

**Jackson/Teton County Comprehensive Plan Update  
All Joint Planning Commission Recommendations Through 1/29/2010**

**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

**Approved Teton County**

Rec. #	Recommendation	County	Town	Date
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**

Rec. #	Recommendation	County	Town	Date
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

**Jackson/Teton County Comprehensive Plan Update  
All Joint Planning Commission Recommendations Through 1/29/2010**

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

**Approved Teton County**

Rec. #	Recommendation	County	Town	Date
111	Include a glossary in Comp Plan of terms and acronyms	4 - 0	2 - 3	9/10/2009

**Approved Town of Jackson**

Rec. #	Recommendation	County	Town	Date
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**

Rec. #	Recommendation	County	Town	Date
11	Consolidate plan into fewer chapters - not changing text of individual chapters by passing this vote.	0 - 4	1 - 5	7/30/2009

**Topic: Theme 1: Stewardship of Wildlife and Natural Resources**

**Approved Jointly**

Rec. #	Recommendation	County	Town	Date
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

**Jackson/Teton County Comprehensive Plan Update**  
**All Joint Planning Commission Recommendations Through 1/29/2010**

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
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

**Jackson/Teton County Comprehensive Plan Update**  
**All Joint Planning Commission Recommendations Through 1/29/2010**

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
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

**Jackson/Teton County Comprehensive Plan Update**  
**All Joint Planning Commission Recommendations Through 1/29/2010**

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
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

**Jackson/Teton County Comprehensive Plan Update**  
**All Joint Planning Commission Recommendations Through 1/29/2010**

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
-----	---	-----	-----	-----------

**Approved Teton County**

Rec. #	Recommendation	County	Town	Date
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
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

**Jackson/Teton County Comprehensive Plan Update  
All Joint Planning Commission Recommendations Through 1/29/2010**

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**

Rec. #	Recommendation	County	Town	Date
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**

Rec. #	Recommendation	County	Town	Date
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

**Topic: Theme 2: Manage Growth Responsibly**

**Approved Jointly**

Rec. #	Recommendation	County	Town	Date
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

**Jackson/Teton County Comprehensive Plan Update**  
**All Joint Planning Commission Recommendations Through 1/29/2010**

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
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

**Jackson/Teton County Comprehensive Plan Update  
All Joint Planning Commission Recommendations Through 1/29/2010**

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

**Approved Teton County**

Rec. #	Recommendation	County	Town	Date
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

**Jackson/Teton County Comprehensive Plan Update  
All Joint Planning Commission Recommendations Through 1/29/2010**

158	Hold a workshop on possible PRD multipliers and bases, with PC, staff and community groups	5 - 0	2 - 4	11/5/2009
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

**Approved Town of Jackson**

Rec. #	Recommendation	County	Town	Date
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**

Rec. #	Recommendation	County	Town	Date
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

**Jackson/Teton County Comprehensive Plan Update  
All Joint Planning Commission Recommendations Through 1/29/2010**

187 Consider limiting home sizes in areas of critical wildlife habitat 0 - 5 0 - 4 11/12/2009

**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

**Jackson/Teton County Comprehensive Plan Update**  
**All Joint Planning Commission Recommendations Through 1/29/2010**

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

**Jackson/Teton County Comprehensive Plan Update**  
**All Joint Planning Commission Recommendations Through 1/29/2010**

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

**Jackson/Teton County Comprehensive Plan Update**  
**All Joint Planning Commission Recommendations Through 1/29/2010**

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
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

**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

**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

**Jackson/Teton County Comprehensive Plan Update**  
**All Joint Planning Commission Recommendations Through 1/29/2010**

**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