



## JACKSON TETON COUNTY Comprehensive Plan

# Joint Planning Commissions Meeting Summary

July 19, 2007 – 6:00 p.m.  
County Courthouse

### Attendance:

#### Planning Commission Members:

Town: Greg Miles, Ray Elser, Ben Read, Michael Pruett, Barbara Allen, County: Larry Hamilton

#### Staff:

Jeff Daugherty and Blair Leist (County), Brian Grubb and Jeff Noffsinger (Town), Ben Herman (Clarion), Lesli Ellis (Clarion), Bill Collins (Collins Planning).

#### Public:

Fox-Bridger-Teton National Forest

### Agenda Topics:

1. Welcome
2. Project Team Introductions
3. Overview of Work Plan and Schedule
4. Public Participation Strategies
5. Advisory Committees
6. Plan Update Goals and Defining Issues
7. Public Comment
8. Next Events Date

The planning team provided a brief slide presentation to address topics above and then opened for discussion.

### Discussion

#### Stakeholder Committee Suggestions

Planning Commission suggested the following ideas for committee categories:

- Neighborhood – distinguish between in-town or county.
- Services – banking and financial – important to represent
- Separate town/village
- Real estate
- Services – hotel or lodging

## **Public Participation General Outreach Ideas**

- Keep it focused! (with public comments)
- Educate the public regarding the purpose and current plan.
- Address specific needs – not too broad. Focus on what needs fixing.
- Rapid change in the community means tools need to be more concise and vision needs to be obvious and compelling.
- Bring in new tools or other ideas – from other communities.
- Futures Map is a historic reference and could be used as a barometer of where we are now compared to 1994.
- Public education is necessary (e.g., relationship of traffic and growth and trends).
- Workshops and events – used focused questions for them. Challenge public to understand choices and trade-offs and understand how to balance impacts.
- Website – should have interactive content and contact information. Should provide options for anonymous input too. For some people that is desirable.
- Farmer's Market could be a good avenue for sharing and getting information.
- Publish planning progress at key stages.
- Understand "null" alternative.
- Chamber – get list of events from them. The community has a lot!

## **Plan Goals/Issue**

Reflecting on the handout entitled, "Plan Update Goals and Defining Issues: Discussion and Confirmation," members discussed the following priority issues:

- Goals: Make plan shorter!
- Issue: Affordable housing – identify where it should go in the town and county versus the case-by-case approach now (e.g., identify an overlay). Ask the public about affordable housing in a way that makes sense. Provide a framework for decisions. Define it. Questions should be meaningful – where it is balanced with other impacts and in areas with services. Housing Authority – what is their mission? Locations – what is the rationale? And other housing organizations. Coordination is necessary regarding housing. A lot of topics are a subset to housing.
- Issue: Economy – evolving from tourism. Not all services need to be in town. Some should maybe in other nodes. Villages should be walkable.
- Issue/Concept: Accepting urbanization. A lot of projects now are "urban" (e.g., 3-story) buildings. This becomes an issue – versus wildlife and rural character.
- The term "sprawl" doesn't apply to this area. It is a fear-based term.
- Changes to LDRs are a priority. – The LDRs are not clear or specific and too discretionary. It could be because the Comprehensive Plan is too broad.
- Growth – nodes (e.g., South Park, Hoback) – what kind of services belong in these places? Prioritize. Look at whole county and prioritize needs and balance land uses.
- Traffic – Area has seen a big shift from tourists to commuters. "22 plates" are common in traffic jams. Correct the misconceptions about who is creating traffic. Clarify current conditions.
- Area seems behind-the-times in addressing mixed-use. Address this in LDRs.
- Community has rejected tools. Plan needs to get to implementation.
- Make the plan simple, clean, and defined. It should contain specific goals.

- Educate the community about the 10 principles of Smart Growth.
- Provide new ideas regarding energy use and the social value of development (e.g., a report card on Smart Growth).
- Address “Green Building.”

## **Public Comment**

Two members of the public spoke:

- Review process used by U.S.F.S Bridger/Teton plan. (1) This may be an update, but consider whether bigger questions should be asked (e.g., Old timers versus newcomers and perceptions). (2) Be careful of apparent inevitability – public needs to feel like they “own” the product. Don’t over frame the discussion. (3) Be careful of prematurely politicizing. Make questions objective. Include public early.
- Conservation Alliance – Address the Comp Plan and LDRs different right away. Prioritize what is important. Housing and resource protection – address in integrative way.