



# Jackson / Teton County Comprehensive Plan Adoption

## Elected Official Comp Plan Policy Refinement Direction

### Introduction

Based on the elected officials' comments made within their Meeting Packets and JIM #2 and #3, policies and tools were identified and discussed at subsequent JIMs. Discussion focused on enhancements to the Planning Commission Draft Document. Comments centered on revisions and improvements to identified policies:

- whether appropriate for inclusion;
- needing additional refinement;
- previously removed, but appropriate for inclusion;
- additional policy and/or tools; or
- removal of inconsistencies.

Five overall topics and approximately sixteen subtopics were discussed during JIMs #4 - #8.

#### **Topic 1: Wildlife, Natural Resource, Scenery Protection**

- 1.A – Regionalism and Ecosystem Responsibility
- 1.B – Protecting Habitat, Scenery, and other Open Space
- 1.C – Shifting Development Out of the Rural County

#### **Topic 2: Smart Growth/Managed Growth**

- 2.A – Allowing Increased Density Through Infill and Mixed-Use
- 2.B – Appropriate Locations for Increased Density
- 2.C – Adaptive Management for Targeted Human Population
- 2.D – Understanding the Costs of Growth

#### **Topic 3: Community Character and Transportation**

- 3.A – Protecting Community and Neighborhood Character
- 3.B – Balance and Location of Civic, Commercial, and Housing
- 3.C – Walkability, Transit, and Compete Streets

#### **Topic 4: Housing**

- 4.A – Housing 65% of the Workforce Locally and Other Housing Goals
- 4.B – Mix of Housing Types
- 4.C – Tools to Provide Workforce Housing

#### **Topic 5: Economy, Accountability & Implementation**

- 5.A – Defining the Desired Economy
- 5.B – Reality Check: Funding and Implementation

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## 5.C – Revised Plan Outline

### Key

Attached is a table that summarizes the changes the elected officials directed Staff to make to the Planning Commission Draft of the Comprehensive Plan. Below is the Key to the Table

#### PC Principle, Policy, Strategy, JIM Topic

<b>1</b>	PC Theme Number
<b>1.1</b>	PC Principle Number
<b>1.1.a</b>	PC Policy Number
<b>S.1.1</b>	PC Strategy Number
<b>JIM 2</b>	JIM Meeting or Staff Report where topic not in the PC Draft was introduced

<b>Practice Stewardship of ...</b>	PC Theme Title
<b>Maintain healthy ...</b>	PC Principle Title
<b>Protect wildlife on all property</b>	PC Policy, PC Strategy, or JIM Topic Title

#### PC

<b>x</b>	Split Town/County PC Vote
<b>x</b>	Identify as Inconsistent with another PC Policy by the PC

#### JIM 2/3

<b>1</b>	Number of Green Dots (Signifying an important Principle) placed at JIM 2
<b>1</b>	Number of Blue Dots (Signifying a Principle needing discussion) placed at JIM 2
<b>1</b>	Number of Blue Dots (Signifying a Policy needing discussion) placed at JIM 3

#### JIM (Topic) Discussion | Direction

<b>#4 (1B)</b>	Item discussed and direction given. JIM Number and (Topic Number) of discussion
<b>#4 (1B)</b>	Item not discussed. JIM Number and (Topic Number) where included in Staff Report
<b>#4 (1B)</b>	Item not discussed but direction given indirectly through another item. JIM Number and (Topic Number) where included in a Staff Report

Modify language. Create tiered wildlife habitat ...	Direction given at JIM Meeting
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#### JIM Draft

<b>1</b>	Location of equivalent Theme in May 20, 2011 Draft
<b>1.1</b>	Location of equivalent Principle in May 20, 2011 Draft
<b>1.1.a</b>	Location of equivalent Policy in May 20, 2011 Draft
<b>1.1.S.1</b>	Location of equivalent Strategy in May 20, 2011 Draft
<b>AI.1</b>	Location of equivalent Annual Indicator in May 20, 2011 Draft

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PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction		JIM Draft
<b>Practice Stewardship of Wildlife, Natural Resources, and Scenic Vistas</b>						<b>1</b>
<b>1.1</b>	<b>Maintain healthy populations of all native species</b>		<b>6 3 2</b>		<b>Modify to reflect policy updates. Express the ecosystem-wide wildlife values of the community</b>	<b>1.1</b>
1.1.a	Protect wildlife on all property	x			#4 (1B) Modify language. Create tiered wildlife habitat protection system. Respect private property rights, previous approvals, and communitywide clustering. Address amount, size, and location of development, human/wildlife conflict, and applicability of site specific study.	1.1.b
1.1.b	Protect focal species and habitats	x x		1	#4 (1B) #8 PII Modify language. Create tiered wildlife habitat protection program based focal species (implied-no change directed) and relative habitat significance. Use best available data.  Policy should direct countywide mapping updates.	1.1.a  1.1.S.4
1.1.c	Monitor cumulative human impacts				#4 (1B) #8 PII Modify language. Establish a goal of understanding the impacts of development on wildlife and wildlife habitat. Crete a monitoring system with the NRTAB that can inform future protection measures.	1.1.e
1.1.d	Conserve large, contiguous and connected open spaces	x		2	#4 (1B) Modify language. Emphasize quality habitat, connecting habitat, and minimizing wildlife/human conflict regardless of the size or use of the open space. Explore incentives for non-development conservation.	1.4.a
1.1.e	Require mitigation of impacts to crucial habitat				#4 (1B) Modify language based on PC 1.1.c discussion re: cumulative impacts.	1.1.f
1.1.f	Encourage restoration of degraded areas	x			#4 (1B) No change.	1.1.g
1.1.g	Design for wildlife permeability	x			#4 (1B) Modify language. Address fencing, building envelope, and clustering with neighbors considerations in the tiered regulation system.	1.1.c
1.1.h	Limit human noise				#4 (1B) Remove from Plan. Regulate noise as we do today.	n/a
S.1.4	Establish funding source for open space			1	#4 (1B) #8 (5B) Modify language. Tie to wildlife and scenery goals but broaden so that a vote of the people is an option, but not required.	1.4.d
JIM 3	Stewardship as number one priority			1	n/a See PC 1.1.d, PC 1.3.a, PC 1.3.b, PC 2.1.e, and PC 2.1.g direction.	Vision
JIM 3	Shift development from rural land to Town and nodes			4	#5 (1C) See PC 2.1.g direction.	3.1
JIM 4	Allow wildlife movement across private land, through development and across barriers (roads)				#4 (1B) See PC 1.1g direction.	1.1.c
JIM 4	Limit attractants in built areas				#4 (1B) Add language. Limit conflicts between wildlife and humans (pets discussed) as well as reducing attractants for wildlife. See also PC 1.1.a direction.	1.1.d

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PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft
JIM 4	Update NRO with most recent data			#4 (1B) See PC 1.1.b direction. (Update on NRTAB work to be provided in June)	1.1.a
JIM 4	Identify habitat protection areas through Character District Maps			#4 (1B) Utilize best available habitat data (NRTAB or WGF) during Character District planning. (to be considered by Character District committee)	n/a
JIM 4	Identify open space connections through Character District Maps			#4 (1B) Not discussed. (to be considered by Character District committee)	n/a
JIM 4	Create habitat connections over private land even if small parcels			#5 (1C) See PC 1.1.d direction.	1.1.c 1.4.a
<b>1.2</b>	<b>Preserve and enhance water and air quality</b>		<b>3</b>	<b>No change.</b>	<b>1.2</b>
1.2.a	Buffer water bodies, wetlands and riparian forests from development			#4 (1B) No change.	1.2.a
1.2.b	Require filtration of runoff			#4 (1B) No change.	1.2.b
1.2.c	Monitor and maintain water quality			#4 (1B) Modify language based on PC 1.1.c discussion re: cumulative impacts.	1.2.c
1.2.d	Improve air quality	x		#4 (1B) No change.	1.2.d
<b>1.3</b>	<b>Maintain the scenic resources of the area</b>	x	<b>4 1</b>	<b>Modify to reflect policy updates.</b>	<b>1.3</b>
1.3.a	Maintain natural skylines			#4 (1B) Modify language. Intent is to expand protection of key viewsheds in the Town and County without implying prohibition of development on existing lots. Habitat protection is a priority over scenery. Mitigation specifics belong in the LDRs.	1.3.a
1.3.b	Maintain expansive hillside and foreground vistas	x		#4 (1B) Modify language. Intent is to expand protection of key viewsheds in the Town and County without implying prohibition of development on existing lots. Habitat protection is a priority over scenery. Mitigation specifics belong in the LDRs.	1.3.b
1.3.c	Maintain natural landforms			#4 (1B) No change.	1.3.c
1.3.d	Maintain dark night skies			#4 (1B) No change.	1.3.d
JIM 4	Identify areas of protection through Character District Maps			#4 (1B) Not discussed. (to be considered by Character District committee)	n/a
<b>1.4</b>	<b>Conserve remaining agricultural resources</b>	x x	<b>3 5</b>	<b>Modify to reflect policy updates.</b>	<b>1.4.b</b>
1.4.a	Conserve agricultural lands and agriculture throughout Teton County	x		#4 (1B) Modify language. Acknowledge wildlife and scenic benefits of ag. Explore incentives that encourage ag rather than development recognizing possible ag/wildlife conflicts.	1.4.b
1.4.b	Remove regulatory barriers to continued agriculture			#4 (1B) Modify language. Acknowledge past stewardship of agriculturalists and barriers to continued ag use. Continue agricultural exemptions for ag that protects our historic character.	1.4.b
<b>1.5</b>	<b>Promote public stewardship of public lands</b>		<b>4 1</b>	<b>Modify to reflect policy updates.</b>	<b>1.1.h</b>

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PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft
1.5.a	Promote responsible use of public lands			#4 (1B) No change.	1.1.h
1.5.b	Ensure continued access to public lands and waterways			#4 (1B) Modify language. Clarify access to federal/state lands.  Look at access to federal/state lands through cooperation with landowners - conservation easements.	1.1.h  1.4.e
1.5.c	Provide recreation opportunities on private land			#4 (1B) Modify language. In order to relieve pressure on federal/state lands, promote parks, open space and trails on Town and County land and conservation easements as places for active recreation and potential wildlife movement as well.	1.4.e
<b>2</b>	<b>Manage Growth Responsibly</b>			#5 (2B) Buildout caps will not be used as an overarching framework to prioritize some community goals over others. Buildout will be used to inform growth management. Delete reference throughout Theme to Town as only place for growth. The Plan should be based on reduction of development impacts in wildlife habitat, habitat connections and scenic areas and "completion" of existing neighborhoods in the Town and County. #5 (2C)	<b>3</b>
JIM 2	Discuss global planning issues		2 5		See PC 8 general direction. 2
JIM 2	Identify most efficient use of land through land use patterns		1		See PC 1 and PC 2 direction. 1 2 3 4
JIM 3	Patterns and relationships		1		See PC 2.3.f direction. 3.3.a
2.1	The Town of Jackson is the only appropriate location for future residential density increases	x x	5		Rewrite. See PC 2 general direction. n/a

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PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft
2.1.a	Limit base development rights to those allowed today	x x	1	<p><b>#5 (2C)</b> <b>#7 (2C)</b> <b>#8 (5D)</b></p> <p>Rewrite: It's a goal of the community to limit development potential in rural areas and maintain or reduce the overall potential allowed today – roughly double what's on the ground. Once character districts are complete, a buildout number will be calculated and used to analyze the overall effect of individual decisions. It will also be used in the formulation of tools for limiting, shifting and encouraging appropriate development.</p> <p>Guesthouses/ caretaker units will be allowed in the county, but only within the base floor area allowed on a property. Allowing the long-term rental may eliminate some trips and enforcement issues, however it may create other trips. Additional guesthouse requirements should better protect wildlife and include requirements on: rental period and allowance, location, clustered footprints, allowance near sensitive locations, compactness, subdivision, etc.</p>	3.1.a  5.2.e
2.1.b	Preserve existing county neighborhoods	x x	1	<p><b>#5 (2B)</b></p> <p>Rewrite. Promote “complete neighborhoods” not “node” concept that implies large density increases and diminished character in existing neighborhoods. The Plan should promote the concept of creating “complete neighborhoods” in the Town and County that define future desired character, incorporate design and density considerations, have walkable amenities including schools and child care, reduce vehicle travel, and promote quality public space and feeling.</p> <p>Changes to existing neighborhoods may be as small as a building a new trail, or could include identifying appropriate locations for development.</p>	3.2  3.2.a
2.1.c	Allow residential density bonuses in order to conserve open space	x x	1	<p><b>#5 (1C)</b></p> <p>Rewrite. Improve clustering tools to reduce wildlife and environmental impacts, maximize contiguity and scenic character and better locate development. Look at additional house size regulations, guesthouse regulations, criteria relating to habitat, energy efficiency criteria, and other tools so that the pattern achieved is better for wildlife. Specifically direct language at the 3 per 35 policies.</p>	1.4.c
2.1.d	Allow additional residential units in exchange for allowed commercial floor area in Town	x	1 1	<p><b>#5 (2A)</b> <b>#6 (3B)</b></p> <p>Modify language. Clarify that employee impacts come from all nonresidential employers not just “commercial” (ie institutional). Promote mixed-use and allow for flexible floor area on upper floors rather than mandate as is an existing option.</p>	3.2.b

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PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft
2.1.e	Allow development of County residential potential in Town	x	2	#5 (1C) Tools will be explored to transfer development potential from areas of ecological significance to areas of existing infrastructure and services in a manner that “completes” existing neighborhoods.	3.1.b
2.1.f	Allow housing for critical service providers	x		#5 (2C) Delete. Based on PC 2 general direction. See PC 4.1.d for housing priorities.	n/a
2.1.g	Promote infill development in Town over development in the County	x		#5 (1C) Modify language. Development should be directed toward suitable places in the County and Town in order to achieve the community’s vision of wildlife habitat preservation. Town vs. County isn’t as important as whether it is the pattern we want to see. Development in these existing neighborhoods, regardless of jurisdiction, is preferable to development in the rural County.	3.1.b
JIM 2	South Park		1	#5 (2B) See PC 2, PC 2.1.e, PC 2.1.g direction. Specific locations to be discussed in Character Districts.	n/a
JIM 2	Shift development from base rights within County to Town or nodes		2 3 3	#5 (1C) See PC 1.1.d, PC 2.1, PC2.1.e, PC 2.1.g direction.	1.4.a 3.1.b
JIM 2	Strengthen and direct development toward existing communities		1 1	#5 (1C) See PC 2.1, PC 2.1.b, PC 2.1.e, PC 2.1.g direction.	3.2 3.1
JIM 2	Build up instead of out		1 2	#5 (2B) See PC 2.1, PC 2.1.e, PC 2.1.g direction.	3.1
JIM 2	Include performance-based tools to increase density (PUD, PRD, AH-PUD)		1 3 1	#5 (2A) See PC 2.3.e performance based tools direction. #6 (3A) See PC 2.1.c PRD direction. #7 (4C) See PC 4.3.b AH-PUD direction.	3.3.c 1.4.c 5.3.d
JIM 3	Identify where growth goes		2	#5 (2B) See PC 2.1, PC 2.1.e, PC 2.1.g direction. Specific locations to be discussed in Character Districts.	3.1
JIM 3	Utilize smart growth ( ie nodes) and move density into nodes		5	#5 (2B) See PC 2, PC 2.1.b, PC 2.1.e, PC 2.1.g direction.	3.1.b
JIM 4	Promote node infill over other County development			#5 (1C) See PC 2.1.b, and PC 2.1.g direction.	3.1.b
JIM 4	Density Bonuses for transferring			#5 (1C) See PC 2.1.e direction.	3.1.b
JIM 4	Purchasing development rights			#4 (1B) See PC S.1.4 direction.	1.4.d
JIM 4	Reducing development potential			#5 (1C) See PC 1.1.d, PC 2.1.a, PC 2.1.c, PC 2.1.g direction.	3.1.a
JIM 6	Identify “existing neighborhoods”			#6 (3A) See PC 2, PC 2.1.e, PC 2.1.g direction. Specific locations to be discussed in Character Districts.	3.1
JIM 4	Establish growth boundaries around complete neighborhoods			#4 (1A) #6 (3A) See PC 2.6.d direction.	3.1.b
2.2	<b>Maintain nonresidential development potential allowed today</b>		3 2	<b>Rewrite. See PC 2 general direction.</b>	n/a

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PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft	
2.2.a	Maintain nonresidential development potential allowed today	x	1	#5 (2C) #6 (3B)	Rewrite. Simply state “no new resorts” no “expansion of footprint”.  Add language about better locating commercial areas and potential to create complete neighborhoods and desired economic development.	3.1.d  3.2.b
				#6 (3B)	Modify language. Identify new light industrial areas in both the Town and County (specific locations to come in character district discussion).  Consider benign industrial uses in residential zones in Town and County with restrictions related to nuisances in order to preserve neighborhood character.	3.1.d  6.3.d
2.2.c	Cluster County nonresidential development	x		#6 (3A)	Modify language. Based on PC 2.2.a resort direction and JIM 6 – nonconforming lodging discussion.  See PC 2.1.b, PC 2.2.d complete neighborhood direction.	3.1.d  3.2.b
2.2.d	Encourage local convenience commercial in appropriate areas	x		#6 (3A)	Modify language. See PC 2.1.b promoting complete neighborhoods direction. Clarify definition of local convenience commercial and expand concept to include schools and childcare. Allow resorts to propose additional local convenience commercial and support a “complete” Teton Village.	3.2.b
2.2.e	Maintain lodging in existing defined areas			#6 (3B)	Modify language. Affirm intent of Lodging Overlay but allow for modification of boundary in character districts. No new LO in County.	3.2.c
JIM 6	Nonconforming Lodging			#6 (3B)	Address. Allow existing PUDs to continue, but do not add any LO in the County. Address need to enforce.	3.1.d
2.3	<b>Conservation and development will occur in a predictable pattern with predictable character</b>		5		<b>Modify to reflect policy updates.</b>	<b>3.3</b>
2.3.a	Maintain rural character in the unincorporated County	x x		#6 (3A)	Modify language. Emphasize the value of conservation of rural lands.	3.1.c
2.3.b	Fit the contextual scale and design of existing development in Town	x x		#6 (3A)	Rewrite. See PC 2, PC 2.1.d direction. Focus is complete neighborhoods in the Town and County for any development not just a specific type.	3.2.a 4.1.c



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PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft
2.3.c	Balance future conservation and development patterns using the Future Land Use Plan (FLUP)			JIM #1 #8 PII Modify language. Complete Character Districts following policy finalization but before Plan is effective. Character District committee will recommend content and process (which may include joint elected/PC work) for JIM #9. Metrics may differ by District. Development potential of all types (break down nonres) should be addressed appropriately in each district – not with a hard cap.	3.3.b
2.3.d	Develop neighborhood plans			#6 (3A) Modify language. Neighborhood plans should be developed for both stable neighborhoods and growth areas where additional detail is necessary. These plans would be more focused on design and geared toward regulations and separate from the Comprehensive Plan.	3.3.d
2.3.e	Limit discretion in land use decisions	x x		#6 (3A) Modify language. Fix underlying zoning in order to reduce reliance on any incentives. Move to defined, performance-based incentive tools that provide desired public needs and flexibility. Tie to indicators to evaluate effectiveness.	3.3.c
2.3.f	Monitor conservation and development annually			#5 (2C) #7 (4D) #8 PII Rewrite. Growth Management Program. Establish a program of annual “quizzes” where indicators are used to judge progress and a “Final” where corrective action is required after x% growth if the majority (maybe 60%) of development isn’t occurring in Town and suitable County neighborhoods and isn’t serving to enhance the community (as measured by 65% resident workforce). Staff will identify and specifically define appropriate triggers/thresholds. See PC Admin direction.	3.3.a GMP
JIM 3	Encourage mixed use buildings (PMD)		1	#5 (2A) See PC 2.1.d, PC 2.3.e, PC 3.2.b direction.	3.2.b 4.2.a
JIM 5	Identify location for mixed-use areas through Character District Maps			#5 (2A) See PC 2.1.b, PC 2.1.e, PC 3.2.b, PC 3.2.e, PC 3.4.c direction. Specific locations to be discussed in Character Districts.	4.2.a
JIM 5	Regulate Rate of Growth			#5 (2C) #7 (4D) See PC 2.3.f direction.	3.3.a GMP
2.4	<b>Limit development in naturally hazardous areas</b>		2	<b>No change.</b>	<b>3.4</b>
2.4.a	Protect development against flooding			No change.	3.4.a
2.4.b	Protect development against avalanches and landslides			No change.	3.4.b
2.4.c	Prohibit development on steep slopes			No change.	3.4.c
2.4.d	Limit development on poor soils			No change.	3.4.d
2.4.e	Protect development against seismic activity			No change.	3.4.e

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PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft
2.4.f	Protect development against wildfire			No change.	3.4.f
<b>2.5</b>	<b>A regional perspective should be considered in all local planning decisions</b>		<b>3 5</b>	<b>Modify to reflect policy updates.</b>	<b>3.5</b>
2.5.a	Cooperate with regional communities and agencies on land use decisions			<b>#4 (1A)</b> Further define regionalism, not exporting impacts, and planning with state/ federal agencies. Communication and collaboration is limited due to jurisdictional limits. Cooperation is needed for funding (example: WYDOT).	3.5.a
2.5.b	Strive not to export impacts on wildlife, housing and transportation to other jurisdictions	x	1	<b>#4 (1A)</b> Modify language. Focus on ecosystem considerations more than the impacts to other communities. Focus on mutually beneficial cooperation, but not allocating resources to other jurisdictions.	3.5.b
2.5.c	Maintain control over our own destiny related to resource stewardship, community well-being and economy	x		<b>#4 (1A)</b> Cooperate with neighbors but maintain our own sovereignty. Should emphasize that we do need to make regional findings in every decision. Not all decisions need to be coordinated with adjacent communities.	3.5.c
<b>2.6</b>	<b>Continue intergovernmental coordination to achieve growth management</b>		<b>1 2</b>	<b>Incorporate into other policies based on PC 2.3.f, PC 2.5.a, PC 2.6.c, PC 2.6.d direction.</b>	<b>3.3.a</b>
2.6.a	Continue town/county coordination to address growth management issues of mutual concern			<b>#4 (1A)</b> Incorporate into Growth Management Program based on PC 2, PC 2.3.f, PC 2.6.d discussion.	3.3.a
2.6.b	Coordinate with state and federal agencies to implement this plan			<b>#4 (1A)</b> See PC 2.5.a direction.	3.5.a
2.6.c	Do not make land use decisions for revenue purposes	x		<b>#4 (1A)</b> Modify language. Decisions should be based upon land use policy. Economic development is not at the sake of overall vision.	3.3.e
2.6.d	Adopt and use annexation criteria to guide appropriate town expansion			<b>#4 (1A)</b> Modify language. Strike annexation criteria from Plan, suitable areas for development are more important than jurisdiction. Could explore “urban service” or growth boundaries to help guide appropriate expansion of suitable growth areas in the Town and County.	3.1.b
<b>3</b>	<b>Uphold Jackson as “Heart of the Region”</b>			<b>Modify language throughout based on PC 2, PC 2.1.b direction.</b>	<b>4</b>
<b>3.1</b>	<b>Maintain Town as the population and community center of the region</b>		<b>9 3</b>	<b>Modify to reflect policy updates.</b>	<b>4.1</b>
3.1.a	Promote mixed-use redevelopment in neighborhoods	x		<b>#5 (2A)</b> <b>#6 (3A)</b> Modify language. Promote mixed-use as a component of “complete neighborhoods”. See PC 2, PC 2.1.b, PC 2.1.d direction.	3.2 4.1.a

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PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft
3.1.b	Redevelopment and infill should enhance Jackson as an enjoyable place to live			#5 (2A) #6 (3A)	Modify based on PC 2 general Town and County direction. 3.2.a 4.1.a
3.1.c	Emphasize a variety of housing types, including deed-restricted housing			#5 (2A) #6 (3A) #7 (4B)	Modify based on PC 2 general Town and County direction. See PC 4.5.c direction 3.2.d 4.1.b
<b>3.2</b>	<b>The Town will continue to be a regional hub for commerce</b>		5 1 3		<b>Modify language based on PC 2, PC 2.1.b direction.</b> <b>4.1.d 4.2</b>
3.2.a	Promote a balanced mix of nonresidential uses throughout Jackson			#6 (3B)	Modify language. Based on PC 2 direction. 4.2.b
3.2.b	Maintain downtown Jackson as the commerce center of the region	x x		#6 (3B)	Modify language. Promote appropriate vertical and horizontal integration in complete neighborhoods. 3.2.b 4.1.d 4.2.a  See PC 3.2.c downtown pedestrian vitality direction. 4.2 4.2.c  Add. "Retail Zone" in and around the Town Square that requires retail/restaurant on the first floor. 4.2.d  Limit office in key areas.  Allow other non-residential uses on first floor elsewhere. Allow residential on first floor outside downtown. 4.2.a  Identify boundaries in Character District Maps
3.2.c	Protect the image and function of the Town Square		3	#6 (3A)	Modify language. Focus on "pedestrian vitality" downtown. Strike specific tools so as not to mandate or preclude (ie closing of streets to vehicular traffic) 4.2.e
3.2.d	Maintain lodging as a key component in the downtown	x	1	#6 (3A)	Modify language. Continue to support concept. Intent to modify Lodging Overlay boundary encompass existing lodging areas downtown (expand some areas retract others), but set boundary in Character District mapping. Lodging Overlay should "reflect" rather than "maintain" the desired future land use pattern. Retain idea of "hot beds", but modify language. 4.2.f
3.2.e	South Highway 89 and West Broadway Corridors identified for nonresidential uses			#6 (3B)	Remove policy. Retain mixed use concept, see PC 3.1.a, PC 3.2.b, PC 2.2.b direction. Delineate character of area in Character District mapping. 4.2.a
<b>3.3</b>	<b>Foster stable residential neighborhoods</b>		6		<b>Modify based on PC 2.1.b, PC 3.3.a direction.</b> <b>4.3.a</b>

# Elected Official Comp Plan Policy Refinement Direction



PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft
3.3.a	Preserve stable neighborhood districts			#6 (3A) Modify language. Define character goals to re-establishing character, integrity, and stability. Goals are different from growth (transition) areas. Refer to creation of tools to promote owner-occupation other than regulation. Don't preclude rental housing in locations where it is appropriate.	4.3.a
3.3.b	Promote compatible infill that fits Jackson's neighborhoods			#6 (3A) Modify language. Increase appeal through "completion" of neighborhoods, see PC 2, PC 2.1.b direction.	4.3.a
<b>3.4</b>	<b>Promote residential growth districts</b>		<b>1</b>	<b>Modify based on PC 2.1.b, PC 3.4.a, PC 3.4.b direction.</b>	<b>4.3.b</b>
3.4.a	Encourage residential growth districts	x		#6 (3A) Modify language. Define future character as transition to future potential (different from stable areas) to establish character, integrity, and stability. Not necessarily owner-occupied, rentals appropriate. Preserve what's best, but improve. See PC 2 direction.	4.3.b
3.4.b	Mixed-use districts will be guided by the Future Land Use Plan	x		#6 (3A) Modify language. May be appropriate in some existing County neighborhoods but Town is focus, See PC 2, PC 2.1.b direction.	4.1.c 4.3.b
3.4.c	Encourage mixed use development at the "Y" to emphasize workforce housing	x		#5 (2A) Remove policy. Retain mixed use concept, see PC 3.1.a, PC 3.2.b direction. Delineate character of area in Character District mapping.	4.2.a
<b>3.5</b>	<b>Recognize the importance of civic spaces, social functions and environmental amenities as a part of maintaining a sense of community</b>		<b>5</b>	<b>Modify to reflect policy updates.</b>	<b>4.4</b>
3.5.a	Maintain and improve public spaces			#5 (2A) Modify based on PC 2 general Town and County direction. #6 (3B)	3.2.e 4.4.a
3.5.b	Make public investments in strategic locations			#6 (3B) No change.	4.4.b
3.5.c	Enhance Jackson gateways			#6 (3B) No change.	4.4.c
3.5.d	Continue traditions and community events			#6 (3B) No change.	4.4.d
3.5.e	Enhance natural features in the built environment			#6 (3A) Modify language. Expand promotion of the enhancement Flat Creek to include NER all the way to South Park. Emphasize a greenway connecting all parks including those of our partners such as BTNF and the Elk Refuge. See PC 2 general Town and County direction.	3.2.f 4.4.e
S.3.4	Develop a Public Art Plan			#6 (3B) No change.	4.4.S.1
JIM 2	Public art can define community character		1	#6 (3B) Not discussed.	n/a
<b>3.6</b>	<b>Preserve historic structures and sites</b>		<b>2</b>	<b>No change.</b>	<b>4.5</b>

# Elected Official Comp Plan Policy Refinement Direction



PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft
3.6.a	Identify and preserve historically significant structures and sites			#6 (3A) No change.	4.5.a
3.6.b	Support the Historic Preservation Board			#6 (3A) No change.	4.5.b
3.6.c	Enhance historic preservation education, outreach and awareness			#6 (3A) No change.	4.5.c
S.3.3	Define criteria for historic buildings/sites			#6 (3A) No change.	4.5.S.1
<b>4</b>	<b>Meet Our Community's Housing Needs</b>			<b>#7 (4A) Modify language. Refine definition of workforce housing to focus only on those employed in the area that also live here – the inverse of a commuter. Remove reference to “anyone living in the valley”. Those living in the community full-time regardless of employment – ie retirees – maybe included in a “community housing” definition. Use “deed restricted” throughout chapter instead of “restricted” when that is what is meant. Use “preserve” instead of “restrict” in other places. Define and carefully use all terms meaningfully.</b>	<b>5</b>
JIM 7	Why is this Theme addressed			#7 (4A) Modify language. Update quoted data and clarify and shorten section.	5
<b>4.1</b>	<b>House a diverse population through a variety of methods</b>		<b>6 3 2</b>	<b>Modify to reflect policy updates.</b>	<b>5.1</b>
4.1.a	Achieve all four housing goals	x	1	#7 (4A) Rewrite. Ensuring that not less than 65% of the local workforce lives locally is the primary housing goal. We may need to aim higher than 65% to ensure success and the actual percentage will ebb and rise, but the goal is to not fall below. Other housing goals such as generational continuity, diversity and community involvement should be discussed, but are secondary. Possibly distinguish between retirees from here vs. to here re: generational continuity and community involvement.	5.1.a
4.1.b	Use regulations, incentives and funding to meet housing goals	x	5	#7 (4C) Modify language. Remove “inappropriate tools” prohibition (i.e. net loss, playing catch-up).  Apply a balance of all deed-restriction and market tools. Both dedicated funding source and mitigation will be necessary. Do not weight too heavily toward market solutions, do not rely on growth. Needs to be inclusive of all housing agencies and other stakeholders.	5.3.b 5.3.c  5.4
4.1.c	Subsidized housing will focus on full-time, year-round workers			#7 (4A) No change.	5.1.b

# Elected Official Comp Plan Policy Refinement Direction



PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft
4.1.d	Housing for critical service providers is a priority			#7 (4A) Modify based on PC 2 direction.	5.1.c
4.1.e	Preserve existing workforce housing stock		1	#7 (4B) Modify language. Remove regulatory language, more focus on incenting retention. Promote idea of avoiding “net loss” regulations and other appropriate tools for achievement. Consider lot combination, redevelopment, and other causes of “net loss” of currently unrestricted workforce housing. Funding may be needed to avoid “net loss.”	5.3.b
S.4.1	Create a community workforce housing plan		3 3 1	#7 (4C) Add as policy. Develop a community Housing Plan that defines goals, outcomes, metrics and monitoring for housing in the Town and County that flows from concepts in Comp Plan. Should be a cooperative effort of Town, County, local housing agencies, organizations, and stakeholders. More emphasis should be put on the purpose and value of the Plan in broadly achieving all of the housing goals and policies. It would define regulations, incentives, and funding to implement housing policies and include cost and impact analyses. Would provide strategies that consider both deed-restricted and market workforce housing. The Housing Plan would be an implementation-level document.  Modify language. “Explore” Town and County joint housing authority, and whether the authority should be an authority, department or a staff position.	5.4.a  5.3.S.2
JIM 4	Create a housing monitoring system			#7 (4C) Add. Need annual monitoring and indicators related housing. Emphasize an annual indicator of workforce housed locally. Update baseline workforce housing number. Theme should recognize information and resources from all local housing groups.	5.3.a
JIM 7	preserving existing stock over building new			#7 (4A) Not discussed.	n/a
JIM 7	subsidized housing shouldn’t compete with fee market housing			#7 (4A) See PC 4.1.b direction.	5.3
JIM 7	no employment preference			#7 (4A) Not added. See PC 4, PC 4.1.a, PC 4.1.d direction	n/a
JIM 7	focus subsidized ownership housing on families making less than 120% of median income			#7 (4A) See PC S.4.1 direction.	5.3.a
JIM 7	focus subsidized rental housing on families making less than 80% of median income			#7 (4A) See PC S.4.1 direction.	5.3.a

# Elected Official Comp Plan Policy Refinement Direction



PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft
JIM 7	create subsidized housing categories for families making greater than 120% of median income			#7 (4A) See PC S.4.1 direction.	5.3.a
4.2	<b>Require that new development mitigate its workforce housing impacts</b>	x	3 1	<b>Modify to reflect policy updates.</b>	<b>5.3.a</b>
4.2.a	Mitigate residential development impacts on a sliding scale	x		#7 (4C) Modify language. Reference our own study of housing impacts. Remove regulatory language regarding specific exemptions for “development we prefer”. Remove language that presupposes outcome of and may interfere with future nexus study. Identify need for nexus study and clarify tie between nexus study, policy and monitoring.	5.3.a
4.2.b	Mitigate nonresidential development impacts on a sliding scale	x x		#7 (4C) Modify language. See PC 4.2.a direction. Asking businesses to mitigate is appropriate. Acknowledge that all nonresidential (particularly institutional), not just commercial, comes with a housing burden. Do not preclude housing mitigation exemption in exchange for community benefit.	5.3.a
4.2.c	Remove regulatory barriers that prevent the provision of workforce housing	x	2	#7 (4C) #8 (2D) Modify language. Clarify that the intent is to get out of our own way. Exemption for deed-restricted housing from impact fees, etc. is appropriate.	5.4.b
JIM 7	Regulate “net loss” of workforce housing through redevelopment			#7 (4C) See PC 4.1.e direction.	5.2.b
JIM 7	Mitigate year-round housing impact through residential inclusionary zoning			#7 (4C) Not added. See PC 4.2.a direction	n/a
JIM 7	Mitigate seasonal housing impact through sliding scale nonresidential requirements			#7 (4C) Not added. See PC 4.1.c, PC 4.2.b direction.	n/a
JIM 7	Manage housing demand			#7 (4C) No change. Addressed through other policies. See PC 2.1.c PC 2.1.e, PC 2.1.g, PC 2.3.f direction.	n/a
4.3	<b>Provide incentives for the preservation and creation of workforce housing</b>		5 1	<b>Modify to reflect policy updates.</b>	<b>5.3.c 5.4.d</b>
4.3.a	Promote public/private cooperation in provision of workforce housing	x		#7 (4C) No change.	5.4.c
4.3.b	Allow density increases for restricted, workforce housing in targeted areas of Town	x	1	#7 (4C) Modify language. Condition bonuses on recognition of character. Emphasize that there are no “dumping grounds.” Clarify that policy applies to both Town and County and all areas may be appropriate for some increased density. Targeting areas is appropriate. See PC 2, PC 2.3.e direction.	5.3.e 5.4.d
4.3.c	Provide additional incentives for the provision of workforce housing	x	1	#7 (4C) Modify language. Include tax deferral as an option.	5.3.e 5.4.d

# Elected Official Comp Plan Policy Refinement Direction



PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft
JIM 7	Tools to preserve workforce housing (ie no net loss, buy down, workforce deed restricted)		2 4	#7 (4B) See PC 4.1.e direction.	5.2.b
JIM 7	Performance based density bonuses for restricted housing			#7 (4C) See PC 4.3.b, PC 2.3.e direction.	5.3.e
JIM 7	Discretionary density bonuses for restricted housing (PUD-AH)			#7 (4C) Not added. See PC 4.3.b, PC 2.3.e direction.	n/a
<b>4.4</b>	<b>Utilize funding to provide workforce housing</b>		3 1 2	<b>Modify to reflect policy updates.</b>	<b>5.4.e</b>
4.4.a	Establish a permanent funding source for housing provision		1	#7 (4C) #8 (5B) Modify language. Remove regulatory language that might preclude as specific project or program – ie a project containing deed-restricted and market stock or a buy-back from retirees program. Strike the last sentence referring to specific revenue sources.	5.4.e
JIM 7	Federal programs			#7 (4C) Not discussed.	n/a
<b>4.5</b>	<b>Predictably locate a variety of housing types</b>		3 3	<b>Modify to reflect policy updates.</b>	<b>5.2</b>
4.5.a	Housing locations and patterns will be consistent with the Future Land Use Plan			#7 (4B) Modify language. Identifying targeted areas for certain housing types is appropriate.	5.2.b
4.5.b	Provide housing solutions locally	x		#7 (4B) Modify language. Clarify language as to what is and isn't appropriate for addressing the 35% of workers that commute. Required housing mitigation should be provided locally.	5.2.c
4.5.c	Promote the provision of a variety of housing options	x	1	#5 (2A) #7 (4B) No change.	5.2.a
4.5.d	Encourage restricted rental units	x	4	#7 (4B) No change.	5.2.d
JIM 3	ARU's		4	#5 (2C) See PC 2.1.a direction.	5.4.e
JIM 4	Identify locations for housing opportunities through Character District Maps			#4 (1A) #7 (4B) See PC 4.5.a direction. (to be considered by Character District committee)	5.4.a
JIM 7	Improve the quality of existing housing stock			#7 (4B) No change.	n/a
JIM 7	Integrate restricted and market units			#7 (4B) See PC 4.5.a, 4.1.b direction.	5.4.a
JIM 7	Zone for workforce housing			#7 (4C) See PC 4.5.a, PC 2.3.e direction.	5.4.c
<b>5</b>	<b>Provide for a Diverse and Balanced Economy</b>				<b>6</b>
JIM 2	Sustainable economy is a value		1	#8 (5A) See PC 5.1.a direction and direction to create a positive atmosphere for economic development.	6.1
<b>5.1</b>	<b>Promote a balanced and stable economy</b>		4 2	<b>Modify to reflect policy updates.</b>	<b>6.3</b>



# Elected Official Comp Plan Policy Refinement Direction



PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft
5.1.a	Encourage tourism as a basis of the economy	x x	4	#8 (5A) Modify language. Improve visitor experience rather than “encourage tourism” – better not bigger idea. Redefine “tourism” as a lifestyle or visitor economy (to encompass traditional tourism, 2 <sup>nd</sup> home owners, lifestyle hobos, etc.).	6.3.b
5.1.b	Stabilize the economy against booms and busts			#8 (5A) Rewrite. Strike any language citing insulation to global economic conditions, use of “boom/bust” and the last sentence. Maintain a diversified economy, with tourism/lifestyle as the primary contributor, even if a lot of passive income from the lifestyle (modern cowboy) sector doesn’t generate sales tax. Acknowledge the presence and economic feasibility of non-profit organizations and the community benefit they provide. Tourism and NGOs are what minimize the impacts of the booms and busts of construction. Recognize past diversification and continue to promote.	6.3.a
5.1.c	Ensure year-round economic viability	x x	3	#8 (5A) Modify language. Improve the entire tourism sector and economy by encouraging shoulder seasons within existing infrastructure and capacity.	6.3.c
5.1.d	Pursue many small efforts			#8 (5A) No change.	6.3.e
5.1.e	Balance housing, commercial development and civic uses	x	1	#5 (2C) #6 (3B) Modify language and monitoring.  Tie first indicator to policy. In first indicator “non-residential” should be broken out into the range of uses that comprise it. Continue to track the ratio of residential to non-residential development, but the goal is to provide a balance between jobs and housing, not necessarily decrease the ratio.	6.3.f  AI.2
JIM 8	Create a positive atmosphere for economic development through other policies of Plan			#8 (5A) Add. Reinforce relationship between economy and other aspects of the plan. Complete neighborhoods and streets and attractive spaces will create a positive atmosphere for business and encourage economic development. Ecosystem, housing and transportation goals will also improve economic development.	6.3.a
JIM 8	Promote cultural Tourism			#8 (5A) Add. Promote cultural tourism accessible to locals and visitors.	6.2.b
JIM 3	Work with Parks to increase winter access		1	#4 (1B) #8 (5A) Not discussed.	n/a
JIM 8	Maintain western character			#8 (5A) Not discussed related to economy. See PC 1.4.b, PC 2.3.a direction.	n/a
JIM 8	Discourage carnival type attractions			#8 (5A) No change.	6.2.b
JIM 8	Maintain strength of real estate/development sector			#8 (5A) Acknowledge that construction/real estate play a roll but reduce any emphasis. It is less sustainable and more prone to boom/bust.	6.2.a

# Elected Official Comp Plan Policy Refinement Direction



PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft
JIM 8	Explore creation of an economic development organization/plan			#8 (5A) Not discussed.	n/a
5.2	<b>Measure prosperity in natural and economic capital</b>	x	4 3	<b>Modify to reflect policy updates.</b>	<b>6.1</b>
5.2.a	Develop the economy by improving the use of current economic resources		1	#8 (5A) Modify language. Define “natural capital” more accurately in relation to economics, and in terms of renewable and non-renewable resources. Define for our purposes (do imply promotion of gas drilling). Natural resources underpin all aspects of the economy, and it is the goal to not degrade these resources. Emphasize the link between natural resources and our economy.	6.1.a
5.2.b	Retain outdoor recreation as a focus of the economy	x		#8 (5A) Modify language. Remove “continue to allow” and replace with “encourage.” Remove “non-consumptive” and emphasize stewardship. Relocate eco-tourism promotion into this policy.	6.1.b
5.2.c	Establish an identity as a “green resort community”	x		#8 (5A) Modify language. Strike “resort” from policy title. Don’t promote an image just to “greenwash” actually become a “greener” community that has earned such a reputation. Emphasize the natural environment as a part of a green economy and a resort community. Create a sustainable atmosphere and built environment. Support both private and public/utility sustainability efforts.	6.1.c
JIM 8	Promote a sustainable economy not dependent upon growth			#8 (5A) No change.	6.1.a
JIM 8	Encourage “green collar” jobs such as alternative energy R&D			#8 (5A) Add. Acknowledge barriers to manufacturing. Promote intellectual “green collar” or sustainable jobs. Don’t “greenwash”. Allow space and become a “green community” and they will be attracted.	6.3.b
5.3	<b>Promote self-reliance through diversity</b>		2 1	<b>Modify to reflect policy updates. Strike second sentence.</b>	<b>6.2</b>
5.3.a	Create incentives for local entrepreneurial opportunities	x x		#8 (5A) Modify language. Encourage small entrepreneurial business, be proactive, create an appropriate atmosphere and identify suitable locations for business through complete neighborhoods and quality design. Establish appropriate LDRs to allow business.	6.2.b
5.3.b	Provide jobs at a spectrum of income levels	x	2	#8 (5A) Modify language. Having a working class provides sustainability. If move is away from construction need to replace those jobs in the pay scale.	6.2.c
5.3.c	Facilitate viable locally-owned/operated businesses			#8 (5A) Encourage small entrepreneurial business, acknowledge local business but don’t “focus” on them .	6.2.d
JIM 4	Identify location for employment opportunities through Character District Maps			#8 (5A) See positive atmosphere direction. (to be considered by Character District committee)	6.3.a

# Elected Official Comp Plan Policy Refinement Direction



PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction		JIM Draft
Topic	Explore incubator, micro-credit, affordable lease type programs			#8 (5A)	Add. Use a series of tools to support business, with a focus on non-financial strategies.	6.3.a
<b>6 Develop a Multi-Modal Transportation Strategy</b>						<b>7</b>
6.1	Increase the share of trips made by alternative transportation modes		1 2 3	#6 (3C)	See PC 6.1.b direction.	7.1
6.1.a	Establish a permanent funding source for an alternative transportation system		1	#5 (2D) #8 (5B)	Modify language. Generalize and emphasize that we will be proactive. Stress that Town and County may have to provide funding to support transportation.	7.1.g
6.1.b	Shift community transportation behavior	x	1	#6 (3C)	Modify language. Set lofty, but not necessarily numeric goals for shifting modes of travel and reducing traffic growth rather than trying to achieve a numerical traffic growth goal. State that we want to be leaders. Focus on affecting local capacity demand by shifting modes.	7.1.c
6.1.c	Implement a Town/County Transportation Demand Management (TDM) plan			#6 (3C)	No change.	7.1.b
6.1.d	Establish a Regional Transportation Authority			#4 (1A)	Modify language. Generalize specific actions, including the formation of an RTA to allow flexibility. A strategy could be to explore RTA to reduce commuters and connect gateways and communities. Remove reference/commitment to specific programs. Look at relationships with schools and regional transit.	7.1.f
6.1.e	Interconnect all modes of transportation	x		#6 (3C)	Modify language. Show connections and look at connecting parks, trailheads in Integrated Transportation Plan.	7.2.b
S.6.2	Expand START facilities and service to the north			#6 (3C)	See PC 6.1.b, PC 6.1.d, Integrated Transportation Plan direction.	7.2.d 7.1.S.5
S.6.8	Update Pathways and Transit Plans			#6 (3C)	See PC 6.1.b, Integrated Transportation Plan direction.	7.1.a
JIM 6	Create a countywide Integrated Transportation Plan			#6 (3C)	Add. Commit to an Integrated (i.e. multi-modal, specifically mention pathways and transit plans) Transportation Plan after Comp Plan adoption that identifies proper metrics and baseline numbers, including local vs visitor population, and includes a cost/benefit analysis of various transportation options. Add possibility of establishing a joint Town-County Transportation Planning Department, and include all partners in planning, including consideration of air travel. See PC 6.1.e direction.	7.1.a
6.2	Reduce reliance on single occupancy motor vehicle travel		5 5	#6 (3C)	See PC 6.1.b direction.	7.1

# Elected Official Comp Plan Policy Refinement Direction



PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft
6.2.a	Develop a land use pattern based on transportation connectivity	x x	4	#6 (3C) Modify language. See PC 2.1.b complete neighborhoods direction. Add consideration of existing residential neighborhoods (e.g. Melody and Rafter J) as well as new development to connectivity discussion.	7.3.a
6.2.b	Provide for alternative modes of travel as the preferable method to relieve traffic	x		#6 (3C) Modify language based on PC 6.1.b direction.	7.1.c
6.2.c	Require development to implement and fund alternative transportation			#6 (3C) Modify language based on PC 6.1.b direction.	7.3.c
6.2.d	Discourage single occupancy motor vehicles	x		#6 (3C) No change. Congestion is acceptable in order to encourage desired mode shift. Leave paid parking as an option.	7.1.d
S.6.9	Complete a Travel Study			#6 (3C) See Integrated Transportation Plan direction.	7.1.a
6.3	<b>Maintain a safe, efficient, interconnected, multi-modal transportation system</b>	x	5 6	<b>Modify to reflect policy updates.</b>	
6.3.a	Create a transportation network based on "Complete Streets" and "Context Sensitive Solutions"		3	#6 (3C) #8 (5D) Modify language. Add emphasis. Reword to focus on safety, efficiency, and a network of complete streets.	7.2.a
6.3.b	Coordinate transportation network decisions			#4 (1A) #6 (3C) Modify language. Emphasize that we need to engage WYDOT so they understand our values and influence their requirements by reducing demand see PC 6.1.b, Integrated Transportation Plan direction.	7.1.e
6.3.c	Review land use proposals and decisions against their transportation network impacts		1	#5 (2D) #6 (3C) No change.	7.3.d
6.3.d	Reduce wildlife and natural and scenic resources transportation impacts	x		#4 (1B) #6 (3C) Cooperate with WYDOT on funding, plans, opinions, and compromise to achieve wildlife permeability. Add emphasis re: impacts on wildlife (identify "hotspots")	7.3.b
6.3.e	Maximize interconnection, redundancy, and hierarchy in the transportation network		1	#6 (3C) No change.	7.2.c
S.6.4	Update road design standards			#6 (3C) See 6.3.a direction.	7.2.S.1
P.6	<b>Potential Transportation Network Projects</b>			#6 (3C) <b>Remove potential road projects from separate call-out box. Expand discussion to include transit, pathways, and other transportation projects to de-emphasize road projects. Place emphasis on Integrated Transportation Plan and network project decisions based on Policies.</b>	7.2.d
P.6.1	Tribal Trails Connector between Highway 22 and South Park Loop Road			#6 (3C) See PC P.6 direction.	7.2.d

# Elected Official Comp Plan Policy Refinement Direction



PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft
P.6.2	Upgrade Snow King – Maple Way			#6 (3C) See PC P.6 direction.	7.2.d
P.6.3	Reconstruct the “Y” (Highway 22/89/26 Intersection)			#6 (3C) See PC P.6 direction.	7.2.d
P.6.4	Pursue a multi-lane roadway with WYDOT on Highway 22 between Town and Highway 390			#6 (3C) See PC P.6 direction.	7.2.d
P.6.5	Redesign Highway 390			#6 (3C) See PC P.6 direction.	7.2.d
JIM 6	Construct a north bridge over the Snake River for redundancy			#6 (3C) Not discussed. See PC P.6 direction.	n/a
JIM 6	Pave Spring Gulch Road as a redundant path			#6 (3C) Not discussed. See PC P.6 direction.	n/a
JIM 6	Construct an east-west connector in South Park for redundancy			#6 (3C) Not discussed. See PC P.6 direction.	n/a
<b>7 Provide Quality Community Facilities, Services and Infrastructure</b>					<b>8</b>
7.1	<b>Provide quality services and facilities to residents in a safe, efficient, timely and fiscally responsible manner</b>		5	<b>Modify to reflect policy updates.</b>	<b>8.1</b>
7.1.a	Maintain Level of Service (LOS) plans for the provision of public services			#8 (2D) Modify language. Don’t preclude best practices by reference to a specific method (ie LOS). The goal is currency (annual) and coordination of definition of service delivery. Add airport, strike stewardship (its handled elsewhere).  Differentiate between Town/County services and services provided by others. Modify language. Focus on coordination with independent service providers so that communication and planning is long-term not just once a project comes up. Seek mutual benefits to compel coordination.	8.1.a  8.1.b
7.1.b	Identify barriers to the achievement and maintenance of acceptable Levels of Service			#8 (2D) Modify based on 7.1.a coordination direction.	8.1.c
7.1.c	Design critical facilities for the peak effective population			#6 (3B) #8 (2D) No change.	8.2.b
7.2	<b>Adequately fund existing and future public services and facilities</b>		3 1 1	<b>Modify to reflect policy updates.</b>	<b>n/a</b>
7.2.a	Identify funding sources to maintain acceptable LOS provision			#8 (2D) No change.	8.1.e

# Elected Official Comp Plan Policy Refinement Direction



PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft
7.2.b	Ensure development will pay its fair share of the cost of necessary facilities and services		2 3	#8 (2D) Possibly frame as a principle. Modify language to be direct that we are talking about exaction fees and reference needed nexus studies to link impacts to mitigation.  Strategy 7.3: Rewrite title. Reword first bullet to note that impact fees should be directly related to impacts. Remove “to the extent legally possible.”  Strike last sentence, handled elsewhere.	8.2.c  8.2.S.2 8.2.S.3  5.3.b
7.3	<b>Ensure that services and facilities are distributed equitably and efficiently</b>		2 3	<b>Modify to reflect policy updates.</b>	
7.3.a	Provide infrastructure and public services in an efficient, equitable manner			#8 (2D) Modify language. Maintain separate detailed CIPs for Town and County, but transparently coordinate and track major projects community-wide over the long-term (5+ years). There are many hurdles to coordination with independent providers, but coordination is important. Initiate discussion & coordination with providers. This could be in a Gantt chart or other format, and does not necessarily need to be a plan.	8.2.a
7.3.b	Provide redundant community services and facilities			#4 (1A) #5 (2D) #6 (3B) #8 (2D) No change.	8.1.d
JIM 2	Create a community C.I.P.		1 4	#8 (2D) See PC 7.3.a direction.	8.2.a
8	<b>Climate Sustainability and Energy Conservation</b>			#8 (5D) <b>Modify language. Tone down global impact rhetoric, don't over-project. Write entire chapter more cohesively.</b>	<b>2</b>
8.1	<b>Reduce use of non-renewable energy</b>		2	<b>Modify based on PC 8 general direction.</b>	2.1
8.1.a	Shift community energy consumption behavior			n/a Modify based on PC 8 general direction.	2.1.a
8.1.b	Encourage energy conservation through energy pricing			n/a Modify based on PC 8 general direction.	2.1.b
8.1.c	Increase local use and generation of alternative energy	x		n/a Modify based on PC 8 general direction.	2.1.c
8.1.d	Allow and encourage home based alternative energy generation	x		n/a Modify based on PC 8 general direction.	2.1.d
8.2	<b>Increase energy efficiency through land use</b>		6	<b>Modify based on PC 8 general direction and policy updates.</b>	<b>2.2</b>
8.2.a	Protect critical habitat and natural resources for ecosystem adaptation			#4 (1B) Modify based on PC 8 general direction.	2.2.b

# Elected Official Comp Plan Policy Refinement Direction



PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction		JIM Draft
8.2.b	Encourage mixed use, compact and connected land use patterns	x		#5 (2A)	Modify based on PC 2.1.b, PC 3.1.a direction and PC 8 general direction.	2.2.a
8.2.c	Guide future development into already developed areas	x		#5 (1C)	Modify based on PC 2.1.g direction and PC 8 general direction.	2.2.b
<b>8.3</b>	<b>Increase energy efficiency through transportation</b>		<b>3 1</b>		<b>Modify based on PC 8 general direction and policy updates.</b>	<b>2.3</b>
8.3.a	Adopt and implement Complete Streets		2	#6 (3C) #8 (5D)	Modify language. Strike "fast". Staff to decide location of the policy – possibly just in Transportation. See PC 6.1.b, 6.2.b direction and PC 8 general direction.	2.3.b
8.3.b	Promote alternate modes of transportation	x		#6 (3C)	See PC 6.1.b direction and PC 8 general direction.	2.3.a
8.3.c	Support a Regional Transportation System			#4 (1A)	See PC 6.1.d direction.	7.1.f
8.3.d	Support idle-reduction strategies and policies			n/a	Modify based on PC 8 general direction.	2.1.S.3
<b>8.4</b>	<b>Increase energy efficiency in buildings</b>	x	<b>3 1 5</b>		<b>Modify based on PC 8 general direction.</b>	<b>2.4</b>
8.4.a	Construct energy efficient buildings			n/a	Modify based on PC 8 general direction.	2.4.a
8.4.b	Renovate and reuse existing buildings	x		n/a	Modify based on PC 8 general direction.	2.4.b
8.4.c	Construction material			n/a	Modify based on PC 8 general direction.	2.4.c
8.4.d	Energy efficient building systems and appliances			n/a	Modify based on PC 8 general direction.	2.4.d
8.4.e	Incentives for smaller buildings			n/a	Modify based on PC 8 general direction.	2.4.e
<b>8.5</b>	<b>Conserve energy through waste management and water conservation</b>		<b>4</b>		<b>Modify based on PC 8 general direction.</b>	<b>2.4</b>
8.5.a	Encourage water conservation	x		n/a	Modify based on PC 8 general direction.	2.5.a
8.5.b	Increase recycling and composting			n/a	Modify based on PC 8 general direction.	2.5.b
8.5.c	Reduce wastewater pollution			n/a	Modify based on PC 8 general direction.	2.5.c
8.5.d	Reduce stormwater and snowmelt runoff			n/a	Modify based on PC 8 general direction.	1.2.b
<b>ADMINISTRATION</b>						
Admin	Annual "State of the Plan" report on indicators			#8 (5B)	Modify language. Reduce number of indicators to work within Growth Management Program. See PC 2.3.f direction. Annual indicator reports should provide a holistic monitoring of the entire community system.	9.2.a
Admin	5-year update			#8 (5B)	Strike. Replaced with Growth Management Program. See PC 2.3.f. direction. % of growth trigger aims for 5 years at past growth rates.	9.1.a

## Elected Official Comp Plan Policy Refinement Direction



PC Principle, Policy, Strategy, JIM Topic		PC	JIM 2/3	JIM (Topic) Discussion   Direction	JIM Draft
Admin	Identify priority strategies annually			#8 (5B) Modify language. Identify sequencing and priorities in the annual work plan. Include cost ranges for each effort that needs to be funded in proposed work plan. Recognize the cost of action items resulting from individual plans and efforts.	9.1.b
S.2.3	Hire long-range planner to monitor/implement plan			#8 (5B) No change.	3.3.S.1
JIM 5	Identify 5, 10, 20 year targets			#5 (2C) See PC 2.3.f direction.	9.1.b 9.1.c
JIM 5	Identify review triggers			#5 (2C) See PC 2.3.f, Admin 5-year update direction.	9.1.a