



Joint Town Council/County Commissioners Meeting – Plan Update

Tuesday, September 11, 2007

Town Council Chambers

Time: 3:00 – 5:00 PM

Agenda Topics

1. Reports from Initial Public Events and Meetings
2. 1994 Plan Diagnosis Analysis Report – presentation and discussion
3. 1994 Plan Vision - discussion
4. Wrap-up (future events, next meeting dates, etc.)

Summary of Discussion

Vision Discussion

- Need better definitions for: character, sustainability, blocks of open space in county, resort development, downtown redevelopment. Vision statement is too broad and leaves out the town.

Community Character:

- Can describe physical “character” better than cultural, social and emotional character (e.g., physical “western” boardwalks, buffalos). Many changes are outside the control of the plan and LDRs. LDRs can’t deal with the emotional side of the topic.
- Early thinking carried through community character into the LDR: urban, suburban, rural. “Small town urban.” This works.
- Time has taken away choices. When all goals are in balance.
- Start with summary definition. Is the description of the built environment still applicable? Establish the metrics to be used in the vision and have the vision trickle down into plan.
- Character of downtown versus economic control. The plan should reflect what we can and can’t control. (e.g., commercial areas can be for local convenience or convert to visitor commercial).
- Right now our vague criteria is: “is it in keeping with character”? Need more specifics. What are the appropriate metrics for tracking community character?
- We now are starting to have buildings built to the full LDR limitations. We can see what is working or not.
- The term community character gets mixed up with many different definitions such as the physical characteristics versus social demographic components of the community versus natural resources. The national park and forest make up a part of the community’s character.

- We have come up with a charming western town. In some parts of the community, the term community character is about preservation and in other parts it relates to creating a certain feel (where change will occur).
- Every community has elements that make it unique. In Jackson it is the urban core. How do we maintain our uniqueness? What can we actually achieve? We should have a pedestrian system that “caresses the pedestrian,” separates the pedestrian from traffic with landscape buffers. The term character should become more focused.
- Community character – How does it relate to what we’re doing?
- Objectives of the community character chapter are clear for the county but not for the town. Think about a town chapter. The Town got left out (p 1 – 2). The plan discusses specifics, but these specifics are carried through to the broader vision. The town needs to be added.
- Recognize that we have one socioeconomic system, but villages (e.g., Wilson, downtown) need to be documented in the plan as well as what is in between. Image and heritage should be considered when planning for these villages.
- The character vision is too broad and leaves out much of what was done, particularly regarding “Jackson.”
- We should consider the rate of growth and end state capacity for development. What are our “end of choices.”
- We’ve seen periods of significant change. Have the changes been compatible with our community character. There seems to be a step missing in the plan. It jumps from a broad vision to LDRs and is missing goals and strategies in between.
- Have to plan for visitors and locals. Increasing numbers don’t work. Sustenance.
- What is “vernacular” – western. (Deal with specific design issues such as pedestrian comfort, snow, windows at street level, cover, shade, wide sidewalks, seating.)

Discussion about 1994 Plan Analysis

Theme 6:

- One of the changes we have seen is the growth in the resort lifestyle. This term reflects a new type of year round resident that is different from the middle class and is different from the term short-term rental we have been using. We need definitions to reflect these changes.
- What’s changed? That might influence how we’d do this update. Apparent changes are:
 - Demographic and social changes,
 - Loss of agriculture,
 - Where building has taken place,
 - The nature of employment, and
 - Downtown real estate market – how it’s changed.
- Transportation impacts. This is the Clearest chapter, yet it is a “failure.” We didn’t have a good way to diagnose. How to gauge? (Should it be travel time? Perception of the amount of time to travel might be higher than the actual travel time.)
- Nothing happened in town through 2004. Now it is taking off.

- National changes in energy, efficiency, and fuels we use. Address how to more efficiently build environment.
- Environment section in current plan doesn't address energy.
- Economy of valley isn't separate from "other" economy. We should understand how national changes affect our community.
- Include some information on communities that are "magnets" what sets Jackson apart. (Core attractions – would like to see convenience stores there. Would be rare market, experience area, parking)