

**Jackson/Teton County Comprehensive Plan Update
All Joint Planning Commission Recommendations Through 3/5/2010**

Topic: 2009 Jackson/Teton County Community Vision

Approved Jointly

| Rec. # | Recommendation | County | Town | Date |
|--------|--|--------|-------|-----------|
| 21 | Split the Vision Chapter from the Executive Summary | 4 - 0 | 5 - 0 | 7/30/2009 |
| 25 | End of second paragraph, P 7 insert: As a community, we have a unique opportunity to lead by example, share our values and influence opinions around the world. We need to embrace this opportunity and step up to the challenge of leadership presented to us. | 4 - 0 | 5 - 0 | 7/30/2009 |
| 34 | Definition of Sustainable: Replace 1987 BCR definition with: A system of practices that are healthy for our community and the environment, economically viable and can be maintained indefinitely. | 3 - 0 | 4 - 0 | 8/13/2009 |
| 37 | On P8, first paragraph: Delete second check: "ecosystem preservation does not preclude . . ." | 3 - 0 | 3 - 1 | 8/13/2009 |
| 39 | P9 after ". . .growth patterns" and before "It recognizes..." insert: Ecosystem and open space preservation may be adversely affected by State Statutes and private property rights which may not be controlled or managed by the County or its residents. | 3 - 0 | 4 - 0 | 8/13/2009 |
| 63 | 3rd check on page 8 amended: The impact of decisions must be understood in a local, regional and global context because of the impacts that development and other human activities have on ecological processes. | 5 - 0 | 7 - 0 | 8/27/2009 |
| 64 | Vision Statement: Preserve and protect the area's unparalleled natural ecosystem while meeting our community's needs in an environmentally responsible manner that celebrates this significant and unique place on our shared planet. Have staff add community character, quality of life, and human desires into vision statement | 4 - 1 | 7 - 0 | 8/27/2009 |
| 66 | Insert in Vision chapter text a discussion of "least growth" solutions in order to meet human needs - emphasizing wildlife and natural resource protection while acknowledging private property rights | 5 - 0 | 4 - 3 | 8/27/2009 |

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|--------|---|--------|-------|-----------|
| 69 | Add a statement in the Vision chapter text about a "sustainable community, not dependent on growth" similar to what is in the 1994 Plan | 4 - 1 | 3 - 4 | 8/27/2009 |

Failed Jointly

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|--------|--|--------|-------|-----------|
| 22 | Add "without sacrificing the natural environment" after second to last sentence of paragraph 2 on page 7 | 2 - 2 | 2 - 3 | 7/30/2009 |

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|----|--|-------|-------|-----------|
| 40 | P8, Amend second check, under sustainability: Ecosystem preservation may at times preclude growth and development activities above and beyond those needed to meet our community's human needs. | 0 – 3 | 0 – 4 | 8/13/2009 |
| 65 | P9 graphic - Community Vision. Replace with a "Nortonian" Teeter Totter to be brought back to PC's for final approval. | 2 – 3 | 1 – 6 | 8/27/2009 |

Topic: Overall Structure

Approved Jointly

| Rec. # | Recommendation | County | Town | Date |
|--------|--|--------|-------|-----------|
| 46 | Focus on a predictable, measurable plan | 4 – 0 | 7 – 0 | 8/20/2009 |
| 50 | Add a Theme: Energy Conservation - and have Staff compile principles and policies that belong in the new theme and relocate principle 1.3 into the new theme | 4 – 0 | 7 – 0 | 8/20/2009 |
| 67 | Remove all pictures, but keep diagrams, boxes, etc. | 5 – 0 | 7 – 0 | 8/27/2009 |
| 68 | Add language in the introduction about the administration chapter annual and five year reviews | 5 – 0 | 7 – 0 | 8/27/2009 |
| 75 | Begin each policy with an action verb | 3 – 2 | 6 – 1 | 8/27/2009 |
| 292 | Remove all "What the Community Said About this Theme" boxes; instead reference appendices regarding public comment | 4 – 0 | 4 – 0 | 2/11/2010 |

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| 111 | Include a glossary in Comp Plan of terms and acronyms | 4 – 0 | 2 – 3 | 9/10/2009 |

Approved Town of Jackson

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|--------|--|--------|-------|-----------|
| 87 | Define and clarify "Best Practices" usage throughout document | 2 – 2 | 4 – 2 | 9/3/2009 |
| 139 | Under "Indicators" heading in all Themes: change "will use" to "should consider using" | 2 – 3 | 4 – 1 | 10/8/2009 |

Failed Jointly

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| 11 | Consolidate plan into fewer chapters - not changing text of individual chapters by passing this vote. | 0 – 4 | 1 – 5 | 7/30/2009 |

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Topic: Theme 1: Stewardship of Wildlife and Natural Resources

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|--------|--|--------|-------|-----------|
| 47 | Relocate Principle 1.4 and associated strategies and indicators | 4 - 0 | 7 - 0 | 8/20/2009 |
| 48 | Amend the title of Theme 1 to: "Practice stewardship of wildlife, natural resources, and scenic vistas" | 4 - 0 | 6 - 1 | 8/20/2009 |
| 49 | Replace "viable populations" with "healthy populations" in Statement of Ideal and throughout theme, and add an indicator of 'health' and associated strategies | 4 - 0 | 7 - 0 | 8/20/2009 |
| 52 | Staff will Insert the County's 2nd and 3rd recommendations regarding Theme 1 into Principle 1.1 where appropriate | 4 - 0 | 7 - 0 | 8/20/2009 |
| 54 | Throughout Theme 1 do not limit wildlife protection policies to implementation only in the Natural Resources Overlay | 4 - 0 | 7 - 0 | 8/20/2009 |
| 55 | Amend Principle 1.1 Sentence 3 to read: Without supporting all native species within the ecosystem the web of support for all native species begins to weaken and the intact ecosystem begins to break down. (or similar, tighter language) | 4 - 0 | 5 - 0 | 8/20/2009 |
| 56 | Make no further changes to Policy 1.1.a and Principle 1.1 beyond recommendations 49, 54, and 55 | 4 - 0 | 4 - 1 | 8/20/2009 |
| 58 | Policy 1.1.b: Replace "behavioral best practices" with "policy decisions" | 4 - 0 | 5 - 0 | 8/20/2009 |
| 71 | Leave Policy 1.1.c as is | 2 - 1 | 7 - 0 | 8/27/2009 |
| 72 | Leave Policy 1.1.d as is | 4 - 1 | 5 - 2 | 8/27/2009 |
| 73 | Policy 1.1.e: Staff to rewrite to clarify intent of mitigating primarily development impacts and relationship with 1.1.d | 4 - 1 | 7 - 0 | 8/27/2009 |
| 76 | Policy 1.1.g: Do not except any areas from policy | 5 - 0 | 3 - 2 | 8/27/2009 |
| 78 | Principle 1.2: Change header to "Preserve and enhance water and air quality" | 5 - 0 | 5 - 0 | 8/27/2009 |
| 83 | Staff will insert County recommendation 8 into Theme 1 where appropriate | 5 - 0 | 5 - 0 | 8/27/2009 |
| 79 | Policy 1.2.a last sentence changed to: "Consequently, development will be designed to protect water bodies. . ." | 5 - 0 | 4 - 1 | 8/27/2009 |
| 80 | Policy 1.2.b: Strike the word "urban" | 5 - 0 | 4 - 1 | 8/27/2009 |
| 81 | Policy 1.2.c: Staff to redraft language to clarify intent of surface water protection beyond requirements of other jurisdictions | 5 - 0 | 4 - 1 | 8/27/2009 |

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|-----|--|-------|-------|-----------|
| 82 | Policy 1.2.d: add "vehicle exhaust" to list of exacerbating effects | 5 - 0 | 5 - 0 | 8/27/2009 |
| 84 | 1.5.a and 1.5.b: expand skyline/foreground protection beyond public roads/parks to all roads | 4 - 0 | 6 - 0 | 9/3/2009 |
| 85 | 1.5.c: add "all land disturbing activities will be required to fit natural contours by conforming to construction standards for land moving" | 4 - 0 | 6 - 0 | 9/3/2009 |
| 86 | 1.5.d: add language addressing pedestrian and/or public safety | 3 - 1 | 6 - 0 | 9/3/2009 |
| 90 | Staff will research the legality of a policy regarding noise pollution and insert the appropriate policy in the appropriate location in the Plan | 3 - 0 | 6 - 0 | 9/3/2009 |
| 91 | 1.5: add a policy of continuing support of a Scenic Resource Overlay for the County | 4 - 0 | 6 - 0 | 9/3/2009 |
| 92 | 1.5: staff will research the addition of Scenic Resource Overlay policies for Town | 4 - 0 | 6 - 0 | 9/3/2009 |
| 93 | 1.6.a: delete the list of places in last sentence | 4 - 0 | 6 - 0 | 9/3/2009 |
| 96 | 1.6.b: prioritize conservation of agricultural use throughout Teton County | 4 - 0 | 5 - 0 | 9/3/2009 |
| 97 | 1.6.c: language should provide incentives for permanent open space | 4 - 0 | 5 - 0 | 9/3/2009 |
| 98 | 1.6.c: staff will rewrite to focus on goal of policy which is the last sentence | 3 - 1 | 5 - 0 | 9/3/2009 |
| 101 | Stronger language in 1.1.g | 4 - 0 | 3 - 2 | 9/10/2009 |
| 102 | Strengthen 1.1.g language regarding transportation | 4 - 0 | 4 - 1 | 9/10/2009 |
| 104 | Recommend to electeds that Environmental Commission is established now | 4 - 0 | 3 - 2 | 9/10/2009 |
| 106 | 1.6.a: expand to apply to all parcel sizes | 4 - 0 | 5 - 0 | 9/10/2009 |
| 108 | Rework 1.7 to clarify staff's intent. | 4 - 0 | 5 - 0 | 9/10/2009 |
| 109 | Look at indicators suggested by public and include in list for elected official review | 4 - 0 | 5 - 0 | 9/10/2009 |
| 114 | Take "creation" out of 1.7.b | 4 - 0 | 4 - 0 | 9/10/2009 |
| 115 | Incorporate statement, "Recognize that any and all growth in the valley impacts both wildlife and natural resources." into Theme 1 where appropriate | 5 - 0 | 3 - 2 | 10/8/2009 |
| 116 | Strategy 1.1: Define the Environmental Commission's role to make land use and transportation recommendations | 5 - 0 | 5 - 0 | 10/8/2009 |
| 117 | Strategy 1.2 third bullet: add "floodplains" to focus | 5 - 0 | 5 - 0 | 10/8/2009 |

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| 119 | Indicator 4 should look at sediment loading in all waterways | 5 - 0 | 4 - 1 | 10/8/2009 |
| 120 | Strategy 1.2, first bullet: strike "Wyoming Game and Fish" leave it as "most recent data" and include Wyoming Game and Fish as the primary partnering agency | 5 - 0 | 5 - 0 | 10/8/2009 |
| 135 | Add indicator: Game and Fish monitored populations, with a goal of the WGF targets | 5 - 0 | 5 - 0 | 10/8/2009 |
| 137 | Add indicator: Indicator species populations and population trends | 5 - 0 | 5 - 0 | 10/8/2009 |
| 138 | Add indicator: Air quality | 5 - 0 | 5 - 0 | 10/8/2009 |
| 140 | Add indicator: ambient night light | 4 - 1 | 3 - 2 | 10/8/2009 |
| 141 | Add indicator: ambient sound | 4 - 1 | 4 - 1 | 10/8/2009 |
| 143 | Move to Theme 8, Energy Conservation: Strategy 1.4, bullets 3 and 4; and Indicator 6 | 4 - 0 | 5 - 0 | 10/8/2009 |
| 192 | Insert into Theme 1, Why is this Theme Addressed, end of second paragraph: "while balancing the need to protect private property rights" | 4 - 0 | 3 - 1 | 11/19/2009 |
| 196 | Conservation Alliance 11/12 Action #3: Add the following strategy: "Establish a dedicated funding source to acquire permanent open space for wildlife habitat protection, scenic vistas preservation and agricultural preservation." (Through the vote of the people) | 4 - 0 | 3 - 1 | 11/19/2009 |
| 199 | Conservation Alliance 11/12 Action #5: Add language that clearly explains how indicators will be used to draft and amend land development regulations. Language should be added that explains how a science-based monitoring program will be further developed with appropriate agencies and partners. A baseline column, with quantifiable documentation of existing conditions, should be added to all indicator tables in the new plan. | 4 - 0 | 3 - 1 | 11/19/2009 |
| 200 | Conservation Alliance 11/12 Action #6: Add language that provides greater detail on potential types of exemptions and allowances for agriculture. | 3 - 1 | 3 - 1 | 11/19/2009 |
| 202 | Conservation Alliance 11/12 Action #7: Add language that clearly explains why the protection of diversely sized-parcels is important. (The rewrite of what is now policy 1.4a, page 11, does not adequately capture this.) Vote to direct staff to include more language on the importance of maintaining connectivity throughout the valley as a whole. | 4 - 0 | 4 - 0 | 11/19/2009 |
| 204 | Endorse - as a rewrite guide - Lisa's recommendations on principle 1.7 and policies a,b,c to address responsible use of public lands. | 4 - 0 | 6 - 0 | 12/3/2009 |
| 205 | The intent of the Planning Commission is to apply wildlife protections everywhere, without universally burdening existing platted lots with additional environmental analysis. | 4 - 0 | 6 - 0 | 12/3/2009 |
| 206 | Limit scenic protection to State and select County and public roads | 3 - 1 | 6 - 0 | 12/3/2009 |

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| 207 | Leave recommended 1.3.c as written in the draft Theme 1 redline published 10/30/09. | 3 - 1 | 4 - 2 | 12/3/2009 |
| 209 | Strategy 1.2 - Agriculture may be excepted from wildlife friendly fencing standards. | 3 - 1 | 6 - 0 | 12/3/2009 |
| 211 | Waterways Indicator - Measure water quality in addition to sediment loading; limit indicator applicability to natural waterways | 4 - 0 | 6 - 0 | 12/3/2009 |
| 212 | Geneva Comments Page 4 - change "Critical Winter Habitat" to "Critical Habitat" Add a statement to Policy 1.1 relating to wildlife and transportation. Add indicator to measure wildlife vehicle collision fatalities. | 4 - 0 | 6 - 0 | 12/3/2009 |

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| 70 | "Why is this theme addressed?" replace Paragraph 1 with: Because Teton County's abundant wildlife, natural and scenic resources are an international treasure, and the protection of these resources is our community's highest priority. We recognize that our policies regarding development, transportation, recreation, and energy consumption all have impacts on these resources, so it is our responsibility to create policies and enact regulations which protect them. Permanent Conservation Permanent conservation of private lands has resulted in about 20,000 acres of conserved open space. Another 15,000 acres are still in agricultural use. Agricultural use of large contiguous private land is most consistent with the goals of this Comprehensive Plan. Efforts aimed at the permanent conservation of such lands have the greatest potential to positively impact Teton County's wildlife, scenic and natural resources, and should be our highest land use priority. | 5 - 0 | 1 - 6 | 8/27/2009 |
| 74 | Policy 1.1.f: Change "support" to "require" | 4 - 1 | 1 - 6 | 8/27/2009 |
| 77 | Policy 1.1.g: Change "use best management and design practices" to "implement policy directives" | 4 - 1 | 2 - 2 | 8/27/2009 |
| 89 | Principle 1.5 "... and will be regulated" instead of "... and will be prevented as much as possible" | 3 - 1 | 2 - 4 | 9/3/2009 |
| 95 | 1.6: staff will draft language that recognizes permanent conservation of large contiguous properties as one of our highest land use priorities | 3 - 1 | 1 - 4 | 9/3/2009 |
| 103 | Include all appropriate Game and Fish language into document | 4 - 0 | 2 - 3 | 9/10/2009 |
| 105 | Add a policy/strategy creating a public funding source for the acquisition of conservation easements and/or open space | 3 - 1 | 2 - 3 | 9/10/2009 |
| 136 | Add indicator: acres rehabilitated | 4 - 1 | 1 - 4 | 10/8/2009 |
| 142 | Add indicator: meters of wildlife unfriendly fencing removed | 4 - 1 | 1 - 4 | 10/8/2009 |

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| 190 | Defer further discussion of Theme 1 until review and recommended changes by the Env. Commission and/or Conservation Alliance are ready for review | 3 - 1 | 1 - 3 | 11/19/2009 |
| 195 | Conservation Alliance 11/12 Action #2: Ensure that the red-lined, rewritten draft of Theme One that is sent to elected officials includes an incorporation of Wyoming Game and Fish comments. | 3 - 1 | 1 - 3 | 11/19/2009 |
| 197 | Conservation Alliance 11/12 Action #4: Wildlife protection should be the primary consideration in all land use decisions. (While balancing the need to protect private property rights) | 3 - 1 | 2 - 2 | 11/19/2009 |
| 198 | Conservation Alliance 11/12 Action #4: Wildlife protection should be the primary consideration in all land use decisions. | 3 - 1 | 1 - 3 | 11/19/2009 |

Approved Town of Jackson

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| 88 | Principle 1.5: ...as much as "reasonably" possible | 1 - 3 | 4 - 2 | 9/3/2009 |
| 189 | Move forward with discussion of staff questions as listed in the staff report | 1 - 3 | 3 - 1 | 11/19/2009 |

Failed Jointly

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| 94 | 1.6.a add: "The conservation and agricultural use of large contiguous private land is also the most consistent land use with the goals of the Comprehensive Plan. Efforts aimed at the permanent conservation of such lands have the greatest potential to positively impact Teton County's wildlife, scenic and natural resources, and should be our highest land use priority." | 1 - 3 | 1 - 5 | 9/3/2009 |
| 110 | Make Conservation of Open Space its own principle | 2 - 2 | 2 - 3 | 9/10/2009 |
| 113 | Add a strategy: creation of an additional Wildlife Stewardship Plan under the direction of the Environmental Commission to detail implementation of Principle 1.1 | 2 - 2 | 1 - 4 | 9/10/2009 |
| 191 | The staff rewrite met the intent of the previous recommendations made | 2 - 2 | 2 - 2 | 11/19/2009 |
| 193 | Incorporate all seven 11/12 recommended actions from the JH Conservation Alliance into Theme 1 | 2 - 2 | 1 - 3 | 11/19/2009 |
| 194 | Conservation Alliance 11/12 Action #1: Ensure that more specific data, language and mechanisms to protect wildlife are incorporated into the plan, and that existing data and knowledge are efficiently utilized. Science-based language from the existing 1994 Plan, references to specific reports that can provide a basis for land development regulations, and recent data (including updated maps of overlays) should be incorporated into the new plan. If the new plan is not going to include this specific, but necessary, information, it should refer to a plan, process, or document where the information will be gathered and available. (Insert in to strategies and indicators) | 2 - 2 | 1 - 3 | 11/19/2009 |

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Topic: Theme 2: Manage Growth Responsibly

Approved Jointly

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| 121 | Limit development in the County to current base (by right) zoning with allowance for as yet to be determined incentives for conservation easements through acquisition and the use of PRDs and TDRs | 4 - 1 | 3 - 1 | 9/24/2009 |
| 124 | There should be density bonuses for community values | 5 - 0 | 6 - 0 | 10/1/2009 |
| 125 | There should be density bonuses to incentivize conservation easements for wildlife habitat | 5 - 0 | 6 - 1 | 10/1/2009 |
| 126 | There should be density bonuses to incentivize conservation easements to protect scenic resources | 5 - 0 | 7 - 0 | 10/1/2009 |
| 127 | There should be density bonuses to incentivize conversion of nonresidential use into residential use | 4 - 1 | 7 - 0 | 10/1/2009 |
| 129 | There should be density bonuses for the provision of affordable housing | 4 - 1 | 5 - 2 | 10/1/2009 |
| 130 | Density bonuses should be performance based incentives | 5 - 0 | 7 - 0 | 10/1/2009 |
| 132 | The concept of regionalism should be considered in the Plan pertaining to the impacts our decisions have on transportation, natural resources (air, water, wildlife), workforce housing, and waste management in the greater region | 5 - 0 | 6 - 0 | 10/1/2009 |
| 145 | Wilson shall retain its existing base zoning | 3 - 0 | 2 - 0 | 10/15/2009 |
| 147 | Eliminate Wilson, Aspens, Teton Village, and northern South Park as nodes appropriate for increased development potential. | 3 - 0 | 6 - 1 | 10/22/2009 |
| 148 | Discuss the Town in Theme 3 - Town as Heart | 3 - 0 | 5 - 2 | 10/22/2009 |
| 149 | Base development potential in the county should be reduced from the current base zoning potential identified by the buildout taskforce in order to preserve wildlife habitat. | 3 - 0 | 3 - 2 | 10/22/2009 |
| 151 | Use of on-site PRDs should be included as a policy in the Comp Plan. | 3 - 0 | 5 - 0 | 10/22/2009 |
| 153 | Residential ARU's in County should be eliminated. | 2 - 1 | 3 - 2 | 10/22/2009 |
| 162 | Site area (status quo) – larger multiplier for larger sites - should be a basis for the PRD | 3 - 2 | 7 - 0 | 11/5/2009 |

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| 163 | Development location — larger multiplier for clustering on-site or off-site development potential in a desired area should be a basis for the PRD: -Outside crucial habitat areas (i.e. NRO, certain habitat types) -Outside scenic areas (i.e. SRO) -Adjacent to existing development -To be identified in FLUP discussion -Other | 4 – 1 | 4 – 3 | 11/5/2009 |
| 167 | There should not be a policy regarding cumulative PRD potential, development potential will be determined as a function of achieving the stated program objectives as determined above | 3 – 2 | 5 – 1 | 11/5/2009 |
| 171 | Maintain existing potential outside of the areas formerly known as nodes and add PRD options | 3 – 2 | 4 – 2 | 11/5/2009 |
| 172 | Maintenance of the existing residential and/or nonresidential pattern allowed today is the desired land use pattern in the areas formerly known as nodes | 4 – 1 | 4 – 2 | 11/5/2009 |
| 173 | County nonresidential development should be addressed in Theme 2 | 5 – 0 | 6 – 0 | 11/5/2009 |
| 174 | There should be no expansion of the land area designated as Resort (Teton Village, Jackson Hole Golf and Tennis, Snake River Sporting Club (Astoria), Grand Targhee) | 4 – 1 | 6 – 0 | 11/5/2009 |
| 175 | There should be no expansion of allowed non-residential floor area in designated Resorts unless it is exchanged for residential floor area | 4 – 1 | 5 – 0 | 11/5/2009 |
| 176 | In designated Resorts local oriented nonresidential use should be incentivized to reduce the impact on transportation and wildlife. | 4 – 1 | 5 – 0 | 11/5/2009 |
| 178 | Identify Hog Island (highway frontage south of South Park Bridge) as a home business area for light industrial uses by right with sensitivity to the gateway treatment | 5 – 0 | 4 – 0 | 11/12/2009 |
| 179 | Staff should research and bring back additional light industrial areas for consideration by the Commissions and the public as part of Theme 2. | 5 – 0 | 4 – 0 | 11/12/2009 |
| 180 | Nonresidential use outside of the Resorts, Light Industrial areas, and areas formerly identified as nodes should be addressed district by district in the Future Land Use Plan. | 5 – 0 | 4 – 0 | 11/12/2009 |
| 182 | Community Character should be defined by district as part of the Future Land Use Map | 5 – 0 | 4 – 0 | 11/12/2009 |
| 183 | Community Character should maintain a focus on our rural land use character in areas outside of the Town of Jackson as a key principle of the plan as discussed in the 94 plan as a ratio of open space to structure | 5 – 0 | 4 – 0 | 11/12/2009 |
| 186 | Community character protection should maintain residential home size limitations (8,000 square feet/10,000 square feet max.) | 4 – 1 | 4 – 0 | 11/12/2009 |
| 188 | Direct staff to revise Theme 2 strategies and indicators to reflect the revisions to the text of the chapter with indicator goals reflecting policy not the Future Land Use Plan | 5 – 0 | 4 – 0 | 11/12/2009 |

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| 299 | The rewrite of Theme 2 generally reflects the previous votes and discussion of the Joint Planning Commissions | 3 – 0 | 5 – 0 | 2/18/2010 |
| 300 | Expansion of light industrial activity in Town must still respect the overall cap on Town nonresidential potential | 3 – 0 | 4 – 0 | 2/18/2010 |
| 301 | Allowance for local convenience commercial in mixed-use neighborhoods in Town must still respect the overall cap on Town nonresidential potential | 3 – 0 | 4 – 0 | 2/18/2010 |
| 302 | Recommendation 174 limiting land area expansions of Resorts applying to County Resorts (Teton Village, Golf & Tennis, Snake River Sporting Club, and Grand Targhee) should also apply to Snow King – the only Planned Resort in Town | 3 – 0 | 4 – 0 | 2/18/2010 |
| 303 | Policy 2.2.a allowance for the addition of nonresidential potential of any type in any Resort if a commensurate amount of residential potential is eliminated should only apply to Teton Village | 3 – 0 | 4 – 0 | 2/18/2010 |
| 304 | Policy 2.2.a allowance for the addition of nonresidential potential of any type in Teton Village if a commensurate amount of residential potential is eliminated should only allow an increase in local convenience commercial for a decrease in lodging or short-term rental | 3 – 0 | 4 – 0 | 2/18/2010 |
| 305 | Policy 2.2.d incentivization of local convenience commercial in Teton Village must respect the cap on Resort nonresidential development | 3 – 0 | 4 – 0 | 2/18/2010 |
| 306 | The identification of specific locations for the new light industrial land enabled in Policy 2.2.b is a FLUP issue to be addressed when the FLUP is discussed | 3 – 0 | 4 – 0 | 2/18/2010 |
| 310 | Revise 2.1.c, and other areas in Theme 2 to state clearly that increased residential development potential is allowed within Targeted Growth Areas in Town | 5 – 0 | 6 – 0 | 2/18/2010 |
| 312 | Principle 2.1.c: remove the last sentence related to TDR's | 3 – 0 | 5 – 0 | 2/18/2010 |

Approved Teton County

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| 123 | Determine an end state buildout and implement it through a defined land use plan | 3 – 2 | 0 – 7 | 10/1/2009 |
| 133 | As a concept, include a rate of growth cap in the Plan | 3 – 2 | 0 – 6 | 10/1/2009 |
| 150 | Base property rights in the County should be the minimum level of development. | 3 – 0 | 2 – 3 | 10/22/2009 |
| 152 | Include a policy limiting the use of on-site PRDs to a maximum multiplier of 3 units per 35 acres. | 3 – 0 | 2 – 3 | 10/22/2009 |
| 157 | Maintain current PRD basis and multipliers | 3 – 2 | 3 – 3 | 11/5/2009 |
| 158 | Hold a workshop on possible PRD multipliers and bases, with PC, staff and community groups | 5 – 0 | 2 – 4 | 11/5/2009 |

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| 164 | Habitat value — larger multiplier for conservation of higher value habitat (could be determined by EA, NRO mapping, other) should be a basis for the PRD | 3 – 2 | 2 – 5 | 11/5/2009 |
| 185 | Community character should consider allowing increased home sizes above 8,000 and 10,000 square feet as an incentive to obtaining conservation easements | 3 – 2 | 2 – 2 | 11/12/2009 |

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| 122 | Create a predictable land use plan based on community values with buildout numbers compiled to determine consistency between community goals and land use policies | 2 – 3 | 7 – 0 | 10/1/2009 |
| 131 | Density bonuses should be discretionary incentives | 1 – 4 | 4 – 3 | 10/1/2009 |
| 181 | Existing "non-conforming uses" should be encouraged/allowed to be maintained and in some districts expanded to address community character and vitality. | 1 – 4 | 3 – 1 | 11/12/2009 |
| 184 | Community character should be based partly on bulk, scale and density of future structures should be compatible with existing neighborhoods in areas outside of the Town of Jackson | 2 – 3 | 3 – 1 | 11/12/2009 |

Failed Jointly

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| 128 | There should be density bonuses for the provision of workforce housing | 2 – 3 | 3 – 4 | 10/1/2009 |
| 134 | As a concept, include a cumulative growth cap in the Plan | 2 – 3 | 0 – 6 | 10/1/2009 |
| 144 | TDRs are viable option to include in the plan | 2 – 2 | 1 – 4 | 10/15/2009 |
| 159 | All the bases for PRD multipliers listed in the staff report should be included for consideration in the plan | 2 – 3 | 2 – 4 | 11/5/2009 |
| 160 | Direct staff to develop two PRD tools - onsite and offsite - to incent the conservation of high priority lands (as defined by Game and Fish Memo, NRO, SRO) and direct the transfer to more appropriate areas | 1 – 4 | 2 – 5 | 11/5/2009 |
| 165 | Scenic value — larger multiplier for conservation of more scenic land should be a basis for the PRD | 1 – 4 | 2 – 4 | 11/5/2009 |
| 166 | Property value equity (see attached discussion from Ben Read) — multiplier defined on a case-by-case basis for desired transfers, so that development potential in the receiving areas is equitable to the development potential of sending areas should be a basis for the PRD | 1 – 4 | 1 – 5 | 11/5/2009 |
| 169 | Maintain existing potential in the NC-SF | 0 – 5 | 0 – 6 | 11/5/2009 |
| 170 | Maintain existing potential in SR zoning | 2 – 3 | 2 – 4 | 11/5/2009 |
| 187 | Consider limiting home sizes in areas of critical wildlife habitat | 0 – 5 | 0 – 4 | 11/12/2009 |

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307 Policy 2.2.c regarding nonresidential uses located in residential neighborhoods is not only applicable to the County but also the Town 1 - 2 0 - 5 2/18/2010

Topic: Theme 3: Uphold Jackson as "Heart of the Region"

Approved Jointly

| Rec. # | Recommendation | County | Town | Date |
|--------|--|--------|-------|------------|
| 218 | Revise the Theme 3 Statement of Ideal to change "rely" to "support". | 4 - 0 | 6 - 0 | 12/9/2009 |
| 219 | Second sentence in second paragraph revised to read: "However, it is also crucial that the character and charm of Jackson be protected and enhanced where appropriate, for they too maintain the hart of the region concept." | 4 - 0 | 6 - 0 | 12/9/2009 |
| 220 | Revise the definition of an active mixed use neighborhood to be: a 1/4 to a 1/2 mile walking area that generally includes all municipal utilities (water, sewer, and storm sewer), schools, a variety of housing types, and recreational amenities. These areas should also include local convenience commercial where compatible with surrounding neighborhood character and uses. These areas should be connected by full "complete streets" with sidewalks in addition to transit. | 3 - 1 | 6 - 0 | 12/9/2009 |
| 222 | Identify pedestrian only areas around the town square including enhancement of pedestrian amenities and closing streets to vehicular traffic. | 4 - 0 | 5 - 0 | 12/9/2009 |
| 223 | Enhance the greater downtown local /visitor service district described as the downtown areas outside of the town square area to include the following: -primary pedestrian focus with improved connectivity, sidewalks and other improvements, -provide public gathering places, -foster visitor/locals interaction during all hours of the day and night all year around, -encourage cultural events and activities, -street level building design and uses should engage the street including but not limited to considering limiting office and residential uses on the first floor, -encourage successful retail and lodging establishments, -"lights on" in lodging and residential structures | 2 - 1 | 6 - 0 | 12/10/2009 |
| 224 | Generally maintain the lodging potential and areas allowed today (existing lodging overlay) for the following purpose: 1) Concentrate lodging in the downtown to preserve the remainder of the Town from lodging 2) Create a pedestrian oriented environment that allows visitors to experience the Town without the need to utilize an automobile 3) Maintain sales tax revenue from lodging uses | 2 - 1 | 5 - 1 | 12/10/2009 |
| 225 | Allow a variety of lodging types that encourage active management for nightly occupancy, and the use of local/visitor amenities in the downtown. | 3 - 0 | 6 - 0 | 12/10/2009 |
| 226 | Along the corridors of South Highway 89 and West Broadway the land use pattern will be predominately non-residential with residential allowed on the upper floors. | 3 - 0 | 4 - 1 | 12/10/2009 |

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|-----|---|-------|-------|------------|
| 227 | Expand the Gregory Lane light industrial area into the state owned (school district) lands to the north. In order to facilitate this, the current sports fields would need to be relocated elsewhere. Along with this expansion the current roadways and other infrastructure improvements would need to be improved. | 3 - 0 | 3 - 1 | 12/10/2009 |
| 228 | Enact a public art program that is administered by Cultural Council. Insert Bland Hoke, III. recommendations (ideas) about public art. | 3 - 0 | 5 - 0 | 12/10/2009 |
| 229 | The Plan should recognize the importance of civic spaces and social functions as a part of maintaining a sense of community within the Town and should be implemented through the following: 1) Create, Maintain and improve public spaces 2) Make public investments in strategic locations 3) Enhance Jackson gateways 4) Continue traditions and community events 5) Public Art | 3 - 0 | 5 - 0 | 12/10/2009 |
| 232 | Maintain a mix of use (res/non-res) on a lot by lot basis in the area generally known as the "Y" | 3 - 0 | 5 - 0 | 12/17/2009 |
| 233 | The residential component of development in the area general know as the "Y" should emphasize workforce housing. | 3 - 0 | 5 - 0 | 12/17/2009 |
| 234 | Cap residential development in the Town at existing base allowances (1780 Units) unless there is a commensurate reduction in the county or a conversion of non-residential to residential. | 2 - 1 | 3 - 2 | 12/17/2009 |
| 235 | Cap non-residential development in the Town at existing base allowances (3.6 million sf) | 3 - 0 | 3 - 2 | 12/17/2009 |
| 236 | Recommendation # 127 supported using density bonus incentives to encourage the conversion of nonresidential to residential uses. How should this goal be achieved? -Through changes to the Future Land Use Plan and zoning | 3 - 0 | 5 - 0 | 12/17/2009 |
| 237 | Identify and document historically-significant structures and sites | 3 - 0 | 5 - 0 | 12/17/2009 |
| 238 | Encourage the preservation of historically-significant structures and sites | 3 - 0 | 3 - 2 | 12/17/2009 |
| 239 | The Town Planning Commission/Town Council will review the recommendations of the Historic Preservation Board. | 3 - 0 | 5 - 0 | 12/17/2009 |
| 240 | Enhance historic preservation education, outreach, and awareness | 3 - 0 | 5 - 0 | 12/17/2009 |
| 242 | Remove reference to the FLUP in Theme 3 and recraft language to instead reference the intent of the policies | 4 - 0 | 5 - 1 | 1/7/2010 |
| 245 | Include language that a specific plan be developed to utilize the bridges and waterways as a part of the plan to improve and emphasize our gateways | 4 - 0 | 6 - 0 | 1/7/2010 |
| 248 | A Flat Creek Corridor Overlay should be developed that addresses the ecological, recreational, and aesthetic values of the corridor while not diminishing the existing uses and/or property rights along the corridor | 4 - 0 | 6 - 0 | 1/7/2010 |

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|-----|--|-------|-------|----------|
| 253 | Add Indicator: Aesthetic quality, ecological value, and recreational opportunities along Flat Creek and Cache Creek - with a goal of improvement | 3 - 1 | 5 - 1 | 1/7/2010 |
|-----|--|-------|-------|----------|

Approved Teton County

| Rec. # | Recommendation | County | Town | Date |
|--------|---|--------|-------|------------|
| 230 | The Plan identifies preserving historic structures and sites within the Town as an appropriate future vision for the Town including the following: -Identify and preserve historically-significant structures and sites -Support the Historic Preservation Board -Enhance historic preservation education, outreach, and awareness | 3 - 0 | 2 - 3 | 12/10/2009 |
| 246 | Policy 3.2.c: Remove the sentence "The sales tax revenue generated in this area is essential to the funding of most public and community services and functions and will need to be maintained or expanded in the future." and insert into Theme 6 | 3 - 1 | 2 - 4 | 1/7/2010 |
| 252 | Upgrade alleys and bury overhead power lines | 4 - 0 | 2 - 4 | 1/7/2010 |

Approved Town of Jackson

| Rec. # | Recommendation | County | Town | Date |
|--------|---|--------|-------|-----------|
| 221 | Add an additional residential area category called; flexible areas where uses, character, etc. would not be defined in order to allow a more organic development pattern. | 2 - 2 | 4 - 1 | 12/9/2009 |
| 243 | Add a strategy to enhance the influence of the Design Review Committee | 1 - 3 | 5 - 1 | 1/7/2010 |
| 244 | Create a paragraph relating to wildlife planning policies in Town – use the intent of the Conservation Alliance guidance to “address town’s ‘interface’ areas with adjacent public lands, ecologically sensitive and valuable riparian areas (Flat and Cache Creeks) and wildlife habitats, including south-facing slopes that function as crucial winter range.” | 2 - 2 | 4 - 2 | 1/7/2010 |

Failed Jointly

| Rec. # | Recommendation | County | Town | Date |
|--------|---|--------|-------|----------|
| 251 | Strategy 3.1: Change "Amend PUD and PMD to be consistent with the Future Land Use Plan " to "Remove PUD and PMD as development options" | 0 - 4 | 0 - 6 | 1/7/2010 |

Topic: Theme 4: Meet Our Community's Housing Needs

Approved Jointly

| Rec. # | Recommendation | County | Town | Date |
|--------|--------------------------------------|--------|-------|-----------|
| 256 | A housing program is still necessary | 3 - 0 | 5 - 0 | 1/14/2010 |

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|-----|---|-------|-------|-----------|
| 257 | The basis of the housing program should be: -Maintaining a local workforce (April draft structure) -Maintaining socioeconomic diversity -Encouraging generational continuity of local families -Not exporting our housing impacts to neighboring communities | 3 - 0 | 5 - 0 | 1/14/2010 |
| 259 | Workforce housing, socioeconomic diversity, generational continuity, and limiting exportation of impacts are all bases of the housing program with no priority | 3 - 0 | 4 - 0 | 1/28/2010 |
| 260 | Maintaining a "sense of community" should be a basis of the community housing program; and the concept of "community first, resort second" defined as desired housing types - acknowledging that resort jobs are important to the community - should also be a basis of the community housing program | 3 - 0 | 4 - 0 | 1/28/2010 |
| 261 | Subsidized housing programs should focus on full-time workers | 3 - 0 | 4 - 0 | 1/28/2010 |
| 262 | Mitigation requirements on new development should continue to be included as a housing strategy | 2 - 1 | 3 - 1 | 1/28/2010 |
| 263 | Preservation of existing workforce housing stock should continue to be a housing strategy - with caution not to actually deplete middle class housing opportunities | 3 - 0 | 4 - 0 | 1/28/2010 |
| 264 | Density bonuses should continue to be a housing strategy - while respecting the overall development caps previously recommended | 3 - 0 | 4 - 0 | 1/28/2010 |
| 266 | Creation of a permanent funding source should be a housing strategy | 3 - 0 | 4 - 0 | 1/28/2010 |
| 285 | Staff should rewrite the fourth basis to discuss maintenance of a sense of community by encouraging housing for full-time residents (community) over housing for seasonal residents (resort) | 3 - 0 | 5 - 0 | 2/4/2010 |
| 271 | Set a goal of maintaining the current percentage of the workforce living locally (65-70%) | 3 - 0 | 4 - 1 | 2/4/2010 |
| 272 | Set a goal of increasing the percentage of the workforce living locally beyond current (65-70%) levels [will supersede 271 if approved] | 3 - 0 | 3 - 2 | 2/4/2010 |
| 273 | With regard to socioeconomic diversity, set a goal of maintaining the current statistical distribution of incomes and ages in the community | 2 - 1 | 5 - 0 | 2/4/2010 |
| 275 | With regard to maintaining a sense of community first, set a goal of maintaining the current ratio of housing for full-time residents (community) to housing for seasonal residents (resort) | 3 - 0 | 5 - 0 | 2/4/2010 |
| 276 | With regard to maintaining a sense of community first, set a goal of increasing the current ratio of housing for full-time residents (community) to housing for seasonal residents (resort) [will supersede 275 if approved] | 3 - 0 | 3 - 2 | 2/4/2010 |
| 286 | There is no prioritization between use of mitigation regulations, permanent funding, or incentives in addressing the impacts from new development | 3 - 0 | 5 - 0 | 2/4/2010 |

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| 280 | Mitigation on residential development should generally be determined by a sliding scale based on the impact from the development | 3 - 0 | 3 - 2 | 2/4/2010 |
| 281 | Mitigation on nonresidential development should generally be determined by a sliding scale based on the impact from the development | 3 - 0 | 4 - 1 | 2/4/2010 |
| 282 | Development of new small businesses and small homes should be exempt from mitigation requirements | 2 - 1 | 5 - 0 | 2/4/2010 |
| 297 | Affirm Policy 4.1.d from the April 2009 Draft | 4 - 0 | 4 - 0 | 2/11/2010 |
| 288 | Ensure that multifamily (4 or more units in a building) housing is allowed by Plan | 4 - 0 | 3 - 1 | 2/11/2010 |
| 289 | Encourage deed restricted rental units | 3 - 1 | 4 - 0 | 2/11/2010 |
| 291 | Direct staff to amend the strategies and indicators sections to be consistent with the policy changes recommended by the commissions – with inclusion of the basis goals as indicators (Themes 2 & 3 approach) | 4 - 0 | 4 - 0 | 2/11/2010 |
| 293 | Place the Housing Authority under joint jurisdiction of the Town of Jackson and Teton County | 4 - 0 | 4 - 0 | 2/11/2010 |

Approved Teton County

| Rec. # | Recommendation | County | Town | Date |
|--------|---|--------|-------|-----------|
| 258 | The basis of the housing program should include: -Continuing to be a community first and a resort second | 3 - 0 | 2 - 3 | 1/14/2010 |
| 267 | Mitigation rates should be set at levels that will assure success in achieving the goals of all bases of the housing program | 2 - 1 | 1 - 3 | 1/28/2010 |
| 269 | The Plan should continue to regulate the net loss of market workforce housing through redevelopment | 2 - 1 | 0 - 4 | 1/28/2010 |
| 274 | With regard to socioeconomic diversity, set a goal of achieving an even statistical distribution of incomes [will partially supersede 273 if approved] | 3 - 0 | 2 - 3 | 2/4/2010 |
| 279 | Mitigation on nonresidential development should generally stay the same as it is under the current requirements to house those peak seasonal workers that cannot afford housing | 3 - 0 | 0 - 5 | 2/4/2010 |
| 290 | Promotion of quality workforce housing should be added as a policy of the Plan | 3 - 1 | 1 - 3 | 2/11/2010 |
| 296 | The Plan should include shared appreciation mortgages as a strategy for retention of existing workforce housing stock? | 4 - 0 | 2 - 2 | 2/11/2010 |

Approved Town of Jackson

| Rec. # | Recommendation | County | Town | Date |
|--------|--|--------|-------|----------|
| 278 | Mitigation on nonresidential development should generally decrease from the current requirements to house those peak seasonal workers that cannot afford housing | 1 - 2 | 5 - 0 | 2/4/2010 |

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|-----|---|-------|-------|-----------|
| 294 | Limit the scope of the TCHA from any land banking | 1 – 3 | 4 – 0 | 2/11/2010 |
|-----|---|-------|-------|-----------|

Failed Jointly

| Rec. # | Recommendation | County | Town | Date |
|--------|--|--------|-------|-----------|
| 265 | Programs to provide housing in neighboring communities should be a housing strategy | 0 – 3 | 1 – 3 | 1/28/2010 |
| 268 | No mitigation should be required on new residential development | 1 – 2 | 1 – 3 | 1/28/2010 |
| 277 | Mitigation on nonresidential development should generally increase above the current requirements to house those peak seasonal workers that cannot afford housing | 0 – 3 | 0 – 5 | 2/4/2010 |
| 283 | New small developments in Town should be exempt from mitigation requirements | 1 – 2 | 2 – 3 | 2/4/2010 |
| 284 | The 2009 draft prioritizes preservation of existing housing stock over the use of density bonus incentives in addressing the potential impacts from the resale/redevelopment of existing housing stock (Policy 4.3a). Is this prioritization still accurate? | 0 – 3 | 0 – 5 | 2/4/2010 |
| 295 | The concept of affordable housing easements for the construction of additional deed restricted housing on an existing developed property should be included in the plan as a retention of existing workforce stock strategy | 2 – 2 | 1 – 3 | 2/11/2010 |

Topic: Theme 5: Provide for a Diverse and Balanced Economy

Approved Jointly

| Rec. # | Recommendation | County | Town | Date |
|--------|---|--------|-------|----------|
| 314 | Statement of ideal framework: Remain a community by balancing commercial, resort, housing growth, with stewardship of natural resource | 5 – 0 | 4 – 0 | 3/4/2010 |
| 315 | The Commissions generally agree with using the below Rocky Mountain Institute concept of “economic sustainability” as a way of evolving the 1994 Plan to more clearly define the community’s ideal economy Economic sustainability in Teton County will be focused on the development of our existing economy and businesses within our current physical and regulatory boundaries, not dependant on growth in land area or increase in development potential. More specifically, economic sustainability in Teton County will: <ul style="list-style-type: none"> • Redefine prosperity weighing quality of life, community character and the environment alongside economic considerations • Advocate the long-term stewardship of community resources including the natural environment, ensuring that present actions are considered in the context of not eroding the opportunity for future prosperity • Pursue self-reliance through diversity within the local economy • Stress balance, resilience and a conviction that many small efforts work better than a single one size fits all approach | 5 – 0 | 4 – 0 | 3/4/2010 |
| 320 | Strength should be a desired characteristic of our economy and be defined by stability to level out economic highs and lows | 5 – 0 | 3 – 1 | 3/4/2010 |
| 325 | Diversity should be a desired charactersitc of the economy | 5 – 0 | 4 – 0 | 3/4/2010 |

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|-----|--|-------|-------|----------|
| 326 | Diversity should be defined (partly) as: maintenance of a middle class | 5 - 0 | 4 - 0 | 3/4/2010 |
| 327 | Diversity should be defined (partly) by: available jobs at a spectrum of incomes | 5 - 0 | 3 - 1 | 3/4/2010 |
| 328 | The economy should be strong, stable, diverse, and balanced | 5 - 0 | 3 - 1 | 3/4/2010 |

Approved Teton County

| Rec. # | Recommendation | County | Town | Date |
|--------|--|--------|-------|----------|
| 316 | Maintenance of a high quality of life should be part of the definition of the community's ideal economy | 5 - 0 | 2 - 2 | 3/4/2010 |
| 317 | Maintenance of a high quality of visitor experience should be part of the definition of the community's ideal economy | 4 - 1 | 1 - 3 | 3/4/2010 |
| 318 | Maintenance of community character should be part of the definition of the community's ideal economy | 5 - 0 | 1 - 3 | 3/4/2010 |
| 321 | Year-round viability by addressing economic shoulder seasons should be part of the definition of the community's ideal economy | 5 - 0 | 2 - 2 | 3/4/2010 |
| 322 | Maintenance of a predictable tax base should be part of the definition of the community's ideal economy | 3 - 2 | 2 - 2 | 3/4/2010 |
| 323 | Strength should be a desired characteristic of our economy | 3 - 2 | 1 - 3 | 3/4/2010 |
| 324 | Stability should be a desired characteristic of the economy | 5 - 0 | 2 - 2 | 3/4/2010 |

Failed Jointly

| Rec. # | Recommendation | County | Town | Date |
|--------|--|--------|-------|----------|
| 319 | Maintenance of western character should be part of the definition of the community's ideal economy | 1 - 4 | 0 - 4 | 3/4/2010 |

Topic: Theme 8: Energy Conservation

Approved Jointly

| Rec. # | Recommendation | County | Town | Date |
|--------|--|--------|-------|-----------|
| 118 | Strategy 1.4 third bullet: remove beginning of sentence and start with "Establish requirements..." | 5 - 0 | 3 - 2 | 10/8/2009 |