



## Joint Planning Commission Meeting Agenda Documentation

**PREPARATION DATE:** January 22, 2010    **SUBMITTING DEPARTMENT:** Town & County Planning  
**MEETING DATE:** January 28, 2010    **DEPARTMENT DIRECTORS:** Tyler Sinclair & Jeff Daugherty  
**PRESENTERS:** Tyler Sinclair & Jeff Daugherty

**SUBJECT:** Draft Comprehensive Plan Review

### STATEMENT/PURPOSE

The purpose of this item is to continue joint review by the Town and County Planning Commissions of the draft Comprehensive Plan dated April 3, 2009.

### BACKGROUND/ALTERNATIVES

The specific topics to be addressed at this meeting are as follows:

- o Theme 4 – Meet Our Community’s Housing Needs

#### **Public Comment on Agenda Items**

No public comment has been received since the January 14, 2010 staff report regarding Theme 4. Staff has previously provided all other public comment on Theme 4. Please contact staff for additional copies.

#### **STAG Recommendations**

##### **Theme 4 Housing**

The group wanted to know the current profile of the 65% of workers living locally in terms of free market, deed restricted, and rental units. The consensus of the group was that the Plan should not establish a goal of housing 65% of the workforce locally without a better understanding of the current condition. Further, the group felt that the definition of working in the community should be refined to clarify whether retired workforce and live/work is included in this percentage.

There was a strong consensus from the group that the Theme should have a much stronger emphasis on rental housing in order to achieve the 65% goal.

The group agreed that the Plan should be clear that the 65% housing goal is not a recommended mitigation rate.

The group discussed the realistic implementation and prioritization of Principle 4.3 regarding preserving the existing housing stock due to the high acquisition costs and resale requirements on homeowners.

The group was uncomfortable with the use of the term “all” in Policy 4.1.a in discussion of who the community is committed to housing.

### **Planning Commission Comments/Discussion Points**

Following are the directives from the County Planning Commission from their June 29, 2009, meeting identified as relevant for consideration in Theme 4:

15. Require that all future development, commercial and residential, be mitigated for employee generation (EGU) to the extent necessary to maintain the goal of housing an as yet to be determined % of our workforce locally – and that it must be produced on site. This workforce housing mitigation shall not increase the build-out number – rather it must be provided for within existing base property rights.
16. More narrowly define “workforce housing”.
17. Determine the amount of workforce housing necessary to mitigate for the development that has already been approved but not built, and the projected loss of workforce housing as people retire, to meet the desired goal of housing the to be determined percentage of the workforce locally. Then, identify and zone enough specific locations to provide the needed housing and consider funding the construction of that housing through a SPET and real estate transfer tax (Strategy 4.1) so that projects do not need to be subsidized by density up-zones for free market homes.
18. Place more emphasis on Principle 4.3 and the idea of developing a portfolio of methods for meeting our housing needs that includes rentals, shared equity loans and tax incentives for self imposed housing deed restrictions.

Following are the individual planning commissioners’ comments submitted for consideration for Theme 4:

#### Lisa daCosta

1. There was no policy adoption that I am aware of by either the county commission or the town council that 65% of the workforce has to be housed in the county. It was only a recommendation of the 2007 needs assessment. Repeated reference to it as a goal to be met or exceeded (the Indicators actually point to a goal of GREATER THAN 65% for workforce percentage housed locally) through out the theme needs to be addressed.
2. The vague reference that “many feel 65% represents a “tipping point”” also has not be documented in any sort of way. It was a term that was flung around but not proven with data from any other community that the number couldn’t be 50% or 45%. Perhaps we do not need to hone in on a set number percentage as a goal, and maybe this is the angle we should discuss.
3. Policy 4.1.b refers to the median home price equally 1800% of median household income needs to be removed or revised. It is no longer accurate.
4. As we discuss preserving existing housing stock for workforce housing, we need to address the remaining pre-HUD trailers that still represent housing but do not reflect a commitment to the health, safety and welfare of the community.
5. One of the indicators refers to increasing the percentage of new units that are restricted. Does this mean raising the percentage from 25% to some other mitigation rate? I cannot support any policy that is going to increase the cost of doing business locally at this time

6. Strategy 4.1 Likewise, I cannot support, on any level, any new tax--sales, property tax mil or transfer tax--that is going to hurt local businesses or residential property owners or slow the recovery of our economy. Rather, I am committed to getting assessed valuation **DOWNWARD REVISION AND ABATEMENT** that will lower tax receipts, as soon as possible.

Barbara Allen

I feel that this chapter is completely out of date and needs to be reworked rather than gone over line by line. 2007 numbers cannot be used to justify this chapter. I also feel that this theme currently is too specific. I think this should be more general.

1. Agree with 4.3.a that restricting existing units is more efficient than building new ones
2. Agree with the Chamber of Commerce's recommendations that workforce housing must include rental housing. The condo conversion will substantially deplete any rentals that we have in the community and must be addressed.
3. Housing should not always be required onsite. Decisions should be made as to end users accessibility to services, the impact on transportation, the school system etc.

I have no issue with requiring developers to contribute to new housing, but there has to be a limit to this exaction or you will get no redevelopment and therefore no housing

4. I would like to see a dedicated funding source for the provision of affordable housing. It is a community issue and the degree to which it takes place should be decided upon by the community. If we added on to the sales tax, funding would come from visitors spending money. I do not support an increase in anything tax other than sales tax to accomplish this
5. We need to further discuss the incentivizing of nonresidential to residential perhaps. We could allow the conversion straight across, for example, 2,500 square feet for 2,500 square feet which would then kick in the affordable housing requirement and get us a unit while providing the owner an opportunity to sell 2 market rate units. We could also allow that a nonresidential building be able to transfer their right to those units to another site where a condo may be more appropriate. This may result in a better commercial building and more housing in town.
6. The market is down. This is the time to explore funding and the purchase of **EXISTING** housing stock.
7. I am in favor of cooperative housing solutions with federal and state agencies as well as businesses and local non profits.
8. The Authority should not be allowed to land bank. I would prefer to see a panel oversee the housing decisions and remove the phrase "authority."
9. I do not agree with the Housing Trust's recommendations that any organization that has been around for 2 years should be included in the discussion.
10. Key worker housing needs to be more prominent in any discussion about deed restricted housing.

Tony Wall

1. Pg. 47 Policy 4.1.d ADD language "establish special zoning districts for high density deed-restricted **RENTAL** housing"

2. Pg. 48 Policy 4.2a Stronger language requiring that the mitigation rates for both residential and commercial development be set at levels that will assure the success of the Theme 4 Statement of Ideal of housing 65% of the workforce
3. Pg. 49 Principle 4.4 "Incentivize the creation of workforce housing" should be removed entirely. We have already determined that we don't want additive density and that the AHPUD does not meet our desire for predictability.
4. "Density and floor area bonuses and other incentives" (4.4a) are precisely what the public does not want to see put in place - they are in fact the reasons behind all of the most controversial applications we've seen over the past ten years. On-site mitigation (commercial and residential) for employee generation is the only solution going forward that will eliminate subjectivity in the planning process and provide predictability

### **Staff Follow Up and Discussion Points**

Based on previous discussions of the Planning Commissions, Staff has modified its suggested questions for discussion of Theme 4. As always, this is not an exhaustive list and the commissions are free to amend or add to the list, as you deem appropriate. Staff continues to encourage commissioners to begin your discussions with broad level concepts and ideas regarding housing before moving into discussion of specific implementation programs. The purpose of discussion of this Theme is to provide direction for the future development of Land Development Regulations (LDRs) not the actual creation of LDRs at this time.

1. Recommendations from the 1/14/10 meeting indicate that the commissions believe there are at least four bases for the community housing program. Staff's understanding is that these bases would become indicators for the success of the program, but that no one basis rises to be the focus of the program. Is this understanding accurate?
  - Yes, workforce housing, socioeconomic diversity, generational continuity, and limiting exportation of impacts are all bases of the housing program with no priority
  - No, workforce housing is the priority
  - No, socioeconomic diversity is the priority
  - No, generational continuity is the priority
  - No, limiting exportation of impacts is the priority
2. The 1/14/10 meeting concluded with a discussion of the 1994 guiding principle of "community first, resort second". It appeared that while the commissioners supported the concept of promoting community they wanted to evolve the 1994 language. How should "community first, resort second" be evolved?
  - Maintaining a "sense of community" should be a basis of the community housing program
  - The concept of community first, resort second should define desired housing types - acknowledging that resort jobs are important to the community - and be a basis of the community housing program
  - Other
3. The 2009 draft defines "workforce" and sets a goal of 65% of the workforce living locally. If each of the bases is to be an indicator, how should they be defined and what is the community's goal?
  - Have staff define each basis and set a goal of maintaining the current condition
  - Define workforce as \_\_\_\_\_ (ie all workers earning their income in Teton County) and set a goal of \_\_\_\_\_ (ie 65%)
  - Define socioeconomic diversity as \_\_\_\_\_ and set a goal of \_\_\_\_\_

- Define generational continuity as \_\_\_\_\_ and set a goal of \_\_\_\_\_
  - Define exportation of housing impacts as \_\_\_\_\_ and set a goal of \_\_\_\_\_
4. The 2009 draft distinguishes between who the community wants to ensure has housing (65% of all employees) and who subsidized housing programs will target (any employee that cannot afford housing). Who should housing programs accommodate?
    - Full-time employees
    - Seasonal employees
    - Households earning less than 120% AMI – approximately <\$86,000 for a 2 person household
    - Households earning less than 200% AMI – approximately <\$143,000 for a 2 person household
    - Other
    - Some combination of the above
  
  5. The 2009 draft focuses on a three-tiered implementation policy to ensure the current housing situation is maintained. What strategies should be included in the Plan moving forward?
    - Mitigation requirements on new development (included in 2009 draft)
    - Preservation of existing workforce housing stock (included in 2009 draft)
    - Density bonuses (included in 2009 draft)
    - Programs of housing in and/or transportation to neighboring communities
    - Other
    - Some combination of the above
  
  6. If requiring mitigation of the impacts from new development is going to be a part of the community's housing strategy, what should be the method of the program?
    - Mitigation rates be set at levels that will assure success in achieving the goals of all bases of the housing program
    - Inclusionary Zoning – project the amount of future development that will need to be restricted and require all development to provide an even share of the projected need (ie 25% of all new residential development will be affordable)
    - Linkage – calculate housing demand generated by development and require the developer to provide housing for that demand (ie 1.35 seasonal employees shall be housed for every 1,000 square feet of new restaurant/bar)
    - Other
    - None
  
  7. If preservation of existing market workforce stock is going to be a part of the community's housing strategy, what components should be included?
    - Regulate the net loss of market workforce housing through redevelopment (in 2009 draft)
    - Incentivize the restriction of existing market stock (ie local or federal tax incentives, in 2009 draft)
    - Prioritize the restriction of existing market stock over construction of new restricted units through density bonus tools (in 2009 draft)
    - Limit the conversion of existing rental units to ownership units (condominiumization, etc.)
    - Prioritize the restriction of existing market stock over the construction of new units as a method of mitigating new development
    - Other
    - Some combination of the above

8. The 2009 draft promotes a variety of housing types (detached single family, duplex, triplex, multifamily; rental, ownership) in the community to house a diverse population, and encourages the provision for attached units. What is the appropriate mix of housing types?
  - Variety of housing types should be a goal, but no specific housing types should be encouraged
  - Encourage small lot single family
  - Encourage duplexes
  - Encourage triplex
  - Encourage multifamily (4 or more units in a building)
  - Encourage rental units
  - Other
  - Some combination of the above
  
9. What should be done about the “What the Community Said About this Theme” boxes?
  - Leave the boxes as they are
  - Remove all boxes
  - Remove the paragraph statement from each box, but leave the bullets
  - Include the actual percentages from the University of Wyoming study under the bullets
  - Other

### ATTACHMENTS

- Theme 4 Recommendations to date
- TCHA Spectrum of Housing
- Proposed February 4, 2010, Agenda

### LEGAL REVIEW

Staff notes that Town and/or County legal representation will only be provided on an as needed basis, and legal counsel will not be attending every meeting. If commissioners have questions for the Town and/or County attorneys or would like to request that they be present at a meeting, please let staff know in advance.

### SUGGESTED MOTIONS

#### **Town Planning Commission**

I move to continue Item P09-030 to February 4, 2010, at 5:30 pm at the Teton County Board of County Commissioner Chambers.

#### **Teton County Planning Commission**

I move to continue Item AMD 09-0017 to February 4, 2010, at 5:30 pm at the Teton County Board of County Commissioner Chambers.

**Jackson/Teton County Comprehensive Plan Update  
 Joint Planning Commission Recommendations Through 1/22/2010**

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

**Approved Jointly**

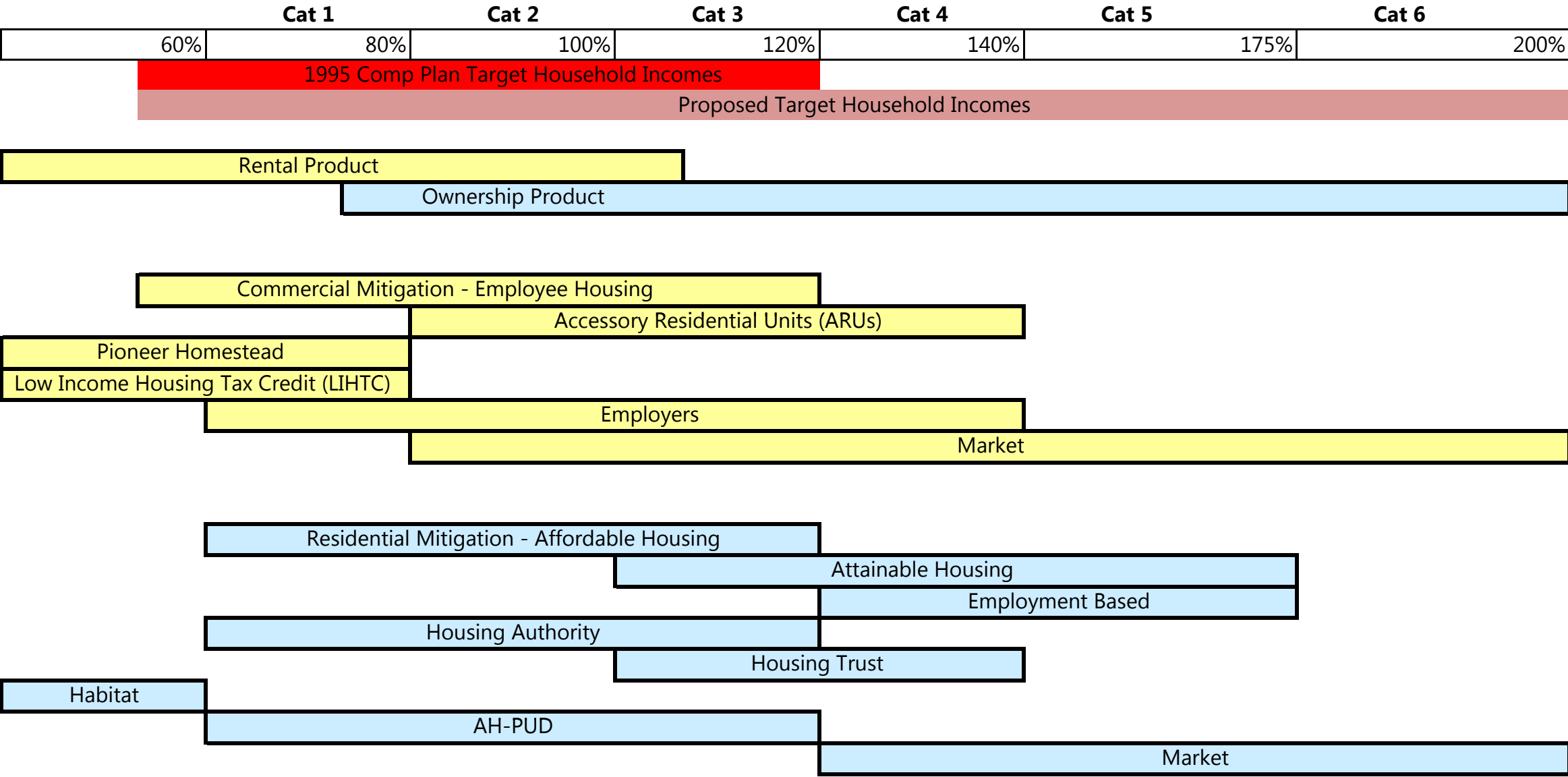
Rec. #	Recommendation	County	Town	Date
256	A housing program is still necessary	3 – 0	5 – 0	1/14/2010
257	The basis of the housing program should be: -Maintaining a local workforce (April draft structure) -Maintaining socioeconomic diversity -Encouraging generational continuity of local families -Not exporting our housing impacts to neighboring communities	3 – 0	5 – 0	1/14/2010

**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



# Spectrum of Housing





**AGENDA**  
**JACKSON PLANNING AND ZONING COMMISSION**  
**TETON COUNTY PLANNING COMMISSION**  
**FEBRUARY 4, 2010 – SPECIAL JOINT MEETING**  
**5:30 P.M.**

The meeting will be held in the Teton County Board of County Commissioners Chambers.  
Agenda for the meeting is as follows:

**PLEASE TURN OFF ALL CELL PHONES AND PAGERS DURING THE MEETING**

**CALL TO ORDER – Town of Jackson Planning Commission**

**ROLL CALL**

**CALL TO ORDER – Teton County Planning Commission**

**ROLL CALL**

**PUBLIC COMMENT (maximum 45 minutes)**

**OLD BUSINESS**

1. Theme 4 – Meet Our Community's Housing Needs

**NEW BUSINESS**

**MATTERS FROM STAFF (8:15)**

1. Data Requests Update
2. Set Agenda, Date and Time for Next Joint Meeting(s)
3. Identify experts that should be contacted for future meetings
4. Other

**MATTERS FROM COMMISSION**

**ADJOURN – TOWN OF JACKSON PLANNING COMMISSION**

**ADJOURN – TETON COUNTY PLANNING COMMISSION**