

JACKSON HOLE
CONSERVATION ALLIANCE
LOCAL ELECTIONS VOTERS' GUIDE



2016 ALLIANCE VOTERS' GUIDE

From the Executive Director

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, the Alliance requested that candidates for Town, County, and Teton Conservation District answer a "questionnaire" on a range of community issues, including conservation. We have included all candidates' full and unedited responses here.

Please find additional information, including more questions and answers from our full questionnaire, on our website: www.jhalliance.org/2016questions. And for more info on voting here, check out www.jhalliance.org/newvoter.

Before you read this voters' guide, please note this disclaimer: none of the information in this guide 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. Of course, candidates' fitness for office should be judged on a variety of qualifications which may go beyond their responses to the questions contained in this guide.

We hope you find this information helpful and informative. Please get involved in shaping our shared future and vote this Fall!

Sincerely,

Craig M. Benjamin



TABLE OF CONTENTS

2	LETTER FROM EXECUTIVE DIRECTOR
3	QUESTIONNAIRE BY CANDIDATES FOR MAYOR, TOWN COUNCIL, COUNTY COMMISSION
3	WILDLIFE CROSSINGS
4	PUBLIC LANDS
6	HOUSING
8	TRANSPORTATION
11	COMMERCIAL DEVELOPMENT
12	SNOW KING EXPANSION
14	NATURAL RESOURCES
16	QUESTIONNAIRE BY CANDIDATES FOR TETON CONSERVATION DISTRICT



ISSUE: WILDLIFE CROSSINGS

1

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?

• MAYOR

SF

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.

PM

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

• TOWN COUNCIL

JSC

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.

JG

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.

HML

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.

JS

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

● COUNTY COMMISSION

TD

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.

GE

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!!!

NG

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.

NDM

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.

ISSUE: PUBLIC LANDS



2

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 American public lands to the states?

● MAYOR

SF

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. 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.

PM

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.

• TOWN COUNCIL

JSC

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.

JG

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.

HML

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.

JS

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.

• COUNTY COMMISSION

TD

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

GE

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.

NG

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.

NDM

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.



ISSUE: HOUSING

3

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?

● MAYOR

SF

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. decide speed limits in these areas. We can continue to achieve results by working together effectively and civilly.

PM

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.

● TOWN COUNCIL

JSC

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.

JG

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.

HML

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.

JS

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. Management and opposing transfer to states, and nine out of 10 local elected officials backed the measure.

● COUNTY COMMISSION

TD

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.

GE

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.

NG

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.

NDM

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: (1) 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. (2) Preservation of existing stock. (3) Updating affordable housing and employee housing requirements and mitigation. (4) Finding a permanent revenue source to fund these efforts.

ISSUE: TRANSPORTATION



4

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?

• MAYOR

SF

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.

PM

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.

• TOWN COUNCIL

JSC

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.

JG

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.

HML

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.

JS

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.

● COUNTY COMMISSION

TD

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.

GE

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.

NG

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.

NDM

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.



ISSUE: COMMERCIAL DEVELOPMENT

5

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?

• MAYOR

SF

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.

PM

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

• TOWN COUNCIL

JSC

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.

JG

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.

HML

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.

JS

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

• COUNTY COMMISSION

TD

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.

GE

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.

NG

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.

NDM

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.

ISSUE: SNOW KING EXPANSION



6

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?

• MAYOR

SF

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.

PM

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.

• TOWN COUNCIL

JSC

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.

JG

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.

HML

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.

JS

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.

• COUNTY COMMISSION

TD

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. produce more workforce units, such as more accessory-residential units in residential areas.

GE

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.ar round working population where the environment, people and businesses can thrive side by side.

NG

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.

NDM

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.



ISSUE: NATURAL RESOURCES

7

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?

• MAYOR

SF

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.

PM

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.

• TOWN COUNCIL

JSC

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.

JG

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.

HML

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.

JS

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.

● COUNTY COMMISSION

TD

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.

GE

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.

NG

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.

NDM

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.

TETON CONSERVATION DISTRICT

The Teton Conservation District is a subdivision of state government whose mission is to “promote conservation and management of natural resources — air, land, water, vegetation, and wildlife — through watershed-based research, education, conservation practices, cooperative projects, and on-the-ground actions to ensure the health, safety and general welfare of the people and resources of this area.” It is governed by a five-member elected Board of Supervisors. In the 2016 General Election, there are two open Teton Conservation District seats. **Bailey Schreiber** is running unopposed for the “Urban” seat. **Tom Campbell** and **Travis Ziehl** are competing for the “At-Large” seat. The Alliance does not endorse candidates, but we do encourage all eligible voters to research and remember to vote for your Conservation District leaders, who play an important role in protecting our wildlife and wild places. Learn more about the Teton Conservation District: <http://www.tetonconservation.org/district-info/>.

1

The mission of the Teton Conservation District is “to promote conservation and management of natural resources—air, land, water, vegetation, and wildlife...” What does this mean to you and what are three specific actions you think the Conservation District should take in the next four years to work toward this vision?

TC

Tom Campbell: The Teton Conservation District (TCD) implements our mission statement in several ways, all of which I, as a Supervisor of TCD, support.

- TCD employs water resource specialists, a land resource specialist, a GIS/wildlife biologist, and an Executive Director (Certified Wildlife Biologist). Our highly qualified staff works directly with the public, local, state, and federal agencies to achieve our Mission.
- TCD provides assistance to taxpayers on a year-round basis. Direct assistance is provided through the

Technical Assistance/Cost Share Grant Program, which is offered 2-3 times per year. Through this program, TCD provides technical assistance and cost share funding for projects that involve Agriculture; Mapping Resources & GIS; Restoration & Sustainability; County Planning & Development Regulations; Water Resources; and Wildlife.

- TCD provides cost-share funding and technical assistance outside of the TAC Grant program for qualifying projects that have a budget request up to \$2,500.

Four specific actions TCD should undertake in the next 4 years include: 1) continue to study water quality and aquatic health within Fish Creek with a goal of improving both; 2) continue to study how the community handles its sewage with an ultimate goal of developing a Source Water Protection Plan that identifies threats and develop strategies for protecting drinking water in Teton County; 3) continue providing financial and technical assistance to Teton County Weed and Pest and the public for control of noxious weeds; and 4) continue to support wildlife studies expand our knowledge of species that are sensitive, at risk, or in need of conservation. Protect resources without being too onerous for property owners, many of whom share our community goals.

BS

Bailey Schreiber: As a creature of state government operating at a local scale, the Conservation District plays an interesting role in natural resource management and conservation. The Conservation District does not further its mission alone. Rather, the Conservation District works with other governmental entities, non-profits and the broader community to collectively identify and understand what it means to promote conservation and management of natural resources and how financial resources should be allocated to satisfy these objectives. The Conservation District is essentially a collaborative institution, working within a larger network to determine how best to promote conservation and management. With this in mind... The Conservation District should partner with the Town of Jackson, Teton County and other appropriate entities to take steps to gain a more comprehensive understanding of the quality of our valley's water and what factors affect that quality. This should include a holistic assessment of our sewer and septic system and wastewater treatment facility.

The Conservation District should take an active role in assisting Teton County Integrated Solid Waste & Recycling in developing a food waste compost program as part of its Zero Waste initiative.

The Conservation District should continue to play its important role as repository for information and data regarding natural resources and should seek to make this information as widely available and as user-friendly as possible.

TZ

Travis Ziehl: We live in an amazing place with an embarrassment of natural wonders and a great history of resource protection for this community and it's many guests. I see the Conservation District's mission as one of the lead facilitators of this legacy of stewardship through a multitude of worthwhile support including; an engaged and highly knowledgeable staff, technical assistance, and also grants. With that said, it's an incredibly important mission and something I really want to be part of, here are a few things I'd like to help work towards: (1) When the University began to restructure Extension staffing across the state, it left a local knowledge gap in stewardship topics – in many ways TCD staff have stepped up to fill this void but, I believe there is still room to help citizens. From my visits to properties as a former special district employee and now as a private business owner – I've seen this need and would like it met with timely knowledge and the most recent sound science. (2) We should support our agricultural lands and open spaces to use improved technologies to get the most from their agriculture production while preserving ecosystem function – like transitioning from flood irrigation to more efficient and effective practices. (3) There are numerous groups involved in conservation in Teton County and there is a role for the District facilitating balanced natural resource dialogue, collaboration, and engagement through multiple different platforms including area working groups and nontraditional platforms like social media.

2

The Town of 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." How do you envision the Teton Conservation District working with the Town and County to meet shared objectives? Specifically, how do you see the Conservation District's role in promoting resource protection provisions in updates of the Town and County development regulations?

Tom Campbell: TCD typically does not provide funding or technical support to Teton County or to the Town of Jackson for planning-related projects. TCD views those efforts to be the responsibility of the respective government bodies. Instead, TCD is best equipped to provide technical and financial support for projects that result in on-the-ground conservation and enhancement of public and private lands in Teton County, and this approach is consistent with our mission statement. For example, TCD was requested by Teton County to provide funding for the Focal Habitat Feature Project and the Wildlife Crossing Master Plan Project. After reviewing these funding requests, TCD determined that these planning projects were the responsibility of Teton County and chose not to provide the requested funding. Instead, TCD determined it would be more consistent with our Mission Statement to possibly provide funding for on-the-ground effort that resulted from these two government-planning projects, such as funding for recommended wildlife crossings. I agree with this position.

TCD staff also spends considerable time providing technical reviews of various development applications, especially those that occur within the Natural Resource Overlay District, and/or those that might impact wildlife habitat, wetlands and protected water features. TCD is mandated by Wyoming State Statutes to provide these services. TCD also interacts with the Teton County Planning Department and provides technical input and recommendations on Land Development Regulations pertaining to conservation of protect natural resources and the local environment. I agree with this position.

Bailey Schreiber: The Conservation District has a long history of collaborating and partnering with local governments to identify and achieve shared objectives and it should continue to do so. These shared objectives include measuring and understanding the quality of our valley's natural resources and determining how to best maintain or improve that quality with population and visitation growth.

The substance and content of the land development regulators should be determined by the appropriate governing body in connection with the broader community. The Conservation District should assist the Town and County in updating land development regulations by providing relevant and current information and data regarding the location and character of natural resources and best practices when it comes to natural resource management. TCD should continue to play its important role as repository for information and data regarding natural resources and should seek to make this information as widely available and as user-friendly as possible.

Travis Ziehl: It's significant that our Comprehensive Plan emphasizes the protection and preservation of our 2.7 million acre 'crown jewel' of the national treasure that is the Greater Yellowstone Ecosystem - Teton Conservation District's role in that plan is multi-layered. On the front side of the plan, they work with the Planning Department staff to contribute scientific and technical knowledge to the LDR's making sure that as land use changes through development we're minimizing, mitigating, and where ever possible improving our natural resources along the way. Mindful of this role and to not overstep jurisdictional boundaries, I believe that this contributes substantially to natural resource protection and preservation - from that point it's up to other authorities to accept, incorporate, and administer the prescribed practices. Behind the scenes, planners rely on TCD support to provide pertinent natural resource comments on development plans which ensure as land use changes through development, it aligns with the community values outlined in the Comprehensive Plan.

Parallel to these efforts, it can't be forgotten the other forms of assistance provided by TCD which advance the vision of the plan and therefore benefit the ecosystem; site visits and consultations from experts, cost-sharing and grants on natural resource projects, and a network of talented colleagues across the region to ensure the best practices are up to date and implemented.

3 What is your vision for the future of our Teton County federal lands, and how do you see the Conservation District partnering with our land managers to conserve natural resources on these lands?

TC

Tom Campbell: My vision for Federal lands in Teton County and elsewhere in Wyoming is “public lands in public hands.” I am not supportive of transferring ownership of public lands to the State of Wyoming or to private entities. I am supportive of Grand Teton National Park acquiring the 2 State of Wyoming parcels on a willing seller-willing buyer basis, and I am encouraged with the recent progress on that front. TCD has for many years and should continue partnering with local Federal and State agencies in conserving natural resources in Teton County. TCD has received applications from and has provided funding for Technical Assistance and Cost Share Grants to Grand Teton National Park, Bridger-Teton National Forest, Caribou-Targhee National Forest and the Wyoming Game and Fish Department. These projects are evaluated by TCD for compliance with our Mission, and what benefits Teton County taxpayers receives before agreeing to provide funding. I recognize the importance of these partnerships and will work to maintain and expand these relationships.

BS

Bailey Schreiber: A significant portion of the Conservation District’s jurisdiction is made up of federal lands and the Conservation District has an ongoing role in assisting in the management of the natural resources on these federal lands. The Conservation District is well poised to assist federal land managers on a handful of specific topics, including restoration of the Kelly hayfields, studies on water quality in national parks and forests, and tracking the effects of grazing on federal rangelands. The Conservation District should continue these programs and work with federal partners to determine other opportunities for collaboration.

TZ

Travis Ziehl: Like many of my friends and neighbors, one of the biggest draws to living in Teton County, Wyoming is all of the public land and open spaces for our enjoyment in ways too numerous to list. I envision the federal lands within TCD’s boundary as always belonging to the public, forever ours to cherish and our responsibility to preserve for future generations. While the partisan politics of Washington exasperate many of us, one of the things that happened with mandated Federal budget cuts during the sequestration were disproportionately substantial cuts to local program level funding. This has left many of our federal land managers in the difficult and unenviable position of project triage; forgoing a lot of what they want and need to do - with only what they can do. Teton Conservation District needs to work with land managers and other conservation oriented groups to create a network of support for increased levels of funding for on the ground projects. Also, when TCD funds are used in support of projects on federal land and neighboring areas – we should look for ways to leverage the funds, through grants, innovative partnerships, and local issue working groups.

4

Grizzlies in John Dodge. Wolves in Melody Ranch. A cougar on the pathway near Gregory Lane. Wildlife continually moves through our neighborhoods and sometimes things can go wrong: the incident with a cougar up Cache Creek a few years back created problems for citizens, agencies, and (ultimately) the cat. What actions should the Conservation District prioritize to reduce conflicts with wildlife moving through our neighborhoods?

TC

Tom Campbell: Teton County is blessed with diverse and abundant wildlife populations, and the public has identified that conserving these populations is of the utmost importance. TCD recognizes that having wildlife living in proximity to humans can create some challenges for both the animals and for humans. TCD embraces the concept of compatible coexistence of humans and wildlife, and have supported a variety of organizations and their projects that work to accomplish this. Example projects TCD has supported include improving backcountry food storage to reduce conflicts with grizzly bears; reducing non-native fruit-bearing trees in proximity to human developments to reduce conflicts with bears; improving fish passage through

highway culverts; roadkill reduction programs; wildlife-friendly fencing; and neighborhood educational programs. TCD has been, and I will work to insure TCD continues to be receptive to projects that further the compatible coexistence concept in Teton County.

BS

Bailey Schreiber: This valley is wealthy in wildlife. That is one reason of the many reasons this is such a special place. Because of this, interaction between humans and wildlife is, to some degree, inevitable. The Conservation District should work to reduce conflicts where possible by promoting preventative measures and providing outreach about wildlife attractants. The Conservation District should also look to and build upon its existing partnerships with wildlife management agencies and non-profits in the region to address these conflicts through research, providing outreach and education, and funding where appropriate.

TZ

Travis Ziehl: And according to my friends and neighbors the other best part about living here; with all of our public land and the intact ecosystem it affords us - we have an abundance of some of North America's favorite wildlife. The key word in wildlife is the wild, we don't control them but, what we can control is our behaviors.

I believe there is a role for the Teton Conservation District helping people understand that actions they take on their property may have unintended consequences to wildlife. As much as possible we need to find ways to coexist with wildlife and not contribute to situations where there could be conflict. In this way we intervene and modify our behaviors before wildlife experts have to intervene and make tough decisions. Certainly not every one of these conflicts can be prevented but, as people conscious of our surroundings and our impacts - we should strive to find ways to be good neighbors to wildlife.



Get to know all these candidates in person at a fun, new candidate forum:

Candidate Speed Dating!
Hosted by the Alliance and Planet JH

Where: Hole Bowl

When: Wednesday, November 2nd

Doors at 5:30pm
Forum starts at 6:00pm

Who: Candidates for mayor, town council, county commission, and Teton Conservation District

What: Bring your friends and travel around the room in a group, spending five minutes with each of our local candidates!

The Jackson Hole Conservation Alliance protects the wildlife, wild places, and community character of Jackson Hole by focusing on:

Wildlife and Public Lands: Collaborating with government agencies, citizens, and other nonprofit groups to help wildlife & land managers and our community make decisions that ensure abundant, healthy, sustainable wildlife populations, connected wildlife habitat, and protected American public lands.

Community Planning: Supporting land use rules and investments that encourage walkable neighborhoods, connected by transportation choices, surrounded by protected open space, working agricultural lands, and connected wildlife habitat.

Civic Engagement and Leadership Development: Engaging Teton County residents in the civic process, holding our elected representatives accountable for their decisions that shape our future, and empowering the next generation of conservation and community leaders.

Please support the Alliance today
Your memberships and contributions keep us going.
Visit www.jhalliance.org/give to join us!



JACKSON HOLE CONSERVATION ALLIANCE