, so that we can reinstate SPET. SPET encourages government transparency and accountability.

Hailey Morton Levinson: As a town councilor, I have worked closely with our partners at the county. We will look at this plan together and see where resources are best allocated to achieve the highest benefit to wildlife and the community. I know this plan will be robust and offer options for us to move forward in a meaningful way for our transportation and wildlife goals.

Jim Stanford: Take input from the public and work with WyDOT on building a crossing along West Broadway.

What is your vision for the future of our Teton County federal lands, and what is your perspective on the ongoing region-wide effort to transfer control of our federal public lands to the states?

Jessica Sell Chambers: KEEP PUBLIC LANDS IN PUBLIC HANDS. We do not have the funds at a state level to care for the lands. This would result in the privatization of these lands, which is not in any way, shape, or form, beneficial for our community, our wildlife, the ecosystem, the environment, sustainability, our economy, etc. Privatization would mean definitive mineral extraction. Wyoming is grasping at straws with regard to mineral extraction; we must move toward sustainable energy sources and economy. We need to buckle down and think about what's best for our long-term future and not just the next five or ten years of a boom cycle. It's so odd to



me that a state that was settled by frontiersmen and pioneers, that prides itself in being self-sufficient, bootstrapping, and independent could fail to recognize the shortcomings of finite endeavors. We must not sell ourselves out; we must look at the long term interests of our families, our communities, and our lands.

Judd Grossman: The public lands in Teton County should continue to be managed for open space, wildlife habitat, and low impact recreation. Public lands should not be sold off for any purpose. Industrial and business uses of our public lands should be closely restricted - that includes the ski resorts.

Hailey Morton Levinson: Our federal lands should remain in federal control. As citizens of this valley we know these lands belong to the people and to protecting the animals and opens spaces. I represent Jackson on a state level as a board member of the Wyoming Association of Municipalities. As such, I hear different opinions about this issue. I have shared the views of our area and will continue to work with my fellow local electeds across the state to emphasize the importance of our federal lands staying in federal control.

Jim Stanford: Our public lands managed by the federal government should stay in federal control. I cosponsored a resolution in support of federal management and opposing transfer to states, and nine out of 10 local elected officials backed the measure.

Our community established a goal through the Comprehensive Plan of housing at least 65% of our workforce locally. The recent Housing Action Plan identified a need of 800 units over 10 years just to “catch up” with the existing workforce housing deficit, and 2000 more to “keep up” with employment growth. How many units of workforce housing do you think our community should build over the next 10 years, and what strategies and tools in the Housing Action Plan would you prioritize to get these units built?

Jessica Sell Chambers: The simple answer is the community should build enough units of workforce housing over the next ten years. But, we need to quantify what 65% of the workforce looks like. If we're currently housing less than 60% of the workforce as per the Town's 2016 Indicator Report, how many people need homes to get to 65% and then let's divide that over 10 years. Also, let's focus on this idea of 'keeping up' with employment growth. There is only so much growth possible - and we need to stay focused on what's creating the growth - is there a way to curb it? The 2016 Report indicates the problem is the job growth rate (5%) is almost double that of the development rate (2.6-2.8%). We'll never catch up if we don't look at the underlying causes for this disparity. Understanding the problem with concrete facts and figures is the number one step in strategizing to get housing built. Density and intensity in the Town of Jackson has already been agreed upon as a way forward. The LDRs need to be updated so as to allow for it and make it motivationally lucrative for developers to build housing and rentals, and we need to target all mid-low income brackets. We have surpassed the point of being overly picky about our backyards. Either we take action to fix the problem or we should stop complaining about it. Balance and sustainability is usually the wisest answer to most problems and that should guide our decision making; let's stay focused on the long-term value of having a community in Jackson.

Judd Grossman: I'm proposing a Workforce Housing Overlay in the core urban commercial areas of Town and Teton Village. These are areas that provide easy walkable access to shopping, entertainment, work and transit. Within the overlay we need to allow significant density bonuses for employment based deed restricted housing. These units should be limited in size to increase affordability, and there should be no parking requirement. Parking requirements are the biggest obstacle to affordability, and they add to our traffic problem. Owners of these units should be required to pay fees that cover vigorous enforcement of the deed restrictions and neighborhood parking restrictions, and to subsidize robust START service to their vicinity.

I don't support public subsidies for private sector workforce housing, because that is corporate welfare. Businesses need to step up to the plate and pay their employees properly, or provide their own housing subsidies, or rework their business plan. Government's responsibility is to get zoning in balance.

By using zoning incentives rather than direct taxpayer subsidies we can give employers and employees the opportunity to take care of their own housing needs without massive public subsidies. The Workforce Housing Overlay will focus density into the walkable commercial urban core preserving open space, wildlife habitat, and stable neighborhoods - without exacerbating our traffic problems.



Hailey Morton Levinson: I am not looking at a specific number of units but rather working together with Town, County, and the private sector to make as much progress as we can. Some of that will come from land development regulations and adding density to town so as to preserve our open spaces and allow the density needed. Public projects will also be key to providing more affordable housing stock. As the workforce retires and moves away, preserving those homes for future workforce is important too. We will be updating our housing mitigation requirements in the next 12 months as well. During my time on council, I have supported different housing projects, worked to incentivize the private market to build affordable units, and have voted to invest millions into workforce housing. It will take many different options to work towards our goals and working together as a community will be vital.

Jim Stanford: 2,800 is not a realistic number. We can make incremental progress, building 20 to 30 publicly funded, deed-restricted houses every few years, if voters approve the general sales tax in November. The private sector has the ability to build more units, and employers will have to step up to house their employees.

Our community has also established the goal of residents and visitors being able to safely, efficiently, and economically move within our community and throughout the region on foot, bike, and transit. What specific projects, programs, and policies from the Integrated Transportation Plan should we prioritize over the next four years to continue on our journey toward this goal?

Jessica Sell Chambers: Having our residents and visitors be able to safely, efficiently, and economically move within our community and region by many modes of transportation is a great goal. Again, understanding who is on our roads and focusing on reducing those travelers is key. Also, START updates must be done in tandem with other area updates, such as development and incentives and regulations. Research shows that by getting people off roads and onto buses or whatever else, people see less traffic and start driving again -- back to square one. Prioritizing ease, sensibility, and predictability of START bus routes is a key. The first time I tried to take the bus after moving here I couldn't find the town shuttle stop to get me back to where I started - it was different from the one where I arrived. Coming from someone who lived in a city with an "uptown-downtown-crosstown" public transportation system - I was confused to the point of walking. Simplifying the routes to East-West Town and Crosstown loops/lines could be hugely beneficial. Using the buses for random or non-uniform travel is often out of the question because the system as is, is not intuitive. We need a Broadway Line with an express option and a Snow King Avenue Bus with common hubs at the end of the line, ideally at parking lots. This would need to be coupled with pedestrian friendly streets to be effective, which the Town is already doing. We shouldn't put the horse before the cart - we need ridership first.

Judd Grossman: The Integrated Transportation Plan is unrealistic. It's goal of quadrupling START ridership in 20 years is mystifying even to people within the transit community. START ridership growth has essentially been flat for 10 years. START currently handles 1% of our traffic, even if the quadrupling of ridership somehow happens START will at that point still only handle 3% of our projected future traffic. At a price tag of over one hundred million dollars that is a terrible return on investment. We need to expand START in response to ridership demand rather than the "build it and they will come" approach that encourages excess capacity and empty buses. While START and pathways are very useful amenities it's disingenuous to tell the public that if we raise taxes and pour enough money into them they will solve our traffic problems. The real solutions to our traffic problems are to limit the valley's build out potential, focus new development into the walkable urban core of Town and Teton Village, and to optimize, expand and connect our roadway system. We need to defeat the General Excise Tax increase in November and reinstate SPET. SPET allows the public to properly vet big ticket proposals, and is the right way to fund new buses for START, and other transportation initiatives.

Hailey Morton Levinson: We should continue to prioritize efforts with START and bicycle/pedestrian improvements. My family is a one car household and as such, we walk, bike, and ride the bus often. Making sure we have safe routes for all ages and abilities is key to making alternative transportation friendly and convenient enough to use over the car. As a town councilor, I have supported efforts towards improving our alternative transportation systems and will continue to do so.



Jim Stanford: Continue building the START bus system with more commuter routes and improved service to Teton Village in summer. Integrate bicycle facilities with bus system. Continue building missing sidewalk segments in town.

The Town Council and County Commission recently voted unanimously to limit additional new nonresidential development potential to “+/- 0 square feet.” How do you see this decision impacting the next four years of land use planning decisions?

Jessica Sell Chambers: Ideally, it will motivate the Council to move decisively on updating LDRs in surrounding zones in order to speed up the process of housing and residential unit development in established neighborhoods. I would also like to see the Council implement some protections for renters, who currently do not have many (if any) in place. It serves everyone in the community to have housing security. It is my great hope we can incentivize the development of residential units, especially for the smaller scale, local developers, that greatly benefit local businesses across the board. Finally, institutions are adding to community 'growth', outpacing development, but our community benefits from the vast array of services these institutions and non-profits provide, the town should work toward solutions to keep this workforce living locally. The services these groups provide are services not required from the Town but improve the quality of all of our lives. As for offsetting general commercial growth and housing demands, I'm not convinced it is the job of businesses to provide employee housing. This ties people to their jobs through their housing or vice versa, which does not tie them to the community. Additionally, the benefit is largely to the business, and in some cases is another avenue for profit and indentured labor. I'd prefer the Council address a livable wage than require businesses to provide housing.

Judd Grossman: Jackson Hole is maxed out with people and cars. There should be no additional development rights granted except for incentives for open space and wildlife habitat in the county, and employment based deed restricted housing in the walkable commercial urban core of Town and Teton Village.

Hailey Morton Levinson: We may see some development or redevelopment of commercial lots in downtown Jackson. The "+/-0" refers to not allowing more than what is already entitled, so we will still see some commercial development. This decision shows a focus on looking for a better balance between residential and commercial. I will look to how we can gain more workforce housing stock in the next four years with the implementation of new land development regulations in the residential areas of town.

Jim Stanford: I think it was a wise decision. More commercial development would make our traffic and housing problems worse.

Snow King Mountain Resort is proposing a significant expansion on US Forest Service, Town and private lands within Teton County. What role do you think the Town and County should play to ensure this proposed expansion aligns with our Comprehensive Plan?

Jessica Sell Chambers: The Town and County must ensure the Comprehensive Plan is adhered to if and where possible. If we continue to make exceptions to the vision of the plan and our specified long-term objectives, what is the point of the Plan? I like the golden goose analogy: We have a goose that lays golden eggs; if we kill the goose that provides the egg, we will have no more eggs in the future.

Judd Grossman: The Town and County should advocate that the Forest Service restrict SKMR to the smallest expansion footprint necessary for viability, and make sure that a high priority is given to the preservation of the natural beauty of Snow King. The current expansion proposal is too big.

Hailey Morton Levinson: The Town Council recently had this as a topic of discussion at our public meeting. Snow King is a community asset and deserves community wide conversations. There is publicly owned town land at the base that we have direct influence over. Some expansion involves the US Forest Service lands. I want to see



a collaborative process involving all parties so that the community feels heard and so that Snow King can continue to be a viable and sustainable asset to the community. That process may be all of us sitting in a room together or it may be keeping informed of individual processes; either way, the public should be involved and be heard.

Jim Stanford: We should reject expansion of Snow King Ski Area to the east and west to protect wildlife habitat. The town and county should re-examine the outdated master plan for the base area to make sure it is aligned with community needs and matches the vision for recreation on the mountain. I think Snow King should be a community ski area surrounded by a neighborhood, not a commercial amusement park.

Large parts of the community, such as Latinos and residents under 40, are significantly underrepresented in civic affairs and decision-making. What is your vision for involving the Latino community and younger people in decision-making? What are concrete steps that Town and County staff can take to make public processes like land-use planning more inclusive?

Jessica Sell Chambers: Jackson tops the nationwide list for wealth and income inequality. Simple put, people under 40 and Latinos are largely underrepresented because they're working and trying to find housing. Therefore, if we want these people to be better represented we need to take actions to make their lives more conducive to participation.

Some concrete steps Town and County staff can take to make public processes more accessible and to increase participation are to have Spanish materials and translators.

They can commit to solving the housing crisis; repeating not everyone can live here is failing before we try.

The Town of Jackson and Teton County making a proclamation that they value all of its workers and families, including our Latino families would be a great start, even if symbolic. We tend to qualify who is worthy and who is not of our actions and attention. In my book, even if you're a ski bum, you're working in our service industry. Even if you're a housekeeper or a dishwasher, you are the lifeblood of an industry that sustains our local economy. Our town shuts down without the contribution of all of our workers and we need to value them.

Judd Grossman: Making sure that government communications are translated into Spanish is a good way to involve the Latino community. The Town and County need to make the land-use planning process more accessible for all residents. We need to start by tightening up the planning timelines. The interminable process of the current Comprehensive Plan and LDR revisions is burning everyone out.

Hailey Morton Levinson: As a member of the under 40 crowd, I provide direct representation for that age group. I also encourage people to get involved at different levels of government including our community boards. Not everyone has the time or wants to serve in this capacity though so any chance to engage and communicate with these groups is key and something I do often as your town councilor. I supported live streaming the town council meetings which has allowed more people to see council meetings during or after through the archived links. Working to involve the public through public workshops, online tools, and other interactive meetings can help to engage the public.

Jim Stanford: I have reached out to the Latino Resource Center on issues that specifically affect the Latino community, such as demolition of a trailer park on Millward Street. Councilwoman Levinson and I also pushed for video streaming and archiving of town meetings, which has made it easier for citizens — particularly younger residents — to stay involved with their government. Recent land-use planning efforts were impressively well attended by people under 40.



The Comprehensive Plan calls for the Town and County to “Evaluate and amend wildlife protection standards for development density, intensity, location, clustering, permeability and wildlife-human conflict” (I.1.S.4) and to “Evaluate and update natural resource protection standards for waterbodies, wetlands and riparian areas” (I.2.S.1). Town and County planning staff are preparing a Natural Resource Regulations update for review and adoption. What issues do you see with our current wildlife and resource protection regulations and what are your suggested solutions? What is your plan for engaging all the key stakeholders, including those who represent the wildlife and resources that can’t speak for themselves?

Jessica Sell Chambers: Current wildlife and resource protection regulations lack sufficient protections for our natural resources, which results in unnecessary human-wildlife conflict, the degradation of habitat, migration corridors and watersheds, and the pollution of our waterbodies, waterways, and wetlands. To curb or improve these issues, we need to greatly minimize development away from rural areas and open spaces and into already developed areas. We need to minimize or neutralize our impact on our surroundings. We need to establish expectations and norms that respect and protect our ecosystem and the vocal inhabitants of our valley will accept them as natural to our well-being as a community and to our tourism based economy. Workshops that involve the community at-large are very productive and helpful for bringing varied stakeholders to the table. Soliciting help from or partnering with any number of the various organizations who advocate for conservation and the 'voiceless' resources is also highly effective. In the end though, strong and thoughtful leadership from our electeds is required. Our long-term interests as a community are not always apparent to us as individuals, and therefore it is the job of leadership to make informed decisions, using the tools and information detailed above, for the long-term benefit and sustainability of our community. Protecting our environment is not a question in my mind - not in the least here in Jackson.

Judd Grossman: My goal is to help us keep the county as rural and as wild as possible. Open space, ranching, and wildlife habitat are the most important values on county lands. I would prefer to see the absolute minimum of new development rights granted in the county - focusing solely on density bonuses for protecting open space and wildlife habitat. I do not want to see any more suburban sprawl and the traffic it engenders in the county. We also need to continue to pursue options for the transfer of development rights out of open space and wildlife habitat and into appropriate nodes.

Hailey Morton Levinson: Open, inclusive communication and discussion is of utmost importance to me and has been during my time on council and will continue to be. Including key stakeholders in the conversation is obviously key and achieved through meetings, workshops, individual discussion, etc. I want to hear from the community experts to make the most informed decisions.

Jim Stanford: The town must continue working to improve storm water drainage into Cache Creek and Flat Creek. A "blueway" along Flat Creek that improves the health of the creek and allows for better access is a good idea. The town should consider requiring bear-proof garbage containers in the peripheral neighborhoods where conflicts can occur. I am always happy to meet with wildlife advocates and do my best in all decisions to keep alive the spirit of the Muries and all those who have bestowed to us a legacy of conservation.



2016 Alliance Local Candidate Questionnaire: County Commission

At the Alliance, we believe that our local government works best when voters are fully informed and educated about the views of our candidates and elected representatives. In order to educate voters about candidates' views on a range of community issues, including conservation, the Alliance requests that candidates answer a "questionnaire." We have included all candidates' full and unedited responses here.

The Jackson/Teton County Comprehensive Plan's vision is to "Preserve and protect the area's ecosystem in order to ensure a healthy environment, community and economy for current and future generations." What does "preserve and protect the area's ecosystem" mean to you, and what are three specific actions you think our community should take in the next four years to work toward this vision?

Trey Davis: The Teton County Wildlife Crossing Master Plan is set for completion within the next year, and I look forward to considering some areas identified for such crossings. Additionally, the Open Space Resources Resolution of Teton County has the specific purpose to evaluate, acquire and steward open space resource property in Teton County and to accept open space easements on behalf of the citizens of Teton County and the Town. There are also areas established in Div. 7.3 of the County LDR's or current equivalent, and I look forward to hearing the proposals as they are identified and taking action.

Greg Epstein: -I believe that Teton County's natural and wild resources and the protection thereof should be foremost in our planning efforts.
-I support the expansion of START countywide
-I support "Town as Heart" and complete neighborhoods
-I support environmental oversight for our air, water and land quality within Teton County.
-I support energy efficiency measures and waste reduction strategies throughout our community
-I support leveraging the 4 million people who pass through Jackson Hole on a yearly basis to ensure a consistent revenue stream to support our community necessities. Yes on SPET and Yes on the Community Priorities Fund.

Nikki Gill: To me preserving and protecting our area's ecosystem in order to ensure a healthy environment, community and economy for current and future generation means finding a balance between open space preservation, private property rights, and the construction of affordable housing. I believe that the affordable housing that allows our working families, middle class, and small businesses to remain in Jackson is just as valuable as our wildlife and open space. Under the new Comprehensive Plan however, most of the county has been zoned one house per 35 acres, which doesn't do much to truly conserve land, protect wildlife corridors, or provide affordable housing. I will work to create more effective zoning that enables us to build affordable housing, and protect both wildlife and open space.

I will also work to incentivize land conservation easements that are fair to large landowners and cattle ranchers. Many large landowners and cattle ranchers in Teton County would prefer to take less money for their land in exchange for a conservation easement rather than see their land subdivided into 35 acre parcels. Cattle ranchers more than anyone in Jackson don't want to see their land developed, but they are also entitled to a fair return on land they have done such a great job of protecting for so many generations.

Natalia D. Macker: We are privileged to be residents of the Greater Yellowstone Ecosystem and are also charged with responsibility to protect this place. I want Teton County to be a national example of sustainability and stewardship. Future generations should look back on our actions and be inspired to continue the legacy and also be able to enjoy the same resources we have today. Specific actions for the coming years include:

1. Updating the Natural Resources Overlay within our Land Development Regulations so we prioritize the most critical habitat that is also under the greatest threat and consider this as new development is proposed.
2. Managing our riparian corridors and water quality. This includes continuing improvement in Flat Creek, Fish Creek, and a careful, focused approach to the BLM parcels along the Snake River to ensure appropriate usage once



ownership is transferred to the county.

3. Continuing to pursue the planning, design, and building of wildlife crossings.

What role do you think the Town and County can and should play in regards to protecting Jackson Hole's wildlife?

Trey Davis: I support public and private efforts to permanently preserve strategic habitat lands and continued agricultural conservation of open space. I believe in seeking incentives that the Town and County can offer that respects property rights and permanently protects from future development valuable open space for wildlife.

Greg Epstein: I was born and raised in Jackson, and feel very accountable to preserving and protecting the wild and natural resources that make this place unlike any other on the planet. This will be the guiding principal for any decisions I make as a Teton County Commissioner. In addition to adhering to the Comprehensive Plan, I believe the County should create a county-wide transportation strategy that looks at alternatives like expanding START service, using roundabouts to keep traffic moving, reducing speed limits on highways such as Highway 390 and educating drivers about wildlife accidents before expanding highways to 5 lanes. Once wider roads are constructed, there is no going back. These are decisions that will forever affect the character, ecology and quality of life for all who inhabit the valley (wild and human). Finally, I would like to see density in locations where complete neighborhoods and public transportation exist and ultimately respect the "Town As Heart" initiative. By using the above strategies, I believe we can reduce the pressure and maintain livable habitat for the wildlife of Teton County and the surrounding areas.

Nikki Gill: We're so fortunate that 97% of our valley is public land and by default protects the vast majority of our wildlife. Of the 3% of private lands roughly 1% is owned by cattle ranchers, who in my mind are some of the greatest stewards of land and wildlife advocates in Teton County. I believe the role of the Town and County should be to do their best to help these ranchers thrive in our community so they can continue to protect wildlife, open space, our western heritage.

Natalia D. Macker: Protecting wildlife is a partnership amongst all of our residents, non-profit organizations, government and the private sector. I want to see the County partnering in wildlife habitat restoration. This could take the form of holding easements or developing wildlife viewing areas. I also hope the County can consider improvements on Flat Creek and continue efforts to address water quality in Fish Creek and other areas. Mindful zoning that honors the Comprehensive Plan and continues to preserve open space, wildlife populations, and concentrate development into complete neighborhoods is also important.

An average of 114 deer, 35 elk, and 15 moose are struck and killed by motorists on Teton County roads every year. The County is currently overseeing development of a Wildlife Crossings Master Plan. Once that plan is adopted, what are the next steps you'd take to keep people and wildlife safe on our roads?

Trey Davis: I think educating locals and visitors on appropriate speeds at night due to wildlife concerns, where wildlife corridors are located and regulations that limit use of cell phones while driving will assist to keep wildlife and people safer on our roads. Examples of such a success are the speed limit signs on Moose-Wilson road during daytime versus nighttime hours.

Greg Epstein: Protecting our wildlife and natural resources is a high priority for future development and transportation planning within the county. As Teton County moves forward with their long-term transportation plan, interactions with wildlife on our roadways need to be part of the conversation and long-term strategies need to be integrated. As I mentioned earlier, wider highways will not be favorable to the inhabitants of our valley. We must reduce unnecessary vehicles on the road, slow traffic down and educate the masses to be on the lookout for animals that could be on the roads. Highway 390 is a good example of these solutions in action!!!

Nikki Gill: Unfortunately there isn't one solution that will solve the problem of wildlife deaths by vehicles but I do think we've already begun to make some positive changes by reducing speed limits at night on many of the



roads in Teton County. Once the Wildlife Crossing Master Plan is adopted I would partner with groups such as the Conservation Alliance to fund and construct aesthetically pleasing and effective wildlife crossings.

Natalia D. Macker: Implementing the Wildlife Crossings Master Plan will be a multi-year endeavor and will require the coordination of a variety of public agencies and private landowners. It will also require significant financial investment. While we are working on that, I want to see us moving forward with improving connectivity with our transit network and increasing safety of our roads, especially at intersections. There are also places in the Valley that would benefit from reduced speeds, especially at night. We have seen this be highly effective at virtually no cost in certain areas, and I think we need to work with our partners to consider it in other areas as well. By investing in transportation and implementing the Integrated Transportation Plan, we can reduce the amount of vehicles on the road.

What is your vision for the future of our Teton County federal lands, and what is your perspective on the ongoing region-wide effort to transfer control of our federal public lands to the states?

Trey Davis: It makes sense to me that states be afforded the opportunity to locally control the federal public lands .

Greg Epstein: Public lands are a natural treasure and a critical economic asset; therefore, I support keeping public land public and accessible to the public and oppose efforts to turn over our public lands to private ownership or state management.

Nikki Gill: I believe that the federal government is best suited to manage the public lands of our state. I would, however, support more cooperation between the federal government and local governments regarding decision making on public land issues. Communities like ours, surrounded by vast amounts of public land, will always be the most affected by land use policy and therefore deserve to have their voices heard.

Natalia D. Macker: Public lands should remain in public hands, and in the case of public lands in Teton County, the best managers of those lands are our federal partners. I support the County's resolution that was passed in 2015, and commend my fellow commissioners on their leadership in addressing this issue. Public lands are critical to the health of our community and our economy. They also represent our heritage and bring tremendous value to our quality of life. We cannot allow the state to take over such a valuable resource, especially during times of economic uncertainty when management ability would be non-existent.

Our community established a goal through the Comprehensive Plan of housing at least 65% of our workforce locally. The recent Housing Action Plan identified a need of 800 units over 10 years just to “catch up” with the existing workforce housing deficit, and 2000 more to “keep up” with employment growth. How many units of workforce housing do you think our community should build over the next 10 years, and what strategies and tools in the Housing Action Plan would you prioritize to get these units built?

Trey Davis: I believe we need to follow the goal of doubling the amount of production of workforce housing that we have had in the past. The exact number will evolve as the Town and County balance the numbers for residential versus non-residential development. Strategies and tools that I would prioritize are public-private partnerships to assist in getting workforce units built; funding and zoning for housing and zoning for housing for a owner/renter mix.

Greg Epstein: We will never build our way out of this problem. Based on this year's Hole Report by David Viehman, the total build-out potential to reach 2,000 dwellings in Teton County may not even exist under the current Comprehensive Plan and Land Development Regulations. In my opinion, even reaching 800 units in 10 years would be a stretch. This does not mean we should ignore the issue, however, or rely on market forces to solve the problem. I would propose density in locations where complete neighborhoods and public transportation exist and ultimately respect the “Town As Heart” initiative. Building to 4 stories in appropriate neighborhoods and



creating a stable rental market will be absolutes for a responsible housing plan to work. Finally, public and/or private partnerships along with local businesses creating their own solutions will be the pillars of the future of our housing strategy. The Town and County need sustained funding streams to make this work, which is why I support the Community Priorities Fund to direct 1% of sales tax revenue to housing and transit solutions.

Nikki Gill: It seems to me that identifying this magic “workforce housing,” number is getting in the way of us making actual progress on building affordable housing. Instead I think we need to focus on getting shovel ready projects approved and completed in both the Town and County. I know of a handful of landowners who are ready and willing to build affordable housing but they’ve been handcuffed by zoning regulations, the lack of incentives, and the long approval process. I’m not in favor of our local government getting in the development business and I strongly believe the private sector could start building affordable housing immediately if provided with density bonuses, a faster approval process, and a reduction in development fees.

Natalia D. Macker: We need as much housing as we can get without sacrificing our land use goals. While I would like to aim for the goal of 80-100 units per year between the public and private sector, we need to be realistic regarding the limitations of financial and physical resources that the public sector has available. This is why we simultaneously have to invest in our transit network and continue supporting private sector solutions. We have recently brought our Housing Director on board, and I am looking forward to her leadership in helping the town and county work in a coordinated, collaborative manner to take action on this issue. Strategies I am currently prioritizing are:

- Purchasing of land for public-private development partnerships and developing a defined process (similar to a grant process) for the private sector to utilize to ensure appropriate checks are in place for accounting and transparency with public funding.
- Preservation of existing stock.
- Updating affordable housing and employee housing requirements and mitigation.
- Finding a permanent revenue source to fund these efforts.

Our community has also established the goal of residents and visitors being able to safely, efficiently, and economically move within our community and throughout the region on foot, bike, and transit. What specific projects, programs, and policies from the Integrated Transportation Plan should we prioritize over the next four years to continue on our journey toward this goal?

Trey Davis: To establish a regional transportation strategy; to establish a permanent funding source for an alternate transportation system; to increase service levels for START (frequency, hours of service and connectivity) on local routes, bringing much better service to South Park and the West Bank as well as within Town. The number of daily runs on commuter routes should increase, the town circulator can become more convenient, and the potential for service to Grand Teton Park can be tested.

Greg Epstein: Invest in the START program to make it more efficient within Town, and look to continued expansion of County and commuter routes.

Implement a bike share program in the Town of Jackson.

Work with WYDOT to replace stoplights with roundabouts at certain intersections in Teton County and reduce speeds on other county roads using Highway 390 as an example.

Further incentivize use of the START system - make it easy, convenient and cost effective. Start planning for a more productive use of the Stilson Ranch parking area so people can park and ride in the summer, as they already do in the winter.

Continue complete street infrastructure (sidewalks, bus stops, bike lanes, bike racks) where it is needed in Town.

Nikki Gill: Not only is traffic an important issue when discussing transportation, but safety is as well. Right now we have an arterial road system that lacks redundancy - when we don’t have secondary routes it creates major safety issues.

In order to reduce traffic in and around Jackson it’s crucial that we improve upon our public transportation system by adding new routes that service Hoback, South Park Loop Road, and other neighborhoods in the County, while also increasing the frequency of stops on each route. In addition I think it’s crucial that we add more START bus



trips to and from the Star Valley/Alpine and Victor/Driggs areas. There are currently only three trips a day, Monday through Friday, to Star Valley and Teton Valley which only accommodates people working a traditional 9-5 workday. A huge portion of the Jackson workforce doesn't hold those hours which means riding the START bus isn't an option for many commuters.

Natalia D. Macker: We need to invest in START to increase ridership, both for our residents, commuters, and visitors. There are many different pieces involved with increasing ridership, from considering HOV lanes to improving schedules to promoting employee options through partnerships with the private sector. Network connectivity, through pathways, bike share, and sidewalks, will also be important in improving ridership. I also am very interested in helping pilot a shuttle system with Grand Teton National Park. Lastly, we need to prioritize updates to our major intersections in partnership with WYDOT.

The Town Council and County Commission recently voted unanimously to limit additional new nonresidential development potential to “+/- 0 square feet.” How do you see this decision impacting the next four years of land use planning decisions?

Trey Davis: This decision doesn't affect land use planning decisions in the sense that it still leaves millions of square footage to be build out and to provide workforce housing from nonresidential development. There do need to be incentives in residential zones that can produce more workforce units, such as more accessory-residential units in residential areas.

Greg Epstein: I understand the need for responsible growth, but we also need to incentivize potential private developers if we want investment in more deed restricted housing. It is unrealistic to think that the public sector can be expected to come up with all the money or solutions. There is a fine balance where density bonuses or floor area ratio increases could be awarded for creating additional affordable housing units. My thoughts revolve around complete neighborhoods and the urban core where potential redevelopment and 4 stories, where applicable, may be the best solution. If the incentives are attractive and profits are reasonable, private dollars will come. Thinking about the infrastructure, floors three and four could be for housing while the first two stories of these potential structures could also create commercial lease opportunities for small businesses, entrepreneurs or other organizations who want to base out of Jackson. Our eventual goal should be the creation of a sustained year round working population where the environment, people and businesses can thrive side by side.

Nikki Gill: I'm not opposed to allowing mixed used developments in the Town and County that incorporate both commercial and employee housing. I don't believe commercial development is at fault for our current housing crisis, rather I think the greatest culprit is our zoning that limits higher density residential developments. Local businesses should not be punished for a problem that was created by zoning regulations adopted in the '94 Comp Plan.

Natalia D. Macker: Development in Teton County is a very nuanced balancing act. I believe that vote represents our community's desire to do our very best with land use planning among a variety of competing interests. I am interested in focusing on the buildout we currently have on the books and working to get that as closely aligned with the goals of our Comprehensive Plan as possible.

Snow King Mountain Resort is proposing a significant expansion on US Forest Service, Town and private lands within Teton County. What role do you think the Town and County should play to ensure this proposed expansion aligns with our Comprehensive Plan?

Trey Davis: The Snow King Master Plan governs the goals for the Snow King Resort District, and the expansion to meet such goals, even if outside what was initially envisioned, can be successful and make sense if the Town and County keep it consistent with the current Comprehensive Plan and needs for the community today.

Greg Epstein: Primarily we need to enforce the current Comprehensive Plan and ensure that expansion doesn't compromise the natural values of the BTNF or public enjoyment and access to these lands. I do believe that Snow



King Resort is an important part of the Town of Jackson, and believe it can be developed in a way that aligns with the vision of our community.

Nikki Gill: As someone who learned how to ski on Snow King and was practically raised in the Snow King Sports and Events Center during my years of competitive figure skating and playing hockey, I support improvements to Snow King. Since the opening of the Jackson Hole Mountain Resort, and throughout my whole life, Snow King Mountain Resort has struggled to survive. I'm supportive of any effort to keep our "Town Hill" in operation that aligns with the overall character of our community. Like many in Jackson I don't want to see Snow King turn into an amusement park, but I also don't want to see this incredible community resource go to waste. I believe there is way to make improvements and additions to the Snow King Mountain Resort that respects the history of the "Town Hill," and also blends with the character of Jackson.

Natalia D. Macker: Teton County has a process in place regarding planning and development which includes opportunity for public comment as well as time for staff and elected officials to review the proposal alongside the Comprehensive Plan. This process includes the public while also ensuring each property owner is treated fairly. I believe that property owners need to go through the process.

Large parts of the community, such as Latinos and residents under 40, are significantly underrepresented in civic affairs and decision-making. What is your vision for involving the Latino community and younger people in decision-making? What are concrete steps that Town and County staff can take to make public processes like land-use planning more inclusive?

Trey Davis: Collaboration with Social Service organizations to reach out and assist with communications to Latinos and residents under 40 will assist in spreading the word on the importance of getting involved in local government decisions is key. Translations of forms, applications, and press releases can also assist in current issues and getting the word out and involving such decision makers.

Greg Epstein: I think the nonprofit sector plays an important role in ensuring equal participation in the government decision-making process. Government bodies and representatives may be able to adjust their meeting times, and locales to encourage more participation, but ultimately, giving voice to the disenfranchised and underserved populations is a job best done by the excellent non-profits in Jackson. I do believe that the town council and county commission should set aside time to listen and collaborate with these representative organizations.

Nikki Gill: One of the main reasons I'm running is because of that fact that my generation is significantly underrepresented in local government. At 28 years old I'm beginning to see many of my peers leave because they can't buy a home or afford to raise a family in Jackson. My generation along with Latinos are some of the most affected by the current housing crisis and the decisions regarding affordable housing, zoning, and much more that are being made currently by our local government will continue to have the greatest impact on us for years to come. I hope that by giving my generation a voice within local government and our community, I can help motivate more of my peers as wells as the Latino community to become more involved. Combined, the Latino community and residents under 40 comprise a significant portion of the population in Teton County and therefore should be proportionally represented on local boards and in local government. If elected I will work to recruit and appoint more individuals from the Latino community and the younger generation to local boards such as the Planning Commission.

Natalia D. Macker: I am honored to be a member of the County Commission able to represent our younger residents and working families. I consistently make an effort to reach out to as many voices in our community as possible. Relationships, open dialogue, and good listening are the best tools we have for accomplishing our long-term goals. This starts with leadership from our elected officials and partners. I hope to help create a better pipeline of leadership in our community so everyone is truly at the table, and I am working to make my own connections with key leaders in the Latino community so I can be an authentic ally. This means engaging with our youth to understand and participate in civic processes. It means ensuring access by providing tools, such as



translation services, and resources to break down barriers. It means creating a safe place in our public meetings where are all welcome to express their ideas and opinions.

The Comprehensive Plan calls for the Town and County to “Evaluate and amend wildlife protection standards for development density, intensity, location, clustering, permeability and wildlife-human conflict” (I.1.S.4) and to “Evaluate and update natural resource protection standards for waterbodies, wetlands and riparian areas” (I.2.S.1). Town and County planning staff are preparing a Natural Resource Regulations update for review and adoption. What issues do you see with our current wildlife and resource protection regulations and what are your suggested solutions? What is your plan for engaging all the key stakeholders, including those who represent the wildlife and resources that can’t speak for themselves?

Trey Davis: I think consistent enforcement of the Natural Resource Regulations is important for accountability and is critical to our natural resources. I also think the County needs to look into updating natural resource maps to include wetlands and riparian areas and determine impacts and if additional reasonable setbacks are necessary. A stakeholders group can be considered to assist in engaging all the key stakeholders as the regulations are reviewed and ultimately adopted.

Greg Epstein: Ultimately, our community goal should be to realistically reduce impacting habitat and disturbing fragile environments as much as possible. From time to time, there are one-off property rights situations that need to be specifically dealt with, but in general I think the Comprehensive Plan does a good job when it comes to conservation as a priority. Furthermore, these scenarios can be potentially counterproductive for other property owners if county-wide mandates are proposed based on individual property rights issues. My solution is to look at these cases separately and not amend the regulations for an entire land category for one or two outliers. Finally, I view the Comprehensive Plan as a dynamic, community road map, which based on the need for a better quality of life may require improvement at times.

Nikki Gill: I strongly believe that wildlife and resource protections should be a priority and I think this can be done through better zoning, increased density bonuses, and clustering. Our new LDRs reduced the amount of density that can be transferred from one property to another, thus dis-incentivizing clustering and instead incentivizing 35 acre developments. I think many of our current regulations impose unnecessary restrictions on the large landowners and cattle ranchers that have successfully resisted developing their land for generations. It seems their reward for not developing their property, in spite of a large financial gain, is to have their property rights stripped away. I would like for the Town and County to better engage with the large landowners and ranchers who are not only some of the most impacted by these new regulations, but are also some of the greatest protectors and advocates of wildlife in Teton County.

Natalia D. Macker: The County utilizes a Natural Resources Technical Advisory Board to participate in issues, planning, and regulations regarding Natural Resources. This volunteer Board includes individuals from across the spectrum of education and professional areas of expertise. All updates to land development regulations also go through an extensive, multi-step public process. In this case, we have commissioned a study, which can be repeatable, to ensure that our updates are based in science and that they will achieve the desired protection goals. I am specifically interested in ensuring that development is not degrading our waterways. I believe our updates can help create a system of checks and balances that protect resources without being too onerous for property owners, many of whom share our community goals.