

# Comp Plan Updates and Corrective Actions: What's Next?

November 2019



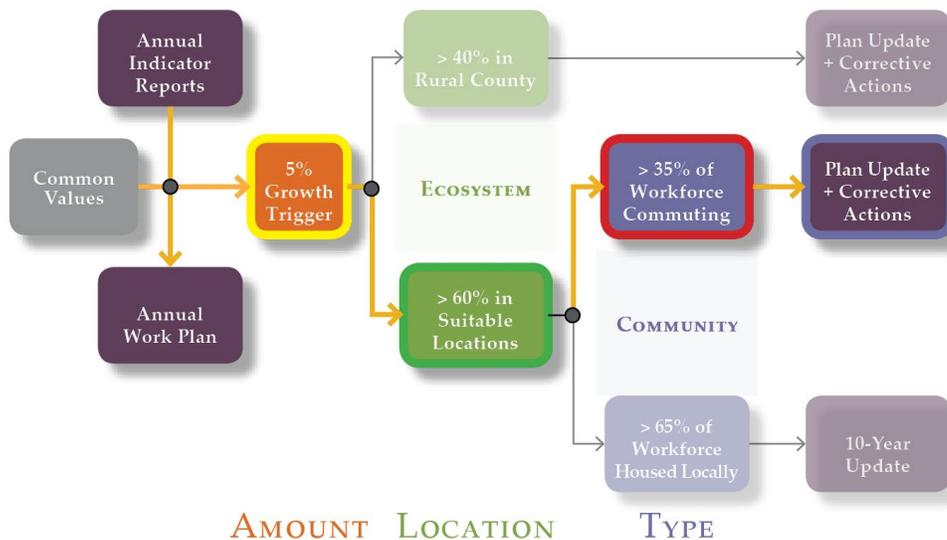
Jackson/Teton Comprehensive Plan Update

Phase 2 Report

# Comp Plan Updates and Corrective Actions: What's Next?

Prepared 11/15/2019 for 11/20/2019 Joint Planning Commission meeting

The Jackson/Teton County Comprehensive Plan is an adaptive management plan. The purpose of adaptive management is to analyze our implementation of the goals set in 2012 when the Comprehensive Plan was adopted and then identify any updates and corrective actions needed. The Growth Management Program (GMP) is the Plan's adaptive management program - it ensures that at a certain amount of growth, we will confirm that growth is happening in the right location and is of the desired type. If satisfied, implementation will continue. If not, we will adapt. This adaptation process is occurring because the community experienced 5% residential growth in 2017, with nearly 60% of units being built in complete neighborhoods since 2012, but only 57% of the workforce lives locally, 8% below the goal under the type category. Job and traffic growth continue to outpace housing and permanent population growth – triggering this consideration of plan updates and targeted corrective actions.



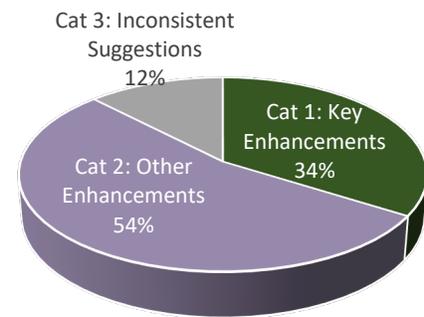
We are currently in Phase Two of the three-phase GMP adaptation process. Phase Two builds off of Phase One, where in August and September 2019, the community completed the analysis of past implementation through a plan audit, stakeholder interviews, questionnaires, and trend analysis. We encourage you to review those documents as they provide the foundation for the following considerations. Through that Phase 1 analysis, four key trends from the past seven years were identified:

- Greenhouse gas emissions are increasing
- Continued demand for housing
- Increasing inequality
- Positive community development pattern

In October 2019 the community considered these trends and other items identified in the Phase One report, [“Are We on Track”](#) and brainstormed potential next steps at an Open House and through another questionnaire. Now, in Phase Two, it is time to decide which of the suggested next steps the community is going to take to further our vision. This document is the result of compilation and analysis of all suggested plan enhancement and provides staff's recommendation for next steps.

## Three Comment Categories

Over 900 suggestions for Plan enhancements have been made through the Growth Management Program (GMP) review process. To consider all of that input, staff has combined duplicate comments and grouped suggestions by topic. A table of all grouped suggestions is included as part of this report. Staff has classified suggestions into three categories:



### Category 1: Key Enhancements

Category 1 suggestions represent the key enhancements staff recommends based on the “[Are We on Track?](#)” review of where we have been. Most of the Category 1 issues relate directly back to the key trends identified in the “Are We on Track?” review of the past seven years. About 34% of suggestions received fall into one of the Category 1 topics, which are listed below and discussed in the following pages.

- A. Aspire to big goals
- B. Improve water quality
- C. Emissions Reduction and Climate Action Plan
- D. Provision of housing options
- E. No additional growth/growth areas/growth boundaries
- F. Reinforce a shift in how we travel
- G. Define the economy we want
- H. Define the level of service we expect

### Category 2: Plan Enhancements and Implementation Directives

Category 2 suggestions are consistent with the Comprehensive Plan vision and are recommended for approval. Some will be implemented through minor updates to the Plan. Some will be implemented at a later date through a separate process, but will be documented as strategies through this process. Others are affirmations of existing policies or strategies. About 54% of suggestions fall into Category 2. See the [table](#) for Category 2 suggestions.

### Category 3: Inconsistent Suggestions

Category 3 suggestions are not recommended for implementation. Some suggestions are outside of the scope of the Comprehensive Plan at this time, but may be relevant in future GMP reviews. Others are inconsistent with the Comprehensive Plan Vision. Others have been recently considered. About 12% of the suggestions fall into Category 3. See the [table](#) for Category 3 suggestions.

## Discussion: Category 1 – Key Enhancements

### Topic A: Aspire to Big Goals

A positive outcome of the “Are We on Track?” analysis was the identification that some goals are not well enough defined to measure success, and others may not be aspirational enough to drive a better future in a community that has achieved so much already. Staff recommendations are about ensuring each goal in the Plan is aspirational and measurable, adding a GMP target for ecosystem stewardship, and creating a planning structure and public engagement that supports and encourages big ideas.

## Staff Recommendation

A1. Update each of the ten Comprehensive Plan section goals to be aspirational and measurable.

- Unless the section is listed below, update each section goal to be aspirational and measurable, then refine the indicators so that each indicator responds directly to a section goal, and each section goal has an indicator(s).

Each section of the Plan has a goal. However, this GMP review has identified opportunities to enhance those goals. Not all goals have directly associated indicators. Some goals are not well defined. Some goals are practical, while others are aspirational and challenging. The goals that best serve the community are those that are both aspirational and measurable; such goals push the community to look for new solutions and allow us to see when we have done something special. The principles and policies in most sections of the Plan provide plenty of content to set such goals. Each goal needs an indicator(s) to measure success. However, indicators that do not specifically relate to a goal complicate the community's vision and should be avoided. For example, the Section 2: Climate Sustainability goal can be revised to limit greenhouse gas (GHG) emissions to 2012 levels—this update is aspirational and measurable with a defined indicator.

- Add a strategy to update the goal and indicators for Section 1: Wildlife, Natural Resources, and Scenery through a future process

There is broad agreement that the goal and indicator(s) of stewardship of wildlife, natural resources, and scenery needs refinement. However, consensus has not been reached on what the update should be, and therefore additional discussion will be needed to set the goal and determine the appropriate indicator(s) of success.

- Establish the appropriate goal and indicators for Section 6: Economy through the update of that section (see recommendation G2)
- Add a strategy to update the goal and indicators for Section 8: Quality Community Service Provision through a future process (essentially the same as recommendation H1)

Updating the goals in Section 6: Economy and Section 8: Quality Community Service Provision will occur as part of the implementation of other strategies recommended by staff, as a larger conversation is needed on each of these topics.

A2. Update the GMP review structure to have an Ecosystem Stewardship target (2012 GHG), Growth Management target (60/40), and Quality of Life target (65%).

A variation on the theme of improving the aspiration and definition of our goals is ensuring all three common values of community character are represented in the GMP review structure. The current 60/40 target addresses Growth Management and the current 65% workforce housing target addresses Quality of Life. There is not currently a target that addresses Ecosystem Stewardship, although one should be determined. Common Value 1: Ecosystem Stewardship is represented in Section 1 (Stewardship of Wildlife, Natural Resources and Scenery) and Section 2 (Climate Sustainability) of the Comp Plan. Since the Wildlife, Natural Resources, and Scenery (Section 1) goal and indicators are in need of update in a separate process from this GMP project, the updated Climate Sustainability (Section 2) goal to limit greenhouse gas (GHG) emissions to 2012 levels should serve as the Ecosystem Stewardship target at this time. However, the target may be updated as the Section 1 goal is updated.

A3. Create a Principle 9.3 that supplements the annual, tactical monitoring and work planning (Principle 9.2) with a commitment to a culture of planning that looks far beyond our current planning models to new ones that directly tackle the challenges that we face now and will in the future.

Coupled with aspirational goals is the need for room to explore outside-the-box approaches and alternative scenarios of the future. The current adaptive management process (Section 9) involves annual tactics and a larger check-in at a 5% growth interval (this GMP review). The recommendation is to augment that process with planning that looks further into the future (e.g. what will it take to address climate change? what does our outdoor recreation-based culture and economy look like after 50 years of climate change?) and explores bigger ideas (e.g. what would it take for all vehicle trips in 2040 to occur in shared, electric, autonomous vehicles?). Some of these concepts would challenge the best practices in the nation and help ensure that our community reaches its vision in an ever-changing environment. Our community would lead the way. Such planning will allow future adaptive management to build not just on what we have learned, but also what might be possible.

A4. Add public engagement, planning processes and outreach policies to Principle 9.2 regarding annual, tactical engagement and Principle 9.3 regarding continuous engagement on community values and aspirational opportunities.

In order to pursue big ideas, continuous engagement around community values and ideas is needed. The public found the increased engagement in Plan implementation to be one of the successes of the past seven years. That success should be documented and built upon through policies with regard to outreach and engagement. A policy in Principle 9.2 would commit to building on the success of recent engagement efforts around implementation initiatives. A policy in Principle 9.3 would commit to continuously asking the entire community about their values, reporting what is being done about the community's goals, and exploring big ideas.

## Topic B: Improve Water Quality

The "Are We on Track?" analysis identified decreasing water quality as a negative trend in ecosystem and human health in the community. These recommendations respond to that trend and are greatly influenced by the input from the Teton Conservation District.

### Staff Recommendation

- B1. Update Principle 1.2 to focus on enhancing surface and groundwater quality.
- B2. Adopt a strategy to develop a water quality enhancement plan.

As written, Principle 1.2 is focused on maintaining quality surface water. In 2019 we know that we have areas of declining water quality in need of enhancement. We also know that the issue is with both surface and groundwater. The goal of maintenance needs to be replaced by a goal of enhancement and the focus needs to expand to groundwater. Through this GMP review the policies of Principle 1.2 can be updated, but additional work will be needed to create an action plan of future efforts to manage stormwater and wastewater for the Town and County. A water quality enhancement plan similar to what the Town has envisioned will identify the specific strategies the community should pursue, which will likely include updates to stormwater management regulations and wastewater treatment regulations in addition to other non-regulatory actions.

- B3. Update Policy 1.2.c to commit to coordinated water quality monitoring with Teton Conservation District.

To inform the water quality enhancement plan, the Town and County should commit to supporting and utilizing the water quality monitoring information gathered by the Teton Conservation District.

## Topic C: Emissions Reduction and Climate Action Plan

The “Are We on Track?” analysis identified increasing greenhouse gas emissions as one of the key trends from the past seven years. It is important because greenhouse gas emissions change the climate and climate change will affect all aspects of our ecosystem, culture, and economy. The recommendation on this topic is essentially a two-phase approach. First, through this process, we should more clearly set the framework – we need to reduce emissions to limit climate change while also planning for the change that is certain to occur. Second, through a future effort, we should update our principles and policies to respond to that framework and create an action plan to implement the updated principles and policies.

### Staff Recommendation

C1. Update Section 2 goal to speak directly to:

- Reducing greenhouse gases to limit climate change.
- Planning for climate change that is certain to occur.

The language in Section 2 is currently oriented toward reducing the consumption of nonrenewable energy. Reducing greenhouse gases that contribute to climate change is the reason, but the section is oriented toward energy consumption. This framing obscures the issue and limits the available solutions. If the intent of the community is to get serious about reducing emission of greenhouse gases that contribute to climate change, the first step is to say it. In addition, the section should be updated to acknowledge that climate change cannot be avoided and must be planned for.

C2. Adopt a strategy to replace Section 2 with a revised statement of principles and policies around emissions reduction and climate change adaptation.

C3. Adopt a strategy to develop an Emissions Reduction and Climate Action Plan to implement the revised Section 2.

Through this GMP review process, the community can clarify and update its overall climate goals. However, updating the policies and principles of Section 2 to address the updated goals cannot be completed by January 2020 and will require a future effort. There are many communities that have adopted Emission Reduction and Climate Action Plans from which we can build. Many of those plans include policies and strategies that already exist in our Growth Management and Quality of Life sections (e.g. limiting commuting and deprioritizing single-occupancy vehicles). We have a foundation, we are not starting from scratch, but our Climate Section needs to be linked to all of the other sections of the Plan and needs to augment those sections with policies that further reduce emissions and respond to climate change (e.g. what sources of renewable energy do we support, are we committed to zero-emission public buildings and vehicles, etc.). The section update should be coupled with creation of an action plan because action plans are successful in organizing implementation efforts. An action plan will also allow the Town and County to chart the desired course and then turn implementation over to Energy Conservation Works (ECW) and other partners.

## Topic D: Provide housing options

The “Are We on Track” review identified the continued demand for housing as a key trend. When asked what we need to work on, the provision of housing options was by far the top response. In addition, lack of housing has emerged as an underlying issue in recent Community Health Needs Assessments and the Human Services Plan (currently under development) due to the interrelatedness of housing to many community health and human services issues. Staff’s recommendation is to find ways to encourage use of the housing tools that have

been developed in order to take action. The community does not want more housing policy they want more housing options.

### Staff Recommendation

D1. Amend Policy 4.3.b to reflect that updated zoning has been adopted in transitional subareas and development is encouraged to utilize the allowances and incentives in that zoning.

What is needed is clear, respectful implementation of the updated zoning in transitional subareas. The purpose of that zoning is to provide the very housing the community desires and needs. Staff recommends updating the policy regarding transitional subareas in Town (4.3.b) to acknowledge that the zoning has been updated and the mandate now is to use it. Encouraging the allowed density to be built and the existing housing incentives to be used mirrors a similar policy in the Housing Action Plan.

D2. Add a Strategy to make impactful investments in infrastructure and catalyst investments in housing projects in transitional subareas.

D3. Add a Strategy to develop neighborhood plans for transitional residential subareas that address easing the transition for existing residents.

Beyond stating its support, staff recommends the Town and County prioritize public infrastructure investments in transitional areas that will encourage market redevelopment that utilizes the incentives. The Town and County should also continue to focus public housing investment in transitional subareas where the adopted housing incentives provide the greatest opportunity. However, it should also be acknowledged that the residents of residential transitional neighborhoods are being asked to adapt to a significant change in their neighborhoods and they should be involved in the infrastructure planning process to ease the transition.

Controversial conversations about additional height in Town or growth in the County are unnecessary if the current housing incentives can be implemented. The current housing incentive program purposefully allows more growth than the growth cap allows in order to avoid underuse of the tool. (The cap is maintained through Division 7.8 of the Town LDRs that voids the housing incentive program once the indicator report indicates the cap has been reached.)

D4. Add a strategy to develop a goal for the human character of the community, including necessary updates to the principles and policies throughout Section 5-8 (Common Value 3).

A number of comments and suggestions raise questions about the housing needs (and broader quality of life) for seasonal workers, retirees, new community members, long-time community members, families, and everyone in between. Comments would indicate that every group in the community needs some degree of focus. It may be that the 2012 Plan simplified a complex issue too much by elevating the focus on workforce housing.

One of the visions that was lost in 2012 was the socio-cultural goal of being a community first, resort second. If that goal is still appropriate and still describes how we want to treat each other, be treated, and be viewed it should be reinstated. If it is no longer relevant it should be replaced. To make that decision, the community needs to discuss its goals regarding everything from empathizing with long-time residents who do not recognize their community anymore to supporting newcomers who were attracted here because of something we have done well. Creating and documenting policies that define and ensure inclusivity as a defining community value will go a long way to refining the housing, economy, and service delivery sections of the Plan.

## Topic E: No additional growth/growth areas/growth boundaries

One of the key trends in the “Are We on Track?” review is the success achieved around managing the amount and location of growth. It is no small achievement to shift 20% of the community’s development potential from areas of undeveloped habitat to areas of existing infrastructure. The recommended Plan updates indicate the intention to stay the course through documenting decisions made and promoting implementation of the tools in place rather than exploring new tools that might actually undercut the community’s largest successes.

### Staff Recommendation

E1. Update Policy 3.1.a to reflect residential and nonresidential caps at pre-2012 development potential.

The existing cap on residential growth at the level established in 1994 was central to the Plan adoption and solidified by Town and County discussions around the zoning updates adopted in 2016 and 2018. Through those discussions, specifically in January 2016, a cap on nonresidential potential was also defined that respected existing rights without desiring any additional potential. There were a number of explicit or implicit suggestions through this process that the caps be eliminated or raised in order to address housing. While the implications of the caps need to be monitored, the issue has been extensively discussed at this point. The zoning, housing, transportation, and conservation programs developed since 2012 rely on the cap system to create opportunities for housing and conservation. Re-discussion of the caps at this point will only introduce uncertainty into what is now a comprehensive implementation strategy that will provide housing opportunities if implemented. The cap system should be clearly stated in the Plan, but should not be updated or changed.

E2. Add a policy in Principle 3.1 that creates a priority list of corrective actions to address when lack of housing provision is identified, and clearly state that only the first action is deemed necessary in 2019.

1. Remove barriers and catalyze development in existing high-density zones through impact infrastructure investment and support for projects that utilize housing incentives. (2019)

These actions are not currently being recommended by staff but prioritization of actions 2-6 should be considered.

2. Add height in transitional subareas in Town. (Future)
3. Add density to Subarea 3.3: Fairgrounds. (Future)
4. Add density to Subarea 5.6: Northern South Park. (Future)
5. Add density to Subarea 12.2: 390 Residential. (Future)
6. Add density to Subarea 7.2: Hog Island Home Business. (Future)

As discussed above (in Topic D) all that is needed right now is to support existing tools, because they should be given a chance to succeed before they are abandoned. The additional residential potential is not needed at this time. However, if development of the transitional subareas using the existing housing incentives cannot be achieved, additional potential will have to be identified. In order to provide predictability, the order of priority for such discussions should be identified in advance. The recommended order of priority above represents the extent to which existing infrastructure, especially walk/bike/bus infrastructure, is already in place to serve additional residential units. The order of priority also acknowledges that the housing and conservation goals of the community mean that relying solely on single-family housing is not a feasible solution.

Other suggested tools, such as adding a growth boundary or a growth rate management system are not necessary. In other communities, such tools have provided commitment to a consolidated development

footprint and adaptive management. However, our community has exhibited success in remaining committed to the Character Districts and adaptive management planning without such tools.

### Topic F: Commit to a shift in how we travel

One of the key trends identified in the “Are we on Track?” review was increasing greenhouse gas emissions. Our travel decisions account for about 80% of our emissions. Per capita vehicle miles traveled have increased since 2012, particularly in the winter and shoulder seasons. The recommended plan updates and future actions are intended to provide a clearer transportation vision to reinforce additional action regarding a shift in how we travel because we can only find alternatives to travel by single-occupancy vehicles if we commit to looking for them.

#### Staff Recommendation

- F1. Rephrase the Principles and reorganize the policies accordingly
  - o 7.1: Reduce vehicle emissions.
  - o 7.2: No new SOV capacity, Prioritize bike/walk/bus infrastructure.
  - o 7.3: Coordinated, regional transportation planning.
- F2. Refine Chapter 7 to incorporate the ITP as the implementation plan.

In terms of principle and policy updates, the main clarifications recommended are a syncing of the Comprehensive Plan section and the ITP (now that the ITP exists) and clear emphasis on the main transportation related goals – reduced vehicle emissions and no new single-occupancy vehicle capacity. These updates represent a strengthening and emphasis of the policies in the Plan but are largely just a reorganization effort. The Update of the section will be coordinated with the technical update to the ITP that is occurring in parallel.

- F3. Add a policy about the importance of evaluating outside-the-box transportation solutions

There were not any strategies suggested through this process that do not already exist in the Comprehensive Plan or ITP. There were a number of specific strategies that fall within broader efforts, but no new strategies were developed. For example, there were a lot of TDM methods suggested that will be evaluated as part of Strategy 7.1.S.4, implement a TDM program; and a lot of funding ideas suggested that will be evaluated as part of Strategy 7.1.S.2, consider a funding source for walk/bike/bus travel. What is needed most at this point is an allocation of resources and prioritization of the strategies already in place. However, the Plan should be enhanced with a new policy that encourages out-side-the-box solutions to be explored. While many of the specific strategies fall under broader existing efforts, some are at the edges of what is possible. A policy is needed to encourage the community and WYDOT to explore those less conventional alternatives as part of its transportation planning.

### Topic G: Define the economy we want

The “Are We on Track?” review identified that the economic vision for the community is vague but that the growing inequality in the community is likely contrary to the community’s economic vision. Just as the past economic performance was hard to gauge, the suggestions for a future economic vision are hard to evaluate without a clear economic vision. Staff’s recommendation is that a separate effort is needed to establish a clear economic vision for the community.

#### Staff Recommendation

- G1. Adopt a strategy to update the employee generation nexus study to look at the full range of employee generation and the full range of associated impacts.

Before we can create a clear economic vision for the future, we need a common understanding of our current economy. One of the best resources we have right now is the employee generation nexus study completed in 2013 based on 2012 data. However, job and traffic data since 2012 would indicate that our economy has changed. The number of jobs has become less seasonally variable, but we do not know if our population is any less seasonal. Job growth is occurring across all sectors, but the physical location of jobs is more dispersed and less reliant on space in a building. An updated employee generation nexus study is needed to look at not only the housing impacts from development, but the drivers of job growth, the location of job growth, and the housing, transportation and socio-demographic impacts from that job growth. Before the community can talk about what we want to be as a population and economy, we need to understand what we are and how we got here.

G2. Adopt a strategy to update Section 6 so that it is clear and consistent with the rest of the Plan.

On the whole, the current Section 6 seems to be a vision for sustainable economic development that improves the economic quality of life for all community members without sacrificing the other community values. If that is the economic vision for the community, implementation is not trending toward the goal. However, many of the principles and policies in Section 6 are committed to allowing the economy to evolve as it has over the past 50 years, leaving adaption and mitigating impacts to other Sections of the Plan. This mixed message should be clarified through a future effort to rewrite Section 6. An updated employee generation nexus study will be helpful, but data on the community's prosperity, economic equality, and economic product and its resiliency will also be needed.

G3. Adopt a strategy to develop an Economic Development Plan to implement the updated Section 6.

Allowing the economy to continue to trend in the direction it is going with the existing supports and subsidies coupled with mitigation measures to provide balance is a potential conscious choice. If the community decides instead to work toward an alternative economic future, an economic development plan will be needed to guide the economy in a different direction.

## Topic H: Define the level of service we expect

The "Are we on Track?" review identified health services and improved intergovernmental coordination as priority actions for the community. The current Section 8 calls for a definition of desired level of service and coordination in service delivery, but the community has room for improvement on each. The staff recommendations encourage implementation of the policies already in place and enhancement through additional policies creating stability in funding decisions and regarding appropriate service levels based on location.

### Staff Recommendation

H1. Implement Strategies 8.1.S.1 and 8.1.S.2 to define desired levels of service and prioritize service provision through budgeting.

Policy 8.1.a, Strategies 8.1.S.1, 8.1.S.2, and 8.1.S.3, and Indicator 19 calls for the development of the level of service goals for the community. Recent efforts are starting to move in the direction of defining desired level of service for various services. The Community Health Needs Assessment and Parks and Recreation Strategic Plan set level of service benchmarks. The Human Services Plan being developed will provide service prioritization within the subset of human services. What is needed now is a coordination of the work that exists to ensure the benchmarks used in the various plans represent the community's goals so that the service providers can develop

action plans accordingly. Not all community members desire the same level of service. Some want as high a level of service as the provider can offer, others want a rural experience where services are not expected. And the desire may differ by service. As the community grows, an effort to monitor the community’s desire for services and the provision of services is needed.

H2. Add a strategy to develop a funding Principle that addresses stable funding, additional revenue (if needed), and a policy for how to use SPET.

In planning for the provision of services, providers need the goals referenced above, but also an idea of how funding decisions will be made. Actual funding will vary year-to-year, but expectations can be set that various services are funded from various sources. Documenting the high-level framework for how the Town and County plan to fund service delivery in the Comprehensive Plan puts the policies in a place that is more accessible to the public than individual MOUs. Placing the policies in the Comprehensive Plan also coordinates geographic and funding policy in the same document. Such a Principle would require significant discussion but would allow the community to evaluate the status quo outside of the context of a specific budget.

H3. Revise Policies 8.1.b and 8.2.a to recommit to working with other governmental agencies and non-governmental organizations to coordinate service delivery.

H4. Add a strategy to identify appropriate locations for infrastructure before it is needed by projecting the location of growth.

Policies 8.1.b and 8.2.a can be enhanced to commit to intergovernmental and public-private partnership coordination in both the provision and location of services. The enhanced policies should address that urban levels of service are appropriate in Complete Neighborhoods, but may not be appropriate in the rural areas of the County. It should also address that when service levels are increased to address a specific issue it does not change the growth management goals of the community (e.g. a sewer line to address water quality does not mean the location is appropriate for growth). The “Are we on Track?” review identified recent school location decisions as missteps in Plan implementation. To avoid this in the future, the Town and County can help their government and non-governmental partners by projecting where growth will occur and partnering to find better locations for the facilities that will be needed as a result.

## Table: All Suggestions

Below is a table of all suggestions and the categories staff has recommended for each. These 216 suggestions represent a consolidation and grouping of the over 900 individual comments received through this process.

| #  | Suggestion   | Section | Cat. | Discussion                         |
|--|--|---------|------|------------------------------------|
| <b>Category 1 – Key Enhancements</b>   |  |         |      |                                    |
| Category 1 suggestions are all recommended by staff. They are discussed in greater detail above. |  |         |      |                                    |
| A1   | Update each section goal to be aspirational and measurable, if such a goal cannot be reached through this GMP review process, add a Strategy in the relevant Section to establishing such a goal as a follow-up effort | 9.2.a   | 1    | See Category 1, Topic A discussion |

| #  | Suggestion  | Section | Cat. | Discussion                         |
|----|---|---------|------|------------------------------------|
| A2 | Update the GMP review structure to have an Ecosystem Stewardship trigger (TBD), Growth Management trigger (60/40), and Quality of Life trigger (65%)  | 9.1     | 1    | See Category 1, Topic A discussion |
| A3 | Create a Principle 9.3 that supplements the annual, tactical monitoring and work planning (Principle 9.2) with a commitment to a culture of planning to the limits of the community's aspirations       | 9       | 1    | See Category 1, Topic A discussion |
| A4 | Add public engagement and outreach policies to Principle 9.2 regarding annual, tactical engagement and Principle 9.3 regarding continuous engagement on community values and aspirational opportunities | 9.2     | 1    | See Category 1, Topic A discussion |
| B1 | Update Principle 1.2 to focus on enhancing surface and groundwater quality  | 1.2     | 1    | See Category 1, Topic B discussion |
| B2 | Adopt a strategy to develop a water quality enhancement plan  | 1.2     | 1    | See Category 1, Topic B discussion |
| B3 | Update Policy 1.2.c to commit to coordinated water quality monitoring with Teton Conservation District  | 1.2.c   | 1    | See Category 1, Topic B discussion |
| C1 | Update Section 2 to speak directly to: Reducing greenhouse gas emissions to limit climate change, and planning for climate change that is certain to occur  | 2.1.a   | 1    | See Category 1, Topic C discussion |
| C2 | Adopt a strategy to replace Section 2 with a revised statement of principles and policies around emissions reduction and climate change adaptation  | 2       | 1    | See Category 1, Topic C discussion |
| C3 | Adopt a strategy to develop an Emissions Reduction and Climate Action Plan to implement the revised Section 2   | 2       | 1    | See Category 1, Topic C discussion |
| D1 | Amend Policy 4.3.b to reflect that updated zoning is adopted in transitional subareas and development is encouraged to utilize the allowances and incentives in that zoning                             | 4.3.b   | 1    | See Category 1, Topic D discussion |
| D2 | Add a strategy to make impactful investments in infrastructure and catalyst investments in housing projects in transitional subareas  | 5.4.a   | 1    | See Category 1, Topic D discussion |
| D3 | Add a strategy to develop neighborhood plans for transitional residential subareas that address easing the transition for existing residents  | 3.3.e   | 1    | See Category 1, Topic D discussion |
| D4 | Add a strategy to develop a goal for the human character of the community, including necessary updates to the principles and policies throughout Section 5-8 (Common Value 3)                           | CV3     | 1    | See Category 1, Topic D discussion |

| #  | Suggestion   | Section                 | Cat. | Discussion                         |
|----|--|-------------------------|------|------------------------------------|
| E1 | Update Policy 3.1.a to reflect residential and nonresidential caps at pre-2012 development potential   | 3.1.a                   | 1    | See Category 1, Topic E discussion |
| E2 | Add a policy in Principle 3.1 that creates a priority list of corrective actions to address when lack of housing provision is identified                   | 3.1.                    | 1    | See Category 1, Topic E discussion |
| F1 | Rephrase the Principles and reorganize the policies accordingly  | 7                       | 1    | See Category 1, Topic F discussion |
| F2 | Refine Chapter 7 to incorporate the ITP as the implementation plan   | 7.1.a                   | 1    | See Category 1, Topic F discussion |
| F3 | Add a policy about the importance of evaluating outside-the-box transportation solutions   | 7.3                     | 1    | See Category 1, Topic F discussion |
| G1 | Adopt a strategy to update the employee generation nexus study to look at the full range of employee generation and the full range of associated impacts   | 5.3.a                   | 1    | See Category 1, Topic G discussion |
| G2 | Adopt a strategy to update Section 6 so that it is clear and consistent with the rest of the Plan  | 6                       | 1    | See Category 1, Topic G discussion |
| G3 | Adopt a strategy to develop an Economic Development Plan to implement the updated Section 6  | 6                       | 1    | See Category 1, Topic G discussion |
| H1 | Implement Strategies 8.1.S.1 and 8.1.S.2 to define desired levels of service and prioritize service provision through budgeting                            | 8.1.a,<br>8.1.b         | 1    | See Category 1, Topic H discussion |
| H2 | Add a strategy to develop a funding Principle that addresses stable funding, additional revenue (if needed), and a policy for how to use SPET              | 8                       | 1    | See Category 1, Topic H discussion |
| H3 | Revise Policies 8.1.b and 8.2.a to recommit to working with other governmental agencies and non-governmental organizations to coordinate service delivery. | 8.1.b,<br>8.2.a,<br>3.3 | 1    | See Category 1, Topic H discussion |
| H4 | Add a strategy to identify appropriate locations for infrastructure before it is needed by projecting the location of growth                               | 8.2.a                   | 1    | See Category 1, Topic H discussion |

### Category 2 – Other Enhancements and Affirmations

Category 2 suggestions are consistent with the Comprehensive Plan vision and are recommended for approval. They are organized below by discussion type. The discussion for each suggestion is either:

- Plan Update – the suggestion will result in a Plan update through this process
- Strategy – the suggestion will be documented as a strategy through this process but will be actually implemented at a later date.
- Implement Existing – the suggestion is an affirmation of a policy or strategy that already exists, no changes will be made to the Plan.

| #  | Suggestion  | Section         | Cat. | Discussion  |
|----|---|-----------------|------|-------------|
| 1  | Review, and update if needed, any statements in the Plan that referencing reference a specific time period  | Plan            | 2    | Plan Update |
| 2  | Rewrite the Executive Summary to be the public's version of the Plan  | ES              | 2    | Plan Update |
| 3  | Update Section 1 to link climate and growth management as the ecosystem stewardship actions we can take   | 1               | 2    | Plan Update |
| 4  | Emphasize the importance of redundancy in wildlife habitat and wildlife movement as part of Principle 1.1: Maintain healthy populations of all native species.  | 1.1             | 2    | Plan Update |
| 5  | Add a policy in Principle 1.1 regarding the importance of protecting against and mitigating for invasive species  | 1.1             | 2    | Plan Update |
| 6  | Update Principle 1.4 to state the same priorities stated in each Preservation Subarea, which are 1) nondevelopment, 2) transfer of development into complete neighborhood, 3) clustered development, 4) 1 per 35 base zoning. | 1.4             | 2    | Plan Update |
| 7  | Make the link between Wildlife (Section 1), Climate (Section 2), and Transportation (Section 7) in each section   | 1, 2, 7         | 2    | Plan Update |
| 8  | Identify and support existing efforts to reduce emissions   | 2               | 2    | Plan Update |
| 9  | Add an explanation of the local impact of climate change  | 2               | 2    | Plan Update |
| 10 | Link water conservation and water quality   | 2.5.a,<br>1.2   | 2    | Plan Update |
| 11 | Update Policy 2.5.b to reflect Road to Zero Waste initiative  | 2.5.b           | 2    | Plan Update |
| 12 | Delete policy 2.5.c regarding energy consumption in wastewater treatment  | 2.5.c           | 2    | Plan Update |
| 13 | Add historic preservation language to Section 3 that applies to the County  | 3               | 2    | Plan Update |
| 14 | Move Principles 3.3 and 3.5 to Section 10 and organize Section 10 in Principles/Policies  | 3.3, 3.5,<br>10 | 2    | Plan Update |
| 15 | Replace Policies 3.3.a and 3.3.b with more definition of predictability and cooperation   | 3.3             | 2    | Plan Update |
| 16 | Recommit to joint planning  | 3.3             | 2    | Plan Update |
| 17 | Add history about the shift from flexibility and discretion to predictability   | 3.3.c           | 2    | Plan Update |
| 18 | Update discussion of predictability to include predictable approval if an application meets the standards   | 3.3.c           | 2    | Plan Update |

| #  | Suggestion  | Section | Cat. | Discussion  |
|----|---|---------|------|-------------|
| 19 | Work with the State and statewide organizations to keep local decisions local                                       | 3.5     | 2    | Plan Update |
| 20 | Promote buildings/blocks with cut-throughs for walkability  | 4.2.c   | 2    | Plan Update |
| 21 | Delete Policy 4.2.d, Retail Shopping District   | 4.2.d   | 2    | Plan Update |
| 22 | Identify that social change that will happen in Stable Subareas even if the physical character is preserved         | 4.3.a   | 2    | Plan Update |
| 23 | Update the quality of life definition to include physical, social, and economic security                            | CV3     | 2    | Plan Update |
| 24 | Use terms like affordable and workforce in a defined way  | 5       | 2    | Plan Update |
| 25 | Update housing policies to reflect Housing Action Plan decisions  | 5       | 2    | Plan Update |
| 26 | Add a reference to the Annual Housing Supply Plan   | 5.2.a   | 2    | Plan Update |
| 27 | Delete the policy focusing on restricted rentals  | 5.2.d   | 2    | Plan Update |
| 28 | Add a reference to the Housing Action Plan  | 5.4.a   | 2    | Plan Update |
| 29 | Promotion of light industry needs to be balanced with other policies  | 6.2.d   | 2    | Plan Update |
| 30 | Support employees with housing, daycare, other needs  | 6.3.e   | 2    | Plan Update |
| 31 | Add discussion of last-mile solutions related to interconnecting modes of travel                                    | 7.2.b   | 2    | Plan Update |
| 32 | Implement Wildlife Crossings Master Plan  | 7.3.b   | 2    | Plan Update |
| 33 | Reference the Human Services Plan and Community Health Needs Assessment in Comprehensive Plan                       | 8.1     | 2    | Plan Update |
| 34 | Keep implementing adaptive management every 5% growth, delay a full Plan update                                     | 9.1     | 2    | Plan Update |
| 35 | Report indicator data continuously  | 9.2.a   | 2    | Plan Update |
| 36 | Cross-reference indicators with the goal(s) they measure  | 9.2.a   | 2    | Plan Update |
| 37 | Each indicator should identify where we've been, where we are, where we're going                                    | 9.2.a   | 2    | Plan Update |
| 38 | Refine the indicators so that each part of each Section goal has an indicator (other data can be tracked elsewhere) | 9.2.a   | 2    | Plan Update |

| #  | Suggestion  | Section         | Cat. | Discussion  |
|----|---|-----------------|------|-------------|
| 39 | Add a Principle to Section 9 that consolidates all strategies (including those completed) into one place and serves as an implementation record | 9.3             | 2    | Plan Update |
| 40 | Add implementation strategies that were not in the Plan, but implemented Plan policy to the strategies list even if complete.                   | 9.3             | 2    | Plan Update |
| 41 | Add a statement that the vision should be used in decision making   | 10              | 2    | Plan Update |
| 42 | Make the Comp Plan amendment process more clear, amendment requires approval of Town and County   | 10              | 2    | Plan Update |
| 43 | Put implementation of the Plan with public, professional planners to the extent practical   | 10              | 2    | Plan Update |
| 45 | Update the Village Form description to be "2-3 stories"   | CD              | 2    | Plan Update |
| 46 | Update the existing conditions for all Character Districts  | CD              | 2    | Plan Update |
| 47 | Add discussion of the need to break up the superblocks in District 4: Midtown   | CD4             | 2    | Plan Update |
| 48 | Develop an Ecosystem Stewardship education program  | 1.1             | 2    | Strategy    |
| 49 | Expand ecosystem stewardship thinking to understand our role at the physical center of the ecosystem  | 1.1, 3.5        | 2    | Strategy    |
| 50 | Explore hiring of a staff ecologist   | 1.1             | 2    | Strategy    |
| 51 | Update the public lighting standards to match the dark skies standards adopted in the LDRs  | 1.3.d           | 2    | Strategy    |
| 52 | Increase collaboration with public land managers  | 1.4, 3.3        | 2    | Strategy    |
| 53 | Reevaluate the purpose and staffing of the Teton County Scenic Preserve Trust   | 1.4             | 2    | Strategy    |
| 54 | Retain a strategy to periodically revisit the rural conservation development options (Rural PRD, Floor Area Option)                             | 1.4.c           | 2    | Strategy    |
| 55 | Catalyze CN-PRD use   | 1.4.c,<br>3.1.b | 2    | Strategy    |
| 56 | Evaluate private land recreation needs in order to relieve the public land impact   | 1.4.e           | 2    | Strategy    |
| 57 | Create a personal emissions responsibility program  | 2               | 2    | Strategy    |
| 58 | Require/incentivize/allow electric bikes, buses, cars   | 2.3             | 2    | Strategy    |

| #   | Suggestion   | Section       | Cat. | Discussion |
|-----|--|---------------|------|------------|
| 59  | Develop an Energy Mitigation Program for transportation that addresses the induced transportation demand required to maintain certain site designs | 2.3           | 2    | Strategy   |
| 60  | Commit that every public building and vehicle will be zero-emission  | 2.3,<br>2.4.a | 2    | Strategy   |
| 61  | Update the Energy Mitigation Program that encourages energy conservation in buildings  | 2.4.a         | 2    | Strategy   |
| 62  | Update Landscaping LDRs to encourage water conservation  | 2.5.a         | 2    | Strategy   |
| 63  | Develop tools for Conservation subareas  | 3.1           | 2    | Strategy   |
| 64  | Explore reduced development/utility fees in Complete Neighborhoods   | 3.1.b         | 2    | Strategy   |
| 66  | Explore pedestrian zones downtown  | 4.2.c,<br>CD1 | 2    | Strategy   |
| 67  | Evaluate move from standard deed restriction back to the modifiable template through annual Rules and Regulations Update                           | 5.1           | 2    | Strategy   |
| 68  | Add temporary housing and tiny home allowances   | 5.2.e         | 2    | Strategy   |
| 69  | Revisit housing mitigation requirements upon update of the employee generation nexus study   | 5.3.a         | 2    | Strategy   |
| 70  | Encourage long-term rental instead of short-term rental  | 5.4.d         | 2    | Strategy   |
| 71  | Dedicate more staff and money to the Housing Supply Program  | 5.4.e         | 2    | Strategy   |
| 72  | Explore tying TTB/Chamber funding to Section 6 implementation  | 6.2           | 2    | Strategy   |
| 73  | Actively enforce short-term rental prohibition in County   | 6.2.a         | 2    | Strategy   |
| 74  | Explore setting a minimum wage   | 6.3           | 2    | Strategy   |
| 75  | Create and maintain a local cost of living index   | 6.3           | 2    | Strategy   |
| 76  | Explore fare-free START  | 7.1.c         | 2    | Strategy   |
| 77  | Create a portal or clearinghouse where the community can easily identify the various services available in the community                           | 8.1           | 2    | Strategy   |
| 171 | Explore the affordability of community services  | 8.1.c         | 2    | Strategy   |
| 78  | Explore the provision of housing for public employees to support quality service provision   | 8.1.c         | 2    | Strategy   |

| #   | Suggestion   | Section         | Cat. | Discussion         |
|-----|--|-----------------|------|--------------------|
| 79  | Explore paying higher wages for valued services  | 8.1.c           | 2    | Strategy           |
| 80  | Explore adoption of impact fees  | 8.2.c           | 2    | Strategy           |
| 81  | Hire an employee to manage/report data   | 9.2             | 2    | Strategy           |
| 82  | Revisit Subarea 2.5 in light of habitat value  | CD2.5           | 2    | Strategy           |
| 83  | Catalyze redevelopment of Subarea 2.6 Mixed Use Office and Residential                               | CD2.6           | 2    | Strategy           |
| 84  | Encourage a grocery store in East Jackson  | CD3.1           | 2    | Strategy           |
| 85  | Evaluate future active use of Karns Meadow   | CD4.5           | 2    | Strategy           |
| 86  | Complete the update of the Natural Resources Overlay (NRO)/ natural resource protections in the LDRs | 1.1.b           | 2    | Implement Existing |
| 87  | Update wildlife conflict regulations in Town   | 1.1.b           | 2    | Implement Existing |
| 88  | Update water quality protections in LDRs   | 1.2.a           | 2    | Implement Existing |
| 89  | Update the Scenic Resources Overlay (SRO)  | 1.3             | 2    | Implement Existing |
| 90  | Establish a dedicated funding source for conservation  | 1.4.d           | 2    | Implement Existing |
| 91  | Educate on the impact of emissions and climate change  | 2.1.a           | 2    | Implement Existing |
| 92  | Require, incent, identify/remove LDR barriers to onsite renewable energy production                  | 2.1.d,<br>2.4.a | 2    | Implement Existing |
| 93  | Create incentives for energy conservation/efficiently  | 2.1             | 2    | Implement Existing |
| 94  | Limit house size, focus on multifamily   | 2.4.a           | 2    | Implement Existing |
| 95  | Explore requirements, incentives, allowances for the renovation/reuse of buildings                   | 2.4.b           | 2    | Implement Existing |
| 96  | Update water pricing and take other actions to encourage water conservation                          | 2.5.a           | 2    | Implement Existing |
| 97  | Update the BC zoning   | 3.1.d           | 2    | Implement Existing |
| 98  | Be consistent and transparent in Plan implementation   | 3.3.c           | 2    | Implement Existing |
| 99  | Limit variances and amendments   | 3.3.c           | 2    | Implement Existing |
| 100 | Work regionally  | 3.5             | 2    | Implement Existing |
| 101 | Develop a Town sidewalk plan   | 4.2.c,<br>7.2.a | 2    | Implement Existing |
| 102 | Adopt historic preservation LDRs   | 4.5             | 2    | Implement Existing |

| #   | Suggestion  | Section | Cat. | Discussion         |
|-----|---|---------|------|--------------------|
| 103 | The human part of our character is just as important as the physical/landscape part | CV3     | 2    | Implement Existing |
| 104 | Focus on all income levels for subsidized housing                                   | 5.1.b   | 2    | Implement Existing |
| 105 | Provide a variety of housing types  | 5.2.a   | 2    | Implement Existing |
| 106 | Support dormitory housing   | 5.2.a   | 2    | Implement Existing |
| 107 | Balance housing needs with environmental stewardship                                | 5.2.b   | 2    | Implement Existing |
| 108 | Encourage Accessory Residential Units (ARUs)  | 5.2.e   | 2    | Implement Existing |
| 109 | Explore a second home tax   | 5.3.a   | 2    | Implement Existing |
| 110 | Need to address the preservation of existing workforce housing stock                | 5.3.b   | 2    | Implement Existing |
| 111 | Need to address funding the housing supply program                                  | 5.3.c   | 2    | Implement Existing |
| 112 | Create dedicated programs to support Housing Trust and Habitat                      | 5.4     | 2    | Implement Existing |
| 113 | Simplify the permitting process for housing   | 5.4.b   | 2    | Implement Existing |
| 114 | Need nondevelopment programs like down payment assistance                           | 5.4.b   | 2    | Implement Existing |
| 115 | Create incentives for private development of workforce housing                      | 5.4.d   | 2    | Implement Existing |
| 116 | Encourage local business  | 6.3.d   | 2    | Implement Existing |
| 117 | Hire a transportation planner to implement ITP                                      | 7.1.a   | 2    | Implement Existing |
| 118 | Implement the ITP   | 7.1.a   | 2    | Implement Existing |
| 119 | Implement a Travel Demand Management Program  | 7.1.b   | 2    | Implement Existing |
| 120 | Explore a Park-n-Ride capture at the edge of Town                                   | 7.1.b   | 2    | Implement Existing |
| 121 | Expand START service area   | 7.1.c   | 2    | Implement Existing |
| 122 | Expand START frequency of service   | 7.1.c   | 2    | Implement Existing |
| 123 | Increase START service frequency  | 7.1.c   | 2    | Implement Existing |
| 124 | Increase START commuter service   | 7.1.c   | 2    | Implement Existing |
| 125 | Evaluate START Routing to improve efficiency and capture latent demand              | 7.1.c   | 2    | Implement Existing |
| 126 | Do a travel survey every 5 years  | 7.1.d   | 2    | Implement Existing |

| #   | Suggestion  | Section       | Cat. | Discussion                         |
|-----|---|---------------|------|------------------------------------|
| 127 | Promote coordination in transportation planning                             | 7.1.f         | 2    | Implement Existing                 |
| 128 | Focus on a Regional Transportation Planning Organization                    | 7.1.f         | 2    | Implement Existing                 |
| 129 | Fund START  | 7.1.g         | 2    | Implement Existing                 |
| 130 | Adopt context sensitive road standards                                      | 7.2.a         | 2    | Implement Existing                 |
| 131 | Implement Town Community Streets Plan                                       | 7.2.a         | 2    | Implement Existing                 |
| 132 | Build the intermodal transportation center                                  | 7.2.d         | 2    | Implement Existing                 |
| 133 | Redesign Hwy 22/390   | 7.2.d         | 2    | Implement Existing                 |
| 134 | Make a decision on Tribal Trail   | 7.2.d         | 2    | Implement Existing                 |
| 135 | Identify and take corrective actions  | 9.1.d         | 2    | Implement Existing                 |
| 137 | Explore a Town square pedestrian zone                                       | CD1           | 2    | Implement Existing                 |
| 138 | Update light industrial zoning  | CD5.2,<br>CD7 | 2    | Implement Existing                 |
| 139 | Update Hog Island zoning  | CD7.2         | 2    | Implement Existing                 |
| 140 | Update Aspens zoning  | CD12          | 2    | Implement Existing                 |
| 141 | Add workforce housing in Teton Village                                      | CD13          | 2    | Implement Existing                 |
| 142 | Create a single Village Master Plan   | CD13          | 2    | Implement Existing                 |
| 143 | Update Alta Core zoning   | CD14          | 2    | Implement Existing                 |
| 144 | Update outlier zoning (BC, Kelly, etc.)                                     | CD15          | 2    | Implement Existing                 |
| 145 | Implement the growth management principles and updated zoning as envisioned | 3, 4          | 2    | See Category 1, Topic E discussion |
| 146 | Prioritize Town infill  | 3.1.          | 2    | See Category 1, Topic E discussion |

### Category 3 – Inconsistent Suggestions

Category 3 suggestions are not recommended for implementation. They are organized below by the Plan section to which they apply. The discussion column provides a brief rationale.

|     |   |       |   |                               |
|-----|---|-------|---|-------------------------------|
| 147 | Add specifics to Principle 1.1  | 1.1   | 3 | Additional policy unnecessary |
| 148 | Update standards for manmade landforms and ponds                      | 1.3.c | 3 | Additional policy unnecessary |
| 149 | Revisit the LDR lighting standards to adopt a true dark sky ordinance | 1.3.d | 3 | Standards recently updated    |
| 150 | Prohibit Idling   | 2.3   | 3 | Topic extensively discussed   |

| #   | Suggestion   | Section                   | Cat. | Discussion                                  |
|-----|--|---------------------------|------|---|
| 151 | Explore public provision of waste management                           | 2.5.b                     | 3    | Beyond the current Comprehensive Plan scope |
| 152 | Require western design   | 3, 4                      | 3    | Topic extensively discussed                 |
| 153 | Add growth boundaries  | 3.1                       | 3    | See Category 1, Topic E discussion          |
| 154 | Add a system to manage and balance the rate of growth                  | 3.1                       | 3    | See Category 1, Topic E discussion          |
| 155 | Increase the allowed development in the Town and County                | 3.1.a                     | 3    | See Category 1, Topic E discussion          |
| 156 | Allow development outside of Complete Neighborhoods                    | 3.1                       | 3    | See Category 1, Topic E discussion          |
| 157 | Add density outside of Town  | 3.2                       | 3    | See Category 1, Topic E discussion          |
| 158 | Increase allowed density in Town                                       | 4                         | 3    | See Category 1, Topic E discussion          |
| 159 | Increase height allowances in Town                                     | 4                         | 3    | See Category 1, Topic E discussion          |
| 160 | Incentivize rather than direct growth into Complete Neighborhoods      | 3.1.b                     | 3    | Standards recently updated                  |
| 161 | Prohibit ground floor office use to encourage vibrancy                 | 3.2                       | 3    | Unnecessary at this time                    |
| 162 | Adopt a percent for art ordinance                                      | 3.2.e,<br>4.4.a           | 3    | Beyond the current Comprehensive Plan scope |
| 163 | Staff the planning departments   | 3.3                       | 3    | Additional policy unnecessary               |
| 164 | Reevaluate parking requirements to facilitate density                  | 4.2.c,<br>5.4.b,<br>7.1.b | 3    | Topic recently discussed                    |
| 165 | Shrink the Lodging Overlay and more strictly enforce short-term rental | 4.2.f                     | 3    | Standards recently updated                  |
| 167 | Practice empathy   | CV3                       | 3    | Beyond the current Comprehensive Plan scope |
| 168 | Combine Housing and Economy chapters                                   | 5, 6                      | 3    | Unnecessary at this time                    |
| 169 | Prioritize sustainability in selecting housing projects                | 5.1                       | 3    | See the Housing Action Plan                 |
| 170 | Solve housing with supply  | 5.2.b                     | 3    | See Category 1, Topic E discussion          |
| 172 | Build rentals in commuter communities                                  | 5.2.c                     | 3    | Inconsistent with community Vision          |

| #   | Suggestion  | Section      | Cat. | Discussion                          |
|-----|---|--------------|------|-------------------------------------|
| 173 | Revamp housing program perception   | 5.4.a        | 3    | See the Housing Action Plan         |
| 175 | End public-private partnership for housing development                            | 5.4.c        | 3    | Standards recently updated          |
| 176 | Allow dogs on buses   | 7.2.b        | 3    | Too specific for Comprehensive Plan |
| 177 | Consider merging Town and County government                                       | 8.1          | 3    | Topic extensively discussed         |
| 178 | Add housing to 8.1.b list   | 8.1.b        | 3    | Unnecessarily redundant             |
| 179 | Study how today would be different if we had made different choices in past Plans | 9            | 3    | Too specific for Comprehensive Plan |
| 180 | Give Plan more teeth  | 10           | 3    | Inconsistent with community Vision  |
| 181 | Make Character Districts hardline maps  | CD           | 3    | Inconsistent with community Vision  |
| 182 | Expand Town Square District   | CD1          | 3    | Unnecessary at this time            |
| 183 | Add density to Fairgrounds  | CD3.3        | 3    | See Category 1, Topic E discussion  |
| 184 | Add density to Fairgrounds/Northern South Park                                    | CD3.3, CD5.6 | 3    | See Category 1, Topic E discussion  |
| 185 | Add density to Northern South Park  | CD5.6        | 3    | See Category 1, Topic E discussion  |
| 186 | Revise Character District 7   | CD7          | 3    | Unnecessary at this time            |
| 187 | Add density to Hog Island   | CD7.2        | 3    | See Category 1, Topic E discussion  |
| 188 | Revise the boundary of District 9   | CD9          | 3    | Unnecessary at this time            |
| 189 | Add density to Wilson   | CD11         | 3    | See Category 1, Topic E discussion  |
| 190 | Add density to Aspens   | CD12         | 3    | See Category 1, Topic E discussion  |