



## Joint Planning Commission Meeting Agenda Documentation

**PREPARATION DATE:** June 24, 2010  
**MEETING DATE:** July 1, 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 joint review by the Town and County Planning Commissions of the Preliminary Planning Commission draft Comprehensive Plan released May 7, 2010.

### BACKGROUND/ALTERNATIVES

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

- Administration
- Certification Vote

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

No public comment regarding Administration has been received since the June 24, 2010 staff report. Staff has previously provided all other public comment on Administration. Please contact staff for additional copies.

No public comment regarding the certification vote has been received.

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

Following are comments from individual Planning Commissioners.

#### **Administration**

##### Tony Wall

- 1) pg. 139 Change seven to eight (themes) under "Admin Chapter Purpose"
- 2) pg. 139 Administration Chapter Purpose add # 4. "How often the Plan will be reviewed by elected officials" (this process is spelled out on pg. 141)
- 3) pg. 142 "Future Land Use Plan Amendments" the 4<sup>th</sup> bullet should be changed to simply read "any member of the public". Any citizen has, and should retain, the right to apply for text amendments

to the entire plan (including the FLUP and LDRs) – they would still have to go through the full public review process.

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

### **Administration**

Staff has no suggested questions or discussion points for Administration.

### **Overview of Certification Vote**

Regarding the final certification vote on the Planning Commissions' Comprehensive Plan staff offers the following information and proposed process for commissioners' review and consideration.

### **Role of the Planning Commission**

Staff finds that the role of each commissioner is to certify to the elected officials a Comprehensive Plan you believe will implement your interpretation of the community's future vision. This interpretation should be based on the written and oral public comment received over the past years of meeting and workshops, as well as your own experience in the community. As has been evident over the past year, there is no singular interpretation; each commissioner's opinion will be unique.

To find a consensus interpretation of the community's vision and a consensus plan for achieving that vision the joint commissions have held 40 meetings and taken over 350 straw polls. The result is the May 7, 2010 draft that – based on your discussion and recommendation from the June 10, 2010 meeting – staff concludes you believe accurately represents the composite of those straw polls. This being the case, an affirmative final certification vote means the May 7, 2010, Plan along with a list of inconsistencies on which consensus could not be reached represents the joint body's consensus interpretation of the community's sentiment for the future vision of the community.

### **Review Theme 8 and Administration**

Staff will rewrite the chapters but not present them again to the joint commissions prior to final certification. The recommended changes will be included as part of the final resolution certifying the Plan to the electeds.

### **List of Inconsistencies**

Each commissioner has had the opportunity to submit a list of inconsistencies they believe exist in the document. Staff has aggregated the lists and included them as part of the final resolution certifying the Plan to the elected officials.

### **Future Land Use Plan**

It has been brought up in public comment that the commissions should make a clear statement regarding the status of the Future Land Use Plan as part of the final certification resolution. Staff offers the following options for consideration:

- No statement – leave it up to the elected officials to decide.
- Request that the joint Planning Commissions be asked to complete the Future Land Use Plan following approval by the elected officials of the Vision and Themes. Further, the elected officials would wait to adopt the 2010 plan in its entirety upon the joint planning commissions' completion of the FLUP.
- Request that the joint Planning Commissions complete the Future Land Use Plan following adoption of the Vision and Themes by the elected replacing the current 1994 Plan;
- Request that the elected officials complete the Future Plan Use Plans themselves prior to adopting the Plan

- Other.

### **Certification Resolution**

Staff has attached a draft joint certification resolution for your consideration. Both the Town and County will vote separately on the same resolution. Planning Staff has reviewed the draft resolution with both Town and County attorneys to ensure it complies with the applicable State Statutes and is in correct legal form.

The Commissions may make changes to content of the draft resolution as they deem appropriate. Staff will have an editable copy of the draft resolution at the meeting so that the changes can be made in real-time and the resolution can be signed the night of July 1, 2010. Included in the resolution is a list of all portions of the Plan that the Commissions are being asked to consider including any changes recommended by both Commissions to be made by staff prior to elected official review. The portion of the resolution that has been highlighted by staff is a statement regarding the Future Land Use Plan (FLUP). This portion of the resolution will be edited to represent the decision of the Commissions on the topic of the FLUP.

Prior to the certification vote staff recommends that each commissioner is given 5-10 minutes to explain the reasons for their final vote and offer final opinions/thoughts reflecting on the process and review. These comments may be submitted in writing by commissioners as well for consideration by the elected officials.

Staff encourages commissioners contact staff with any questions or to discuss the final review process or draft resolution.

### **ATTACHMENTS**

- Draft Certification Resolution (attachments available upon request)
- Planning Commissions List of Plan Inconsistencies

### **LEGAL REVIEW**

Staff notes that Town and County legal representation has reviewed the draft resolution and will not be attending the meeting. If commissioners have questions for the Town and/or County attorneys or would like to request that they be present at the meeting, please let staff know in advance.

### **SUGGESTED MOTIONS**

#### **Town Planning Commission**

I move to approve resolution 10-001 as officially read by Jeff Daugherty.

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

I move to approve resolution 10-001 as officially read by Jeff Daugherty.