



Jackson/Teton County Comprehensive Plan Character Districts Summary: January 26, 2012 Joint Planning Commission Hearing

Goal of the Meeting:

Certify the Illustration of Our Vision Chapter to be included in the Jackson/Teton County Comprehensive Plan with a list of modifications made up of:

- 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

Part I: Opening and Public Comment (Chairmen) 2 hours

1. Welcome and Opening Remarks from the Planning Commission Chairs.
2. Staff Presentation: Staff briefly outlined the approved Plan's direction, the character district process, and the contents of the draft Illustration of Our Vision. Staff presented the key direction from the Town Council/Town Planning Commission and Board of County Commissioners/County Planning Commission workshops held January 11 and 12, 2012. Staff identified the items that needed further Planning Commission discussion.
3. Public Comment Session: The public was asked to provide enhancements to the Character Districts that would better meet the Common Values contained in the approved Plan; with all other comments to be provided in writing to staff. Twenty (20) members of the public provided comment.

Part II: Discussion (Facilitator) 2.5 hours

Following public comment, the Planning Commissions discussed items that should be added or subtracted from the draft "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 were 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 they were added through this exercise. Planning Commissioners were asked to:

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

The below table illustrates the items identified and the consensus direction given by the Joint Planning Commissioners on each item. The identified items are organized in order of their priority to the Joint Planning Commissions and color coded to indicate how the item was addressed in the 1/11 and 1/12 workshops. The consensus direction is stated as direction toward the draft Illustration of Our Vision and where appropriate will replace the direction from the 1/11 and 1/12 workshops in the "Joint Planning Commission Certified Character District Modifications."

Items	Item identified for discussion by one or more Planning Commissioner
	Item revisits a discussion/direction from 1/11 and/or 1/12
	Item clarifies a discussion/direction from 1/11 and/or 1/12
	Item was not discussed on 1/11 or 1/12

Direction	Joint Planning Commission consensus direction
	Direction to modify the content of the draft Character Districts
	Direction to clarify or enhance the draft Character Districts within the original intent
	No direction given, or direction given to make no change

Identified Items	District		Consensus Direction
Aspens/Pines Transition Areas	12.1	Aspens/Pines Commercial Core	No change to draft Districts.
	12.2	390 Residential Core	Reclassify subarea as Stable with a similar description to subarea 12.4, calling for a preservation of the residential pattern allowed today.
Height in Town	1	Town Square	Limit buildings fronting the Square to two stories; allow three stories in remainder of the District.
	2.1	Snow King Resort	No change to draft Districts. Height governed by Master Plan.
	2.2	Snow King and South Cache Corridors	No change to draft Districts. Limit to two stories.
	2.3	Downtown	No change to draft Districts. Allow three stories.
	2.5	North Cache Gateway	Allow three stories and encourage a step back.
	4.1	Highway Corridor	Allow four stories north of Broadway where it can be built into the hillside and encourage the fourth story to be stepped back.
	4.2	Northern Hillside	Clarify that height should be limited to two stories in the area above the hillside area appropriate for four stories.
Remove discussion of number of stories		Overall	No change to draft Districts.
Tie the Common Values into to the Character Districts	What	What Does the Illustration Address	Classify Policy Objectives by Common Value in each District.
		Overall	More directly link the future characteristics to achieving each Common Value.
Set policy of striving to reduce buildout		Overall	No change to draft Districts. Leave policy as stated – a goal of not more than a rough doubling tied to preservation of our common values.
Town Square Boundary	1	Town Square	Expand the Town Square Character District to include the Wort and surrounding areas.
South Park	5.6	Northwest South Park	Link ability to develop subarea to a Growth Management Plan trigger, but do not preclude the opportunity for meaningful permanent conservation of open space through a clustered development. (Do not include workforce housing or “other community benefits” as exempt from the link to the GMP trigger.)
Encouragement of high-tech/R&D	7.1	South Park Business Park	Remove discussion of encouraging or allowing high-tech/R&D and prohibiting retail and office and focus discussion on light industrial as the primary use.
PRD/TDR reference in Districts	How	How is the Vision Illustrated	No change to draft Districts. Strike implication in chart that PRDs would only be applicable on properties greater than 160 acres – leave those specifics to LDRs.
Implied requirements from use of term “Workforce Housing”		Overall	No consensus reached on changing how “workforce housing” is used in the Character Districts.

Identified Items	District	Consensus Direction	
Remove reference to northwest South Park E/W connector	5.6	Northwest South Park	No discussion occurred, two Planning Commissioners wanted to discuss.
Move the Rodeo Grounds to South Park	3.3	Institutional Area	No discussion occurred, two Planning Commissioners wanted to discuss.
Define Western Character		Overall	No discussion occurred, two Planning Commissioners wanted to discuss.
Downzoning		Overall	No discussion following staff clarification that the Plan doesn't call for downzoning, it aspires to reduce development in resource areas using a variety of tools.
Connecting the Town/County		Overall	No discussion following staff clarification that the Vision, Policies, and Growth Management Program link all Character Districts.
Infrastructure costs		Overall	No discussion following staff clarification that Section 8 of the Common Values addresses infrastructure.
Too much detail in Districts (ie house size, lot size)		Overall	No discussion following staff clarification of existing direction is to focus Character Districts on area specific goals rather than possible tools.
Implementation Plan		Overall	No discussion following staff clarification that an Implementation Plan will be developed and adopted coincident with adoption of the Plan.

Part III: Certification (Chairmen)

Following their discussion and direction on the "Joint Planning Commission Certified Character District Modifications" each Planning Commission continued the meeting to 5:00pm, February 8, 2012 in the Grandview Lodge of Snow King Resort. At the continued meeting the Joint Planning Commissions will consider adoption of 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 subject to a final list of modifications.