



Technical Advisory Group Meeting #3 Summary

Thursday, May 15, 2008

Tall Hall Chambers

Time: 9:00 AM - 11:00 AM

Agenda

1. Reports and update on public input
2. Present Preferred Plan and policy outline, and town subarea materials with results from town meeting
3. Discussion
4. Wrap-up (future events, next meeting dates, etc.)

Attendance

TAG: Dail Barbour, Doug Brimeyer, Tom Campbell, Jennifer Carpenter (for Mary Gibson Scott, GTNP), David Kaufman (WYDOT), Brian Schilling, Terri Gregory, Christine Walker, Pete Hoffman (WYDOT), Dan Zivkovish.

Guests: At least 3 guests were also present. Larry Kummer, Franz Carendzind, Darrel Hoffman.

Staff: Jeff Daugherty and Alex Norton (County), Jeff Noffsinger and Tyler Sinclair (Town), Ben Herman and Lesli Ellis (Clarion), and Bill Collins (Collins Planning).

Meeting Summary

Discussion about Preferred Plan

The planning team provided a brief overview of the planning process to-date and materials for review, including:

- Survey materials (on-line),
- Future Land Use Plan maps (county),
- "Preferred Plan (Future Land Uses) and Categories" paper,
- "Town Subarea Issues and Opportunities – Worksheets" paper and maps, and
- "Themes and Policies outline."

Committee discussion was as follows:

- Police - People don't realize consequences of choices (i.e., in the survey, such as for transportation, where they see it as a single issue). Make sure we keep illustrating trade-offs and consequences.
- WYDOT - Can't make land use decisions without upgrades in transportation. The numbers are scary (e.g., Highway 22 bridge needs redundancy to add capacity to South Park).

- Teton National Park – Is working on a transit feasibility study and would like to determine how to develop a partnership with the town and county to provide transit to the park.
 - Reply: START is aiming to double its capacity. Will have \$4.4 million in operating costs to increase daily ridership. Need dedicated funding (e.g., lodging or mill levy).
 - Teton Park would like to have a route from Moose to Jenny Lake and back to town. Add this at the policy level in the plan and work out the details in the near future.
- Roadways. We're setting ourselves up for problems by establishing "islands" with roads that are one-way in and out. Need redundancy, or multiple routes, for emergencies such as earthquakes.
- Mixed-use:
 - The potential for commercial development is pervasive with the mixed-use categories, and will be a problem, because it creates more demand for housing—exacerbating the affordability problem.
 - Residential mixed-uses need workforce housing. Need a concerted effort to achieve a workforce housing mix—to balance the mix of uses. Articulate that better in the policies.
- Discretionary options? What are perceived problems with them?
 - Reply: sprawl, leapfrog development into resource areas in rural areas is one issue, also the ARU – guest house is not achieving an objective of affordable housing. PRDs provide the ability to provide open space values, but aren't always achieving that objective effectively (e.g., we are getting an individual landowner with 35 acres doing a subdivision). In theory, the options provide an opportunity for affordable housing (e.g., caretaker's house) and may eliminate some workforce housing need, but that does not appear to be happening. Often the PRDs are occurring in outlying areas and in sensitive resources.
 - Look at the options carefully. Trend is for a larger guest house on part of land, not affordable housing. We're often getting 2 second homes. Need to tease out how the ARUs are being used. Reply: Getting two structures that are more than 1,000 sf. Maybe to house a family, but maybe not. There is no way for the county to know if those units are being use for housing.
 - Nervous about keeping all options as they are.
- The terms "neutral buildout" are confusing. Provide a definition of it and numbers. Deal with reality and good facts.
- Provide more clarity on the "Conservation Focus" approach for Alta, Buffalo Valley, etc.
 - How is that different than what we have now? Too vague.
 - Reply: We will continue to refine it. We are not there yet.
 - Large landowners would prefer to farm.
 - Don't see viable ways – purchase has been talked about.
- Neighborhood-serving commercial, Buffalo Valley – glad they are willing to have some neighborhood-serving commercial. Each residential nodes needs that ability (e.g., South Park too).

Themes and Policies Outline

The planning team explained that the outline is a preview of the full set of policies to be issued at the end of the month. The team urged TAG to provide comments on the organization and topics in the next week. Discussion regarding policies included:

- Core values and capstone.

- How do we tie values together? All the themes need to incorporate core values and balance them.
- The old plan didn't get used because it didn't tie all policies to strategic intent and didn't have a focus. Needs that capstone chapter with some priorities (e.g., for conservation and development. Can't do everything in all cases. Sustainability. Put indicators in the capstone chapter)
- Provide a section describing the map and core values.
- How staff uses it – Consider a worksheet approach.
- Make county and town cooperation more structured and quantified.
- Quantify measures.
- Theme 1 – Wildlife
 - E.g., 1.8 – responsible use – define.
 - Responsible development allowing for movement and migration corridors.
 - Provide interconnectivity between adjoining habitat areas (e.g., moose).
 - Speculative – animals move in general migration corridors.
- Theme 2 – Growth Management
 - Commercial versus housing – manage each separately.
- Theme 4 – Town as Heart
 - Also in Jackson – air quality is a public health issue.
- Theme 5 - Housing
 - Add definition for “workforce housing.”
 - The % of apartments should be small. A lot of apartments would be a concern. That wouldn't bring workforce in and would create more demands for services.