



Jackson/Teton County Comprehensive Plan Character Districts Summary: Character District Workshops (Town 1/11/12, County 1/12/12)

On January 11, 2012 the Jackson Town Council and Planning Commission held a workshop to consider the draft Illustration of Our Vision (Character Districts) chapter of the Comprehensive Plan. On January 12, 2012 the Teton County Board of County Commissioners and Planning Commission held an identical workshop.

Following a presentation by staff on the development of the draft Character Districts, the elected officials and planning commissioners stated their broad impressions of the draft. They then identified the substantive changes they wanted to discuss in more detail by placing a dot next to the change. Possible changes were discussed in order of priority with the changes receiving the most dots being discussed first.

Below is a summary of the general impressions. Following is a table of the changes dotted and direction given as a result of discussion and all other proposed changes made by Planning Commissioners, Elected Officials or staff to date.

General Impressions

Appreciated Items That Should Be Retained	Enhancements
Town	
<ul style="list-style-type: none"> • Including Character Districts is an enhancement for the community • Clarity and organization • Identification of workforce housing opportunities • Make downtown more attractive for locals • Appropriately transition between Character Districts • Insertion of local convenience commercial as needed 	<ul style="list-style-type: none"> • Preservation of wildlife migration corridors • Ensure that all goals in the Character Districts are practical • Preserve real single family neighborhoods • Enhance opportunities of business to thrive • Keep policy at character level, not overly specific • Avoid aspiration that cannot be controlled such as the occupant of an unrestricted home • More focus on identifying and preserving what keeps existing residents here • Clarify intent for each area without removing all flexibility in implementation • Further reinforce Town, especially downtown, as the economic center of the community • The more charming our historic downtown is the more attractive it will be and the better it will work
County	
<ul style="list-style-type: none"> • Continuation of stewardship that has been a cornerstone for years • Give vocabulary to our stewardship values • Reflection and implementation of approved policies • Level of detail and predictability 	<ul style="list-style-type: none"> • Swap areas identified for light industry and residential development in southern/northern South Park • Ability to move density without waiting for Town • More substance on reduction of impacts in already platted areas • Additional discussion of numerical realities • Clearer link between bonuses and extinguishing of development rights • Additional attraction of businesses to industrial areas • Consistent identification of wildlife corridors on maps • Additional definition of the year-round businesses desired • Ensure specificity remains focused on intent and does not preclude implementation flexibility • Address realities of live-work space in industrial areas • Reduce regulations on business to encourage them

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



Proposed Changes and Direction

Proposed Change	Change to the chapter proposed by an elected official, planning commissioner or staff prior to, or during, the workshop
Red	Change to the content of the draft Character Districts
Green	Enhancement or clarification that does not change the intent or meaning of the draft Character Districts
Blue	Future proposal to implement or amend the approved policies

Dots	Number of dots placed on the change at the workshop. ToJ is the Town workshop (1/11/12) column. TC is the County workshop (1/12/12) column
#	Change discussed and direction given
#	Change not discussed but direction given indirectly
#	Change dotted but not discussed and no direction given
	Change neither dotted nor discussed

Direction	Direction given at the workshops or determined by staff based on a proposed green change
	Workshop direction to make a substantive change to the content of the draft Character District
	Workshop direction to make no change to the draft Character District
	Direction from the workshop or determined by staff to make a clarification or enhancement within the intent the draft Character District
	Proposed green change that is addressed in another way elsewhere in the Character District
	Proposal that would require future action

District	Proposed Change	Dots		Direction
		ToJ	TC	
Overall	Allow 4th floor in Town if open space created in return	1	1	ToJ: See direction on specific Districts
	Attach population projections to areas where additional growth is said to be acceptable		0	See below direction on County numbers
	Remove reduction of house size in County		0	Leave house size language to policies; focus Character Districts on area specific goals rather than possible tools.
	Reemphasize TDR-bonus linked to exhaustion		6	Policies 1.4.c and 3.1.b address the TDR and PRD policy of the community, no additional discussion is needed in the Character Districts.
	Discuss district by district County numbers to understand impacts/realities of policy		0	District specific numbers will not add to the discussion.
	Specify intent allow more flexibility in method	0	0	ToJ: Language about number of stories is appropriate, but remove regulatory type implementation language. TC: Remove regulatory language on house size; generally focus on intent not implementation.
	Ensure consistent language throughout			Ensure consistent language throughout

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



District	Proposed Change	Dots		Direction
		To	J TC	
	General editing to clarify language and remove typos			Complete general editing to clarify language and remove typos
	Ensure Character Defining Features illustrations and pictures to match text			Ensure Character Defining Features illustrations and pictures match text
	Refine maps to be more legible and properly aligned			Refine maps to be more legible and properly aligned
	Greater continuity between Districts in Features Maps (ie E/W connector on District 10 map)			Provide greater continuity between Districts in Character Defining Features Maps
	Add additional language respecting private property rights			Clarify respect for private property rights
	Stronger reinforcement of Policy 1.4.c throughout Districts			Policies 1.4.c and 3.1.b address the TDR and PRD policy of the community, no additional discussion is needed in the Character Districts.
	Avoid phrases within sentences such as “in this area,” “in this district.”			Avoid phrases within sentences such as “in this area,” “in this district”
	I particularly like using the emphasis on stability as a foundation against which proposals for change in some of the districts are referenced. And I support and agree with how the character districts are defined and described			I particularly like using the emphasis on stability as a foundation against which proposals for change in some of the districts are referenced. And I support and agree with how the character districts are defined and described
	When are complete streets appropriate or not outside of town and in the periphery?			Policy 7.2.a calls for “Complete Streets” or “Context Sensitive Solutions” communitywide
	Determine what types of businesses fit the “year round” definition we are trying to attract to the county. This may help determine how to create an environment that entices those businesses to the area			Future regulation suggestion
	Complete Neighborhoods: “high-quality design” is in the eye of the beholder			Future amendment to approved policy
	Consider a North Bridge			Future amendment to approved policy
	“Platted neighborhoods” might be more appropriate than “complete neighborhoods” in the rural areas			Future amendment to approved policy
I	Introduction			Reformat for improved clarity
Why	Why Illustrate the Vision			
How	How is the Vision Illustrated			Ensure focus of Rural Areas and Complete Neighborhoods is consistent with policy in opening paragraph
				“provide” is consistent with policy

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



District	Proposed Change	Dots		Direction
		ToJ	TC	
	Comp. Neigh/Rural Chart: <ul style="list-style-type: none"> Indicate classification of each district Add legend 			In Complete Neighborhood + Rural Area Table: <ul style="list-style-type: none"> Indicate the classification of each district Add a legend for the circles
	In Areas of Transition definition, “most of the community would agree” should be re-worded to eliminate the referendum on planning decisions			In Areas of Transition definition, “most of the community would agree” should be clarified to eliminate the implication of a referendum
	Goal should be added in Conservation (Rural Neighborhoods): A goal will be the removal of dwelling units when doing so will improve the overall preservation of open space and/or wildlife habit			Ensure that the definition of Areas of Conservation clearly conveys a goal of reducing development impacts to improve open space and wildlife habitat protection
	Clarify purpose of Neighborhood Forms			Clarify the purpose of the Neighborhood Forms
	Can’t abide the graphics /neighborhood forms the drawings communicate more			Ensure that the Neighborhood Forms add to the description of each District
	Make transect more consistent with Character Defining Features descriptions			Make the Neighborhood Forms depiction (transect) more consistent with the Character Defining Features descriptions
	Under Special Consideration for Clustering: will protect wildlife habitat, increase open space and preserve scenic vistas.”			Special Considerations for Clustering: clarify improved wildlife habitat, open space and scenic vista protection
	Goal under Clustering: transportation planning will be integrated			Special Considerations for Clustering: include integrated transportation planning
	Under Special Considerations for Habitat/Scenic: Limit house size and overall footprint of development.			Special Considerations for Habitat/Scenic: include limited footprint of development along with limited house size
	Label the size as acres			Label Size as “acres”
	Add bullet under Complete Neighborhood: “The goal for any new development will be to incur no net cost to the community (added tax burden).”			Future amendment to approved policy
What Does the Illustration Address	Remove attributes from Character Defining Features maps			
	CN/R Table <ul style="list-style-type: none"> Add Classification (CN or R) Heading to table Better explain strikes/spares 			Complete Neighborhood + Rural Table: <ul style="list-style-type: none"> Add Classification (CN or R) heading to table in Districts Clarify meaning of full/half/empty circles in text
	Delete second “elements of”			Delete second “elements of” in Existing + Future Characteristics text
	Associate Neighborhood Form with each subarea			Associate Neighborhood Forms with each subarea in Districts

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



District	Proposed Change	Dots		Direction
		ToJ	TC	
	Improve explanation of generality of location of features on the Character Defining Features map			Clarify illustrative intent of locations shown on map
	Add "is" between map and not			Add "is" between "map" and "not" in Character Defining Features Map text
1	3 or 4 story buildings should be allowed	3	1	ToJ: Retain 2 story limit in Town Square District
	Consider enlarging the district to include Wort Hotel etc.	5		Expand the "experience" of the Town Square to surrounding areas, but do not extend the design requirements
	The square is not that big and perhaps should be more centered to tourists than as the "center of community life"	2		Town Square will continue to be the center for visitors and residents
	Close Deloney and Center at Square		1	
	Add 4.2.f as an objective			Add 4.2.f as an objective (addressed in text)
	Are proposed street closures permanent or temporary?			Clarify the intent to consider both permanent or temporary
	"and other public amenities will be encouraged" doesn't make sense			Clarify "and other public amenities will be encouraged"
	Map: is the Wort parking shown or is that the parking behind New York City Sub? No pedestrian access through Jack Dennis, how will that ever happen, remove from Plan			Clarify illustrative intent of locations shown on map
	What about underground parking?			Clarify vision for underground parking in the District
	Add policy 3.2.a			Policy 4.1.c applicable Townwide is equivalent
	Add policy 3.2.b			Policy 4.1.d is equivalent
	Add policy 6.3.d			Policy is non-locational
	Encourage more lively businesses, cafes and restaurants, to create vitality. Consider requiring businesses to remain open later during peak seasons			Future regulation suggestion
	The actual Town Square should have the central statue and boardwalks reconfigured so that a public gathering space instead of a fixed object occupies the center of the Square			Future design suggestion
1.1	Town Square			
2	Concerned about through routes or bypasses if this area is fully developed	1		
	3-4 story buildings should be allowed	4		Three stories are fine with a feathering out from the Town Square. Four stories may be appropriate with proper design considerations.
	Add 1.2.a as an objective			
	Less density near flat creek			

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



District	Proposed Change	Dots		Direction
		ToJ	TC	
	Disagree with mandating 1 st floor retail/2 nd floor office	1		
	Add 4.1.d as an objective			Add 4.1.d as an objective (four mixed-use subarea)
	Add 6.2.b as an objective			Add 6.2.b as an objective, clarify in text
	Add 6.2.c as an objective			Add 6.2.c as an objective, clarify in text
	Add 6.3.a as an objective			Add 6.3.a as an objective, clarify in text
	Remove 6.3.e as an objective, non-locational			Remove 6.3.e as an objective (non-locational)
	Add 7.1.c as an objective			Add 7.1.c as an objective, addressed in text
	Remove 7.2.a as an objective, applicable communitywide			Remove 7.2.a as an objective (applicable communitywide)
	Add half-circle on future habitat			Add half-circle on future habitat (Flat Creek enhancement)
	More emphasis on reincorporating the creek into the community			Add emphasis on reincorporating Flat Creek into the community
	Seems like some clarifications about the role of SK Ave as a through route would help			Clarify the role of Snow King Avenue as a through route
	Add policy 3.2.a			Policy 4.1.c applicable Townwide is equivalent
	Add policy 3.2.b			Policy 4.1.d is equivalent
	Add policy 6.3.d			Policy is non-locational
2.1 Snow King Resort	Add more detail to what is meant by “size and scale of structures . . . to be much larger than those typically allowed in other areas of town.”			Clarify what is meant by “size and scale of structures . . . to be much larger than those typically allowed in other areas of town.”
2.2 Snow King and South Cache Corridors	Allow 3-4 story buildings at ends and 2-3 in middle	3		See general direction for District 2
	Disagree with use of workforce housing designation on all redevelopment throughout Plan	3		Ensure its clear that workforce housing is a desire not a development requirement for deed restriction
	“Center for the Arts” not “Center of the Arts”			“Center for the Arts” not “Center of the Arts”
2.3 Downtown	Add future desired characteristic: buffer flat creek from development			
	Subarea as starting point for LO discussion not final LO boundary	4		Subarea should be the starting point for a more detailed discussion of the Lodging Overlay boundary and the regulations on the type and size of lodging desired.
	“Conditional Lodging” subject to Flat Creek public access			
	Clarify that lodging is also allowed in Town Square			Clarify that lodging is also allowed in the Town Square
	Prohibit trash and parking adjacent to Flat Creek			Clarify how mixed use development will address Flat Creek

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



District	Proposed Change	Dots		Direction
		To	TC	
	Alternate side overnight parking should be allowed during the winter months in this district to accommodate current and increased residential uses, as well as offset parking conflicts or deficits resulting from increased mixed use shared parking. Leaving cars parked on street overnight may also reduce impaired driving from this district			Future regulation suggestion
2.4	Public/Civic Pg 16, Map change forest service property from Stable to Transitional	0		No change
	Perhaps reword the last sentence in this section			Perhaps reword the last sentence
2.5	North Cache Gateway Only allow 2 story buildings as a gateway to town.	4		Three stories are appropriate, except against the hillside where 4 are appropriate.
	Very difficult to determine this district location boundaries on map.			Refine map to be more legible and properly aligned
	Focus on Flat Creek as recreational and public access amenity			Ensure Flat Creek is focused on as a recreational and public access amenity
	Consider using another depiction for the gateway that is not the same as the Broadway illustration			Ensure Character Defining Features illustrations and pictures match text
3	Town Residential Core Remove 4.1.c as an objective, applicable townwide			Remove 4.1.c as an objective (applicable townwide)
	Add 4.3.a as an objective			Add 4.3.a as an objective (two stable neighborhoods)
	Add 4.3.b as an objective			Add 4.3.b as an objective (one transitional neighborhood)
	Remove 4.3.S.2 as an objective, it's a strategy not an objective			Remove 4.3.S.2 as an objective (it's a strategy not an objective)
	Add 7.1.c as an objective			Add 7.1.c as an objective (addressed in text)
	Remove 7.2.a as an objective, applicable communitywide			Remove 7.2.a as an objective, applicable communitywide
	Encourage yards, landscaping, small footprints for single-family, detached dwellings			Encourage yards, landscaping, small footprints for single-family, detached dwellings
	Better pathway interconnection between neighborhoods and parks			Clarify goal of quality connection of neighborhoods to parks
	Add 3.2.a as an objective			Policy 4.1.c applicable Townwide is equivalent
	Add 3.2.b as an objective			Policy 4.1.d is equivalent
	First paragraph ends with and second paragraph begins with same words. Rewrite for grammar			Rewrite so that the end of the first paragraph and beginning of the second are not the same words
Alternate side overnight parking should also be allowed during the winter months in this district to accommodate current and increased residential uses			Future regulations suggestion	
3.1	East Jackson Daylight and enhance Cache Creek through town	1		

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



District	Proposed Change	Dots		Direction
		ToJ	TC	
	Remove language to “pull buildings to the street”	0		Change language from “to” to “toward”
	Encourage yards, landscaping, small footprints for single-family, detached dwellings			Encourage yards, landscaping, small footprints for single-family, detached dwellings
3.2	Remove allowance for more than 3 units per lot and more than 3 stories	2		Allow only 2 stories generally. Only allow 3 stories in specific cases with proper design
	Specifically define multifamily housing subarea	3		
	Apply South Cache idea and language to Willow	0		Allow nonresidential use fronting Willow Street similar to South Cache subarea
	Encourage redevelopment and revitalization	0		Ensure the desire for reinvestment, redevelopment, and revitalization is clear
	Encourage yards, landscaping, small footprints for single-family, detached dwellings			Encourage yards, landscaping, small footprints for single-family, detached dwellings
3.3	Should be TRANSITIONAL	0		No change
	Transition to more commercial character and move to District 2	0	1	No change
	Move fair/rodeo and transition to workforce housing	4		Do not discuss move
3.4	Multi-family Area			
3.5	East Broadway Mixed Use			
	Could allow for 3 story near core scaling down to 2 story near hospital	2		
	Encourage local convenience commercial	2		
	Move to District 2			Move to District 2 (more consistent with text)
	“Some limited local convenience commercial is desirable” is weak			Clarify desire for local convenience commercial in this subarea
4	Mid-Town			
	Add policy 1.2.a			
	Pg 31, If more landscape buffers are going to be required, buildings should get taller to compensate	0		Three stories are appropriate, except against the hillside where 4 are appropriate.
	Delete the “locals downtown” statement as a character goal	1	1	ToJ: See 1.1 direction on Town Square as the center of community life and below direction on Mid-Town lodging
	Clarify that lodging will redevelop as another use	0		The desire is to locate lodging downtown, but do not restrict continuation of existing lodging in Mid-Town
	Add 1.1.c as an objective			Add 1.1.c as an objective (addressed in text)
	Add 4.1.d as an objective			Add 4.1.d as an objective (two mixed-use districts)
	Add 4.3.a as an objective			Add 4.3.a as an objective (one stable neighborhood)
	Add 4.3.b as an objective			Add 4.3.b as an objective (one transitional neighborhood)
	Add 5.2.d as an objective			Add 5.2.d as an objective, clarify in text
Add 5.3.b as an objective			Add 5.3.b as an objective (addressed in text)	

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



District	Proposed Change	Dots		Direction
		To	TC	
	Add 7.1.c as an objective			Add 7.1.c as an objective (addressed in text)
	Remove 7.2.a as an objective, applicable communitywide			Remove 7.2.a as an objective, applicable communitywide
	Add 7.2.d as an objective			Add 7.2.d as an objective
	More emphasis on reincorporating the creek into the community			Increase emphasis on incorporating Flat Creek into the community
	Clarify that existing lodging will redevelop as another use			See above direction on lodging redevelopment
	Encourage yards, landscaping, small footprints for single-family, detached dwellings			Encourage yards, landscaping, small footprints for single-family, detached dwellings
	Map: move wildlife corridor, it is being shown on top of an approved development			Clarify illustrative intent of locations shown on map
	Realign Snow King at Scott			Address Snow King identified road project in text
	Parking cannot be pushed to the rear in all circumstances along the highway – ie Flat Creek and the hillside			Clarify the desire for buildings to address the street without requiring all parking to be placed in the rear
	Add policy 3.2.a			Policy 4.1.c applicable Townwide is equivalent
	Add policy 3.2.b			Policy 4.1.d is equivalent
	Add policy 6.3.d			Policy is non-locational
4.1 Highway Corridor	3-4 story with a setback.	2		See general Mid-Town height direction
	Discusses residential and commercial – office?			Clarify intent with regard to office use in subarea
	Would like some consideration of crossing Broadway. It bisects the district. If crossable, it could provide commercial on both sides of Broadway			Address Broadway pedestrian crossing
	If this is for local convenience, it needs local convenient transportation rather than the auto style development			Clarify desire for local, not auto, oriented transportation
	Broadway needs setback & landscape treatments that are proportional to the road width, with parking off street/behind building. Landscaping that supports screening			Clarify the setbacks and landscaping should be proportional to road width and provide screening with parking off-street in the rear
	Emphasize importance of wildlife issues on West Broadway			Emphasize importance of wildlife issues on West Broadway
4.2 Northern Hillside	Allow 4 story or increased heights in some areas to mitigate scars and address hillside	1		See general Mid-Town height direction
	Encourage yards, landscaping, small footprints for single-family, detached dwellings			Encourage yards, landscaping, small footprints for single-family, detached dwellings
4.3 Central	Pg 32, If more landscape buffers are going to be required, buildings should get taller to compensate	0		See general Mid-Town height direction
4.4 Residential	Encourage yards, landscaping, small footprints for single-family, detached dwellings			Encourage yards, landscaping, small footprints for single-family, detached dwellings

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



District	Proposed Change	Dots		Direction
		ToJ	TC	
4.5 Karns Meadow	The connectivity goals include connecting west side of Broadway with Snow King			Include connectivity goals to connect Broadway to Snow King in west of subarea
	I strongly support the designation of a wildlife crossing in the appropriate location, along with increased public access to Flat Creek. I understand the potential conflict between these two positions, and recommend that the entire Flat Creek Corridor through town be designated as a zoning overlay, special study area, or receive some other form of increased development scrutiny such as a Conditional Use requirement			Future regulation suggestion
5 West Jackson	Add policy 1.2.a			
	Add 4.1.b as an objective			Add 4.1.b as an objective (addressed in text)
	Add 4.1.d as an objective			Add 4.1.d as an objective (two mixed-use subareas)
	Add 4.2.c as an objective			Add 4.2.c as an objective (two mixed-use subareas)
	Add 4.3.a as an objective			Add 4.3.a as an objective (one stable neighborhood)
	Add 4.3.b as an objective			Add 4.3.b as an objective (two transitional neighborhoods)
	Remove 5.2.b as an objective, applicable communitywide			Remove 5.2.b as an objective (applicable communitywide)
	Add 5.3.b as an objective			Add 5.3.b as an objective (addressed in text)
	Add 6.2.b as an objective			Add 6.2.b as an objective (addressed in text)
	Add 6.2.c as an objective			Add 6.2.c as an objective (addressed in text)
	Add 7.1.c as an objective			Add 7.1.c as an objective (addressed in text)
	Encourage yards, landscaping, small footprints for single-family, detached dwellings			Encourage yards, landscaping, small footprints for single-family, detached dwellings
Add policy 3.2.a			Policy 4.1.c applicable Townwide is equivalent	
Add policy 3.2.b			Policy 4.1.d is equivalent	
5.1 Highway Corridor	Pg 37, If more landscape buffers are going to be required, buildings should get taller to compensate			
	Add discussion of connectivity to residential areas			Add discussion of connectivity to residential area as shown on map
	Minimize new road access to 89 and encourage consolidation of roads			Address consolidation of access to Highway
	Not sure why we call out auto dealers			Clarify example of auto dealers as necessary single use
5.2 Gregory Lane Area	Remove "significant amount" in reference to residential use		1	Enhance livability language to discuss better integration of residents into the subarea through design
	Greater focus on allowing for High Tech/R&D by enhancing infrastructure and promoting full use of potential floor area			

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



District		Proposed Change	Dots		Direction
			ToJ	TC	
		Delete hierarchy of industrial over livability	1		
		Make language more consistent with subarea 7.1			Make language more consistent with subarea 7.1
		The only residential use that should be permitted is live/work and conversion of residential unit to light industry should be encouraged			Clarify what type of residential is desired and the priority of light industrial
5.3	South Park Loop Road				
5.4	School Campuses	“improved alternative mode connectivity” is unhelpful planner speak			Clarify “improved alternative mode connectivity” in layman’s terms
5.5	West Jackson Residential	“Ownership”: Are we forgetting the Blair apartments?			Clarify desired <u>sense</u> of ownership rather than ownership of units
5.6	Northwest South Park	Higher priority over infill if for a PRD that locates development from rural areas to 5.6		4	Do not preclude the opportunity for meaningful permanent conservation of open space in rural areas, provision of workforce housing, or other community benefit by prioritizing infill
		Should be STABLE, this area of South park is in the scenic overlay; future growth should be not in the NRO or SRO if possible	2	0	TC: See below direction on development of the subarea
		Add vision for redundant streets, variety of housing types, wildlife permeability if developed	2	0	TC: Development of the subarea should include redundant streets (grid/alleys), small lots, some mixed-use
		Remove connector road language	2		Clarify that a solution is needed to congestion on High School Road, but that the East/West connector is just one possible solution
		Ensure Town Infill priority through GMP	0		Link ability to develop northwest South Park to a Growth Management Program Trigger
		Remove neighborhood planning effort requirement		0	See above direction on not precluding community benefit
		Ideal location for screened light industrial		1	Some mixed-use is appropriate in a small area, but industrial is not
		Enlarge subarea east to the highway		0	No change
		Shrink the boundary of the transition area		0	No change
		Move subarea to District 10			Suitable for development, should stay in a Complete Neighborhood District
		Seems uniquely suited for transferred/clustered density, eg from Porter Estate			See above direction on PRDs

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



District	Proposed Change	Dots		Direction
		ToJ	TC	
	Development in this area must support the goal of maintaining a 60/40 ratio between development in complete neighborhoods and development in the rural county			See above direction on PRDs
	Consider adding community level planning effort separate from standard LDR effort			See above direction on neighborhood planning effort
	Define a baseline level of development in places like the north end of South Park that can only be exceeded if and when development potential is vacated and shifted away from rural areas. There should be more 'enabling' language in this part of the plan that encourages property owners and developers to use discretionary tools and voluntary transfers to shift development to locales like the north end of South Park (after infill development in other places has run its course)			See above direction on PRDs
6 Town Periphery	Should be RURAL. More of the characteristics of rural areas are present			
	Statement that further subdivision not encouraged			
	Add policy 1.2.a			
	Pg 41 Not sure about the min and max building size restriction			
	Remove 4.1.c as an objective, applicable townwide			Remove 4.1.c as an objective (applicable townwide)
	Remove 7.2.a as an objective, applicable communitywide			Remove 7.2.a as an objective (applicable communitywide)
	Remove half-circle on future walkable amenities			Remove half-circle on future walkable amenities (no amenities to be added)
	Add half-circle on future abundance of landscape			Add half-circle on future abundance of landscape (current character to be maintained)
	Add: Smaller buildings and larger yards that enhance wildlife permeability will be encouraged			Clarify desire for site design that increases wildlife permeability
	If this is to remain a complete neighborhood, there should be more explanation as to why since the text seems to imply that it is more rural in nature now and the future is planned that way as well			Clarify why the district is a Complete Neighborhood and not a Rural Area
Mention pathways with start and ped in intro			Mention pathways with START and pedestrian in introduction	

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



District		Proposed Change	Dots		Direction
			To	J TC	
		Seems permeability and corridor symbol should be flipped. Corridor should be solid, permeability should be dotted			Refine maps to be more legible and properly aligned
6.1	Low to Medium Density Neighborhoods	USFS site is transitional move to 3.4			
		Buildings on hillsides will avoid steep slopes, avalanche terrain and wildlife habitat.			Address steep slopes, avalanche terrain, and wildlife habitat
		Remove language about fencing			Focus on wildlife permeability rather than specific tools
6.2	Upper Cache	No future subdivision			
		Remove language about fencing. Please clarify, having horses is okay but that the Chuck Wagon has to go?			Clarify goals with regard to fencing and horses
6.3	Snow King Slope	"Town Hill" is kind of jargon			Clarify local resident use as a priority
7	South Highway 89	Classify district as RURAL			
		Add policy 1.4.c			
		Add policy 6.2.b			
		Remove 3.1.d as an objective, Add 3.2.b as an objective			Remove 3.1.d as an objective, add 3.2.b as an objective (3.2.b is more appropriate for a suitable area)
		Remove 5.2.e as an objective, applicable communitywide			Remove 5.2.e as an objective (applicable communitywide)
		Remove 6.3.d as an objective, non-locational			Remove 6.3.d as an objective (non-locational)
		Make future scenic a half-circle			Make future scenic a half-circle (scenic is not the priority of 7.1)
		Add half-circle on existing limited, detached residential			Add half-circle on existing limited, detached residential (true of 7.2)
		Add: Clustering of light industrial development out of and away from wildlife habitat and open spaces will be promoted when possible			Clarify desire for protection wildlife habitat and permeability and open space within the context of the suitable development
		Amend text: " To protect the Development and redevelopment will avoid crucial wildlife habitat and movement corridors on the hillsides as well as riparian areas in this district."			Amend text: " To protect the Development and redevelopment will avoid crucial wildlife habitat and movement corridors on the hillsides as well as riparian areas in this district."
		Add policy 4.4.b			Policy is specific to Town
Would like a stronger statement about wildlife permeability especially if there is more development in this area			Clarify desire for wildlife permeability within the context of the suitable development		
Map: Two southern wildlife crossings, grey back because they are in different Districts than this one			Provide greater continuity between Districts in Character Defining Features Maps		
7.1	South Park Business Park	Wildlife crossings not appropriate			

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



District	Proposed Change	Dots		Direction
		ToJ	TC	
	Greater focus on allowing for High Tech/R&D by enhancing infrastructure and promoting full use of potential floor area	1	2	Encourage High Tech/R&D to replace lost construction jobs by enhancing infrastructure and promoting full use of floor area potential.
	Remove language promoting High Tech/R&D		0	See above direction on High Tech/R&D
	Soften prohibition of office/retail in subarea		0	Soften prohibition of office/retail in second sentence
	Incent transition from light industrial to workforce housing		1	No change
	Address convenience commercial relationship to 10.1			Address convenience commercial in relation to 10.1
	Allow workforce housing but limit families			Address the nature of the industrial mixed use living situation
	Encourage architectural and landscaping enhancements not at the expense of light industry. How is this done? Does this need to be reworded?			Clarify the desire for screening, but not at the detriment of the ability to develop light industrial space
7.2 Hog Island Home Business	What viewshed is protected by moving back from the highway?			Clarify the intent to protect a scenic view along the highway through the subarea
8 River Bottom	Allow equestrian facilities on larger parcels to promote the western character of our community		2	
	River bottom should allow public access to the river – low impact pedestrian/bike, cartop boat launch/takeout. Public use of Levee		3	
	Remove 1.1.g as an objective, applicable communitywide			Remove 1.1.g as an objective (applicable communitywide)
	Add 3.1.c as an objective			Add 3.1.c as an objective (Rural Area)
	Make future scenic a half-circle			Make future scenic a half-circle (only part of the district meets the definition of scenic)
	Discuss “management” of river access in Existing + Future text			Discuss “management” of river access in Existing + Future text
	Add ½ circle to walkable schools and commercial, primarily from Tucker and John Dodge (Aspens Market and C-Bar-V Ranch school both within ½ mile)			So little of the district is walkable that no fill is most (if not completely) representative of the character
	Potential to separate areas of River Bottom, several developed areas are not as rural as other areas			Areas of greater development are classified as Conservation Areas, areas of less development are a classified as Preservation Areas
	Watch the use of the word “small” to describe housing type			See Overall direction on house size
	Does this suggest we will have different sized houses in different zones?			See Overall direction on house size
	Public and commercial access to what?			Clarify public and commercial access to the levee will be ...

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



District	Proposed Change	Dots		Direction
		ToJ	TC	
	Consider adding ARUs for the specific purpose of workforce housing			Future regulation suggestion
8.1 Solitude/John Dodge/Tucker/Linn	Pg 53, add the word natural in front of waterbodies			
	Allow appropriate subdivision to continue		0	See direction on reemphasis of TDRs and PRDs
	Question whether clustering among large lots is better than not			
	Incentives for reducing density and removal of dwelling units will be evaluated and applied if considered effective			Include consideration of incentives for reducing density and impacts in subarea
	Excluding Solitude, this is more like District 6, in that it is a buffer between a Complete Neighborhood and the rural areas. It also has other features of more complete neighborhoods. (Proximity to schools, restaurants, START service, etc.)			District 8 is organized around the common attribute of the river.
	Add ability to utilize ARUs or mechanisms for workforce housing on site			Future regulation suggestion
8.2 Large Parcels	Allow appropriate subdivisions to continue		5	See direction on reemphasis of TDRs and PRDs
8.3 Canyon Corridor	Clarify inappropriateness of subdivision			Clarify inappropriateness of subdivision
	Clarify: "The highway parallel to the river will be addressed in this area." How?			Clarify how the highway parallel to the rive will be addressed
8.4 Hoback Junction	Perhaps this district and the Aspens/Pines are more similar than originally viewed. They both have some commercial and some residential, but are not complete neighborhoods			The Snake and Hoback River are defining features of the Character of Hoback Junction
9 County Valley	Add 3.1.c as an objective			Add 3.1.c as an objective (Rural Area)
	Add Puzzle Face Ranch to the list of protected scenic vistas			Add Puzzle Face to the list of ranches in the District
9.1 Jackson Hole Golf and Tennis	Rewrite, goals are not grounded in reality			
	Large dwelling units would be allowed only in return for significant improvements to wildlife habitat, additions to open space and when there would be no net loss of work force housing			See Overall direction on PRDs
	"It will incorporate clustering, reduction in building size and other methods to increase wildlife permeability." Seems like clustering buildings can be a bigger problem than separated larger buildings			See direction on reemphasis of TDRs and PRDs
	Language that local convenience commercial "would benefit the local residents of the area" is weak, it should be incentivized			Clarify desire for local convenience commercial if possible

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



District	Proposed Change	Dots		Direction
		ToJ	TC	
9.2 Agricultural Foreground	Permit additional equine uses that will serve both the local and tourist community, as well as, the necessary buildings to house and maintain them.			
	Address desire to bury overhead power lines along Highway 22			Address desire to bury overhead power lines along Highway 22
9.3 Nethercott/Wenzel/ 3 Creek/ Lower Melody	Pg 60 Do not reduce building size		0	See overall direction on house size
	Clarify inappropriateness of subdivision			Clarify inappropriateness of subdivision
9.4 Gros Ventre Buttes	Clarify inappropriateness of subdivision			Clarify inappropriateness of subdivision
10 South Park	Add 3.1.c as an objective			Add 3.1.c as an objective (Rural Area)
	Add policy 7.2.a			Policy is applicable communitywide
	What does "directed into or adjacent to areas of existing development" mean?			Clarify goal of directing development into an area of existing development or clustering it near existing development
10.1 Southern South Park	Change to Transitional designation	0	0	See below direction on undeveloped open space
	Delete focus on maintaining areas as undeveloped open space	0	3	ToJ: Defer to County, prefer no change TC: Development of Seherr-Thoss is a non-starter at this point in the process
	Delete sentence regarding interconnection of subdivisions	0	3	ToJ: Policy 7.3.a general applicability and focus in this subarea is good
	Ideal location for START facility			
10.2 Central South Park	Would like to call out recreation and public access to flat creek. Preservation of corner of 89 and HS Road and call out "gateway" characteristics, design in this area	1	1	
	Better location for Fairgrounds	1	3	ToJ: See direction on moving fairgrounds in Mid-Town TC: No change to Subarea
	encourage development to the north of this district, closer to existing services - not north and south		0	Clarify language about directing the growth within the subarea into or adjacent to existing development
	Pg 64 Map Change 10.2 area west of wildlife corridor that is mapped Preservation to Transition	0	0	ToJ: No change TC: See below direction on area west of Rafter J
	Should be divided so that the area West of Rafter J is the new area slated for potential additional density	0	1	ToJ: See above direction on area west of Flat Creek TC: No change
11 Wilson	Remove 5.2.e as an objective, applicable communitywide			Remove 5.2.e as an objective (applicable communitywide)
	Remove 6.2.b as an objective			Remove 6.2.b as an objective (inconsistent with text)
	Add 6.2.c as an objective			Add 6.2.c as an objective (consistent with text)

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



District	Proposed Change	Dots		Direction
		ToJ	TC	
	Text is slightly contradictory: "It will retain....that serve the residents and visitors of Wilson without attracting vehicle trips." To serve visitors, it must attract at least some vehicle trips. Perhaps language to the effect of "would not be a destination retail center."			Clarify that Wilson should serve residents and people otherwise passing through Wilson, not attract trips a destination commercial center
11.1	Wilson Commercial Core What are the Characteristics?	1		
11.2	Wilson Townsite Define "possible accessory residential unit." Just make them allowable assuming lot constraints			Clarify that accessory residential units are part of the allowable character
11.3	Wilson Meadows			
11.4	South Wilson "One detached residential unit per three acres <u>or more</u> will remain the character of the area."			Clarify that the desired density is one unit per three acres or less as is the case today
12	Aspens/Pines Connection to River & public access in this area to support recreation uses. Better parks.			
	Add 5.2.d as an objective			Add 5.2.d as an objective, clarify in text
	Add 6.2.c as an objective			Add 6.2.c as an objective, clarify in text
	Add ½ circle to minimal nonresidential development, there is not much compared to the residential development			Aspens/Pines does not have "minimal" nonresidential in the Rural context
	Objective 3.2.e. should be removed because with the proposed development, there is no room for quality open space. In addition, this objective seems to contradict the objective 7.3.b, if the plan goes ahead as written today			Policy 3.2.e refers to quality public space such as parks which are identified a part of the desired character in the District
	Map: How can pedestrian connection happen through the golf course?			Clarify illustrative intent of locations shown on map
12.1	Aspens/Pines Commercial Core Should be stable and allow for redevelopment of existing commercial space, as needed, but because over ½ of this district is in the NRO, no further development should occur		3	No change
	Sketch on IV-75 needs a compass rose			Clarify illustration to better indicate which direction is north
12.2	390 Residential Core Change to Stable designation		1	Leave subarea classified as Transition; enhance sensitivity to feathering the edges of the area into surrounding neighborhoods
	Should clearly address transportation issues before additional development allowed			
	Are public parks appropriate			
12.3	Aspens/Pines Residential Add ability to utilize ARUs or mechanisms for workforce housing on site			Future regulation suggestion

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



District	Proposed Change	Dots		Direction	
		ToJ	TC		
12.4	390 Residential South		2	Clarify that the stable character is 1 acre or greater lot size	
13	Teton Village		0	Allow for more potential housing, without increasing the Village footprint. Additional units should be for year-round residents and result in direction of development out of rural areas and improved transportation.	
			2	Encourage combination and coordination of the Master Plans in a comprehensive Village plan with the goal of creating a functioning, sustainable resort community	
			0	Acknowledge and address that Master Plan conversations will reopen discussion of commercial allowances	
				1	Address wildlife permeability generally in the district
					Add 5.2.d as an objective, clarify in text
					Add 6.3.a as an objective (addressed in text)
					Add half-circle on existing walkable amenities (some areas are within walking distance)
					Enhance discussion of Resort character
					Policy is specific to Town
					Policy is non-locational
			Policy is applicable communitywide		
			Policy is non-locational		
			If a school is added to the district it should be within walking distance of the residences		
13.1	Teton Village Commercial Core				
13.2	Teton Village Residential Core		1	See general Teton Village direction on noncontiguous PRD	
				Shooting Star is platted, but is not built and therefore meets the definition for an Area of Transition	
13.3	Teton Village Single Family		2	See general Teton Village direction on noncontiguous PRD	

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



District	Proposed Change	Dots		Direction
		ToJ	TC	
14 Alta	Add 1.1.b as an objective			Add 1.1.b as an objective (addressed in text)
	Add 3.1.c as an objective			Add 3.1.c as an objective (Rural Area)
	Add 5.3.b as an objective			Add 5.3.b as an objective (addressed in text)
	Remove 6.3.d as an objective, non-locational			Remove 6.3.d as an objective (non-locational)
	Remove 7.2.c as an objective, Add 7.3.a as an objective			Remove 7.2.c as an objective, add 7.3.a as an objective (7.3.a is more appropriate as an objective for a specific area)
	Workforce housing is not illustrated on the map, but is referenced in the text			Clearly, consistently address workforce housing on the maps
	Add ability to utilize ARUs or mechanisms for workforce housing on site			Future regulation suggestion
14.1 Alta Farmland				
14.2 Alta Core	1/3 acre lots equal about two town lots, 50x150. Should the possibility of smaller lots be considered?		1	
	Typo , Third sentence, change character to lots			Typo: Third sentence, change second "character" to "lots"
14.3 Grand Targhee Resort	Stronger statement about permanent conservation			
	Clarify that Targhee shouldn't grow beyond Master Plan			Clarify that Targhee Master Plan should not expand
15 County Periphery	Focus character discussion on reducing impacts and maintaining outlying communities			
	Permit additional equine uses that will serve both the local and tourist community, as well as, the necessary buildings to house and maintain them		1	
	Add 1.2.a as an objective			Add 1.2.a as an objective (addressed in text)
	Add 3.1.c as an objective			Add 3.1.c as an objective (Rural Area)
	Add 3.5.a as an objective			Add 3.5.a as an objective, clarify in text
	Add 5.3.b as an objective			Add 5.3.b as an objective, clarify in text as part of Buffalo Valley direction
	Remove 6.3.e as an objective, non-locational			Remove 6.3.e as an objective (non-locational)
	Strong priority for conservation			Ensure conservation priority is clear
	Remove concept that future development could negatively impact everything			Address open space, scenic and habitat preservation as goals not negative impacts of development
Add ability to utilize ARUs or mechanisms for workforce housing on site			Future regulation suggestion	
15.1 Large Outlying Parcels	On-site renewable energy should be incentivized not just acknowledged			Clarify desire for on-site renewable energy
15.2 Buffalo Valley	Rewrite, goals are not grounded in reality			

Summary: Character District Workshops (Town 1/11/12, County 1/12/12)



District		Proposed Change	Dots		Direction
			ToJ	TC	
	Residential/ Game Creek/South Fall Creek	Limiting house size is a problem for me. I don't know what's too big or why		0	See overall direction on house size
		Clarify inappropriateness of subdivision			Clarify inappropriateness of subdivision
		Is wildlife permeability an issue here that prompts the need to "restore"?			"Enhancing" permeability addresses the intent
15.3	Buffalo Valley Highway Ranches	Reformat subarea so that Buffalo Valley is its own Preservation Area focused on maintaining existing open space, school, and convenience commercial		3	Recognize Buffalo Valley as a separate subarea emphasizing gateway character and scenic value and encouraging convenience commercial and maintenance of existing character
		Need to address the relations between Moran at one end and the Hatchet at another end.			See above direction on Buffalo Valley reformat
15.4	Kelly	"but commercial uses will not be expanded beyond something on the scale of a small pub or grill to serve residents and visitors."		2	
		Permit additional equine uses that will serve both the local and tourist community, as well as, the necessary buildings to house and maintain them			
		START to Kelly does not seem realistic.			Delete reference to START service to Kelly as a priority
		There is more commercial than the Kelly store and post office. What about live work			Clarify that live/work is not discouraged