



## JOINT INFORMATION MEETING AGENDA DOCUMENTATION

**PREPARATION DATE:** April 15, 2011  
**MEETING DATE:** April 27, 2011

**SUBMITTING DEPARTMENT:** Town & County Planning  
**DEPARTMENT DIRECTORS:** Tyler Sinclair & Jeff Daugherty  
**PRESENTER:** Bruce Meighen, AECOM

**SUBJECT:** Comprehensive Plan Review

### STATEMENT/PURPOSE

The purpose of this item is to continue the elected officials' review of the Comprehensive Plan.

Part I of JIM #8 (8:00 am to 1:00 pm) will focus on key topic discussions including:

- Topic 5.A - Defining Desired Economy
- Topic 2.D - Understanding the Costs of Growth
- Topic 5.B - Reality Check on Implementation and Indicators
- Topic 5.C - Revised Plan Outline

Part II of JIM #8 (4:00 pm to 9:00 pm) will include an extended public comment session and discussions and final direction to Town and County Staff on plan revision.

### BACKGROUND/ALTERNATIVES

Based upon the approved scope of work, facilitator Bruce Meighen has prepared an agenda and provided supporting materials for review by the elected officials prior to the meeting (see attached). Staff recommends that elected officials review the agenda and supporting documents prior to the meeting.

**Please note that in preparation for Part 1 of the Meeting, Mr. Meighen has requested that elected officials complete the exercise described in the attached meeting packet and return it to staff by Wednesday, April 20th, 2011. Please contact staff with any questions or to discuss prior to the meeting.**

Staff has completed searches in the Comprehensive Plan Comment database related to the items identified for discussion at the meetings to assist the elected officials in preparation for the meetings. Search methodology was as follows:

- Topic 5.A: comments classified as “Economic Development” OR containing “tourism” or “entrepreneur” or “local business” or “sustainable economy” or “natural capital” or “shoulder season”
- Topic 2.D: comments classified as “Fiscal Impacts” or “Impact Exactions” OR containing “cost[s] of growth” or “level of service” or “exaction” or “mitigat[ion]”
- Topic 5.B: comments classified as “Plan Measurability” or “Plan Accountability” OR classified as “Open Space Conservation” or “Workforce Housing” or “Alternate Modes of Travel” AND “permanent funding” or “dedicated funding”
- Topic 5.C: comments classified as “Plan Organization

Please note, that the provided comments are based on the above search methodologies and are not all inclusive. All comments entered into the database prior to April 7, 2011 were previously provided in prior meeting packets. Comments submitted between March 7, 2011 and April 15, 2011 are also provided. Due to the volume of comments the searches produced, staff will provide elected officials a digital copy (via email) of the search results for consideration. If you would prefer a hard copy of any of this information or would like staff to run a search using different criteria please contact staff. Digital copies of the search results will also be provided on the Comprehensive Plan website ([www.jacksonontenplan.com](http://www.jacksonontenplan.com)) for review of the public.

At the conclusion of the agenda, in order to maintain continuity of public notice, both the Town and County must continue the item to Comprehensive Plan JIM #9 on June 8, 2011.

Staff has also attached a JIM #4 and #5 Summary for review prior to JIM #8 (Part 2).

#### FISCAL IMPACT

N/A

#### STAFF IMPACT

Staff impact related to this item is ongoing with a considerable amount of time being spent by Town and County staff related to the Comprehensive Plan update.

#### RECOMMENDATION

Staff is recommending that the Town and County continue the item until JIM #7 then JIM#8.

#### ATTACHMENTS

Meeting Agenda

JIM #8 Meeting Packet Part #1

JIM #8 Worksheet Part #1

JIM #8 Meeting Packet Part #2

JIM #4 and #5 Summary

Public Comment (provided digitally and available upon request):

- Topic 5.A Public Comment as of April 15, 2011 (112 comments)
- Topic 2.D Public Comment as of April 15, 2011 (155 comments)
- Topic 5.B Public Comment as of April 15, 2011 (112 comments)
- Topic 5.C Public Comment as of April 15, 2011 (42 comments)
- All Public Comment entered between April 7, 2011 and April 15, 2011 (29 comments)

LEGAL REVIEW

N/A

SUGGESTED MOTION

**Board of Teton County Commissioners**

I move to continue Item AMD 2009-0017 to the Joint Information Meeting on June 8, 2011, at 5:00 p.m. at a location to be determined.

**Town Council**

I move to continue Item P09-030 to the Joint Information Meeting on June 8, 2011, at 5:00 p.m. at a location to be determined.

## Jackson / Teton County Comprehensive Plan Adoption Joint Information Meeting (JIM) #8 Agenda

Wednesday, April 27, 2011; 8:00 AM – 1:00 PM

### Part I: Topic Discussion #5 (5 Hours)

Based on the elected officials' comments made within their Meeting Packets, policies will be flagged as follows, and discussion will revolve around needed revisions and improvements to these identified policies:

- whether appropriate for inclusion;
- needing additional refinement;
- previously removed, but appropriate for inclusion;
- additional policy and/or tools; or
- removal of inconsistencies.

As identified through JIM #2 and #3, the following subjects will be discussed:

#### Topic Discussion #5: Economy, Accountability, & Implementation

##### 5.A – Defining Desired Economy

- ❖ Tourism
- ❖ Eco/sustainable
- ❖ Year-round
- ❖ Resiliency

##### 2.D – Understanding the Costs of Growth

##### 5.B – Reality Check: Funding and Implementation

#### In addition the following subject will be discussed:

##### 5.C – Revised Plan Outline (further emphasize the vision and be realistic)

##### 5.D – Additional Topics not already discussed (as time permits)

#### Next Steps (15 Minutes)

1. JIM #8 (Part II) – Wed, April 27, 2011 (4:00 – 9:00 PM)

## Jackson / Teton County Comprehensive Plan Adoption Joint Information Meeting (JIM) #8 Agenda

Wednesday, April 27, 2011; 4:00 PM – 9:00 PM

### Part II: Public Comment + Final Rewrite Direction for Staff (5 Hours)

#### A. Public Comment Session (3 Hours) (Chaired by Mark Barron and Ben Ellis)

##### i. Welcome (30 minutes)

Welcome - Opening Remarks from the Town Mayor and the County Commission Chairman (15 minutes)

- Commitment to the Guiding Principles
  1. We are committed to a **defined process** with key outcomes.
  2. We are concentrated on the **big picture** and core concepts to achieve our desired future, not on specific wording.
  3. The process represents our **common values**, even if we do not agree on every detail.
  4. We are focused on **creative solutions** and big ideas.
  5. There are **'givens'** that we must work within, including existing entitlements.
  6. We must acknowledge that **change will happen** and we must plan for it.
  7. County staff + consultants are simply **listening**, facilitating and providing information and resources to elevate the discussion.
  8. This process is founded on **respect** for each other, nature, private property, development rights, current + future neighbors and the community as a whole.
  9. We are acting in the **interest of the people**.
  10. We will **work together** as a group of ten.
- Recap of Process and Key Outcomes
- Final Adoption Process
  - JIM#9 – Wednesday, June 8, 2011; 5:00 – 9:00 PM
  - JIM#10 – Wednesday, June 29, 2011; 5:00 – 9:00 PM

##### ii. Public Comment – (2 ½ Hours / 3 minutes per speaker)

**The public will be asked to provide:**

- Refinement and Enhancement of Direction From JIM Topic Discussions
- Recommendations to Ensure the Plan is Realized and Key Indicators

#### B. Break (30 minutes)

### **C. Final Direction for Plan Revision (1.5 Hours)**

#### **i. Review of Public Comment (15 Minutes)**

- Public comment gathered at the meeting will be compared to common direction statements. Elected officials will be asked if there are any refinements or enhancements to the common direction statements based on public comment.

#### **ii. Common Direction for the Comprehensive Plan (30 Minutes)**

- Elected officials will be asked if they have any additional refinements or enhancements to the common direction statements. The discussion will then focus on any final guidance for the plan revision.

#### **iii. Recap and Closing (10 minutes)**

### **D. Next Steps**

1. Continue JIM #8 (Part II) to Thursday, April 28<sup>th</sup>, 8:00 AM – 12:00 PM) **OR**
2. JIM #9, Wednesday, June 8<sup>th</sup>, 5:00 PM – 9:00 PM

## Jackson / Teton County Comprehensive Plan Adoption Joint Information Meeting (JIM) #8 Packet

Wednesday, April 27, 2011 8:00 AM – 1:00 PM and  
Wednesday, April 27, 2011 4:00 PM – 9:00 PM

### Introduction – Part I

Part I of JIM #8 will focus on key topic discussions identified for refinement in JIM #2 and JIM #3. Specific comments from the database for the referenced subjects are attached. Please note, that the provided comments are based on a keyword search and are not all inclusive. All comments were previously provided in prior meetings.

**In preparation for the meeting exercises, please highlight in red the specific tools that need further discussion and return to staff the attached worksheet copy or an electronic copy of this report by Monday, April 18<sup>th</sup>, 2011. Please note, the topics you already identified in JIM # 2 and # 3 are already identified by blue dots and should be the focus of most of your red highlights. In addition, only identify additional topics based on the criteria described in the next paragraph. We have also received a number of additional topics that were not discussed in JIM #4 and #5. Any additional topics received will be noted and discussed at the end of each meeting as time permits.**

Please highlight the tools (in red) that need additional discussion. Feel free to add additional tools as well. Please make your highlights on the attached copy of this report labeled worksheet or on an electronic copy. Discussion (a red highlight) would be warranted for the following reasons:

- The policy/tool is not appropriate for inclusion in the Plan.
- The policy/tool needs additional refinement.
- The policy/tool was previously removed from the Plan, but is appropriate for inclusion.
- The policy/tool is a new addition to the Plan.

Where applicable, the blue dots applied to a policy identified for additional discussion in JIM #2 or JIM #3 are next to the policy. The reason for drilling down further is to determine prior to the meeting the specifics of why a policy was dotted at the previous meetings. Staff will base its brief presentation on tools to be discussed (highlighted).

For example: Principle 2.5 – *A regional perspective should be considered in all local planning decisions* received 5 dots in JIMs 2 and 3 and was therefore Topic 1.A in JIM #4, but which policies/tools are inappropriate, need refinement, or need inclusion is unclear.

Discussions will begin with tools that receive the most highlights. Please highlight tools that need additional discussion even if it already has dots. Discussion with the elected officials will be used to refine the existing sections of the document based on the PC Draft.

The left column is composed of the tools in the policies and strategies of the PC Certified Draft. The Policy or Strategy number is included for reference but the tool is paraphrased. The right column includes new tools or tools not suggested by the Planning Commission.

Please contact staff if you have any questions.

### Topic 5.A. Defining the Desired Economy

The following are general and specific tools that are available. Please highlight tools that need additional discussion.

#### General tools:

PC Draft Policy Tools	Other Tools
<b>Tourism Economy</b>	
<ul style="list-style-type: none"> <li>• 5.1.a – ●●●● encourage a tourism based economy</li> <li>• 5.2.b – retain outdoor recreation focus</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>Natural Resource Based Sustainable Economy</b>	
<ul style="list-style-type: none"> <li>• 5.2 – ●●● measure prosperity in natural capital</li> <li>• 5.2.a – ● improve use of existing resources</li> <li>• 5.2.c – establish identity as “green resort community”</li> </ul>	<ul style="list-style-type: none"> <li>• ● Work with Parks to increase winter access</li> <li>• Promote a sustainable economy not dependant on growth</li> </ul>
<b>Year-Round Economy</b>	
<ul style="list-style-type: none"> <li>• 5.1.c – ●●● ensure year-round viability</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>Economic Resiliency</b>	
<ul style="list-style-type: none"> <li>• 5.1.b – stabilize the economy</li> <li>• 5.1.d – pursue many small efforts</li> <li>• 5.3.a – promote local entrepreneurship</li> <li>• 5.3.b – ●● provide jobs at a spectrum of levels</li> <li>• 5.3.c – facilitate local owned/operated business</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>

#### Specific tools:

PC Draft Policy Tools	Other Tools
<b>Tourism Economy</b>	
<ul style="list-style-type: none"> <li>• 5.1.a – ●●●● maintain strength of tourism sector</li> <li>• 5.2.b – allow outdoor recreation tourism uses</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain western character</li> <li>• Discourage carnival type tourism</li> </ul>
<b>Natural Resource Based Sustainable Economy</b>	
<ul style="list-style-type: none"> <li>• 5.2.a – ● develop a better economy without physical expansion</li> <li>• 5.2.a – ● measure natural and economic capital</li> <li>• 5.2.b – encourage efficient, non-consumptive outdoor tourism</li> <li>• 5.2.c – encourage eco-tourism</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>Year-Round Economy</b>	
<ul style="list-style-type: none"> <li>• 5.1.c – ●●● encourage shoulder season use of existing capacity</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>Economic Resiliency</b>	
<ul style="list-style-type: none"> <li>• 3.2.b – maintain/expand tax base to provide</li> </ul>	<ul style="list-style-type: none"> <li>• Identify locations for employment opportunities</li> </ul>

services

- 5.1.b – soften hardships of economic downturns
- 5.3.a – provide economic and land use incentives for entrepreneurs
- 5.3.b – ●● allow/encourage mid-income jobs
- 5.3.c – circulate local money by connecting local supply and demand
- 5.3.c – land uses policy will support local business

through Character District Maps

- Maintain strength of real estate/development sector
- Encourage “green collar” jobs such as alternative energy R&D
- Explore creation of an economic development organization/plan
- Explore incubator, micro-credit, affordable lease type programs

## Topic 2.D. Understanding the Costs of Growth

The following are general and specific tools that are available. Please highlight tools that need additional discussion.

General tools:

PC Draft Policy Tools	Other Tools
Defining the potential “costs” of growth	
<ul style="list-style-type: none"> <li>• 7.1.a – maintain Level of Service (LOS) plans</li> <li>• 7.1.c – design only critical facilities for peak</li> <li>• 7.3.a – Town/County CIP ●●●●</li> </ul>	
Mitigation/impact requirements	
<ul style="list-style-type: none"> <li>• 7.2.b – require impact fees for public facilities needed due to development ●●●</li> </ul>	

Specific tools:

PC Draft Policy Tools	Other Tools
Defining the potential “costs” of growth	
<ul style="list-style-type: none"> <li>• 7.1.a – Define, plan to provide, measure acceptable level of service for:               <ul style="list-style-type: none"> <li>○ Fire/EMS</li> <li>○ Law Enforcement</li> <li>○ Library</li> <li>○ Parks and Rec</li> <li>○ Public Health</li> <li>○ Utilities/Infrastructure</li> <li>○ Public Transportation</li> <li>○ Weed and Pest Management</li> <li>○ Arts/culture/community events</li> <li>○ Human services</li> <li>○ Medical care</li> <li>○ Schools</li> <li>○ Child care</li> <li>○ Waste management and recycling</li> <li>○ Stewardship of Wildlife and NatRes</li> <li>○ Energy Conservation</li> </ul> </li> <li>• 7.1.b – identify barriers to LOS delivery</li> <li>• 7.1.c – design only critical facilities for peak</li> <li>• 7.3.a – maintain community CIP ●●●●</li> <li>• 7.3.b – provide redundant service to geographically separated communities</li> </ul>	
Mitigation/impact requirements	
<ul style="list-style-type: none"> <li>• 7.2.a – budget to maintain LOS</li> <li>• 7.2.b- require mitigation of LOS impacts from development ●●●</li> </ul>	

## Topic 5.B. Reality Check: Funding and Implementation

The following are general and specific tools that are available. Please highlight tools that need additional discussion.

### General tools:

PC Draft Policy Tools	Other Tools
<b>Implementation Strategy</b>	
<ul style="list-style-type: none"> <li>• 2.3.f, Admin – adapt based on regular review of indicators</li> <li>• Admin – anyone can propose amendment to Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Only those with standing may propose a FLUP amendment</li> </ul>
<b>Dedicated Funding Sources</b>	
<ul style="list-style-type: none"> <li>• S.1.4 – open space conservation</li> <li>• 6.1.a – alternate modes of travel</li> <li>• 4.4.a – workforce housing provision</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>

### Specific tools:

PC Draft Policy Tools	Other Tools
<b>Implementation Strategy</b>	
<ul style="list-style-type: none"> <li>• 2.3.f, Admin – annual “State of Plan” report               <ul style="list-style-type: none"> <li>○ 73 indicators</li> </ul> </li> <li>• 2.3.f, Admin – ID priority strategies               <ul style="list-style-type: none"> <li>○ 2-7 Strategy work plan per year</li> <li>○ 39 Strategies total</li> </ul> </li> <li>• 2.3.f, Admin – Update every 5 years (or as needed)</li> <li>• S 2.3 – hire long-range planner to monitor/implement</li> <li>• Admin – joint PC recommends on proposed amendments to Plan</li> <li>• Admin – jurisdictional body decides on FLUP amendment with recommendation from other</li> <li>• Admin – joint bodies decide on proposed policy amendments</li> </ul>	<ul style="list-style-type: none"> <li>• Annually amend indicators/strategies as needed</li> <li>• Set Plan Update triggers associated with key indicators</li> <li>• One Comp Plan amendment hearing per year</li> </ul>



## **Jackson / Teton County Comprehensive Plan Adoption Joint Information Meeting (JIM) #8 Packet**

Wednesday, April 27, 2011 4:00 PM – 9:00 PM

### **Introduction – Part II**

Part II of JIM #8 will include an extended public comment session and discussions on the final direction for plan revision for Town and County staff. The topic discussions throughout this process have been focused on refinements of the PC Draft Comprehensive Plan, which was developed through a series of 41 meetings (all with public comment). Throughout the current process, elected officials focused on enhancing the PC Draft through a series of recommendations. Elected officials have successfully provided direction on more than 20 key topics over five JIMs.

The goal of the public comment session at JIM #8 is to gather further input on the topic direction provided by the elected officials at the previous JIMs. Public comment should be focused on:

- **Refinement and Enhancement of Direction From JIM Topic Discussions**
- **Recommendations to Ensure the Plan is Realized through Key Indicators**

Following the public comment session, elected officials will be asked to provide final direction for staff on revisions to the Comprehensive Plan, based on all previous discussions and public comment received. Public comment gathered earlier in the meeting will be compared to common direction statements that have been developed as a result of the Topic Discussions. Elected officials will be asked if there are any refinements or enhancements to the common direction statements based on public comment at this time. These common direction statements will be used to reinforce the vision for the Plan and guide the Plan to completion.

Elected officials will then be asked to provide any final guidance for the plan revision. All direction provided by elected officials in JIMs #1 through #8 will guide the final refinement of the Adoption Draft Plan by Town and County Staff.

#### **Next Steps:**

- **JIM #9 – Presentation and Review of the Draft Plan & Public Comment**  
Wednesday, June 8, 2011; 5:00 – 9:00 PM
- **JIM #10 – Final Voting and Adoption of the Plan & Public Comment**  
Wednesday, June 29, 2011; 5:00 – 9:00 PM

Please contact staff if you have any questions.