



Comprehensive Plan Update Stakeholders Advisory Group

Meeting #1



September 11, 2007

What is the Work Plan?



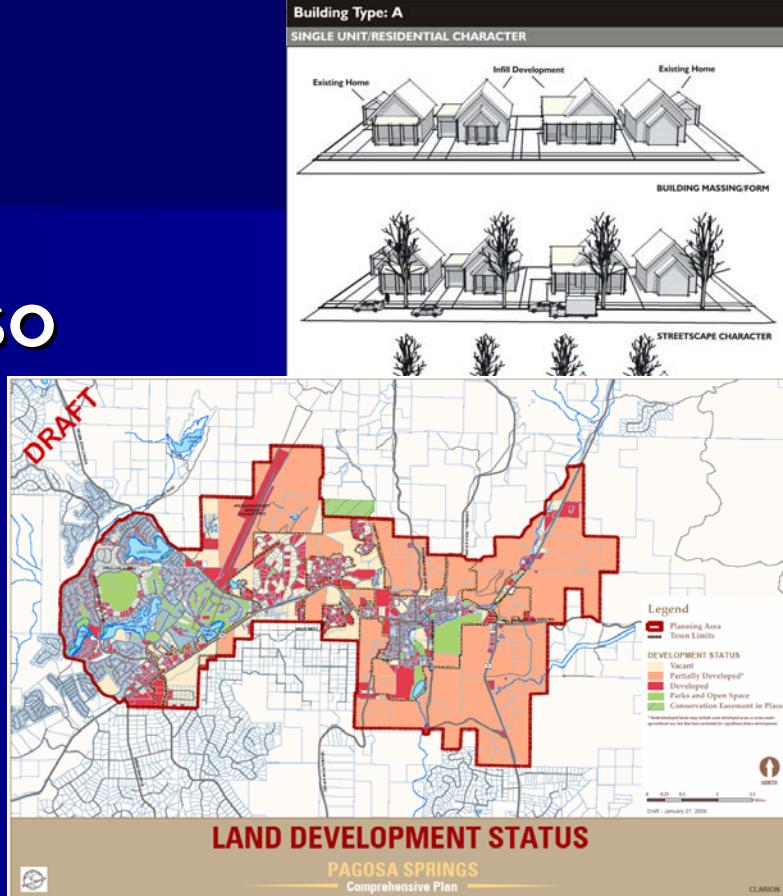
Schedule - Through Sept '08

General Project Schedule - Updated July 9, 2007

Plan will be...

- Not just policies, but also maps, design principles, and actions
 - Mix of strategies

Vision
Guiding
Principles
(County-wide &
For Communities)



- Code Revisions
- Programs
- Capital Improvements
- Intergovernmental Agreements

Participation—Key to Success!

1. Open, transparent
2. Multiple opportunities
3. Informative
4. Engaging
5. Outcome-driven

www.jacksonetonplan.com



Summary of Key Issues

■ Plan's Role:

- A Realistic, Achievable Vision
- Recognize Role of Individual Communities
- Update and Evaluate Demographic Changes and Overall Growth Impacts

■ Key Issues to Address:

- Community Sustainability and Build Out
- Community Character
- Density, Built Form, and Redevelopment
- Affordable Housing
- Preservation/Conservation of Wildlife Habitat and Resources
- Transportation
- Fiscal/Economic Considerations



**Jackson/Teton County
1994 Plan Vision... Starting Point**

1994 Vision—What did it Say?

Guide and manage change and development to (support, preserve, promote):

- Diverse and social economic population
- Traditions and character
- Economic sustenance, not dependent on population growth
- Scenic vistas and wildlife habitat
- Environmental quality
- Outdoor recreation and adventure opportunities
- Spectrum of housing types (resident workers)

Other 1994 Plan Themes

- Balance between resort and community
- Efficient, multi-modal transportation
- Community life (schools, parks, etc.)
- Historic preservation
- Sustainability
- Fiscally-beneficial development

Vision Comments

From Old Bill's Run:

The vision should be changed to:

- address the affordable housing shortage
- define buildout and future growth
- address sustainability and environmental awareness
- Identify the character of the community

Vision Comments

From Public Meeting:

- Most feel that Vision still relevant, but some changes needed:
 - Changed role of agriculture
 - More focus on transportation
 - More focus on community character

Areas of Focus for Update:

- **Community character**
- **Sustainability**
 - meaningful definition for Jackson Hole
 - Capacity for population, transportation
- **Greater recognition of differences between town and county (Vision)**

Areas of Focus for Update:

- Broaden regional problem-solving:
 - Teton, ID/Teton, WY/Alpine
- ***“Do we actually support what we say we want to do?”***



Jackson/Teton County Plan Analysis

Purpose of Our Analysis

- What were the goals of the 1994 Plan?
- How well have they been accomplished?
- How might our findings influence the 2007/2008 Plan update?
- What additional themes or concepts should the Plan update address?

1994 Plan Themes

- 1. Location of Development**
- 2. Development Patterns & Character**
- 3. Protection of Resources**
- 4. Affordable Housing**
- 5. Transportation**
- 6. Balance between Resort and Community**

Theme 1: Location

Open Space Preservation

- Overall, pretty well along Highway 22 and Spring Gulch
- Other corridors (189/191) still visually open, but conservation/development balance still to be addressed
- Alta/Buffalo Valley - conservation/development balance still to be addressed
- Teton Valley mixed; significant development as well as conservation



Affordable Housing

- Several projects in Wilson and other locations consistent with Plan
- Overall, demand far outstrips supply (more in theme 4); 1994 Plan fails to identify adequate locations



Development Patterns

- Commercial development has been limited to designated areas
- Plan lacks guidance on how some areas should develop (Teton Village Road corridor, Wilson)
- Plan lacks guidance on how development should be managed outside of designated areas



Town Development

- Projects generally consistent with Plan
- Full range of issues not addressed:
 - Community character vs. redevelopment
 - Appropriate density
 - others



Theme 2: Character/Patterns

Town Redevelopment

- Recent projects beginning to test zoning concepts for expanded density
- Plan doesn't provide sufficient guidance on how to reconcile character with redevelopment



Cluster Development

- On a project-by-project basis, clustering working fairly well; averaging 2.7 acres per lot, with 4.3 acres of open space/ lot
- Overall results mixed: of 1,555 building permits issued, only 337 lots thru clustering (21%)
- Clustered projects dispersed fairly widely
- Family subdivision exemptions a growing factor; 134 lots created without governmental approval.

Theme 3: Resources

- 20,000 acres of land protected by conservation easements, fee simple
- NRO and SRO regulations created to protect natural and scenic resources
- Some concerns about fragmentation due to dispersed development; regulations work well at individual site level, but not coordinated at landscape level
- Agricultural lands diminished due to land values (Alta an exception)

Theme 4: Affordable Housing

- 1994 goals met **very well**; 819 units constructed, housing 34% of population increase since 1994; however;
- Goal post has moved!
 - Problem has worsened considerably since 1994
 - no market rate housing to meet workforce needs
 - Workforce leaving the County (3% every 5 years), replaced by commuters



Theme 5: Transportation

■ 1994 Plan Themes:

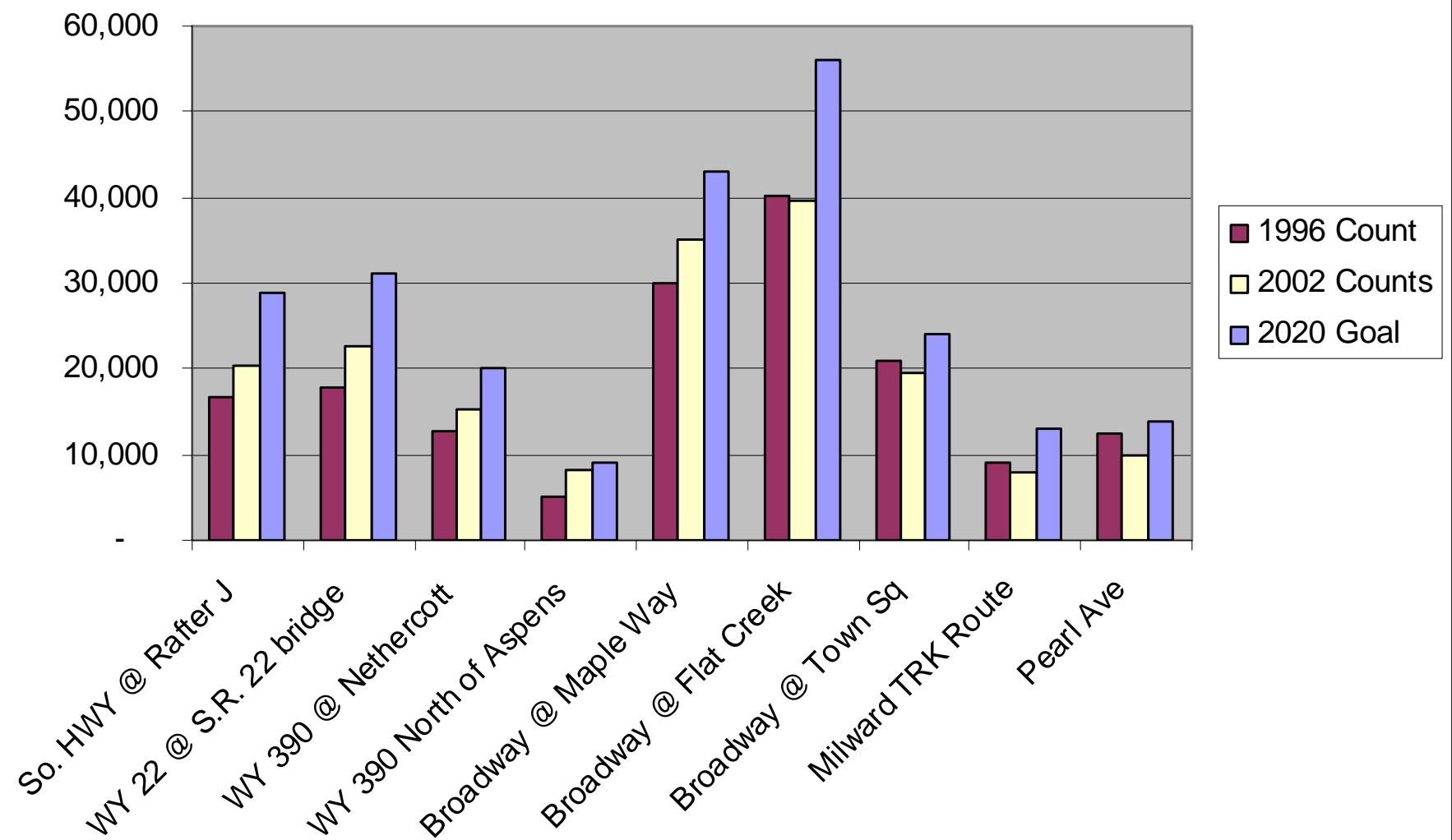
- Land use
- Roads, Streets, traffic
- Alternative modes
- Administration and fiscal

Traffic Analysis

- **Comprehensive Plan monitoring locations**
 - Minimal traffic growth in Town of Jackson
 - 5% average annual traffic growth in Teton County

- **WyDOT monitoring locations**
 - 3% average annual traffic growth overall
 - Most roadway corridors have proportional growth

Traffic Growth at Comp Plan Locations (1996-2002)



START System Success

- **140% growth on town & village routes since 2000**
 - Largest gains in local ridership
- **37% growth on regional routes since 2004**
- **All transit action items have been accomplished**
 - **5-year Transit Development Plan (updating now)**
 - **Organizational and funding decisions**
 - **Full-time transit coordinator**
 - **Park-n-ride**
- **Transit system still funded by general fund and has no dedicated funding source**

Bicycle & Pedestrian Connections

- **27.1 miles of paved pathways exist**
 - 1.7 additional miles in 2007
 - 13.7 additional miles until 2010
- **Non-construction objectives also have been accomplished**
 - Friends of Pathways established
 - New 5-year Pathway Plan
 - Voters approved a Special Purpose Excise Tax
- **Trail usage is growing**
- **FOP working on count methodology**

Theme 6: Community 1st, Resort 2nd

- Five resort master plans approved since 1994:
Teton Village, JH Golf and Tennis, Snow King,
Snake River Canyon Ranch, and Grand Targhee
- Ratio of lodging units to housing units:
 - .94:1 in year 1992
 - .74:1 in year 2020
- Other issues to address:
 - Pending or unanticipated resort projects
 - Second home trends



From Public Meeting

1994 Plan Accomplishments:

1. Development Location: partially met
2. Patterns/Character: some no, some partial
3. Resources: Mostly yes; concerns at larger-scale
4. Housing; mix of yes and partial
5. Transportation: traffic no, other modes yes
6. Balance: mixed; definitions unclear and changing; lifestyle vs. resort, lifestyle vs. community

Priorities:

Tier 1:

- Community character
- Resource protection
- Sustainability/buildout

Tier 2:

- Affordable housing
- Community/resort balance
- Transportation

Critical Questions:

- Buildout capacity
- Definition of “character” that is useful
- Demographic analysis: who are we now and where are we headed as a community?
- Less cumbersome development process

Add or Change to Plan:

- Balance between competing objectives
- Executive summary that is clear and concise
- More community involvement in the process to gain support of outcome



Comprehensive Plan Update Public Meeting #1



September 10, 2007