



Jackson Teton County

C O M P R E H E N S I V E P L A N

Joint Planning Commission Hearing #2

February 8, 2012

Agenda

Goal of the Meeting:

Certify the Illustration of Our Vision as portion of the Comprehensive Plan subject to a list of modifications

Part I: Opening and Public Comment

1. Welcome and Opening Remarks from the Planning Commission Chairs.
2. Staff Presentation: Staff will briefly outline the contents of the resolution, the process that informed the drafting of the resolution, and the final motions that will be required by each Planning Commission.
3. Public Comment Session (2 to 3 minutes per speaker): The public will be asked to provide: *Enhancements to the Resolution that would better represent the consensus direction of the Joint Planning Commissions.*

Part II: Discussion (Facilitated by Staff)

After public comment, the Planning Commissions will discuss items that should be added, modified, or subtracted from the list of modifications in the Resolution. Planning Commissioners will be asked to:

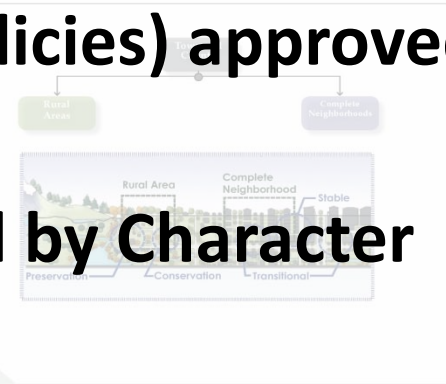
1. Identify any items to be added, enhanced or subtracted from the list of modifications in the Resolution
2. Discuss identified items that are important to the group and make changes to the list of modifications based on group consensus.

Part III: Certification

With the list of modifications finalized, the Planning Commissioners will vote to 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.

Why Illustrate the Vision?

- **Vision, Common Values (Themes and Policies) approved by Electeds June, 2011**
- **Approved policies must be implemented by Character Districts prior to adoption**



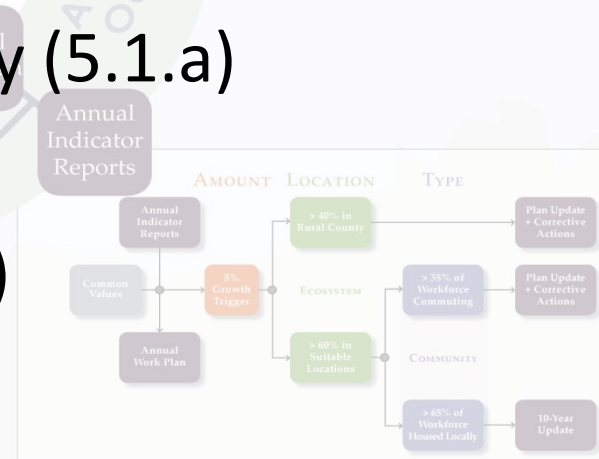
– 60/40 - Complete Neighborhoods/Rural Areas (3.1/3.2)

– Less than or equal to current potential (3.1.a)

– 65% of the workforce housed locally (5.1.a)

– Enhanced PRD (1.4.c)

– Growth Management Program (9.1)



Character District Public Involvement

September:

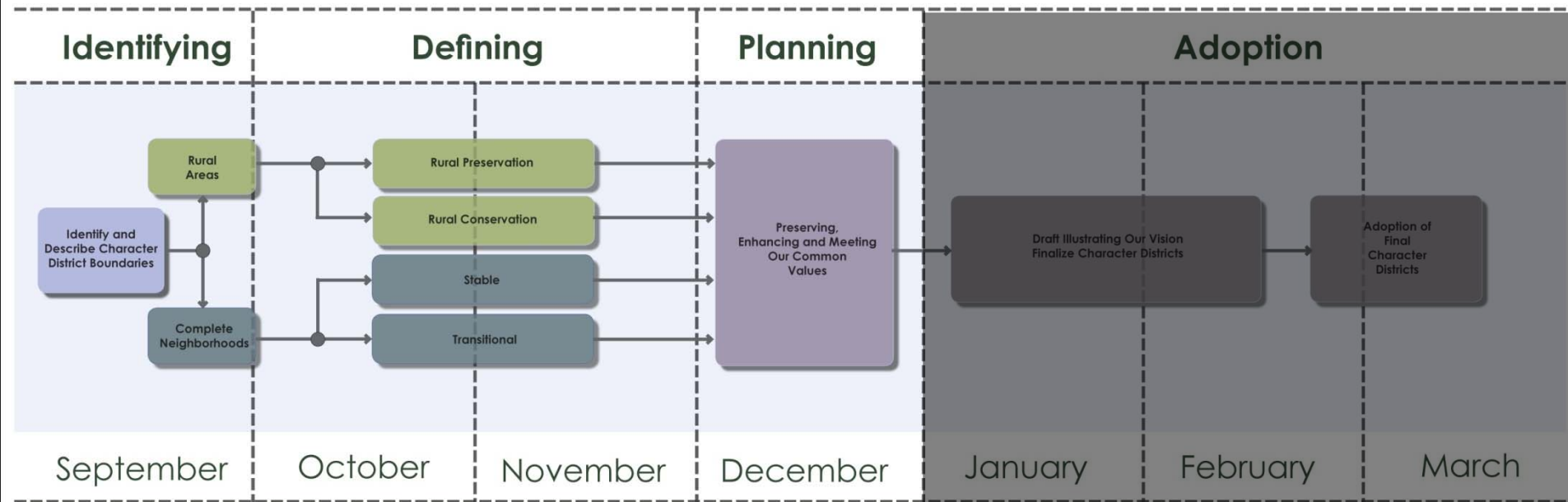
- Focus: Identify existing character
- 2 workshops @ CCA
- 200 participants
- 36 pages of comment

October/November:

- Focus: Define future character
- 9 community workshops + hub
- 380 participants
- 86 pages of comment

December/January:

- Focus: Review
- 1 open house
- 111 commenters
- 200 comments





Jackson Teton County

COMPREHENSIVE PLAN THANKS!

To all who participated at the workshops in September and October and attended the Open House last week.

The draft Character Districts document, as well as the materials from all workshops, is posted online at www.jacksontetonplan.com. Please review the draft and identify what needs to stay and what needs improvement. Comments will be compiled on January 3, 2012 in order to be presented to Town and County planning commissioners and elected officials for their consideration as they review and refine the draft.

UPCOMING MEETINGS:

Wednesday, January 11, 5:30 pm
Town of Jackson Planning Commission and
Jackson Town Council Workshop

Thursday, January 12, 1:00 pm
Teton County Planning Commission and
Board of County Commissioners Workshop

Thursday, January 26, 5:00 pm
Joint Town of Jackson and Teton County
Planning Commission Hearing

For more info or to comment
please visit our website at
www.jacksontetonplan.com

Sept 28 & 29

Phase 1:
Existing
Character
Workshops

Oct 27 - Nov 1

Phase 2:
Character
District Open
House

Dec 7

Phase 3:
Character
District Open
House

Jan - March

Phase 4:
Public
Review and
Adoption

Adoption Process

Joint Planning Commission Elected Official Workshops

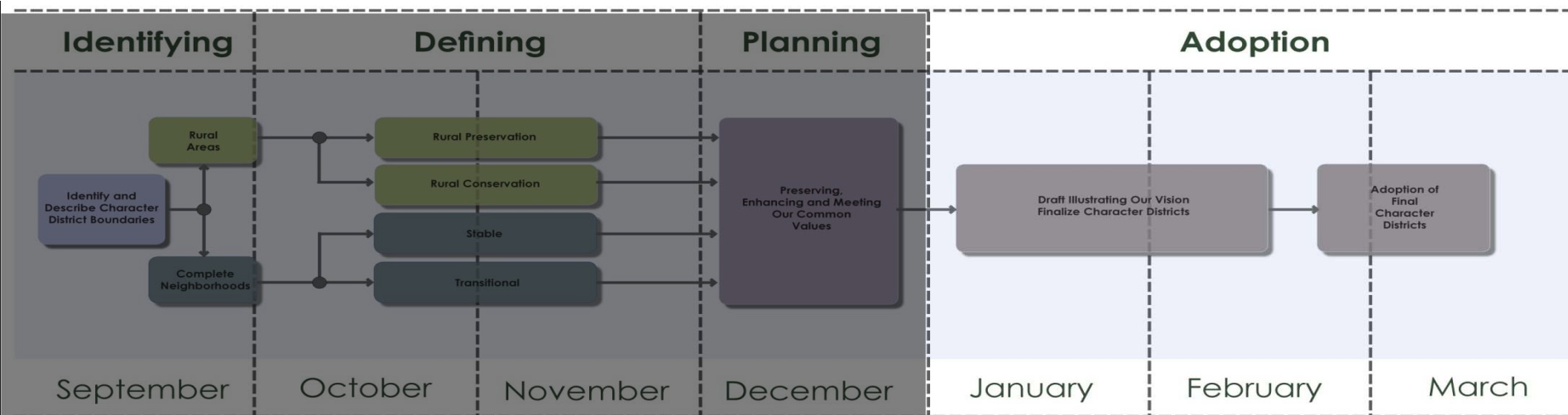
- January 11th Town
- January 12th County

Joint Planning Commission Hearings

- January 26th
- February 8th

Joint Town Council/Board of County Commissioners Hearings

- March 14th (approval)
- mid-May (adoption)



Adoption Process: PC/Elected Workshops

January 11 - Town:

- 4 stories appropriate against hillsides
- Downtown (2.3) is only the starting point for the Lodging Overlay
- Allow nonresidential fronting Willow
- Allow continuation of nonconforming lodging in Mid Town
- Link development of northwest South Park (5.6) to a GMP trigger

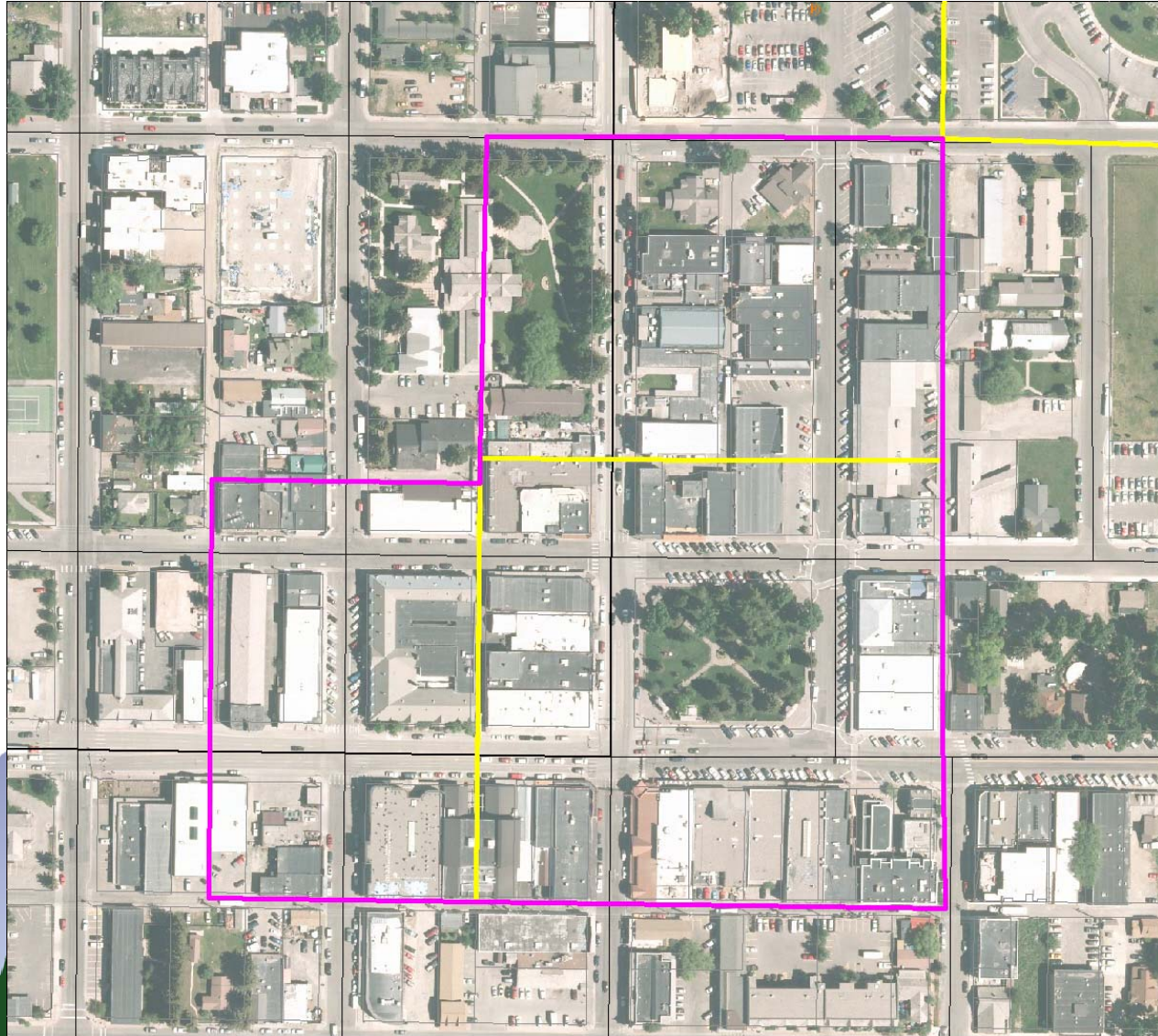
January 12 - County:

- Remove house size references
- Policy 3.1.a and 1.4.b address PRD
- Don't preclude a PRD or workforce housing in northwest South Park (5.6)
- Encourage high-tech & allow other uses in the Business Park (7.1)
- Additional potential in South Park (10) is a non-starter
- Leave the 390 Residential Core (12.2) as Transitional
- Allow additional potential in Teton Village (13)
- Recognize Buffalo Valley as its own subarea

January 26 PC Hearing Key Direction

District	Direction
Overall	<ul style="list-style-type: none">• Strike implication that PRDs only apply to parcel of 160 acres or greater
1: Town Square	<ul style="list-style-type: none">• Limit buildings fronting the Square to two stories; allow three elsewhere• Expand the District (graphic on next slide)
2.5: North Cache Gateway	<ul style="list-style-type: none">• Only allow three stories and encourage a step-back
4.1: Highway Corridor	<ul style="list-style-type: none">• Allow 4 stories built into hillside and encourage a step-back
5.6: Northwest South Park	<ul style="list-style-type: none">• Link ability to develop to a GMP trigger, with an exception for PRDs (no exception for workforce housing or other public benefit)
7.1: South Park Business Park	<ul style="list-style-type: none">• Remove discussion of other uses and focus on priority of light industrial
12.2: 390 Residential Core	<ul style="list-style-type: none">• Reclassify as Stable with a similar description to subarea 12.4

Directed Town Square Boundary



Meeting Objectives

- Work within context of the approved Policies to certify the Character Districts to the elected officials
- Find consensus – no plan can universally represent all perspectives
- Work to balance the perspectives of all public participants



What Are You Voting On?

- A Resolution
 - The modifications are included in the Resolution
- If individual Commissioners would like to suggest a Policy change, please provide them to staff to be forwarded to the electeds



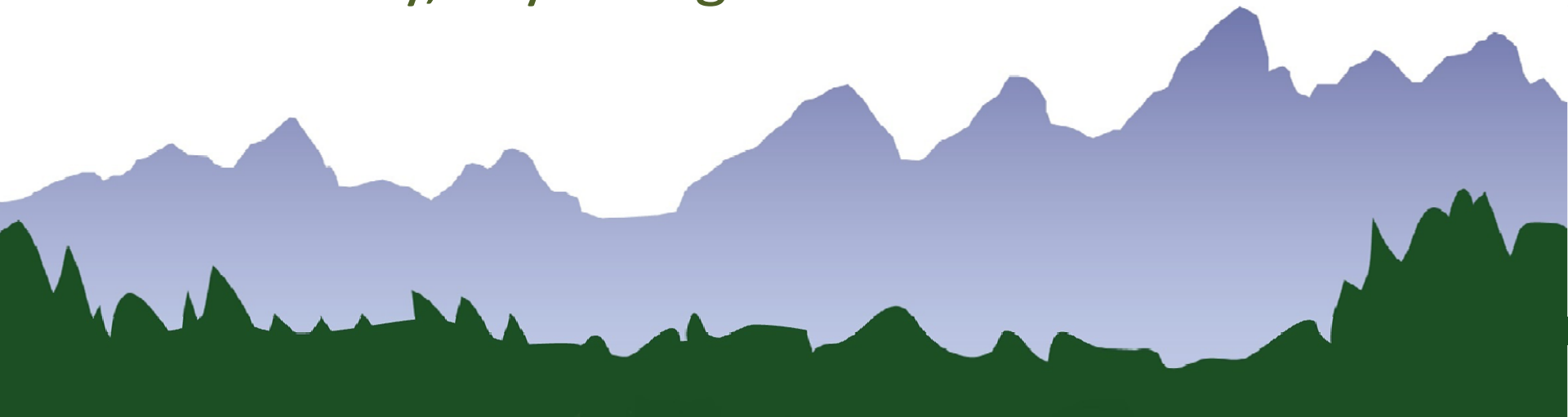
Town Suggested Motion

I move to adopt and direct the Secretary of the Planning Commission to sign Resolution No. 12-001 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.



County Suggested Motion

I move to adopt and direct the Chairman to sign Resolution No. 12-001 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.





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