



## Joint Planning Commission Meeting Agenda Documentation

**PREPARATION DATE:** December 4, 2009 **SUBMITTING DEPARTMENT:** Town & County Planning  
**MEETING DATE:** December 9 & 10, 2009 **DEPARTMENT DIRECTORS:** Tyler Sinclair & Jeff Daugherty  
**PRESENTERS:** Tyler Sinclair & Jeff Daugherty

**SUBJECT:** Draft Comprehensive Plan Review

### STATEMENT/PURPOSE

The purpose of this item is to continue joint review by the Town and County Planning Commissions of the draft Comprehensive Plan dated April 3, 2009.

### BACKGROUND/ALTERNATIVES

The specific topics to be addressed at this meeting are as follows:

- o Theme 3 – Uphold Jackson as “Heart of Region”

### **Public Comment on Agenda Items**

Staff has previously provided all other public comment on Theme 3. Please contact staff for additional copies.

### **STAG Recommendations**

#### Theme 3

The group suggested that more clarity should be given to the definition of community character as it pertains to town and felt that tightening the language in Principle 3.5, Recognize the importance of civic spaces and social functions as a part of maintaining a sense of community, would achieve that goal.

The group felt strongly about the inclusion of the relevance of Flat Creek in this theme as a community amenity.

The group discussed possible mischief in the balance of private property rights and redevelopment opportunities with the historic preservation policies of Principle 3.6. It was suggested that there are few truly historical properties in the community and that redevelopment should not be deterred by individual views on what is historic.

Consensus of the group was that incentives should not be discretionary. They should be performance based. Incentives that are currently discretionary that were specifically discussed were the PMUD, PRD, and AH-PUD development options.

The group recommended including language about bulk and scale for nonresidential buildings to maintain community character.

### **Staff Follow Up and Discussion Points**

Staff has provided below a set of suggested questions to begin discussion of Theme 3. As always, this is not an exhaustive list and the Commissions are free to amend or add to the list, as you deem appropriate. The objective of staff is to assist the Commissions in recommending changes to the draft Theme 3 as proposed. The intent of staff in developing these questions was to encourage Commissioners to begin with broad level concepts and ideas with the purpose of defining an overall vision for the Town before moving into discussion of specific topics or areas. Upon completion of this, the goal will be to develop more specific principles and polices defining these broad objectives and leading to there implementation. In addition, staff notes that the purpose of the Theme is to provide direction for the development of a Future Land Use Plan and Land Development Regulations (LDRs) not the actual creation of a Future Land Use Plan or LDRs at this time. At the meeting, staff will provide an overview presentation of Theme 3 and further discuss the intent of the proposed questions.

1. Is the proposed **Statement of Ideal** defining Jackson as “Heart of the Region” consistent with your future vision for the Town? If not, how could it be amended?

*Residents and visitors will continue to rely on Jackson as the center of the community and primary location for jobs, housing, shopping, educational, and cultural activities.*

2. **Community character** is defined in the plan as follows:

*The “heart” idea is also an emotional, cultural, and values-driven concept that refers to the role that the town plays as the region’s central gathering place. However, it is also crucial that the character and charm of Jackson be protected and enhanced, for they too maintain the heart of the region concept. Future development in town must be sensitive to maintaining our community character as a small town with a distinct heritage and legacy that is linked to our connection with the surrounding natural environment.*

- a. Does this statement adequately address community character? If not what additional statements/ideas should be included?
    - o Further define small town character
    - o Bulk, scale and density of future structures should be defined in the Future Land Use Plan
    - o Other
3. The plan calls for maintaining Jackson as the population center of the region through the promotion of **active mixed use neighborhoods** or pedestrian precincts defined below. Is this concept an appropriate future vision/land use pattern for the Town?

*These areas are defined by a ¼ mile walking area and should generally include provisions for: all municipal utilities (water, sewer and storm sewer), schools, complete streets including transit, local commercial services, a variety of housing types, recreational amenities, and other facilities and uses as appropriate.*

4. The Plan calls for **maintaining/fostering healthy stable residential areas** in the Town. Is this concept an appropriate future vision/land use pattern for the Town? If yes, how should this be implemented?
- Maintain the bulk, scale and density allowed today
  - Reduce residential development potential below that allowed today
  - Other
- \* specifics to be determined by district based on character
5. The Plan calls for protecting the **image and function of the Town Square** as the major tourism draw and visitor retail center in Town with a policy recommending the establishment of specific design standards to guide future development and preservation. Is this concept an appropriate future vision/land use pattern for the area?
6. The Plan calls for maintaining **downtown Jackson** as the retail center of the region while encouraging a balanced mix of uses between visitor and locally orientated nonresidential, residential and lodging uses. Is this concept an appropriate future vision/land use pattern for the Town?
- a. How should the concept of a “vibrant downtown” be described in the Plan?
- Successful retail and lodging establishments
  - Mix of visitors and locals on the streets all year round
  - “Lights On” in lodging and residential structures
  - More than one of the above
  - Other
- b. How should the term “balanced” be described in the Plan?
- Mix of visitor to locally orientated retail and office uses
  - Mix of short term lodging versus residential uses
  - Other
7. The Plan calls for maintaining **short term lodging** (rental for less than 30 days) as a key use in downtown. Is this concept an appropriate future vision/land use pattern in this area?
- a. If yes, what is its purpose?
- Concentrate lodging in the downtown to preserve the remainder of the Town from lodging
  - Create a pedestrian oriented environment that allows visitors to experience the Town without the need to utilize an automobile
  - Maintain sales tax revenue from lodging uses
  - Allow for a variety of lodging types (hotel/motel, condo-tels, fractional/timeshares, etc.)
  - Other
- b. If yes, what is the preferred land use pattern?
- Maintain the lodging potential and areas allowed today
  - Increase the lodging potential and areas allowed today
  - Reduce the lodging potential and areas allowed today
  - To be determined by district based on character
  - Other

8. **Outside of the downtown area**, what is the preferred future vision/land use pattern for existing nonresidential areas?
- Maintain the current land use pattern and uses (nonresidential single use structures)
  - Redefine the land use pattern and uses in this area:
    - Encourage the development of mixed use residential and nonresidential
    - Encourage the conversion of nonresidential to residential uses
    - Define and encourage local over visitor-oriented uses (ie. Wilson commercial)
    - Allow visitor commercial along major corridors (West Broadway, South Highway 89) and local commercial in other areas
    - More than one of the above
    - Other
9. Recommendation # 127 supported using density bonus incentives to encourage the **conversion of nonresidential to residential uses**. How should this goal be achieved?
- Through changes to the Future Land Use Plan and zoning
  - Using performance based planning tools
  - Using discretionary planning tools
  - More than one of the above
  - Other
10. The Plan calls for identifying **future residential growth areas** within the Town to provide for workforce and deed restricted housing for the community. Is this concept an appropriate future vision/land use pattern for the Town? If yes, how should this be achieved?
- Conversion of nonresidential to residential square footage
  - Performance based zoning tools established to meet a community need
    - Workforce housing,
    - Deed Restricted housing
    - Other
  - Discretionary planning tools
  - More than one of the above
  - Other
11. What is the preferred future vision/land use pattern for **light industrial uses** in the Town?
- Maintain allowed light industrial
  - Reduce allowed light industrial
  - Increase industrial potential
    - By adding light industrial land areas. Where?
  - Other
12. The Plan recognizes the importance of **civic spaces and social functions** as a part of maintaining a sense of community within the Town is this concept an appropriate future vision for the Town? If so, how should this be addressed:
- Maintain and improve public spaces
  - Make public investments in strategic locations
  - Enhance Jackson gateways
  - Continue traditions and community events

- Public Art
- Other

13. The Plan identifies **preserving historic structures** and sites within the Town, is this concept an appropriate future vision for the Town?

- Identify and preserve historically-significant structures and sites
- Support the Historic Preservation Board
- Enhance historic preservation education, outreach, and awareness
- Other

#### ATTACHMENTS

- Agenda for December 9 & 10, 2009 meetings

#### LEGAL REVIEW

Staff notes that Town and/or County legal representation will only be provided on an as needed basis, and legal counsel will not be attending every meeting. If commissioners have questions for the Town and/or County attorneys or would like to request that they be present at a meeting, please let staff know in advance.

#### SUGGESTED MOTIONS

##### **Town Planning Commission**

I move to continue Item P09-030 to December 10, 2009, at 5:30 pm at the Teton County Board of County Commissioner Chambers.

##### **Teton County Planning Commission**

I move to continue Item AMD 09-0017 to December 10, 2009, at 5:30 pm at the Teton County Board of County Commissioner Chambers.