



Joint Planning Commission Meeting Agenda Documentation

PREPARATION DATE: March 5, 2010
MEETING DATE: March 11, 2010

SUBMITTING DEPARTMENT: Town & County Planning
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 5 – Provide for a Diverse and Balanced Economy
- o Theme 7 – Provide Quality Community Facilities, Services and Infrastructure

Public Comment on Agenda Items

No public comment has been received since the February 11, 2010 staff report regarding Theme 5. Staff has previously provided all other public comment on Theme 5. Please contact staff for additional copies.

Public comment regarding Theme 7, received since April 13, 2009 is also attached.

STAG Recommendations

Theme 5 Balanced Economy

The group unanimously recommended elimination Policy 5.1.d and Strategy 5.2 regarding small business subsidies. The group was not supportive of non-residential rent control.

The group did not feel that the policies of Principle 5.1 actually supported the principle of maintaining a strong and diverse economy.

The group discussed a strategy of trying to become the first “green” resort community as a way to differentiate us from our peers and market ourselves. This idea could be defined by the community at a later date.

There was agreement in the group that the 1994 Plan encouraged us to further our status as a resort community. Recognizing the importance of tourism to our local economy, the Comp Plan should better emphasize the value in promoting our community as a tourist destination to maintain economic vitality.

Generally, the group felt that economic development efforts should focus on fostering non-consumptive industries; however, the term “non-consumptive” needs to be better defined.

Some of the group suggested that the language in this theme should strive for economic stability, while others thought that growth is sustainable. Some felt the plan should encourage full employment, while others were not comfortable with that as a goal, and felt employment should only be used as an indicator of economic health. The group suggested adding the unemployment rate as an indicator.

The general consensus of the group was that diversifying our economy is difficult, but should not be discouraged. The local economy is resort and tourist based and we are not trying to transform economy.

Some in the group recommended developing an economic development initiative or task force to develop a strategy to address strengths and weaknesses in our local economy. Others felt that function was adequately performed by the Chamber of Commerce.

The group stated that the Plan should recognize that while we talk about being a “community first and a resort second” that we are, in fact, a resort community.

The group felt that both economic and environmental factors should be considered when making findings to approve development applications.

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 5:

19. Encourage a sustainable economy not dependant on growth.
20. Include the language of Section 3010.B of the Land Development Regulations replacing “Land Development Regulations” with “Comprehensive Plan”.

Following are the individual planning commissioners’ comments submitted for consideration for Theme 5. Mark Newcomb’s comments were attached to the March 4, 2008 staff report; please contact staff for an additional copy.

Lisa daCosta

This theme does not sufficiently address all the sectors of our economy. It references resort/lodging overlay/tourism and locally owned businesses and light industrial, and strangely, housing again.

1. I think that this theme should be remanded to staff without additional discussion for re-write to include discussion of the rest of our economy as referenced in Jonathan Schechter’s Sustaining Jackson Hole Report. It needs to cover what our community commitment is going to be to
2. Social Services and Non-Profits, which have proliferated in the last decade
3. all of the related Building and Construction and Real Estate Trades as our only “Manufacturing Industries” they drive our high paying jobs but increase the impacts of “resort first” with luxury resort and second home ownership

4. Government, including transportation, law enforcement and fire protection. As revenues fall, what level of service are we willing to accept?
5. Education—are we satisfied with what we have in primary and secondary schools? Do we want a university branch here to shore up the middle class?
6. the Arts—in the last 15 years we built a national wildlife art museum, a massive center for the arts that is a school and performance center. How do we want to develop that part of our economy to maintain diversity?
7. To go back to theme one and two, do we want to support the traditional commercial uses of our public lands? Do we want them to grow? Everything from fishing and rafting guides, to hunting guides to mountain climbing guides are covered here, and include winter and summer activities. They are traditional to our local economy, but do we want to preserve them, or reduce their intensity to protect wildlife.

Tony Wall

1. The concepts of economic *sustainability* and *diversity* as applied to our local economy are unattainable ideals - real estate prices make both an impossible dream.
2. Re: sustainability: our practice of promoting commercial development has in fact brought about the exact opposite result – we have allowed our commercial/retail sector to grow way beyond what the *effective population* can support, resulting in an abundance of empty commercial space and a serious threat to many of our local businesses. If you drastically increase the number and size of businesses and don't increase the customer base accordingly the economy becomes *unbalanced*. Having acknowledged that we don't want the local population to grow too much or too fast, we must now recognize that steps are necessary to prevent the commercial sector from continuing to outgrow its potential customers. The downside (an increased need for workers and added competition for our existing businesses) of continued unsustainable commercial growth is long-term. This is where legislation can actually solve the problem - a growth RATE cap can insure that new commercial development would only be allowed when justified by demand – and then it might actually be sustainable.
3. A university branch here in Teton County is a terrific idea (and one that has been explored for years). It would add a self-sustaining economic platform to our economy. It would also add to our population – but the benefits could be a worthwhile trade-off for the impacts.
4. The strength of our local economy should not be measured by the number of building permits that are pulled. Construction is only a by-product of tourism in Teton County and the economic benefits are mostly temporary (as we have seen in the current meltdown). The nationwide economic downturn is too often (inaccurately) blamed for our current state of economic affairs – the signs of economic instability were present long before the national housing bust and DOW/S&P crash.

Staff Follow Up and Discussion Points

Theme 5

The recommendations from the March 4, 2010, meeting provided broad level guidance for continued discussion of Theme 5. The commissions confirmed that the broad goals of our economy should be strength, stability, diversity, and balance. The commissions further recommended a reorganization of the theme based on the Rocky Mountain Institute concept of “economic sustainability” as a way of more clearly defining the community’s ideal economy.

Summary of Rocky Mountain Institute discussion of “Economic Sustainability”

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:

- *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*

Staff suggests that the following questions as a starting point for further definition of the above framework.

The commissions and staff identified two main segments to our current economy - tourism and real estate development. The recommendations of Themes 2 and 3 as well as the “better not bigger” framework of “economic sustainability” cap overall physical growth in the community.

1. Given the cumulative caps previously put in place, how should the two primary segments of our current economy be addressed going forward?
 - a. Tourism
 - Left to the market to determine
 - Encouraged as the basis of the economy (1994 Plan)
 - Encouraged to achieve recognition as the country’s first “green resort”
 - Focused on eco-tourism over less sustainable tourism
 - The community’s reliance on this sector of the economy should be (maintained, increased, decreased) going forward
 - Other
 - b. Real Estate Development and Construction
 - Left to the market to determine
 - Reoriented toward community type housing and commercial
 - The community’s reliance on this sector of the economy should be (maintained, increased, decreased) going forward
 - Other
2. The general definition of economic sustainability recommended by the Commissions at the last meeting states that the community will “pursue self-reliance through diversity within the local economy”. Staff asks that the Commissioners identify what diversity means for the local economy going forward.
 - Allow the market to determine future diversity
 - Develop the current two economic segments to better achieve this goal (as defined in question 1)
 - Expand the current economy to include additional segments including:
 - To be defined by the market
 - Non-consumptive or lower consumption industries
 - “Green collar” jobs and industry (such as alternative energy research and development)
 - Local entrepreneurial opportunities

- Post secondary education
 - High tech industries
 - Other
3. The 1994 plan promotes the outdoor recreational opportunities of Teton County as a key component of the visitor experience. How should outdoor recreational opportunities be addressed in the plan?
 - Outdoor recreational opportunities should continue to be a focus of the economy
 - Increased commercial use of public lands should be discouraged
 - Increased low-impact commercial use of public lands should be encouraged
 - Other
 4. The April draft and the Rocky Mountain Institute both emphasize the importance of local ownership of businesses, local production and supply of goods, and local support of local businesses. What policies should be included with regard to promotion of self-reliance?
 - A mix of locally oriented and visitor oriented businesses
 - Support of “buy local” campaigns
 - Locally supply affordable basic needs (food, clothes, medicine, etc.)
 - Explore funding for incubation, micro-credit, affordable leases or other programs that promote local business
 - Other
 5. Should a strategy be added to the Theme to explore the creation of an Economic Development organization to establish an economic development plan for the community?
 - Yes
 - No
 6. The Strategies and Indicators sections of Theme 5 have not yet been directly addressed by the commissions. Possible courses of action include:
 - 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 & 4 approach)
 - Discuss and compile additional indicators of successful realization of the commissions’ vision for Theme 5, direct staff to amend the strategies accordingly
 - Discuss and compile additional indicators and a list of the appropriate Strategies for the realization of the commissions’ vision for Theme 5.
 - Other

As always, this is not an exhaustive list and the Commissions are free to amend or add to the list, as you deem appropriate.

The intent of staff in developing these questions was to encourage Commissioners to begin your discussions with broad level concepts and ideas regarding the economy before moving into discussion of specific implementation programs.

Theme 7

Should the commissions complete discussion of Theme 5 Staff would recommend completing a visioning exercise regarding Theme 7 to begin discussion of the topic. This would be similar to the exercise done to begin discussion of Theme 3, 4 and 5 with a chance for each commissioner to state his or her vision/goals/desires with regard to the provision of and financing of community facilities, services and infrastructure.

ATTACHMENTS

- Theme 5 Recommendations to Date
- Theme 7 Public Comment
- Proposed March 18, 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 March 18, 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 March 18, 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 3/5/2010**

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
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 spectum 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

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

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	Comment	Author	Date
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	This section correctly takes note of the potential for sharply increased infrastructure costs. However, it seems to leave the solution possibilities far to vague with the only stated goal as monitoring.and only " will consider updating the system of fees and requirements". I believe the plan should state that " the system of fees and requirements WILL be updated to insure that developers pay their fair share. After all, they get the profits and usually the tax payers bear the lion's share of the costs. We need to make sure that isn't the case here.	Carol Wauters	5/19/09 10:44
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	Longmont CO "One percent of Capital Improvement Projects of more than \$50,000 is allocated for the Art in Public Places" This is an example of one of 300+ public art ordinances across the US, allocating public funds for Capital Improvement Projects for public art. The first 1% for Art program began in 1959, and has inspired countless others. Principle 7.3: The Town of Jackson and Teton County must consider a '1% for Art' program to deliver quality public art experiences within the town and county nodes. Public art generates community spirit and enhances the quality of life for everyone.	Bland Hoke III	5/15/09 20:02
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	We also need a comprehensive study to determine how the road system in Jackson will be negatively affected by a considerable increase in additional traffic. Given the proposed substantial increase in population, it is inevitable that roads will need to be widened since Jackson has a built-in bottleneck at the town square. If roads are not widened, we will be facing a major problem with gridlock.	James Hawley	5/15/09 18:04
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	All development costs the community money. Finding a better balance to have ANY development, whether residential, commercial, industrial or otherwise, contribute it's fair share to community costs is essential. The exaction's now are insufficient to offset costs to the community.	Diane Hazen	5/15/09 16:02
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	Please add language to the Comprehensive Plan that endorses the arts in Jackson Hole. Supporting and funding the arts and local artists is vital to our community. Public art invigorates residential and commercial zones, developing new places of beauty and interest. It provides an intangible but real extra dimension to daily life. Public art has the capacity to reveal insights about our natural surroundings, cultural history and community connections. It can encourage private investment in civic space. thank you	Amy Larkin	5/15/09 15:25
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	What will we look like in 15 years? What changes will be needed in our road system. How many new START buses will be needed? What new facilities will be needed for the buses? What new schools will be needed? When do we anticipate a need to expand the Town sewer treatment facility?	Save Historic Jackson Hole	5/15/09 12:30
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	While looking at the community infrastructure, I would recommend the county consider imposing a fee for new commercial developers to fund public art to be placed at the gateways to our community. Many times, the first thing people see when arriving to our valley is industrial/commercial development. To beautify the landscape and to compliment our natural beauty, it would be nice to see an icon such as the elk antler arches in the town square for people to remember and mentally refer to Jackson Hole.	Becky Frisbie	5/15/09 8:41
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	My appreciation to community members for asking that this theme be included in the Plan.	Karen Jerger	5/15/09 3:12
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	The arts in Jackson are a unique resource and rich benefit to the community that warrant strong verbal as well as financial endorsement in the plan.	Sally Byrne	5/14/09 18:45

Topic	Comment	Author	Date
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	Please add language to the Plan that endorses the arts in Jackson Hole!	Caryn Flanagan	5/14/09 14:34
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	The need for public art to address social, environmental, and local issues in Jackson and abroad are imminent. Public Art has the ability to instigate a community dialogue that can enhance and expand our visual and imaginative perceptions. Public art is on par with the visual considerations designers take with architecture, landscaping, and the preservations of our beautiful surroundings in Teton County, but can provide beauty and reflection that surpasses our urban layout. It is incredibly important that we as a community support the efforts of our local artists to engage the beauty and political climate we live in ways that expand our current visual landscape. Public art brings people into specific places and environments and asks them to consider and reflect on their surroundings. Such projects can also provide places of peace and democracy, and give access to art for all people.	Abbie Miller	5/12/09 20:39
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	Public space should be created with the enhancement not only of the public's basic needs in mind, but also that of the public's experience of those spaces. A percentage of the cost of new development should be dedicated to providing the public with an cohesive and relevant sense of cultural space. It is critical that we provide both visitors and residents with a clear and public view of the arts and culture, past and present of the valley.	Mark Dunstan	5/12/09 20:32
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	When enhancing Jackson gateways, do not limit the vision to signage and landscaping. Public works of art can be very effective in establishing a tone and atmosphere for our community.	Marylee White	5/12/09 19:14
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	I support policy 3.5.b; Make public investments in strategic locations. As the community continues to invest in public facilities, including arts and cultural facilities, it would be good for the community to consider a mechanism for the creation of public art; a fund that could support public art and a review committee that ensures that permanent installations fulfill the vision of the comprehensive plan.	Marylee White	5/12/09 19:11
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	Parks and sidewalks withing neighborhoods create more cohesive communities and must be included. Public gathering spaces and community centers are also very important.	Robin McGee	5/12/09 12:01
09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	Please add language to the plan that endorses the Arts in Jackson Hole!!!! JH needs more public art _ I have lived here for 17 years and have always mourned the lack of it. More Public Art! More Public Art! More Public Art! thank you	Liz McCorquodale	5/11/09 7:44

Topic	Comment	Author	Date
<p>09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)</p>	<p>My name is Richard Anderson. For 12 or more years I have been a close and interested observer of the arts community in Jackson Hole, mostly as a writer and editor for all of our various weekly newspapers, and, for the past 18 months, as marketing director for the Center for the Arts. I would like to comment on public art and the arts in general as they relate to the community of Jackson Hole and the Teton County Comprehensive Plan.</p> <p>As should be obvious to us all, our resources have limits. We do not have boundless land to develop; we do not have a bottomless labor pool nor an endless supply of housing; even the natural resources upon which our prosperity has depended for virtually all of modern Jackson Hole's history are not infinite. Social and economic conditions have stressed and continue to stress these resources, and while it often appears to me that we have not yet fully accepted the reality of these limited resources, conditions are bound to rub our faces in it sooner or later.</p> <p>There is one resource at our disposal, however, that I believe is unlimited: There is no end to our creativity and our imagination. I don't think Jackson Hole's citizenry is unique in that, but for various reasons - the inspiration of the natural world, the nurturing and tolerant attitude of a mountain town that has long thrived on individual gumption and initiative, contemporary liberal arts education - many people in Jackson Hole have embraced the creative life and some have even profited financially from it.</p> <p>I have no hard data with which to back this up, but my observations over the past dozen years suggest that more and more of our neighbors have taken the plunge and are making a part or all of their living off of artistic endeavors. I recall a conversation I had a decade or so ago with a musician friend of mine in which he said it was virtually impossible to make a living off of music in the Tetons, and yet today I personally know dozens of people who not only make ends meet but have been able to purchase homes with income from performing and teaching music. Certainly there are more art galleries in Jackson Hole today than there were in 1997. I can't even begin to count the number of published writers and professional photographers who live and work in our valley. And I'd warrant that there are many, many other talented and residents who for whatever reasons have not yet dared to take this supreme but rewarding challenge of living off the fruits of their creativity.</p> <p>This sector of our economy is by and large clean. It is compatible with many other uses, including residential. It dovetails with our tourism-based economy in that many visitors enjoy seek out something indigenous to the valley to take home as a souvenir of their vacation. And it has the potential to continue to boom, to be a true growth industry, without (as far as I can tell) causing any significant harm or stress to our overtaxed resources.</p> <p>There are other advantages to nurturing our creative resources. Creative people are known for thinking about problems and solving them in sometimes counter-intuitive ways. Their art often demands this of them. While no one can make any promises, I can easily imagine a community of artists and art appreciators that, having embraced and encouraged its native talent, engages in creative problem solving to address issues. At the risk of getting lost in some sort of utopian fantasy, I'd propose that such a community at the very least would produce interested and able students, would create artful and attractive streetscapes, and might even elevate the level of civic discourse.</p> <p>The Center for the Arts, of which, as I've already stated, I am a proud and honored employee, stands as a testament to our citizens' commitment to the arts. It could not have been built without the assistance and blessings of our Town and County, which says to me that our local elected officials already have a good, baseline understanding for the importance of the arts and the value of their contribution. Explicit recognition of this in our Comprehensive Plan would demonstrate a continued commitment, as would a clear and executable plan for the creation and installation of public art throughout the county. Like the Center for the Arts, public art would serve as a real and tangible sign of the entire valley's commitment to the arts, as well as a fun and interesting way to enhance our streets and parks, and to express our public personality. Also, perhaps it would be possible to encourage and reward the creation of artist-friendly development - affordable studio space, for example - in some appropriate downtown development soon to be entering the pipeline.</p> <p>Thanks for your time and attention, and thanks for including the arts in this discussion.</p>	<p>Richard Anderson</p>	<p>5/8/09 16:45</p>
<p>09 Provide Quality Community Facilities, Services and Infrastructure (Theme 7)</p>	<p>Please add language to the Plan that endorses the arts in Jackson Hole Thank you,</p>	<p>K'Lea Andreas</p>	<p>5/8/09 13:21</p>

AGENDA
JACKSON PLANNING AND ZONING COMMISSION
TETON COUNTY PLANNING COMMISSION
MARCH 18, 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 7 – Provide Quality Community Facilities, Services and Infrastructure

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