



JOINT INFORMATION MEETING AGENDA DOCUMENTATION

PREPARATION DATE: July 26, 2011
MEETING DATE: August 1, 2011

SUBMITTING DEPARTMENT: Town & County Planning
DEPARTMENT DIRECTORS: Tyler Sinclair & Jeff Daugherty
PRESENTER: Tyler Sinclair & Jeff Daugherty

SUBJECT: Comprehensive Plan

STATEMENT/PURPOSE

The purpose of this item is to present to the elected officials:

- A preliminary list of data and data sources for the Framework Maps portion of the Character District development; and
- A list of plans/studies included in the approved Common Values chapters of the Comprehensive Plan that could be initiated prior to completion of the Character Districts.

BACKGROUND/ALTERNATIVES

At the July 11, 2011, JIM, staff was directed to provide the elected officials with a list of the proposed data and data sources to be utilized in the Framework Maps portion of the Character District development process. Attached is a draft list of data that could be produced for this exercise with varying degrees of effort by staff. The proposed list will probably need to be condensed in order to avoid duplication in data and allow for clear and legible maps that allow focus on the key data essential to completing the Character Districts. Staff is in the process of working with partnering agencies and boards to determine the availability and usefulness of the data on the list; and is also working with AECOM to determine usefulness and the best methods of mapping the data. Staff requests that the elected officials provide feedback on additional data, data that could be removed, data that could be consolidated, etc. at the meeting to assist staff in completing this task prior to Character District, JIM #1 (tentatively scheduled for early September) where the Framework Maps will be presented to the JIM for review prior to the first set of public workshops in the Character District process.

At Comprehensive Plan JIM #10 on June 29, 2011, staff was directed to provide a list of plans/studies included in the approved Common Values chapters of the Comprehensive Plan that could be initiated prior to completion of the Character Districts. Staff has attached as list of tasks that have been or could be initiated prior to the completion of the Character Districts for consideration. In addition, staff has attached a list of all Strategies identified in the approved Common Values chapters. The focus of planning staff time over the next 6 months will be on the Character District scope of work, associated work products,

and required meetings. In addition, staff notes that the Town Planning Department budget does not include funding for additional studies/plans during 2011-2012. The County Planning Department budget includes funding for the Character Districts as well as \$10,000.00 identified for updating exaction methodology. Staff is asking for direction on any additional plans/studies that should be initiated prior to the completion of the Character District process.

FISCAL IMPACT

Funding of any expenses above and beyond that currently in Town/County department budgets would require a budget amendment to reflect the additional funding request.

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 provide staff with feedback and direction on the two items identified above.

ATTACHMENTS

Draft Framework Data
Potential Plans/Studies for 2011-2012
2011 Comprehensive Plan - Strategies
Comp Plan Public Comment received since 7/6/11

LEGAL REVIEW

N/A

SUGGESTED MOTIONS

No formal motions are required at this time.



**Jackson/Teton County Comprehensive Plan
Draft Framework Data (7/27/11)**

Data	Source	Cartography	Remaining Tasks
CV1			
Crucial Habitat (current NRO definition) <ul style="list-style-type: none"> • Winter Range: moose, elk, mule deer, swans, bald eagles • Nesting: swans, bald eagles • Migration: elk, mule deer • Spawning: cutthroat trout 	WGF	Regions coded by number of categories	<ul style="list-style-type: none"> • Confirm data appropriateness and currency with NRTAB • Compile additional data as directed by NRTAB • Map data
Waterbodies/Buffers	Water24K table	Waterbodies over buffer regions	<ul style="list-style-type: none"> • Determine appropriate buffer with help of NRTAB • Map data
Wildlife Vehicle Collisions	JHWF/Biota	Identify hotspots	<ul style="list-style-type: none"> • Determine appropriateness with NRTAB • Contact JHWF/Biota about using data • Map data
Scenic	SRO + institutional knowledge	hatch	<ul style="list-style-type: none"> • Discuss known additions/subtractions to existing SRO with Ray Shriver • Map modifications
Conservation Easements	Easements tables	regions	<ul style="list-style-type: none"> • Confirm currency of easements with land trusts • Map data
Ag	Assessor data	hatch	<ul style="list-style-type: none"> • Identify parcels/sites classified ag that are over 70 acres. • Map data
Energy Load	LVE?	gradient	<ul style="list-style-type: none"> • Determine availability of parcel specific energy data (email out to LVE) • Map data
CV2			
Figure Ground	aerial photos	Black Footprints	<ul style="list-style-type: none"> • Determine utility of figure ground based on 1998 planimetric layer • Bring figure ground up to date for Town, Wilson, Aspen, Teton Village • Map data
Residential/Nonresidential Relationship		1/4 mile & 1/2 mile scales	<ul style="list-style-type: none"> • Map ¼ mile and ½ mile radii for reference
Residential Density	BOTF work	units/acre gradient	<ul style="list-style-type: none"> • Town: Quality assess available data • County: fill data gaps, determine unit classifications for mapping • Map data
Nonresidential Intensity	BOTF work	sf/acre gradient	<ul style="list-style-type: none"> • Town: Quality assess available data • County: fill data gaps, determine unit classifications for mapping • Map data



Data	Source	Cartography	Remaining Tasks
Population Density	2010 Census	Pop/acre region range by census block	<ul style="list-style-type: none"> Map data
Steep Slopes	Slopes table	hatch	<ul style="list-style-type: none"> Map slopes > 25%
Floodplain	FEMA table	hatch	<ul style="list-style-type: none"> Map 100 yr. floodplain
CV3			
Housing Types	BOTF data	color coded parcels (could blur)	<ul style="list-style-type: none"> Determine appropriate classifications based on Section 5 Assign classifications to PIDNS Map data
Nonresidential Types	BOTF data	color coded parcels (could blur)	<ul style="list-style-type: none"> Determine appropriate classifications based on Section 6 Assign classifications to PIDNS Map data
Employment Density			<ul style="list-style-type: none"> State cannot provide disaggregated data County is smallest scale available
Roads	Road centerline table	Lines, thickness delineating class	<ul style="list-style-type: none"> Map data
Complete Streets	Roads + staff determination	Color coded road lines	<ul style="list-style-type: none"> Staff identification of complete road sections Map data
Pathways	Pathways tables	Lines	<ul style="list-style-type: none"> Verify currency of data Map data
START stops/routes	START	Points and lines	<ul style="list-style-type: none"> Map stops Determine availability of digital route data Map routes
Commutersheds	County/WYDOT	Arrows?	<ul style="list-style-type: none"> Determine availability/utility of data and cartographic options Map data
Fire/EMS	Station and Response Area tables	Station points + response times	<ul style="list-style-type: none"> Determine availability of response time data Map data
Law Enforcement	Sherriff/Police	Facility points + response times	<ul style="list-style-type: none"> Determine availability of response time data Digitize facility data Map data
Libraries	Library	Facility points	<ul style="list-style-type: none"> Digitize facility data Map data
Parks & Recreation	Parks & Rec/Zoning	Park regions and other facility points	<ul style="list-style-type: none"> Digitize data Map data



Data	Source	Cartography	Remaining Tasks
Health care facilities	Public Health, PIng Dept. Records	Facility points	<ul style="list-style-type: none"> • Digitize data • Map data
Public water	Special district table	Regions with public water	<ul style="list-style-type: none"> • Verify data currency • Map data
Public sewer	Special district table	Regions with public sewer	<ul style="list-style-type: none"> • Verify data currency • Map data
Waste Management/Recycling facilities	ISWR	Facility points	<ul style="list-style-type: none"> • Digitize data • Map data
Schools	TCSD	Facility points	<ul style="list-style-type: none"> • Digitize data • Map data
Child care facilities	PIng Depts, State	Facility points	<ul style="list-style-type: none"> • Digitize data • Map data
Airport		Point	<ul style="list-style-type: none"> • Map datum
Social service facilities		Facility points	<ul style="list-style-type: none"> • Digitize data • Map data
Arts and culture facilities		Facility points	<ul style="list-style-type: none"> • Digitize data • Map data



**Jackson/Teton County Comprehensive Plan
Potential Plan/Studies for 2011-2012**

Plan/Study	Timing	Lead Agency	Funding
Character Districts	On-going		Funded
Update Natural Resource Protections	On-going	NRTAB Town/County Planning	Unidentified
Downtown Retail Shopping District	On-going	Town Planning	Unidentified
Housing Nexus Study	2011-2012	Teton County Housing Authority	Funded
Transfer Development Right Exploration	TBD	Town/County Planning	Unidentified
Public Art Plan	TBD	Jackson Hole Public Art Initiative	Unidentified
Workforce Housing Plan	TBD	Teton County Housing Authority, JH Community Housing Trust, Habitat for Humanity	Unidentified
Integrated Transportation Plan	TBD	Transportation Advisory Committee (TAC)	Unidentified
Level of Service Plans	TBD	Town/County Departments	Unidentified
Major Capital Project List	TBD	Town/County Managers	Unidentified

Strategies

The community will undertake the following strategies in initial implementation of the policies of this common value. This list is only a starting point and not all inclusive. As strategies are completed and/or new best practices, technology and information become available, the community may pursue additional strategies. Prioritization of the strategies to be implemented will occur annually as described in Policy 9.2.b.

Strategies to maintain healthy populations of all native species (Principle 1.1)

- 1.1.S.1:** Create a vegetation cover map that can be used to help inform the identification of relative criticalness of habitat types.
- 1.1.S.2:** Identify focal species that are indicative of ecosystem health and determine important habitat types for those species. Evaluate habitat importance, abundance and use to determine relative criticalness of various habitat types.
- 1.1.S.3:** Establish a monitoring system for assessing the impacts of growth and development on wildlife and natural resources. Implement actions in response to what is learned to provide better habitat and movement corridor protection.
- 1.1.S.4:** Evaluate and amend wildlife protection standards for development density, intensity, location, clustering, permeability and wildlife-human conflict. Standards should be tiered based on the wildlife protection goals of an area and the relative criticalness of habitat for focal species.
- 1.1.S.5:** In the interim, as focal species are being identified, work with Wyoming Game and Fish and other partnering agencies and entities to update the mapping that provides a general indication of the location of the Natural Resources Overlay (NRO), based on current protection of critical “species of special concern” habitat.
- 1.1.S.6:** Evaluate mitigation standards for impacts to critical habitat and habitat connections and update as needed.
- 1.1.S.7:** Identify areas appropriate ecological restoration efforts.
- 1.1.S.8:** Identify areas appropriate for underpasses, overpasses, speed reductions, or other wildlife protection measures in heavy volume wildlife-crossing areas.



Strategies to preserve and enhance water and air quality (Principle 1.2)

- 1.2.S.1:** Evaluate and update natural resource protection standards for waterbodies, wetlands and riparian areas.
- 1.2.S.2:** Evaluate and update surface water filtration standards, focusing on developed areas near important waterbodies.

Strategies to maintain the scenic resources of the area (Principle 1.3)

- 1.3.S.1:** Evaluate and remap the Scenic Resources Overlay based on accumulated knowledge of potential visual impacts and intent to expand scenic protection.
- 1.3.S.2:** Evaluate and amend lighting standards based on dark skies best practices.

Strategies to conserve remaining undeveloped open space (Principle 1.4)

- 1.4.S.1:** Update the Planned Residential Development (PRD) tool to better protect wildlife resources. Reconsider applicability of the PRD tool on smaller (35- to 120-acre) parcels. Consider incentives in addition to density bonuses including house size, locations, guesthouses, and other options.
- 1.4.S.2:** Evaluate and update agricultural exemptions and incentives to encourage continued agricultural conservation of open space. Ensure exemptions and provide incentives to enable continuation of agriculture.
- 1.4.S.3:** Explore non-development incentives for the permanent protection of open space.
- 1.4.S.4:** Explore establishment of a dedicated funding source for the acquisition of permanent open space for wildlife habitat protection, scenic vista protection and agriculture preservation.
- 1.4.S.5:** Evaluate and update the definition of publicly valuable open space to include the provision of active recreation opportunities in less critical habitat to relieve recreation pressure in areas of more critical habitat, and manage public lands access.



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Strategies to reduce consumption of non-renewable energy (Principle 2.1)

- 2.1.S.1:** Coordinate with the wide range of organizations working on energy conservation to educate the community about the benefits of reducing consumption of energy from non-renewable sources.
- 2.1.S.2:** Work with partners to distribute technological devices, such as home area networks, into the community to raise awareness of the amount of energy being consumed and opportunities for reduced consumption.
- 2.1.S.3:** Partner with organizations such as the Yellowstone-Teton Clean Energy Coalition to educate residents and guests about the negative impacts of vehicle idling.
- 2.1.S.4:** Work with local energy providers to develop a sliding scale energy pricing structure where unit cost increases with total energy consumption.
- 2.1.S.5:** Evaluate and update land use regulations to support renewable energy generation in the community.
- 2.1.S.6:** Coordinate education efforts to avoid private Codes, Covenants & Restrictions (CC&Rs) that prohibit on-site renewable energy generation and other sustainable practices.

Strategies to reduce energy consumption through land use (Principle 2.2)

See Strategies 3.1.S.1 through 3.1.S.5 and 3.2.S.1 through 3.2.S.8.

Strategies to reduce energy consumption through transportation (Principle 2.3)

See Strategies 7.1.S.1 through 7.1.S.7 and 7.2.S.1 through 7.2.S.8.



Strategies to increase energy efficiency in buildings (Principle 2.4)

- 2.4.S.1:** Adopt the most recent International Energy Conservation Code.
- 2.4.S.2:** Develop a comprehensive sustainable building program that includes requirements and incentives for government operations and new private construction to use energy efficiency best practices.
- 2.4.S.3:** Develop a program of incentives and financing options for owners of existing buildings to participate in a communitywide energy retrofit program.
- 2.4.S.4:** Develop a program to facilitate the reuse and recycling of building materials and raise awareness of the benefits of the use of sustainable construction materials.
- 2.4.S.5:** Develop a program to encourage the use of the most energy efficient building systems and appliances.
- 2.4.S.6:** Evaluate and update regulations on building size to encourage smaller, more energy efficient buildings and consume less energy.

Strategies to conserve energy through waste management and water conservation (Principle 2.5)

- 2.5.S.1:** Implement a sliding scale water pricing structure.
- 2.5.S.2:** Increase awareness and opportunities for recycling, reuse, and composting, including communitywide curbside recycling.



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Strategies to direct growth out of habitat, scenery, and open space (Principle 3.1)

- 3.1.S.1:** Evaluate and update land development regulations outside of complete neighborhoods to reduce development potential and to better protect rural character.
- 3.1.S.2:** Explore tools for transferring development potential from areas of ecological significance to complete neighborhoods in the Town and County.
- 3.1.S.3:** Evaluate and update County regulations regarding commercial, lodging and other nonresidential uses outside of complete neighborhoods.
- 3.1.S.4:** Identify areas and update land development regulations to create additional light industrial opportunities consistent with the Character Districts.
- 3.1.S.5:** Explore growth boundaries and associated expansion regulations and criteria for complete neighborhoods in the Town and County.

Strategies to enhance suitable locations into complete neighborhoods (Principle 3.2)

- 3.2.S.1:** Update zoning and land development regulations within complete neighborhoods to achieve the desired character for complete neighborhoods as established in Character Districts.
- 3.2.S.2:** Identify locations for locally-oriented and visitor-oriented nonresidential uses within complete neighborhoods, based on Character Districts.
- 3.2.S.3:** Update land development regulations for nonresidential areas within complete neighborhoods to encourage ground floor vitality and flexible upper floor mixed-use.
- 3.2.S.4:** Explore opportunities to amend the Teton Village Master Plans to allow for a more vibrant, year-round complete neighborhood that includes more locally-oriented nonresidential uses.
- 3.2.S.5:** Evaluate and update regulations in complete neighborhoods to allow and promote the appropriate variety of housing types identified through the Character Districts.
- 3.2.S.6:** Evaluate and update design regulations to encourage quality public space.
- 3.2.S.7:** Coordinate with a public art task force to write a public art plan for the community.
- 3.2.S.8:** Explore opportunities to enhance the ecological value, recreational value, and mobility opportunities associated with natural features within complete neighborhoods.



Strategies to manage growth predictably and cooperatively (Principle 3.3)

- 3.3.S.1:** Consider a joint Town and County staff person to execute the Growth Management Program and otherwise implement the Comprehensive Plan.
- 3.3.S.2:** Evaluate and update base allowances to predictably allow development that is consistent with our vision.
- 3.3.S.3:** Evaluate and update incentives so that they are performance based, tied to measurable community benefits, limited and more consistent with base allowances.
- 3.3.S.4:** Develop neighborhood plans for specific areas within Character Districts as necessary.

Strategies to limit development in naturally hazardous areas (Principle 3.4)

- 3.4.S.1:** Study and map avalanche and landslide areas. Update and refine Urban Wildlife Interface and steep slopes maps.
- 3.4.S.2:** Evaluate and update development regulations for naturally hazardous areas based on mapping.

Strategies to manage local growth with a regional perspective (Principle 3.5)

- 3.5.S.1:** Coordinate with adjacent jurisdictions to better understand the impacts of local decisions and mutually beneficial solutions on the regional ecosystem.



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Strategies to maintain Town as the central complete neighborhood (Principle 4.1)

- 4.1.S.1:** Evaluate and update base zoning requirements and performance tools consistent with Principles, Polices and Character Districts.
- 4.1.S.2** Evaluate and update regulations to allow and promote a appropriate variety of housing types identified through the Character Districts.

Strategies to promote vibrant, walkable mixed use districts (Principle 4.2)

- 4.2.S.1:** Complete a neighborhood plan for the Town Square district. The plan should include design standards and use descriptions.
- 4.2.S.2:** Update design guidelines to provide more specificity, and predictability.
- 4.2.S.3:** Initiate neighborhood district plans for specific mixed use districts.
- 4.2.S.4:** Update land development regulations for mixed use districts to encourage ground floor vitality and flexible upper floor mixed-use.
- 4.2.S.5:** Establish a boundary and associated regulations and incentives to create a downtown retail shopping district.

Strategies to develop desirable residential neighborhoods (Principle 4.3)

- 4.3.S.1:** Initiate neighborhood district plans for specifics areas.
- 4.3.S.2** Identify locations for locally-oriented nonresidential use.



Strategies to enhance civic spaces, social functions, and environmental amenities to make Town a more desirable complete neighborhood (Principle 4.4)

- 4.4.S.1:** Coordinate with a public art task force to write a public art plan for the community.
- 4.4.S.2:** Initiate gateway plans for the three community entrances.
- 4.4.S.3:** Evaluate and update design regulations to encourage quality public spaces.
- 4.4.S.4:** Coordinate with a public art task force to write a public art plan for the community.
- 4.4.S.5:** Explore opportunities to enhance the ecological value, recreational value, and mobility opportunities associated with natural features.
- 4.4.S.6** Develop a Flat Creek Corridor Overlay to addresses the ecological, recreational, and aesthetic values of the corridor, while respecting the existing uses and/or property rights along the corridor.

Strategies to preserve historic structures and sites (Principle 4.5)

- 4.5.S.1:** Define criteria to identify historic buildings and sites.



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Strategies to house a diverse population locally (Principle 5.1)

- 5.1.S.1:** Evaluate qualifying criteria for subsidized housing and update as necessary based on full-time workers, and continue to give priority to critical service providers.
- 5.1.S.2:** Seek opportunities to improve the public perception of workforce housing through education about the value of workforce housing.

Strategies to predictably locate a variety of housing types (Principle 5.2)

- 5.2.S.1:** Identify appropriate areas for the provision of all housing types in the Town and County, with a particular focus on multi-family housing.
- 5.2.S.2:** Evaluate and update guesthouse and accessory residential unit regulations.

Strategies to reduce the shortage of housing that is affordable to the workforce (Principle 5.3)

- 5.3.S.1:** Complete a new legal nexus study for the establishment of sliding scale mitigation requirements.
- 5.3.S.2:** Update current mitigation requirements as necessary.

Strategies to establish a balanced housing program (Principle 5.4)

- 5.4.S.1:** Adopt a 10-year coordinated workforce housing implementation plan/action plan.
- 5.4.S.2:** Evaluate the appropriate governmental structure for the Housing Authority.
- 5.4.S.3:** Evaluate and update Land Development Regulations to remove barriers and provide appropriate exemptions for the provision of workforce housing.
- 5.4.S.4:** Evaluate and update existing workforce housing incentives.
- 5.4.S.5:** Identify a sales tax, property tax, or other reliable funding source to allow for the creation of deed-restricted workforce housing. Continue attempts to institute a real estate transfer tax.
- 5.4.S.6:** Continue to pursue State and Federal grants to fund the development of workforce housing.
- 5.4.S.7:** Increase awareness among the region's employers about opportunities for collaborative approaches to increase the supply of workforce housing.



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Strategies to measure prosperity in natural and economic capital (Principle 6.1)

6.1.S.1: Market the community as a “green” location to visit, live and work, and promote businesses based on eco-tourism.

Strategies to promote a stable and diverse economy (Principle 6.2)

6.2.S.1: Explore tools to promote economic development that do not require investment of local funds.

6.2.S.2: Evaluate and update land use regulations to foster a positive atmosphere and attract appropriate types of business to the community. Promote the types of uses that provide middle income jobs and promote entrepreneurship.

6.2.S.3: Explore tools to connect local consumers to local suppliers.

Strategies to create a positive atmosphere for economic development (Principle 6.3)

6.3.S.1: Explore cultural tourism and other opportunities to fill existing capacity for lodging accommodations and services during the shoulder seasons.

6.3.S.2: Expand tourism promotion to encourage longer stays and increased spending by visitors to the community, second home owners and retirees.

6.3.S.3: Identify new locations for light industry, and evaluate and update regulations relating to live-work light industry opportunities.



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Strategies to meet future transportation demand through the use of alternative modes (Principle 7.1)

7.1.S.1: Develop a countywide integrated transportation plan

- Explore the establishment of a joint Town-County Transportation Planning Department.
- Develop a Transportation Improvement Program (TIP) for highways, streets (including pedestrian facilities), transit, and pathways.
- Determine the costs and benefits of various transportation strategies to guide a detailed transportation implementation program.
- Identify proper metrics and baseline numbers to monitor our progress into the future.
- Pursue transit service between Jackson and the airport, Grand Teton National Park, and strategic route expansions.

7.1.S.2: Consider a seventh cent sales tax, additional mil property tax, or other funding source for the provision of infrastructure for alternative transportation modes.

7.1.S.3: Continue to fund the local match for federal transportation grants and the administration of alternative mode travel programs through the General Fund so additional money can be dedicated to infrastructure.

7.1.S.4: Create a Countywide Transportation Demand Management (TDM) program, which will include efforts to:

- Educate the community on alternative transportation options and benefits.
- Pursue home mail delivery.
- Encourage or require students in all grades to use active modes of transportation rather than driving or being driven to school.
- Establish a trip reduction coordinator to work with employers to reduce trips and facilitate rideshare.

7.1.S.5: Discuss with neighboring jurisdictions and State and Federal officials the costs and benefits of funding sources and planning options, such as a Regional Transportation Authority.

7.1.S.6: Prepare comments and recommendations on the State Transportation Improvement Plan (STIP) funding requests.

7.1.S.7: The TAC, partner agencies and non-profits will complete an updated Travel Study at a minimum of every 5 years to assist in the evaluation of the transportation indicators.

7.1.S.8: Continue START service to Teton County, Idaho and Lincoln County, Wyoming, and explore other measures to limit the impacts of commuters on the ecosystem and the region.



Strategies to create a safe, efficient, interconnected, multi-modal transportation network (Principle 7.2)

- 7.2.S.1:** Adopt “complete streets” and/or “context sensitive” policies and updated road design standards for all roadways.
- 7.2.S.2:** Work with WYDOT to have “complete streets” and/or “context sensitive” policies incorporated into all WYDOT roadways within the community.
- 7.2.S.3:** Include wildlife crossing and other wildlife mitigation standards in road design regulations.
- 7.2.S.4:** The TAC will cooperatively create, maintain, implement, and monitor a joint Town/County Transportation Capital Improvement Plan (TIP). Establish priorities for Town, County and WYDOT transportation projects, as well as transportation projects in this Plan. Consider all modes of travel when prioritizing projects.
- 7.2.S.5:** Construct the new START storage and maintenance facility to allow expansion of transit service.
- 7.2.S.6:** Complete the core Pathways System, including the Wilson-Jackson Pathway connection along WY-22 and other key pathways identified in the Pathways Master Plan.

7.2.S.7: Develop and carry out a comprehensive sidewalk improvement program for the Town of Jackson, appropriate County Roads, and Teton Village streets.

7.2.S.8: Discuss and coordinate improvements that can be made to the regional transportation system with neighboring jurisdictions.

Strategies to coordinate land use and transportation planning (Principle 7.3)

7.3.S.1: Reevaluate parking standards and other regulations that currently promote travel by single occupancy motor vehicle.

7.3.S.2: Adopt specific provisions for current planning review to require alternative transportation components in new development, including but not limited to sidewalk easements, pathway easements, transit easements, funding for infrastructure and TDM strategies, and connectivity provisions. Specific provisions for alternative transportation components and building complete streets will be identified in all current planning approvals.



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Strategies to maintain current, coordinated service delivery (Principle 8.1)

- 8.1.S.1:** Use budgeting to affirm desired service levels from government service providers that address all policies of Principle 8.1.
- 8.1.S.2:** Coordinate with independent service providers to understand their service delivery plans, especially those service providers seeking local government funding.
- 8.1.S.3:** Identify critical services and services requiring redundancy in service provision.

Strategies to coordinate the provision of infrastructure and facilities needed for service delivery (Principle 8.2)

- 8.2.S.1:** Coordinate the creation and maintenance of communitywide Major Capital Project List for all services listed in Principle 8.1.
- 8.2.S.2:** Update exaction and impact fee nexus studies.
- 8.2.S.3:** Evaluate and update development exaction regulations and impact fee requirements.



Alex Norton

From: Kathy Tompkins [wozkins@hotmail.com]
Sent: Wednesday, July 20, 2011 10:29 AM
To: County Commissioners; Town Council
Cc: Alex Norton; Armond Aciri; Ben Ellis; Bob Lenz; Bob McLaurin; Comp Plan; Dave Pfeifer; feedback@jacksontetonplan.com; Franz Camenzind; Gail Jensen; Greg Miles; Hank Phibbs; Jeff Daugherty; Kristy Bruner; Mark Barron (High County Linen); Mark Barron; Mike Whitcomb (East Jacksn); MarkO Forwards; Melissa Turley; pd@vogelheim.com; Irina Adams; ppilafian@earthlink.net; Sean O'Malley; Charlotte Reynolds; Paul Perry; ext_schwartz; lchristensen@wyoming.com; Patty Ewing
Subject: Mapping our future

Town council and County commissioners,

I read the article in the JHN&G about trimming costs on the comprehensive plan process to accommodate the consultant's fee. Please don't cut out the outreach (I like neighborhood input) meetings for the mapping part of the comp plan. That would be the final blow to public participation and faith in the process.

Great article below on changing the way we view and act on our economy. (Scroll down to the comparison list) We can get a lot more done for the whole of the community if we follow the meta economic view instead of the destructive quantitative. We shouldn't be competing with Teton Village for the high end dollar. It only rewards a few and punishes the many people who work hard to make ends meet. For instance... homes under \$500,000 are getting hammered with devaluation while the upper end is enjoying a stable market. It seems that all the safety nets are protecting the people who don't need protecting.

One more thing... Don't forget "Small is Beautiful" !!

Kathy Tompkins
Cottonwood Park

Meta Economics vs Quantitative Economics

[Economics](#) / [Economic Theory](#) Jul 22, 2009 - 06:32 AM

By: [Christopher Quigley](#)

This brief essay is a summary of the idea "Meta-Economics" as introduced by E.F. Schumacher in his classic book; "Small is Beautiful."

Economic: "Sufficient to give a good return for the money or resources expended."

Meta: "To transcend or go beyond."



The neglect, indeed the rejection, of wisdom has gone so far that most of our intellectuals have not even the faintest idea what the term could mean. But where can wisdom be found? It can only be found inside oneself. To find it one must become liberated. Through such liberation one can become relevant. Wisdom enables us to see the hollowness and fundamental unsatisfactoriness of a life devoted primarily to the pursuit of material ends, to the total neglect of the spiritual and the sustainable.

The influence of economics upon the management of government has grown exponentially since the seventies. However, it is now being realized that the judgment of economics is a most fragmentary one. Classic economic theory deals with demand and supply but all contemporary demand and supply is exchanged through the medium of money; fiat money. Due to the importance of stable money supply to the correct stewardship of any economy no government should unduly tamper with its smooth operation. To do so invites mayhem. As a result of catastrophic error, sub-prime crises, derivative explosion, credit balloons, defunct regularity oversight, debt monetization, and private credit exploitation the money

supply has become so corrupted it is almost impossible for anybody to make correct economic decisions. The historic "medium of exchange" model has been broken. Fidelity with the integrity and the sacrifices of our forefathers has been compromised by a shallow elite.

To get out of this "economic crisis" governments must now start thinking in Meta-Economic modalities. Thus we must acknowledge that to sort out the mess we must go beyond "classic" quantitative economic thought. In the new paradigm, wisdom must prevail. The fatal flaw of lack of adequate purchasing power, under the current "credit" model, must be acknowledged. Without this conceptual breakthrough the crisis will never be adequately solved.

Current economic thinking only touches the surface of things and takes for granted so much that should be accounted for; i.e. clean air, fresh water, moral integrity of the majority, faith in authority etc. etc. In a sense this quantitative model promotes total institutional selfishness and irresponsibility. This is all very well as long as there is no systemic failure but, unfortunately, systemic crisis is exactly what we are now faced with. Gross irresponsibility has taken the sacredness out of life.

The macro crisis is not simply an objective one. It becomes personal in the form of depression, loneliness, isolation, meaninglessness, exhaustion, marriage break-up, atomization, pharma-medicinal dependence, addiction and suicide. To bring about change in this zeitgeist quality must be brought back into the quantitative social model. We must strive to bring LIFE back to the process of living. The formula for this is to reintegrate simplicity, integrity and constraint into the functioning of our institutions, enterprises, thought processes and behaviour. Patterns of action must be championed that honor human satisfaction on all levels not just financially.

To comprehend this "meta" concept, some examples of Meta-Economic mind-set principles V's those of Quantative Economics one are set out below:

Meta-Economic:**Quantative Economic:****Timely****Fast****Need****Want****Sustainable****Profitable****Community****Individual****Co-operation****Competition****Human****Mechanic****Capital Resource****Current Factor of Production****Practical Whole****Conceptual Sub-Set****Shared Purchasing Power****Private Credit****Medium of Exchange****Fiat Money****Local****Trans-National****Art****Design****Education****Training****Process****Structure****Authority****Power****Means****Ends****Order****Control****Tradition****Law****Common Sense****Central Ordinance**

For economics to become valuable and relevant again to sustainable society its practitioners must realise the truth that economics is a social science and as such it deals with human beings, not atomised ciphers. Rationality must reconstitute itself with morality, ethics and philosophy. If national and international economists continue to lose these classical thought centres, social disintegration will spiral out, uncontrollably.

Governments and economists must begin to see the whole picture again. We have foolishly and recklessly abandoned our great Western-Christian heritage. The task now is one of metaphysical regeneration. Economics must stop being taught where awareness of human nature is lacking. We are suffering from a metaphysical disease and therefore the cure is meta-physical: meta-economical. It is time for economics and accounting to grow up and transcend there historical roots.

By Christopher M. Quigley

B.Sc., M.M.I.I. Grad., M.A.

Alex Norton

From: trevor.jhalliance@gmail.com on behalf of Trevor Stevenson [trevor@jhalliance.org]
Sent: Monday, July 11, 2011 12:47 PM
To: Town Council; Mark Barron; Tyler Sinclair; Jeff Daugherty; Alex Norton; County Commissioners
Subject: JHCA Suggestions on Character District Mapping
Attachments: JHCA Comments on Character District Process July 2011.pdf

Dear Commissioners, Mayor, and Council,

Attached are some suggestions from the Jackson Hole Conservation Alliance on the Character District Mapping phase of the Comprehensive Plan.

Since we're emailing this on the day of your JIM meeting, I'll also bring printed copies to the JIM meeting this afternoon.

I request that you give me the opportunity to speak briefly on this topic during the public comment portion of today's meeting.

Sincerely,

Trevor Stevenson

--
Trevor Stevenson
Executive Director
Jackson Hole Conservation Alliance
Partnering for a wild & beautiful valley since 1979 trevor@jhalliance.org
307-733-9417



Jackson Hole Conservation Alliance
(307) 733-9417 • www.jhalliance.org

July 11, 2011

To: Teton Board of County Commissioners, Mayor Barron and Jackson Town Council
CC: Tyler Sinclair, Jeff Daugherty, Alex Norton, Shawn Hill
Re: July 11 JIM Discussion of the Character District Mapping Process

Dear Mayor, Councilors and Commissioners,

On behalf of the Jackson Hole Conservation Alliance, thank you for the opportunity to provide comments on the next important phase of the ongoing Jackson/Teton County Comprehensive Plan rewrite – the “Illustrating Our Vision” Section. We are basing our comments on the information provided in the staff report for the “Character Districts Scope and Fee for Professional Services.”

We would like to reiterate our goal of ensuring that this process is highly participatory and includes meaningful public input, which are vital to helping us develop well-designed plans for the future of Jackson Hole. To achieve that goal, we need to review the timeline of events to make sure that the public is given enough time before each meeting to review materials and provide well informed comments. It will also be important to review the structure of each meeting in the process to facilitate meaningful input by the public.

We recognize that many of the details of this process will be worked out in the upcoming months and we request that you consider our input as your plans are refined. The Alliance will assist in the next phase by working to increase informed involvement for the public.

Our detailed recommendations are included below, and we appreciate your careful consideration of our input as you design the next phase of the planning process.

Trevor Stevenson
Executive Director

To: Teton Board of County Commissioners, Mayor Barron and Jackson Town Council
CC: Tyler Sinclair, Jeff Daugherty, Alex Norton, Shawn Hill
Re: July 11 JIM Discussion of the Character District Mapping Process

Form and Content of the Character District Section

Data Compilation

In the recent report “Technical Analysis of Jackson/Teton County Comprehensive Plan,” Alan Richman provides the following statement related to the Character District section of the plan:

“So the stakes for the upcoming character district mapping process could not be higher... Completion of the character district maps is an essential part of this Comprehensive Plan. The initial step in the mapping process should be a rigorous analysis of the amount and locations of development that are proposed to be reduced in conservation areas and an equally detailed analysis of the areas proposed for increased development as complete neighborhoods. In other words, the maps need to be more than a pretty picture of a planning concept.”

Based on the information provided in the scope of work, it is still unclear to what extent rigorous analysis will be used to inform the creation of the Character Districts. We urge you to recognize that many members of the public are looking to this next phase of the process to provide more predictability and specificity than the policy section of the plan currently provides. However, in order for this section of the plan to do this, and to do so in a positive, informed manner, it will be important to conduct thorough, analyses of the NRO, SRO, and the cost of growth at both the individual districts and valley-wide scales. Without these analyses, it is difficult for the maps to be more than “pretty pictures.”

By the August JIM, we hope that you will commit to initiating strategies that would benefit the Character District mapping process, such as the creation of a task force to explore potential transfer mechanisms.

We are pleased that information will be compiled and incorporated during the month of July. As part of this effort it will also be important to acknowledge data gaps, and possible implications of those gaps in terms of future planning decisions. In our June 24 correspondence, we highlighted several data inquiries that we believe should be immediately initiated:

- Collecting the best available wildlife science that can inform policies and maps
- Assessing the cumulative impacts of development on wildlife
- Identifying key scenic resources
- Determining which transfer mechanisms might work in Jackson Hole
- Identifying growth boundaries that would inform the maps

Also, in the case that information is outdated, or is lacking, it will be important for this plan to take a precautionary approach and err on the side of caution when proposing new development-based “enhancements” to planning districts.

Illustrating our Vision – Including Individual District and Countywide Scales

The final Character District Section should include a component that addresses the comprehensive picture of the valley, and not just focus on depictions and descriptions of individual districts. For example, the April 2009 Future Land Use Plan did not include an overall, comprehensive map of the county demonstrating how different districts are related at a broader level, nor did it illustrate a comprehensive depiction of the various town districts. The districts were only depicted individually, which detracted from an overall comprehensive look at the community vision.

This comprehensive look is a critical component of a comprehensive plan. It is important to understand that all areas or “districts” are strongly interconnected in terms of planning at the valley level. What happens in one location has implications for planning issues in other locations. Specifically, impacts from development are direct, indirect and cumulative; all of these impacts must be considered when evaluating suitable locations, amounts and types of new development. Overall, this concept of interconnectedness among planning districts must be strongly upheld within the maps and narrative of the new section of the plan.

Re-engaging the Public

The proposed scope of work includes a number of opportunities for public involvement. In order to maximize effective public engagement during the community's review of this section of the plan, it will be important to prioritize the following issues and either provide clarifications or make changes to the proposed work.

- *Additional information should inform improvements to policies*

The creation and review of the Character District section of the plan constitute the test of how well the policies and vision can be implemented. At the most basic level, a plan must be clear and its implementation must be feasible. It will be important to allow time for the planning team and the public to learn from this next phase of the process and to make suggestions for how the policies section of the plan could be adjusted based on additional information, prior to final adoption. Although the elected officials spoke to their intention to do this in the last JIM meeting, this component is currently not described as a potential need in the scope of work, and should be added. Overall, the scope of work should build in time to make final adjustments to not only the Character District section, but also the policies section to create an overall better plan.

- *Clarification of the Expectations of JIM #1 with regard to public input*

The scope of work states that the planning team will facilitate a JIM in August to "confirm the consistency of the preliminary character district boundaries, descriptions and classifications..." If public input will be accommodated in JIM #1, materials describing these preliminary boundaries and descriptions should be provided to the public well in advance – at least two weeks before the meeting. In general, it would be helpful to clarify the elected officials' intentions for desired public input at this stage of the Character District review process.

- *Sufficient notice of the schedule of specific dates and times of public meetings and open houses*

Many of the opportunities for public involvement include either condensed meetings in one week, or within one day. In order for the public to plan ahead to participate, it will be important to have the schedule of meetings confirmed early in the process (at JIM #1) as well as a specific description of what will be presented and discussed at each meeting. This is particularly important given that critical meetings are scheduled for November and December, a time of year when many residents are not in the valley.

- *Sufficient opportunity to provide written comments after information and new draft materials are presented during meetings*

If the planning team plans to utilize community workshops as a way to initially present materials to the public and to gather input, it will be important to allow for two weeks for the public to absorb the information presented at the community meetings and respond via written comments. Based on the scope of work, it is clear that the planning team intends to rework materials for subsequent phases based on public input from these meetings. However, prior to revisions by the planning team at all phases, it will be important to accommodate diverse methods for input, over a long period of time, given the public's diversity in schedules.

- *Sufficient Consideration of Previous Public Comment*

In Fall 2007, Clarion Associates initiated what appears to be a similar workshop process on character identification and preferences for future development in specific areas of the town and county. Considerable public input was gained as part of these meetings; it is important to include this previous input as the planning team works to define the new character districts.

- *Sufficient opportunity for public review of final document (Vision, Common Values, and Achieving our Vision)*

Prior to final adoption of the new plan in its entirety, the public needs a minimum of three weeks to review all sections of the plan. In the most recent phase of approving the policies section of the plan, the Alliance believes that the public should have been given more than one week to review the final draft prior to formal action by elected officials. It is unclear how the

proposed schedule for January could accommodate all of the scheduled hearings as well as adequate time for public input and subsequent modifications.

- *Additional Public Hearing*

We appreciate that the proposed schedule for January 2012 includes two public hearings in January 2012, one with the joint planning commissions and the other with elected officials. The process, and the product, would also benefit from a larger public hearing prior to January. This would serve as an opportunity for citizens to gather with a countywide vision in mind, testify for the public record and hear from one another sometime during the process other than the final meetings.

In conclusion, the Conservation Alliance looks forward to the upcoming stage of the process and anticipates significant opportunities for dialogue among members of the public and decision makers. We will continue to encourage public involvement during this important time for our community.

Thank you for your close attention to these suggestions and always feel free to contact the Alliance with any questions.