



## JOINT PLANNING COMMISSION MEETING AGENDA DOCUMENTATION

**PREPARATION DATE:** January 18, 2012  
**MEETING DATE:** January 26, 2012

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

**SUBJECT:** Comprehensive Plan Character District Review

### STATEMENT/PURPOSE

The purpose of this item is to review the draft Illustration of Our Vision (Character Districts) chapter of the Comprehensive Plan. Specifically the hearing will be focused on certifying the draft Character Districts with directed changes for inclusion in the Comprehensive Plan.

### BACKGROUND/ALTERNATIVES

At the July 11, 2011 JIM the Town and County entered into a contract with AECOM for development and adoption of the Illustration of Our Vision (Character Districts) chapter of the Comprehensive Plan. The Scope of Work is broken into four phases. This fourth Phase is Planning Commission and Elected Official review and approval of the Character Districts and adoption of the Comprehensive Plan.

On January 11, 2012 the Town Council and Planning Commission held a workshop. On January 12, 2012 the County Commission and Planning Commission held an identical workshop. At each of these workshops, direction was given on **substantive (i.e. "red") changes** that should be made to the draft Character Districts. In addition, a list of **proposed changes that are clarifications and/or enhancements (i.e. "green" changes)** were also compiled prior to the January 12<sup>th</sup> and 13<sup>th</sup> workshops. These proposed **red** and **green** changes are attached as "Joint Planning Commission Certified Character District Modifications Draft".

### Exercise

Following a staff presentation and public comment a two-part exercise will occur to finalize the "Joint Planning Commission Certified Character District Modifications" that are required in order for it to be Certified by the two Planning Commissions.

The starting point for the list of modifications to be discussed will be the affirmative direction give on **red modifications from the two workshops** and the **green changes identified by staff as consistent with the intent and meaning of the draft**. This starting point is attached as the "Joint Planning Commission

Certified Character District Modifications DRAFT.” **Unless discussed and removed from the list, all modifications in the attached draft will be certified.**

In addition, the attached “Summary of the Character District Workshops and Proposed Changes” includes the direction included in the “Joint Planning Commission Certified Character District Modifications DRAFT” as well as all other proposed modifications that have been previously identified but not discussed. **These additional modifications will NOT be included in the list of modifications for Certification unless discussed and added at the meeting.**

The first part of the exercise will be to identify any items Commissioners believe need to be added or removed from the draft modifications list in order to certify the Character Districts to the Elected Officials. Once the items for addition or removal are identified, the second part of the exercise will be to discuss each item and add or remove it from the list by consensus opinion. Consultant Bruce Meighen will facilitate both parts of the exercise.

Public Comment

Public comment received since January 6, 2012 is attached. Public comment received prior to January 6, 2012 has been previously provided and is available online at [www.jackontetonplan.com](http://www.jackontetonplan.com). Please contact staff if you would like additional copies. Public comment will be taken at the meeting.

Certification

Once the final list of modifications is compiled, each Planning Commission will vote to certify the Character Districts subject to the modifications as part of the Jackson/Teton County Comprehensive Plan. If significant additions and subtractions are made to the modifications list, the hearing may have to be continued to a date certain in order to review and adopt the resolution. The sole purpose of the continued hearing would be to ensure the resolution is correct and to vote on adoption of the resolution. Public comment at the continued hearing would be limited to the accuracy of the resolution.

FISCAL IMPACT

N/A

STAFF IMPACT

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

RECOMMENDATION

Staff recommends that each Planning Commission certify the draft Illustration of Our Vision chapter of the Jackson/Teton County Comprehensive Plan subject to the identified modifications.

ATTACHMENTS

- Meeting Agenda
- Joint Planning Commission Certified Character District Modifications DRAFT
- Summary of Character District Workshops and Proposed Changes
- Public Comment Received since January 6, 2012

## LEGAL REVIEW

Legal review of the draft Illustration of Our Vision (Character Districts) chapter, as well as the approved Vision, Common Value, and Achieving Our Vision chapters, is ongoing and will be complete prior to the March 14, 2012 Comprehensive Plan Joint Information Meeting.

## SUGGESTED MOTIONS

### **County**

I move to adopt and direct the Secretary of the Planning Commission to sign Resolution No. 12-001 Certifying the Illustration of Our Vision Component of the Jackson/Teton County Comprehensive Plan as Part of the Comprehensive Master Plan for the Town of Jackson, Wyoming and Teton County, Wyoming.

**or**

I move to continue Item AMD 2009-0017 to the Joint Planning Commission Meeting on \_\_\_\_\_, 2012, at \_\_\_\_\_ p.m. at a location to be determined.

### **Town**

I move to adopt and direct the Chairman to sign Resolution No. 12-001 Certifying the Illustration of Our Vision Component of the Jackson/Teton County Comprehensive Plan as Part of the Comprehensive Master Plan for the Town of Jackson, Wyoming and Teton County, Wyoming.

**or**

I move to continue Item P09-030 to the Joint Planning Commission Meeting on \_\_\_\_\_, 2012, at \_\_\_\_\_ p.m. at a location to be determined.

## AGENDA

### Character Districts Joint Planning Commission Hearing

January 26, 2012 - 5:00 pm to 9:00 pm

#### Part I: Opening and Public Comment (Chairmen) 1.5 hours

1. Welcome and Opening Remarks from the Planning Commission Chairs.
2. Goal of the Meeting: Certify the Illustration of Our Vision to be included in the Comprehensive Plan with a list of modifications:
  - Direction from the 1/11 and 1/12 workshops
  - Green changes identified by the elected officials, planning commissioners, and staff
  - Additional Changes necessary to certify the chapter
3. Staff Presentation: Staff will briefly outline the approved Plan's direction, the character district process, and the contents of the draft Illustration of Our Vision. Staff will present the direction from the two workshops and the lists of red, green, and blue changes. Staff will also present the list of items that need further Planning Commission discussion.
4. Public Comment Session (Chaired by Planning Commission Chairs) (2 to 3 minutes per speaker):  
The public will be asked to provide:

*Enhancements to the Character Districts that would better meet the Common Values contained in the approved Plan; all other comments to be provided in writing to staff.*

#### Part II: Discussion (Facilitator) 2.5 hours

After public comment, the Planning Commissions will discuss items that should be added or subtracted from the "Joint Planning Commission Certified Character District Modifications." Direction from the 1/11 and 1/12 workshops and green changes consistent with the intent of the draft are the starting point for the final list. Proposed red changes that were not discussed at either workshop, proposed green changes that are unnecessary or addressed in another way, and blue changes will not be a part of the final list unless added through this exercise.

1. Identify any items to be added to or subtracted from the "Joint Planning Commission Certified Character District Modifications"
2. Discuss all identified items individually and add or subtract them from the "Joint Planning Commission Certified Character District Modifications" based on group consensus.

### **Part III: Certification (Chairmen)**

1. Adopt a Resolution Certifying the Illustration of Our Vision Chapter of the Jackson/Teton County Comprehensive Plan as Part of the Comprehensive Master Plan for the Town of Jackson, Wyoming and Teton County, Wyoming

## Jackson/Teton County Comprehensive Plan Character Districts Joint Planning Commission Certified Character District Modifications **DRAFT**

Based upon the discussions at the January 11 and 12, 2012, Town and County Planning Commission and Elected Official workshops the following list of modifications to the Jackson/Teton County Comprehensive Plan, Character Districts were identified for consideration for inclusion by the Joint Planning Commissions prior to certification of the Character District chapter of the Comprehensive Plan to the Elected Officials. The list is organized by district and sub-district. Modifications are color coded as follows:

Modification	Modification direction give by the Joint Planning Commission
	Modification to the content of the draft Character District
	Modification to clarify or enhance the Character District within the original intent
	No modification directed specific to the Character District

District		Modification
Overall		Leave house size language to policies; focus Character Districts on area specific goals rather than possible tools
		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
		Complete general editing to clarify language and remove typos
		Ensure Character Defining Features illustrations and pictures match text
		Provide greater continuity between Districts in Character Defining Features Maps
		Clarify respect for private property rights
		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
	Refine maps to be more legible and properly aligned	
I	Introduction	Reformat for improved clarity
Why	Why Illustrate the Vision	

District		Modification
How	How is the Vision Illustrated	Ensure focus of Rural Areas and Complete Neighborhoods is consistent with policy in opening paragraph
		In Complete Neighborhood + Rural Area Table: <ul style="list-style-type: none"> <li>• Indicate the classification of each district</li> <li>• Add a legend for the circles</li> </ul>
		In Areas of Transition definition, “most of the community would agree” should be clarified to eliminate the implication of a referendum
		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 the purpose of the Neighborhood Forms
		Ensure that the Neighborhood Forms add to the description of each District
		Make the Neighborhood Forms depiction (transect) more consistent with the Character Defining Features descriptions
		Special Considerations for Clustering: clarify improved wildlife habitat, open space and scenic vista protection
		Special Considerations for Clustering: include integrated transportation planning
		Special Considerations for Habitat/Scenic: include limited footprint of development along with limited house size
		Label Size as “acres”
What	What Does the Illustration Address	Complete Neighborhood + Rural Table: <ul style="list-style-type: none"> <li>• Add Classification (CN or R) heading to table in Districts</li> <li>• Clarify meaning of full/half/empty circles in text</li> </ul>
		Delete second “elements of” in Existing + Future Characteristics text
		Associate Neighborhood Forms with each subarea in Districts
		Clarify illustrative intent of locations shown on map
		Add “is” between “map” and “not” in Character Defining Features Map text
1	Town Square	Expand the “experience” of the Town Square to surrounding areas, but do not extend the design requirements
		Add 4.2.f as an objective (addressed in text)
		Clarify “and other public amenities will be encouraged”
		Clarify illustrative intent of locations shown on map
		Clarify vision for underground parking in the District
1.1	Town Square	
2	Town Commercial Core	Three stories are fine with a feathering out from the Town Square. Four stories may be appropriate with proper design considerations.
		Add 4.1.d as an objective (four mixed-use subarea)
		Add 6.2.b as an objective, clarify in text
		Add 6.2.c as an objective, clarify in text
		Add 6.3.a as an objective, clarify in text
		Remove 6.3.e as an objective (non-locational)
		Add 7.1.c as an objective, addressed in text
		Remove 7.2.a as an objective (applicable communitywide)
		Add half-circle on future habitat (Flat Creek enhancement)
		Add emphasis on reincorporating Flat Creek into the community
		Clarify the role of Snow King Avenue as a through route
2.1	Snow King Resort	Clarify what is meant by “size and scale of structures . . . to be much larger than those typically allowed in other areas of town.”

District		Modification
2.2	Snow King and South Cache Corridors	See general height direction for District 2
		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”
2.3	Downtown	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.
		Clarify that lodging is also allowed in the Town Square
		Clarify how mixed use development will address Flat Creek
2.4	Public/Civic	Perhaps reword the last sentence
2.5	North Cache Gateway	Three stories are appropriate, except against the hillside where 4 are appropriate.
		Refine map to be more legible and properly aligned
		Ensure Flat Creek is focused on as a recreational and public access amenity
		Ensure Character Defining Features illustrations and pictures match text
3	Town Residential Core	Remove 4.1.c as an objective (applicable townwide)
		Add 4.3.a as an objective (two stable neighborhoods)
		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)
		Add 7.1.c as an objective (addressed in text)
		Remove 7.2.a as an objective, applicable communitywide
		Encourage yards, landscaping, small footprints for single-family, detached dwellings
		Clarify goal of quality connection of neighborhoods to parks
		Rewrite so that the end of the first paragraph and beginning of the second are not the same words
3.1	East Jackson	Change language from “to” to “toward”
		Encourage yards, landscaping, small footprints for single-family, detached dwellings
3.2	Core Residential	Allow only 2 stories generally. Only allow 3 stories in specific cases with proper design
		Allow nonresidential use fronting Willow Street similar to South Cache subarea
		Ensure the desire for reinvestment, redevelopment, and revitalization is clear
		Encourage yards, landscaping, small footprints for single-family, detached dwellings
3.3	Institutional Area	
3.4	Multi-family Area	
3.5	East Broadway Mixed Use	Move to District 2 (more consistent with text)
		Clarify desire for local convenience commercial in this subarea

District		Modification
4	Mid Town	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 (addressed in text)
		Add 4.1.d as an objective (two mixed-use districts)
		Add 4.3.a as an objective (one stable neighborhood)
		Add 4.3.b as an objective (one transitional neighborhood)
		Add 5.2.d as an objective, clarify in text
		Add 5.3.b as an objective (addressed in text)
		Add 7.1.c as an objective (addressed in text)
		Remove 7.2.a as an objective, applicable communitywide
		Add 7.2.d as an objective
		Increase emphasis on incorporating Flat Creek into the community
		Encourage yards, landscaping, small footprints for single-family, detached dwellings
		Clarify illustrative intent of locations shown on map
		Address Snow King identified road project in text
		Clarify the desire for buildings to address the street without requiring all parking to be placed in the rear
4.1	Highway Corridor	See general Mid-Town height direction
		Clarify intent with regard to office use in subarea
		Address Broadway pedestrian crossing
		Clarify desire for local, not auto, oriented transportation
		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
4.2	Northern Hillside	See general Mid-Town height direction
		Encourage yards, landscaping, small footprints for single-family, detached dwellings
4.3	Central	
4.4	Residential	Encourage yards, landscaping, small footprints for single-family, detached dwellings
4.5	Karns Meadow	Include connectivity goals to connect Broadway to Snow King in west of subarea
5	West Jackson	Add 4.1.b as an objective (addressed in text)
		Add 4.1.d as an objective (two mixed-use subareas)
		Add 4.2.c as an objective (two mixed-use subareas)
		Add 4.3.a as an objective (one stable neighborhood)
		Add 4.3.b as an objective (two transitional neighborhoods)
		Remove 5.2.b as an objective (applicable communitywide)
		Add 5.3.b as an objective (addressed in text)
		Add 6.2.b as an objective (addressed in text)
		Add 6.2.c as an objective (addressed in text)
		Add 7.1.c as an objective (addressed in text)
		Encourage yards, landscaping, small footprints for single-family, detached dwellings
5.1	Highway Corridor	Add discussion of connectivity to residential area as shown on map
		Address consolidation of access to Highway
		Clarify example of auto dealers as necessary single use

District		Modification
5.2	Gregory Lane Area	Enhance livability language to discuss better integration of residents into the subarea through design
		Make language more consistent with subarea 7.1
		Clarify what type of residential is desired and the priority of light industrial
5.3	South Park Loop Road	
5.4	School Campuses	Clarify “improved alternative mode connectivity” in layman’s terms
5.5	West Jackson Residential	Clarify desired <u>sense</u> of ownership rather than ownership of units
5.6	Northwest South Park	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
		Development of the subarea should include redundant streets (grid/alleys), small lots, some mixed-use
		Link ability to develop northwest South Park to a Growth Management Program Trigger
		Some mixed-use is appropriate in a small area, but industrial is not
		Clarify that a solution is needed to congestion on High School Road, but that the East/West connector is just one possible solution
6	Town Periphery	Remove 4.1.c as an objective (applicable townwide)
		Remove 7.2.a as an objective (applicable communitywide)
		Remove half-circle on future walkable amenities (no amenities to be added)
		Add half-circle on future abundance of landscape (current character to be maintained)
		Clarify desire for site design that increases wildlife permeability
		Clarify why the district is a Complete Neighborhood and not a Rural Area
		Mention pathways with START and pedestrian in introduction
		Refine maps to be more legible and properly aligned
6.1	Low to Medium Density Neighborhoods	Address steep slopes, avalanche terrain, and wildlife habitat
		Focus on wildlife permeability rather than specific tools
6.2	Upper Cache	Clarify goals with regard to fencing and horses
6.3	Snow King Slope	
7	South Highway 89	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 6.3.d as an objective (non-locational)
		Make future scenic a half-circle (scenic is not the priority of 7.1)
		Add half-circle on existing limited, detached residential (true of 7.2)
		Clarify desire for protection wildlife habitat and permeability and open space within the context of the suitable development
		Amend text: “ <del>To protect the</del> Development and redevelopment will avoid crucial wildlife habitat and movement corridors on the hillsides as well as riparian areas in this district.”
		Clarify desire for wildlife permeability within the context of the suitable development
		Provide greater continuity between Districts in Character Defining Features Maps

District		Modification
7.1	South Park Business Park	Encourage High Tech/R&D to replace lost construction jobs by enhancing infrastructure and promoting full use of floor area potential.
		Soften prohibition of office/retail in second sentence
		Address convenience commercial in relation to 10.1
		Address the nature of the industrial mixed use living situation
		Clarify the desire for screening, but not at the detriment of the ability to develop light industrial space
7.2	Hog Island Home Business	Clarify the intent to protect a scenic view along the highway through the subarea
8	River Bottom	Leave house size language to policies, focus Character Districts on area specific goals rather than possible tools
		Remove 1.1.g as an objective (applicable communitywide)
		Add 3.1.c as an objective (Rural Area)
		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
		Clarify public and commercial access to the levee will be ...
8.1	Solitude/John Dodge/Tucker/Linn	Include consideration of incentives for reducing density and impacts in subarea
8.2	Large Parcels	
8.3	Canyon Corridor	Clarify inappropriateness of subdivision
		Clarify how the highway parallel to the river will be addressed
8.4	Hoback Junction	
9	County Valley	Add 3.1.c as an objective (Rural Area)
		Add Puzzle Face to the list of ranches in the District
9.1	Jackson Hole Golf and Tennis	Focus Character Districts on area specific goals rather than possible tools
		Clarify desire for local convenience commercial if possible
9.2	Agricultural Foreground	Address desire to bury overhead power lines along Highway 22
9.3	Nethercott/Wenzel/ 3 Creek/Lower Melody	See overall direction on house size
		Clarify inappropriateness of subdivision
9.4	Gros Ventre Buttes	Clarify inappropriateness of subdivision
10	South Park	Add 3.1.c as an objective (Rural Area)
		Clarify goal of directing development into an area of existing development or clustering it near existing development
10.1	Southern South Park	
10.2	Central South Park	Clarify language about directing the growth within the subarea into or adjacent to existing development
11	Wilson	Remove 5.2.e as an objective (applicable communitywide)
		Remove 6.2.b as an objective (inconsistent with text)
		Add 6.2.c as an objective (consistent with text)
		Clarify that Wilson should serve residents and people otherwise passing through Wilson, not attract trips a destination commercial center
11.1	Wilson Commercial Core	
11.2	Wilson Townsite	Clarify that accessory residential units are part of the allowable character
11.3	Wilson Meadows	
11.4	South Wilson	Clarify that the desired density is one unit per three acres or less as is the case today
12	Aspens/Pines	Add 5.2.d as an objective, clarify in text
		Add 6.2.c as an objective, clarify in text
		Clarify illustrative intent of locations shown on map
12.1	Aspens/Pines Commercial Core	Clarify illustration to better indicate which direction is north

District		Modification
12.2	390 Residential Core	Leave subarea classified as Transition; enhance sensitivity to feathering the edges of the area into surrounding neighborhoods
12.3	Aspens/Pines Residential	
12.4	390 Residential South	Clarify that the stable character is 1 acre or greater lot size
13	Teton Village	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.
		Encourage combination and coordination of the Master Plans in a comprehensive Village plan with the goal of creating a functioning, sustainable resort community
		Acknowledge and address that Master Plan conversations will reopen discussion of commercial allowances
		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
13.1	Teton Village Commercial Core	
13.2	Teton Village Residential Core	See general Teton Village direction on noncontiguous PRD
13.3	Teton Village Single Family	See general Teton Village direction on noncontiguous PRD
14	Alta	Add 1.1.b as an objective (addressed in text)
		Add 3.1.c as an objective (Rural Area)
		Add 5.3.b as an objective (addressed in text)
		Remove 6.3.d as an objective (non-locational)
		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)
		Clearly, consistently address workforce housing on the maps
14.1	Alta Farmland	
14.2	Alta Core	Typo: Third sentence, change second “character” to “lots”
14.3	Grand Targhee Resort	Clarify that Targhee Master Plan should not expand
15	County Periphery	Focus character discussion on reducing impacts and maintaining outlying communities
		Add 1.2.a as an objective (addressed in text)
		Add 3.1.c as an objective (Rural Area)
		Add 3.5.a as an objective, clarify in text
		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)
		Ensure conservation priority is clear
Address open space, scenic and habitat preservation as goals not negative impacts of development		
15.1	Large Outlying Parcels	Clarify desire for on-site renewable energy
15.2	Buffalo Valley Residential/ Game Creek/South Fall Creek	Clarify inappropriateness of subdivision
		“Enhancing” permeability addresses the intent
15.3	Buffalo Valley Highway Ranches	Recognize Buffalo Valley as a separate subarea emphasizing gateway character and scenic value and encouraging convenience commercial and maintenance of existing character
15.4	Kelly	Delete reference to START service to Kelly as a priority
		Clarify that live/work is not discouraged



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

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



**Proposed Changes and Direction**

<b>Proposed Change</b>	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

<b>Dots</b>	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

<b>Direction</b>	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
		To	J TC	
	Comp. Neigh/Rural Chart: <ul style="list-style-type: none"> <li>Indicate classification of each district</li> <li>Add legend</li> </ul>			In Complete Neighborhood + Rural Area Table: <ul style="list-style-type: none"> <li>Indicate the classification of each district</li> <li>Add a legend for the circles</li> </ul>
	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"> <li>Add Classification (CN or R) Heading to table</li> <li>Better explain strikes/spares</li> </ul>			Complete Neighborhood + Rural Table: <ul style="list-style-type: none"> <li>Add Classification (CN or R) heading to table in Districts</li> <li>Clarify meaning of full/half/empty circles in text</li> </ul>
	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 <sup>st</sup> floor retail/2 <sup>nd</sup> 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	Core Residential	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	Institutional Area	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	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 river 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 <b>What are the Characteristics?</b>	<b>1</b>		
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 <b>Connection to River &amp; public access in this area to support recreation uses. Better parks.</b>			
	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 <b>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</b>		<b>3</b>	No change
	Sketch on IV-75 needs a compass rose			Clarify illustration to better indicate which direction is north
12.2	390 Residential Core <b>Change to Stable designation</b>		<b>1</b>	Leave subarea classified as Transition; enhance sensitivity to feathering the edges of the area into surrounding neighborhoods
	<b>Should clearly address transportation issues before additional development allowed</b>			
	<b>Are public parks appropriate</b>			
12.3	Aspens/Pines Residential <b>Add ability to utilize ARUs or mechanisms for workforce housing on site</b>			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	Allow for noncontiguous PRD and workforce housing units	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.
		Stronger emphasis to encourage combination of the master plans	2	Encourage combination and coordination of the Master Plans in a comprehensive Village plan with the goal of creating a functioning, sustainable resort community
		Elaborate on the amount of additional commercial, office and residential units will be allowed. In a general range	0	Acknowledge and address that Master Plan conversations will reopen discussion of commercial allowances
		Add policy 1.2.a		
		Add policy 1.2.b		
		Add policy 1.2.c		
		Requiring extensive water treatment plants here seems reasonable		
		Address wildlife permeability	1	Address wildlife permeability generally in the district
		Add 5.2.d as an objective		Add 5.2.d as an objective, clarify in text
		Add 6.3.a as an objective		Add 6.3.a as an objective (addressed in text)
		Add half-circle on existing walkable amenities		Add half-circle on existing walkable amenities (some areas are within walking distance)
		Enhance discussion of Resort character		Enhance discussion of Resort character
		Add policy 4.1.b		Policy is specific to Town
		Add policy 5.2.c		Policy is non-locational
		Add policy 5.3.a		Policy is applicable communitywide
Add policy 5.4.a		Policy is non-locational		
Map: If a school is a desired amenity for the Village shouldn't the School Tract be shown as part of this District?		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	Allow higher density residential to meet 60/40 tie density increases to transportation plans	1	See general Teton Village direction on noncontiguous PRD
		Since Shooting Star is platted and built, shouldn't it be mapped as Stable?		Shooting Star is platted, but is not built and therefore meets the definition for an Area of Transition
13.3	Teton Village Single Family	Allow higher density residential to meet 60/40 without expanding footprint	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

January 6, 2012

To: Board of County Commissioners, Mayor Barron and Jackson Town Council, County Planning Commission and Town Planning Commission

CC: Town and County Planning Staffs, Bruce Meighen

**Re: Character District Maps and Community Goals**

Dear County Commissioners, Mayor Barron and Town Council, Town and County Planning Commissioners and Planning Staffs:

Thank you for the intensive work all of you have been doing with the Comprehensive Plan in the last several months, and for your commitment to community goals.

I am writing to explain why the Jackson Hole Conservation Alliance believes it is important to verify that the new Character District Maps accurately illustrate overall community goals.

We agree with your general approach to the Comprehensive Plan:

1. Develop broad policy objectives
2. Generate relatively detailed maps based on those objectives
3. Crosscheck that the maps do in fact match up to the overall objectives

We are now at the point in the process where checking the maps against the overall community goals is vitally important, and we would like to provide suggestions on what additional information is needed to conduct a thorough crosscheck.

The Alliance agrees that an important first step is to generate a detailed description of the goals for the future of each Character District. You have already identified the location and type of development desired in each area of every district, and determining the desired *amount* of this development will complete the picture. This is an important step because:

- Determining the amount of development desired in each sub-district would enable the community to immediately verify whether the maps are in line with the concrete goals we have established in the policies, including the goal for a 60/40% split on rural/complete neighborhood development, the goal to house 65% of our workforce, and the goal of not exceeding a doubling of current development.
- This information forms the foundation for analysis of a range of other issues, including the projected impacts of this development on wildlife, the expected effects on traffic, the fiscal impacts of new development, and the economic viability of commercial endeavors in the area.
- Numerical objectives for future development in each district would provide greater predictability, and would make the Comp Plan more understandable to the general public.

We understand that the discussion about buildout numbers became very heated in recent years. We recognize that this is not intended to be a “numbers-based plan,” yet the public was told that numbers would “fall out of

the mapping process.” There is now an opportunity to provide numerical objectives as part of the description of each sub-district in the Character District Maps.

We encourage you to ask the planning staff to provide estimates of the amount of future development that is desired in each sub-district. This step would reduce the confusion that will be generated if people make their own independent estimates, and will clearly illustrate what the plan means for our future.

Over the next few days, you will see a newspaper ad by the Conservation Alliance asking whether the maps accurately illustrate the community’s overall goals. Answering this fundamental question is now within reach, and clearly providing answers on the expected amount and location of development is vital to getting the support of the community before the adoption of the Comp Plan.

The Conservation Alliance has advocated for responsible planning for 33 years. In order for the Alliance to explain to residents why development regulations are important to the community’s ability to preserve wildlife, scenery, and community character, we need to be able to show people how some trade-offs in their neighborhood contribute to achieving the major priorities of the community as a whole. We believe that residents will support the Comp Plan if they can see how increased development in some areas enables conservation of other areas, and achieves overall community goals.

Please give the planning staff the green light to provide this information to you, and to the community, to foster better understanding of the Comp Plan, and better decisions based on that data.

Sincerely,

A handwritten signature in black ink, appearing to read "Trevor Stevenson", with a long horizontal flourish extending to the right.

Trevor Stevenson  
Executive Director



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January 9, 2012

Via e-mail only (jdaugherty@tetonwyo.org, tsinclair@ci.jackson.wy.us)  
 Jackson/Teton County Planning Team  
 c/o Jeff Daugherty and Tyler Sinclair

Re: Open Space Protection and the Jackson/Teton County Comprehensive Plan Update

Dear Planning Team:

In recent weeks, we have received numerous requests from community groups, citizens, and elected officials to comment on the Jackson/Teton County Comprehensive Plan Update, which is now being considered for adoption. We are neither experts on community planning, nor advocates. We do, though, have over 30 years of experience in partnering with landowners to conserve open space in Jackson Hole. Drawing on that experience, we offer the following perspective on the areas of the plan that pertain to open space protection.

Our last public comment on the plan, a May 14, 2009 letter, made three recommendations: 1) consider establishing a dedicated funding source for land conservation; 2) preserve development potential in rural areas *as a strategy for conserving those areas*; and 3) include provisions for clustering and/or transferring development rights. We stand by those recommendations and make the following additional observations.

The plan makes many key points that align perfectly with our experience of how open space and wildlife habitat are conserved in Jackson Hole: the relationship between agriculture and open space protection; the importance of our valley's private lands in providing habitat and movement corridors for wildlife; the attributes of permanence and active stewardship that are endemic to conservation easement-protected open space; the key role of ranchers and other private landowners as valuable stewards of these lands. These are all themes that we know from experience to be true and that we are encouraged to see reflected in the plan.

The plan appears to wrestle with a tension between protecting open space through incentives versus through restrictions. In our experience, the best way to conserve meaningful open space is through incentives. This is how we work—in a market-based environment, with willing landowners. Setting aside the question of fairness, because of the base density rights that private landowners possess, we think it is impossible for this community to zone its way to strategic, high-quality open space.

The plan expresses a goal of directing growth into areas of existing infrastructure and services, which the plan identifies as less than 5% of the private land in the county. Insofar as the purpose of that goal is to preserve high-quality open space and wildlife





Jackson/Teton County Planning Team

Page 2

January 9, 2012

habitat in the remaining 95%, we think it is important that the plan recognize the market preference for base-density development and preserve and create incentives for the conservation of those areas that are capable of counteracting that preference. To put it another way, if you want something other than one unit per 35 acres in the rural area, the only way to get it is through incentives. These incentives should be both strong and diverse, as what works for one landowner in a key habitat area may not for his or her neighbor.

Finally, we have increasingly found that smaller-scale conservation represents an important component of our land conservation strategy. Done thoughtfully, the conservation of smaller parcels both complements the protection of adjacent, larger parcels and over time can develop into a pattern of conservation that is greater than the sum of its parts. We have seen this play out in the conservation of numerous smaller parcels along the Snake River, for example, which today constitutes a meaningful network of conserved lands along this key natural feature in the valley. The Planned Residential Development (PRD) tool has been key to this work, as it is the only meaningful incentive for conservation on parcels smaller than 70 acres in size.

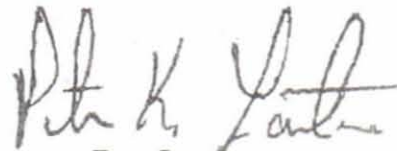
As the land trust, we can bring to bear capital from private, state, and federal sources, as well as facilitate the federal tax incentives that have helped bring about so much conservation in the past. But to be successful in conserving open lands in Jackson Hole in the future, it is critical that the policies we identify above be included as other legs of the stool, so to speak.

Thank you for the opportunity to provide our perspective at this important juncture. We are grateful for the work of the town and county planning commissions, elected officials, and staff and all of the citizens and community groups who have contributed to the planning effort.

Sincerely,



Laurie Andrews  
Executive Director



Pete Lawton  
Board President

## Alex Norton

---

**From:** Armond Acri [anacri\_wy@msn.com]  
**Sent:** Monday, January 09, 2012 7:30 PM  
**To:** Alex Norton; County Commissioners; Town Council; County Planning & Building; Annette Despain  
**Subject:** SHJH "Red Dot" List  
**Attachments:** Red Dot List.docx

Teton County Commissioners, Mayor Barron, Jackson Town Council, Teton County Planning and Zoning Commission, Town of Jackson Planning Commission,

If Save Historic Jackson Hole were allowed to participate in the "Red Dot" exercise this week, the attached list is where we would place our dots. After each dot is a brief explanation of why we would place our dots there.

Armond Acri  
Executive Director  
Save Historic Jackson Hole

# SHJH “Red Dot” List

- **The Plan must include building and density numbers.**
  - A Plan without metrics isn't a real plan.
- **Any density increase must be balanced with density decrease.**
  - Permanent Protection of sensitive areas was and is the objective, not town growth.
  - Protection of sensitive areas is what was sold to the public and the promise needs to be kept.
- **No Zoning changes and density transfer until a mechanism is in place.**
  - With 50-70 years of growth already in the pipeline, we have time to get this right.
- **Protect rural character and small town atmosphere everywhere.**
  - Jackson Hole is all about small town rural character; that's what we are.
  - The current draft only extends this protection to the Town Square.
- **Eliminate contradictory and confusing definitions.**
  - We can provide a list, but start with “stable” and “complete neighborhoods.”
- **Do not encourage development in Northern South Park.**
  - Infill in Town before we sprawl south.
  - We do not want to refight the Porter Annexation battle.
- **Do not expand the Lodging Overlay.**
  - The existing overlay already allows for more lodging, where's the need to make it larger?  
We are rarely at full occupancy now.
- **No Density increase in difficult/sensitive areas.**

The following areas all have access problems and are adjacent to critical wildlife habitat. They should not see increases in density.

  - Between Broadway and Flat Creek in Midtown and Town Commercial Core.
  - Steep hillsides at the “Y”
  - Commercial development at the Aspens should not expand across 390.

## Alex Norton

---

**From:** Kathy Tompkins [wozkins@hotmail.com]  
**Sent:** Wednesday, January 11, 2012 8:56 AM  
**To:** County Commissioners; Town Council; County Planning & Building; Annette Despain; Armond Acri  
**Subject:** Red Dot Comments

Just wanted to forward this red dot comment list from SHJH. I agree with these comments and strongly urge you to incorporate these logical and forward thinking comments in the character district maps. We need these clarifications that have been supported by the residents of Jackson Hole through out the 5 year comprehensive plan. The more clarification up front will prevent costly arguments and drawn out disagreements over future land development proposals.

Sincerely, Kathy Tompkins  
Cottonwood Park Neighbors  
307 690 4973

### The Plan must include building and density numbers.

- A Plan without metrics isn't a real plan.-
- Any density increase must be balanced with density decrease.
  - Permanent Protection of sensitive areas was and is the objective, not town growth.
  - Protection of sensitive areas is what was sold to the public and the promise needs to be kept.
- No Zoning changes and density transfer until a mechanism is in place.
  - With 50-70 years of growth already in the pipeline, we have time to get this right.
- Protect rural character and small town atmosphere everywhere.
  - Jackson Hole is all about small town rural character; that's what we are.
  - The current draft only extends this protection to the Town Square.
- Eliminate contradictory and confusing definitions.
  - We can provide a list, but start with "stable" and "complete neighborhoods."
- Do not encourage development in Northern South Park.
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- Do not expand the Lodging Overlay.
  - The existing overlay already allows for more lodging, where's the need to make it larger? We are rarely at full occupancy now.
- No Density increase in difficult/sensitive areas.

The following areas all have access problems and are adjacent to critical wildlife habitat. They should not see increases in density.

- Between Broadway and Flat Creek in Midtown and Town Commercial Core.
- Steep hillsides at the "Y"
- Commercial development at the Aspens should not expand across 390.



## Alex Norton

---

**From:** Rich Bloom [southpark@bresnan.net]  
**Sent:** Thursday, January 12, 2012 9:18 AM  
**To:** Alex Norton; 'Bruce Meighen'  
**Cc:** Shawn Hill; Tyler Sinclair; Jeff Daugherty  
**Subject:** Town Summaries for 5.6, 10.1 and 10.2

Alex and Bruce – I know Shawn took notes and you have the tapes, but following is my take on where the town landed on areas 5.6 and district 10 – let me know if I got it wrong.

### Area 5.6

- **EW connector (South Park Loop to HWY 89)** – Tie to development of 5.6. Split on need, intersection with HWY 89 causing problems, whether it would encourage development...
  - Summary conclusion = soften language and mention it as "one of several possibilities" for traffic challenges in the area if that area is developed.
- **High School road** – Summary conclusions = strengthen language to focus more improvements for pedestrians safety, school zone, reduce speed limits, traffic calming etc. as traffic "will always go there"
  - Basically that HS road needs to be addressed as both the EW connector and Tribal trail connector will not solve the problems on HS road
- **Tribal trails connector** – Summary conclusion = no changes in language – leave as is
- **Timing of considering 5.6 for development** –
  - "Infill first" language should be considered in all new areas (Mark O) – unsure that was generally agreed to or not?
  - Tie are to growth management plan, urban growth boundary – all generally concurred
  - Clarify "if necessary" language – make firm, defined, conditional - Melissa
  - Clarify density - not just "adjacent neighborhoods" – which neighborhoods, Cottonwood Park or Ellenwood (Babara)
  - Summary conclusion of Bruce = "tighten it up more, tie to growth management plan"

### Area 10.1

- Summary conclusion = leave as written

### Area 10.2

- Summary conclusion = leave as written – let the County review
- Bob's comment – connectivity between subdivisions language "too aggressive" – not sure where that conversation ended?

### Misunderstandings I noticed:

Things I learned that you should consider in your introduction to the County group this afternoon:

- Clarify that all growth management goals are met in the identified transition areas while seeking conservation/preservation of the identified rural areas.
  - That an important portion of the plan is to stay within "no more than twice the build environment"
- Rodio grounds – current location is committed under a 24 year lease to the fair board.
- That the Tribal Trails connector and the east-west connector in area 5.6 are two different road sections.
  - That there is an easement for Tribal Trails but not one for the theoretical east-west connector in area 5.6.
- That the unmapped existing wildlife movement corridors east-west and north-south (apart from the identified Flat Creek corridor that you did map in areas 10.1 and 10.2) is causing some confusion (I know this is a green change I have pointed out – but the current missing wildlife corridors did influence the 10.2 discussion).

### Items of importance to staff that were never brought up for discussion:

- You never brought to discussion in 5.6 two red items of staff that should be discussed with the County:
  - "Add allowance for location of PRD development"
  - "Add vision for redundant streets, variety of housing types, wildlife permeability if developed"

See you this afternoon.

Rich

## Alex Norton

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**From:** Rich Bloom [southpark@bresnan.net]  
**Sent:** Thursday, January 12, 2012 8:02 PM  
**To:** Alex Norton; 'Bruce Meighen'  
**Cc:** Shawn Hill; Tyler Sinclair; Jeff Daugherty  
**Subject:** Town Summaries for 5.6, 10.1 and 10.2

Alex and Bruce – I know you have the tapes etc., but following is my take on where the County landed on areas 5.6 and district 10 – let me know if I got it wrong.

### Area 5.6

- In-fill first discussion – Outcome = the in-fill language stays.
- PRD addition discussion on earlier “opportunities”
  - Outcome = redraft in-fill section – “promote infill, leave open opportunities resulting in permanent conservation of open space via the PRD - if applications come before “in-fill” (Town and other complete neighborhoods) is accomplished.”
    - Hank added “unique workforce housing opportunities” in addition to earlier consideration before in-fill occurs – but emphasis remains on permanent open space conservation - and workforce housing secondary.
      - Outcome = Paul V. said no on the housing addition suggested by Hank. I do not have in my notes of any other electeds agreeing with Hank (just Paul Dunker and Peter) – not sure where this ended?
  - Uses in district – residential only – other? – Outcome = residential focus – but a “little bit” of mixed use.
  - Not sure where staff’s suggestion for discussion on: “Add vision for redundant streets, variety of housing types, wildlife permeability if developed”
    - Outcome = These ideas were never discussed by the group according to my notes – and they are red changes.
- Boundary of district – Outcome = no change

### Area 10.1

- Outcome = leave as written

### Area 10.2

- Outcome = leave as written

Good luck the next few weeks compiling all of these “agreed” upon changes – along with what remains as written – plus your green changes.

Rich

## Alex Norton

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**From:** Rich Bloom [southpark@bresnan.net]  
**Sent:** Saturday, January 14, 2012 12:28 PM  
**To:** Alex Norton  
**Cc:** Tyler Sinclair; 'Bruce Meighen'; Shawn Hill; 'Bruce Meighen'; Paul Vogelheim  
**Subject:** RE: Town & County Summaries for 5.6, 10.1 and 10.2

Alex – thanks – I hope the public sees the changes at least several days before the January 26 meeting.

Two green changes I hope staff will suggest based on the meetings we just had – and also since it is likely now that all “attributes” will be stripped from the maps including wildlife migration corridors.

First green change:

- In the existing general text introduction to district 10 you note on page IV-63, first paragraph *“however the intensity of wildlife vehicle collisions on South HWY 89 shows the importance of the District’s open space for wildlife movement as well.”*
- In the area 10.2 specific description on page IV-65 (last paragraph) you get the basic biology incorrect by stating *“The most important of these open spaces is the area between Flat Creek and the highway. This area not only provides the scenic gateway in Town, but also provides an open area for a wildlife crossing of the highway that would feed wildlife into a preserved Flat Creek corridor.”*
- I already pointed out the science demonstrates elk and other large ungulates actually move east and west across area 10.2 (also similarly through area 10.1) - as well as north and south throughout both area 10.1 and 10.2 – not just along the Flat Creek corridor. This was discussed tangentially at the County meeting by Paul Vogelheim on the inconsistency of wildlife corridor mapping across the districts.
- Green change suggestion would be to align the statement on page IV-65 area 10.2 (last paragraph) with the statement on page IV-63 (first paragraph). I would suggest a biologically more correct replacement on page IV-65 be: *“The most important of these open spaces is the area between Flat Creek and the highway. This area not only provides the scenic gateway in Town, but also provides an open area for a wildlife crossing ~~of the highway~~ to move through the district. ~~that would feed wildlife into a preserved Flat Creek corridor.~~”*
- If corridors are mapped in an illustrative way (versus 100% accurately) then I believe Paul Vogelheim noted early in the meeting that they be consistent across all districts – by default that would include areas 10.1 and 10.2. I think if you do drop the wildlife corridor illustrative mapping (I would like it to stay) – you should still identify the known, and verified, wildlife collision hot spots on the map’s highways which do line up to JH Wildlife Foundation’s previous documentation and mapping, along with the recent WTI report the County helped to fund. The three district 10 mapped crossing hotspots (termed “wildlife crossing”) - do in fact line up with both of these reports - so no changes would be needed beyond clarifying that they are *“wildlife crossing collision hot spots”*.

Second green change:

- Given the discussion at the County of not fully understanding *“If development does occur, the agricultural open spaces will be preserved by directing the development potential from the area ~~into or adjacent to existing developed areas to the north or south.~~”* I suggest in 10.2 on page IV-65, last paragraph (staff also suggested something similar at the County meeting) that the awkwardness of *“into or adjacent and existing development”* be addressed. The County also unanimously affirmed to tie 5.6

earlier timing (before in-fill) to opportunities of a PRD that would preserve the adjacent lands to the south.

- Logically then I would simply change, as staff suggested at the meeting to the commissioners, to along the lines of: *"If development does occur, the agricultural open spaces will be preserved by directing the development potential from the area ~~into or adjacent to existing developed areas to the north or south.~~ into area 5.6.*

Map corrections already noted to staff – also green changes:

- The map on page IV-62 has left out the entirety of northern Flat Creek to HWY 89 portion of the Lockhart's property.
- The map on page IV-36 incorrectly locates the possible school zone expansion line on the southern boundary of the existing High School. Simply bring it up to match the boundary.

I hope this is helpful and fully consistent with green changes and/or the electeds direction.

Thanks - Rich

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**From:** Alex Norton [<mailto:anorton@tetonwyo.org>]  
**Sent:** Friday, January 13, 2012 5:00 PM  
**To:** Rich Bloom  
**Subject:** RE: County Summaries for 5.6, 10.1 and 10.2

Rich,  
Thanks for your notes and attendance at the meetings. We are putting together our notes and will include the direction from both meetings in the staff report for the PC Hearing, if we don't post it earlier. Have a good weekend.  
Alex

Alex Norton  
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Jackson, WY 83001

## Alex Norton

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**From:** Jhwildflowerinn@cs.com  
**Sent:** Monday, January 16, 2012 1:28 PM  
**To:** Jeff Daugherty; Irina Adams; Alex Norton; Susan Johnson  
**Subject:** Growth on Village Road

Interesting headlines Monday, January 16. I have been attending meetings for over 4 years regarding how the residents of Teton County actually want the new, updated Comprehensive Plan to look. What I heard and stated at these meetings does not mesh with what the Teton County Commissioners and Planning Commissioners are quoted as wanting in this article.

More growth at Teton Village? With more growth, it will become more like a village? Excuse me...it is Teton Village. It was more like a village prior to the Four Seasons being built.

Where will the traffic go? Down the already crowded Highway 390? Through the underdeveloped, seasonal Moose-Wilson Road? The park will love that. And I believe they will close it or make it one way if traffic becomes even more congested than it is already in the summer. What happens in a disaster? I have seen the traffic backed up to our house which is north of the Aspens on busy ski days, when there is an accident near the bridge and even with accidents on 22. What happens if there is a major earthquake? How will an evacuation happen? We only have one bridge and one road 6 months of the year.

Have you been at the intersection of Highways 22 and 390 when residents are commuting to/from work or school? Let's put more cars on the road? And believe me, there will be more cars. It is idyllic to think that it will be a self-contained "village". Even if one person is employed in the Village, you can be certain that the other will have a job in town, a class to take, a meeting to attend, a dentist appointment, a movie to see, a child to pick up from school.

The Aspens area...ditto for the above. "Coupled with a push to allow for more residential development?" I would like to invite those persons who are pushing for more development to please write their desires here...because I did not hear their voices at the meetings I attended. I heard neighbors wanting to retain the quality of their neighborhoods, to protect wildlife and a way of life.

More density in the Aspens area? Why? It is a congested mid-stop on a busy highway already. And just because we have a few small, local services like a neighborhood market, coffee shop, bank, dry cleaning drop off; you feel we are primed for a larger population? Or are you suggesting that we need additional new commercial development? Last I heard, we have undeveloped existing commercial lots and spaces in the Pines, the Aspens and Teton Village. I can see it now...a new Smith's across from the Aspens!

Growth. It is really a good thing? Maybe it is time that we do better with what we have and stop wanting more.

Sherrie Jern  
Resident of the Aspens area since 1976.  
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## Alex Norton

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**From:** Pete Karns [petekarns@bresnan.net]  
**Sent:** Monday, January 16, 2012 11:56 AM  
**To:** feedback@jacksontetonplan.com  
**Subject:** workforce housing

One of the dowfalls of creating land use rules and regulations is the "law of unintended consequences". Unfortunately, we already have some unintended consequences as a result of the Plan that is currently in place.

Every day there are hundreds of our Jackson Hole workforce that commute from Star Valley and Idaho to get to their jobs. These commuters waste hundreds of man hours while on the road. They burn thousands of gallons of fossil fuel.

They create tons of CO2. Many of them have been seriously hurt in accidents getting to and from their jobs. Some have even died.

I am sure that our planners did not create this scenario on purpose when they were creating the current land use plan. However, I do consider this a failure on their part not to foresee what was going to happen.

The unfortunate thing is that many of these workforce people would not be making this commute if they could find rental housing in Jackson Hole.

During the boom years leading up to the economic downturn in 2007, apartment projects had waiting lists and people with jobs had no choice but to go outside the valley to find housing. Today, the problem is not as bad but still exists.

If there is such a large demand for apartments in Jackson Hole, then why hasn't the private sector stepped up and built more apartment buildings?

The answer is simple. There is not a zoning district in our current plan that adequately provides for the building of apartments. The only zoning district where apartments are feasible also allows condominiums and townhouses in the same district. It is far more profitable to build condos and townhouses and therefore they win out over apartments. What's more, even if a developer were to consider building apartments, the current zoning doesn't allow high enough density to make apartments economically feasible.

There is a solution to this problem but it would take a major change in the direction that our planners are headed. The first step would be to create an entirely new zoning district in the Plan. This district, let's call it Workforce Housing, would need two major components. First, it would need to allow very high density multifamily housing. Secondly, it could not be subdivided. This would prevent it from being converted to condos at a later date. These two components would separate Workforce Housing from the current AR Residential zoning where condos and townhouses would continue to be built.

These two components would also provide the opportunity and would carry the financial incentive for free enterprise to then step up and create the housing.

The second step would be to find an area suitable to build such a project. I do not believe that there are any opportunities within the Town of Jackson to build such a project (except maybe the Rodeo Grounds if it were to be moved out of town). This leaves the north end of South Park as the next possibility. There may be other areas in the valley that could be considered.

Some would say that building large apartment complexes in Jackson Hole would bring unwanted growth. I look at it differently. We would not be adding more people to the valley. Instead, we would be bringing home those people who already work here but are forced to live elsewhere. At the same time, we would be saving the environment, cutting back on pollution, reducing the use of fossil fuels, eliminating wasted man hours and possibly even saving lives. Let's get our workforce back in Jackson Hole where they belong.