



A graphic of a mountain range with green and blue peaks, with the text "Jackson Teton County" overlaid in a white, sans-serif font.



Fiscal Year 2026 Implementation Work Plan

May 2025

ADOPTED

Comp Plan

ITP

Housing Action Plan

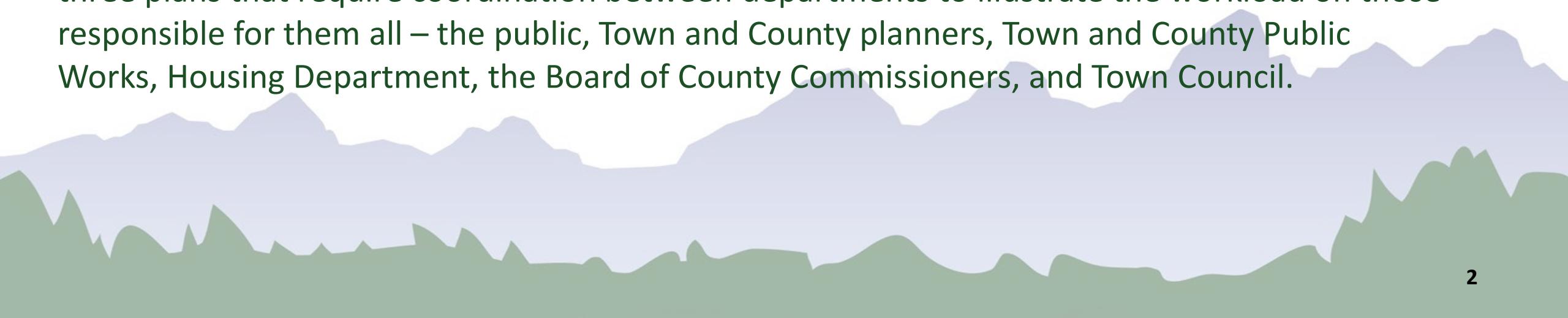
Approved: INSERT DATE

Introduction

The Jackson/Teton County Comprehensive Plan (Comp Plan), Integrated Transportation Plan (ITP), and Housing Action Plan (HAP) are adopted, and staff structures are in place to implement each plan.

Implementation of the policies and strategies in the three plans is a fulltime workload for the individual departments and advisory boards responsible for each plan.

This Work Plan for the 2026 fiscal year (FY 26 Work Plan) presents projects together from all three plans that require coordination between departments to illustrate the workload on those responsible for them all – the public, Town and County planners, Town and County Public Works, Housing Department, the Board of County Commissioners, and Town Council.



Purpose

The purpose is to present all the community's upcoming coordinated planning projects for land use, transportation, and housing in one place so that the Board of County Commissioners and Town Council can prioritize their efforts, direct fiscal resources, and set expectations for the public on upcoming projects. Each "Task" in this Work Plan corresponds to completing one or more strategies in the Comprehensive Plan, Integrated Transportation Plan or Housing Action Plan—tying broad community visions and values to action items and results. The strategy numbers listed throughout this Work Plan reference Strategies listed in the 2020 Comp Plan.



Scope

This FY26 Work Plan identifies tasks that rely on coordinated planning resources through fiscal year 2026 (ending June 2026) and beyond.

Tasks from the Integrated Transportation Plan and Housing Action Plan carried out by Town/County Public Works or the Housing Department beyond the coordinated planning stages are not included in this Work Plan but are represented in Work Plans for those departments.

This Work Plan proposal was developed by staff to reflect interests of the Board of County Commissioners and Town Council but is presented as a draft with the expectation that joint discussion between the Board and Council may result in amendment of the Plan prior to approval. This Work Plan can be revisited and revised jointly throughout FY26 as necessary if staff or fiscal resources change or if priorities shift.

Staff Capacity

This proposed Work Plan is based on Long-Range Planning staffing levels which include:

- Joint Town and County Long-Range Principal Planner
- ~~Joint Associate Long Range Planner~~ (POSITION REMOVED)
- County Associate Long-Range Planner

If the County or Town adds positions, or has vacant staff positions, this Work Plan can be revisited to expand and/or contract associated work tasks.

Similarly, if other departments have staff with this expertise that have hours of availability to contribute to this Work Plan, that would be another opportunity to accomplish and/or expand the work tasks in this Work Plan.

FY26 Long Range Planning Priorities

In addition to annual and ongoing tasks listed in this Work Plan, the Town and County work together to prioritize joint long-range planning tasks each fiscal year.

The Town and County will also each individually prioritize Town-only and County-only long-range planning tasks. The following joint, Town-only, and County-only tasks are recommended for prioritization by staff for the coming fiscal year, in addition to the **ongoing and annual** tasks that consume time and resources.

Work Plan Tasks

Each task is represented by an individual chart and narrative. The “**progress**” measure is the percent of task completion at the time this Work Plan was drafted.

In the “**resources**” fields, amounts under FY 26 are estimated staff hours and costs for consultant services (if necessary) by the end of June 2026, which may be more or less than what was initially budgeted. For years prior to FY 25, those values are for time/money spent, which may be more or less than what was initially budgeted.

Any estimated values can be updated once the 2025 Fiscal Year has ended, and the 2026 Fiscal Year budget has been approved.

Work Plan Tasks

The Work Plan tasks (beginning on page 12) are organized chronologically based on Fiscal Year and are color-coded by the representative Comprehensive Plan Common Value each task implements.

 Ecosystem Stewardship

 Growth Management

 Quality of Life

 Achieving our Vision

JOINT TASKS	
In Progress (and to roll over to FY26)	New (beginning in FY26)
<ul style="list-style-type: none"> Safe Streets for All (Pathways 70% complete) Traffic Impact Study LDRs (Transportation & Joint LR Planning 20% complete) ITP Transportation Demand Management Program Elements (Transportation 25% complete) Update Housing Mitigation LDRs (Joint Long Range Planning) (on hold – moved to unscheduled) 	<ul style="list-style-type: none"> Comp Plan – Initial scoping/outreach (Joint Long Range Planner)
TOWN TASKS	
In Progress	New
<ul style="list-style-type: none"> Town Water Quality - Stormwater (Town Public Works 75% complete) Ecosystem Indicators (Town Ecosystem Stewardship) (40% complete) Climate Action Plan Implementation (Town Ecosystem Stewardship) (8% complete) 	<ul style="list-style-type: none"> 2 for 1 Review (Town Planning Staff) NRO Update (Joint Long Range Planner) Town Biennial LDR Update for FY 26-27 (Town Planning Staff)
COUNTY TASKS	
In Progress	New
<ul style="list-style-type: none"> Wildlife Crossings Master Plan Implementation (Public Works 30% complete) Highway 22 Capital Multi Modal Transportation Improvement Projects (Public Works & WYDOT) (WYDOT schedule) Fire Protection Resolution for New Subdivisions – LDRs (County Current Planning 40% Complete) County review of ARUs (moved to unscheduled) County Legacy Zoning Update (on hold) Business Park Legacy Zoning (on hold) 	<ul style="list-style-type: none"> Water Quality LDR Amendments (County Planner & Public Works. From last year – has not begun) PRD Tool Review and Amendment (County Planner – request by BCC to add) <u>Habitat Mitigation Update with Fee in Lieu</u> (request by BCC to add) <u>Hoback Legacy Zoning Update</u> (request by BCC to add, item to be combined with Comp Plan update) <u>TCSPT Status Quo Plus Project</u> (request by BCC to add)

Fiscal Year 25 Tasks

These tasks are currently underway and are anticipated for completion by the end of the 2025 Fiscal Year in June 2025. The bulk of fiscal resources and staff time have already been allocated and used for these efforts and no additional budget or staff time is requested for FY 26.

Fiscal Year 25 Tasks – Completing Soon

Project	Completion Date	Page Number
Teton County Scenic Preserve Trust RFP	September 2023-May 2025	12
Teton County Fire Protection Resolution for New Subdivisions (Includes road requirements for new subdivisions)	Summer of 2025	13

Progress	98% Complete
Timeframe	FY2023 - 2024
Task Lead	County Long Range Planner
Resources	FY24-25
Long-Range Planning	370 hrs
County Attorney	100 hrs
County Planning Director	80 hrs
Consultant Services	Undetermined

Task: This task is directed by the *Teton County Board of County Commissioners 2023-2024 Strategic Plan*. Staff has worked on a Request for Proposal (RFP) to utilize consultant services to reevaluate the purpose, operational standards, and staffing of the TCSPT. Staff will need to select a qualified candidate and facilitate the consultant's review and recommendations for the Trust with the approval of the Board of County Commissioners. The details of this task will become clearer once a consultant is selected.

Status: This project is nearly complete and has taken more than double the hours than originally anticipated (originally anticipated 130 hours of Long Range Planning and actual has been over 370 hours to date). The project is anticipated to be complete in May of 2025.

Comp Plan Strategies:

1.4.S.4 – Explore establishment of a dedicated funding source for the acquisition of permanent open space for wildlife habitat protection, scenic vista protection, and agriculture preservation.

1.4.S.6 – Reevaluate the purpose and staffing of the Teton County Scenic Preserve Trust to provide full-time management for the organization and consider the adoption of higher operational standards.

Teton County Fire Protection Resolution for New Subdivisions - LDR Amendment

FY 25

Progress	40%	
Timeframe	FY25	
Task Lead (s)	County Planning (Current Planning)	
Resources	FY25	<i>Total</i>
County Planning	100 hrs	100 hrs
County Planning Director	20 hrs	20 hrs
County Attorney's Office	5 hrs	5 hrs

Comp Plan Strategies:

3.4.f Protect development against wildfire. Surrounded by National Forest lands, private lands throughout the community are susceptible to wildfires. The mapped Wildland Urban Interface will continue to be updated and refined, and development in such areas will continue to mitigate for wildfire hazard.

Task: Currently Teton County has adopted a resolution for fire protection standards related to new subdivisions. This has created some confusion as these standards are not adopted as rules within the County Land Development Regulations. Staff recommends adding this workplan item in order to adopt the similar standards as regulations within the LDRs this next fiscal year and removing the “Teton County Fire Protection Resolution For New Subdivisions” (2021).

Status: This project has begun with staff coordination between Public Works, Fire and Planning. The tentative schedule is to go before the Board of County Planning Commission in June and BCC in July of 2025.

Fiscal Year 25-26 Tasks In-Progress

These tasks are currently underway, and work will continue into FY 26 or beyond. FY 26 budget requests may include fiscal resources needed to continue these tasks. No prioritization of these tasks is needed since they were already prioritized in the FY 25 Work Plan, unless there is interest in changing the scope, timeline or resource allocation.

Fiscal Year 25-26 Tasks In-Progress

Project	Estimated Completion Date	Page Number
ITP Transportation Demand Management Program Elements	Ongoing	16
Traffic Impact Study LDRs	FY 2025 -2026	17
Town Water Quality Initiatives -Stormwater	Winter 2025	18
County Safe Streets & Roads for All	December 2025	19
Wildlife Crossings Master Plan Implementation	Ongoing -2030	20
Town Climate Action Implementation	July 2024-Ongoing	21
Develop Comp Plan Indicators for Chapter 1 for Ecosystem Stewardship	Ongoing	22

ITP - Transportation Demand Management Program Elements

FY 26+

Progress	25%		
Timeframe	2023 - Ongoing		
Task Lead	Transportation Division		
Resources	TDM Program Framework	Mobility Hubs	Parking Action Plan
Consulting Services Request	\$35,000	\$80,000*	\$115,000
Transportation Manager	40 Hours	180 Hours	260 Hours
Travel Demand Management Coordinator	120 Hours	50 Hours	100 Hours
Long-Range Planning	8 hours	8 hours	40 hours

ITP Action Item:

#13 Begin development of a regional transportation demand management program.

#14: Incorporate TDM requirements for large projects in development approval criteria for Land Development Regulations.

Task: ITP Chapter 4 presents Transportation Demand Management strategies to reduce single occupancy vehicle travel. A TDM Program Framework will update the ITP strategies, assess their feasibility, and plan implementation. Strategic management of parking is a key element of TDM. The 2025 Parking Action Plan updates the 2019 Downtown Parking and Mobility Management Plan towards improving the downtown Jackson parking situation. Mobility Hubs will transform how we navigate Jackson and provide a cohesive public realm – by improving transfer points between various modes of transport and serving as town gateways. These tasks are related but have to be addressed via agency and external partnerships, hence staff is formulating three workflows above to address programmatic, behavioral, infrastructure, and policy solutions.

Status: A TDM coordinator was hired in November 2024 reporting to the Transportation Manager focusing on implementing TDM strategies. The Parking Demand Study and Action Plan were completed in January 2025; implementation is underway. Staff have completed Mobility Hub site selection and conceptual designs and hosted public engagement; staff is holding additional public engagement and pursuing grant funding opportunities for 60% engineering design in FY25-26.

Progress	20%	
Timeframe	July 2024 - June 2025	
Task Lead	Long-Range Planning & Transportation Manager (Joint Town & County Effort)	
Resources	FY 24-25	<i>Total</i>
Consulting Services	\$TBD	\$TBD
Long Range Planning	100 hrs	100 hrs
Town Planning Director	20 hrs	20 hrs
County Planning Director	20 hrs	20 hrs
Transportation Manager	200 hrs	200 hrs
TDM Coordinator	300 hrs	300 hrs

Comp Plan Principle: Principle 8.2 Coordinate provision of infrastructure and facilities needed for service delivery.

ITP Action Item: Chapter 4, Incorporate TDM requirements for large projects in development approval criteria for Land Development Regulations.

Task: Currently there are no standards related to implementation of traffic mitigation for large development projects. In many jurisdictions, standards exist which inform the development community on how to complete a Traffic Impact Study, what standards are necessary for a complete report, and baseline information related to any mitigation measures necessary for a particular project. The Transportation Manager has completed a draft guideline document for Traffic Impact Studies. In order for these guidelines to be utilized as requirements for large projects, Staff is requesting that these become a part of the Land Development Regulations.

Status: A draft of the guidelines have been completed, work to provide updated draft LDRs is underway via a consulting contract with Mead and Hunt.

Town Water Quality Initiatives

FY 26+

Progress	75%					
Timeframe	December 2021-January 2025					
Task Lead	Town Public Works					
Resources	FY 21	FY 22	FY 23	FY24	FY25	Total
Long-Range Planning	0 hrs	10 hrs	0 hrs	0 hrs	5 hrs	15 hrs
Town Public Works	0 hrs	100 hrs	285 hrs	220 hrs	180 hrs	785 hrs
Ecosystem Stewardship	0 hrs	0 hrs	100 hrs	80 hrs	20 hrs	200 hrs
Town Planning Director	0 hrs	10 hrs	20 hrs	10 hrs	20 hrs	60 hrs

Comp Plan Strategies:

1.2.S.1: Evaluate and update natural resource protection standards for waterbodies, wetlands and riparian areas.

1.2.S.2: Evaluate and update surface water filtration standards, focusing on developed areas near important waterbodies.

Task: A clear priority of the 2020 Comprehensive Plan update was the need to maintain and enhance water quality, which is essential to both ecosystem and human health. This task includes three action components:

1. Wastewater Treatment Facility Study (WQMP) (support County)
2. Stormwater Management Program (Town)
3. Wastewater Treatment Plant (WWTP) Upgrade Planning (Town)

Status:

1. Town staff continues to work with County staff, participating in the Technical Working Group and to implement action items related to the Town.
2. The Town's Stormwater Management Program is anticipated to be adopted in summer/fall 2025. Recommendations include establishing a Stormwater Utility, new LDR requirements and guidance material, and better prioritization of capital improvement needs.
3. Town staff has received an updated discharge permit from the State with additional water quality requirements. Town has partnered with the Teton Conservation District to collect and analyze water quality data pre- and post- wetlands treatment. Town continues to coordinate with County staff to seek direction from Town Council to inform capital improvement options. Staff anticipates presenting policy questions and recommendations to Town Council in spring/summer and again in winter, 2025.

Town and County Safe Streets & Roads for All

FY 26+

Progress	70%			
Timeframe	Federal Grant (February 2024-Winter 2025)			
Task Lead	County Public Works			
Resources	FY24	FY25	FY26	Total
Long Range Planning	0 hrs	4 hrs	8 hrs	12 hrs
County Planning Director	0 hrs	2 hrs	10 hrs	12 hrs
Town Planning Director	0 hrs	2 hrs	10 hrs	12 hrs
Pathways Coordinator	400 hrs	400 hrs	300 hrs	1100 hrs
Transportation Manager	200 hrs	200 hrs	150 hrs	550 hrs

Task: Utilizing the Town Community Streets Plan for guidance, the County will work with road, pathway, and utility designers to update the County road, utility, and easement standards.

Status: Transportation Engineering Design Standards (TEDS) is a deliverable from the Safe Streets for All (SS4A) work, anticipated to be complete by December 2025. The standards would then move through the adoption process.

Comp Plan Strategies:

7.2.S.1: Develop a Countywide Integrated Transportation Plan

7.2.S.5: Discuss with neighboring jurisdictions and State and Federal officials the costs and benefits of funding sources and planning options, such as a Regional Transportation Authority.

7.3.S.2: Consider specific provisions for current planning review to require alternative transportation components in new development.

Wildlife Crossings Master Plan Implementation

FY 26+

Progress	30%- location dependent		
Timeframe	Ongoing – 2030		
Task Lead	County Public Works		
Resources	FY 24	FY 25	FY26
County Funding	\$1,491,707*	\$4,290,000**	\$4,746,726**
County Engineering	600 hrs	800 hrs	800 hrs

* Actual expenses

** Use of budgeted funds dependent on success of federal grants

ITP Action Items: Chapter 5- Major Capital Projects: Wildlife Protection

Task: Developing safe wildlife crossings benefits wildlife and human safety and welfare. The Wildlife Crossings Master Plan was completed in May 2018. Implementing its recommendations will be an ongoing project over the next 5-10 years.

Status: Wildlife Crossings Master Plan has been completed. Implementation is in initial stages with SPET funding approved. County Public Works completed 30% design plans for the three road segments (US HWY 26/89/191 – Camp Creek area, North US HWY 89/191 – between the USFWS Fish Hatchery and Town of Jackson, and Wyoming Highway 22 – West side of Teton Pass). Our plan is to move each of these project areas on their own individual timelines as we identify and secure construction funding through various state and federal funding opportunities. In 2024, Teton County submitted grant applications for the North US HWY 89/191 Wildlife Crossing Project (WCPP) and for fish passage in Coal Creek (FLAP). Neither project was awarded. We are continuing to pursue funding for these projects in FY26 with SPET and other matching funds. Wildlife Crossings at the Highway 22/390 intersection – Snake River bridge replacement will be completed during the summer of 2025. All projects are in cooperation with public land agencies, WYDOT, and WGFD.

Progress	8%		
Timeframe	July 2024-June 2030		
Task Lead	Town Ecosystem Stewardship Administrator		
Resources	FY25	FY26	Total
Other Town Staff	50 hrs	100 hrs	150 hrs
Ecosystem Stewardship	200 hrs	400 hrs	600 hrs
Long-Range Planning	0 hrs	0 hrs	0 hrs

Comp Plan Strategies:

2.G.S.2 Develop an Emissions Reduction and Climate Action Plan to identify potential solutions and strategies to reduce our contribution to climate change and better position the Town and County to be able to deal with potential impacts of a changing climate. The Plan should outline implementation responsibilities and include adaptation measures specific to the potential impacts of climate change on our economy.

Task: Town staff will map out a detailed timeline for implementation of climate action strategies within the Town Sustainability Plan and begin implementation. Town staff will also continue to work with the Jackson Hole Climate Action Collective (JHCAC) and Teton Climate Action Partnership (TCAP) to support community-wide climate action projects, identify potential funding opportunities, and serve as a liaison between those groups and the Town.

Status: Upon approval of the Town Sustainability Plan, which included a detailed implementation plan for the first two years, staff began implementation of strategies within the plan. In 2024, Council approved a Pay As You Throw ordinance, one of the strategies within the plan. Several other initiatives are underway. Some strategies will take ongoing work for several years to complete. The Ecosystem Stewardship Administrator is scheduled to present a progress report on plan implementation in July of 2025.

Develop Comp Plan Indicators for Chapter 1 (Ecosystem Stewardship)

FY 26+

Progress	40%				
Timeframe	FY23 & FY24				
Task Lead	Town Ecosystem Stewardship Administrator				
Resources	FY23	FY24	FY25	FY26	Total
Ecosystem Stewardship	200 hrs	200 hrs	250 hrs	200 hrs	850 hrs
Long Range Planning	10 hrs	0 hrs	0 hrs	10 hrs	20 hrs
Town Manager	20 hrs	10 hrs	10 hrs	15 hrs	55 hrs

Task: The Town and County jointly use the annual Indicator Report and Adaptive Management Program to evaluate progress in achieving the Comp Plan goals, but measurable and meaningful indicators for ecosystem stewardship need to be evaluated.

Status: The Ecosystem Stewardship Administrator has begun this work for the Town by 1) looking at indicators used by other communities, and 2) gathering stakeholder groups to the best indicators of ecosystem health in our region. Staff presented recommendations for the Town in December of 2023 for an ecosystem health indicator report and received direction to move forward. A summer intern supported development of data visualization for some indicators in the summer of 2024. The first Ecosystem Health Indicator Report is scheduled to be presented to Town Council in July of 2025. Council and Commissioners will be able to select key indicators from the report to add to the Indicator Report associated with the Comprehensive Plan, if desired.

Comp Plan Strategies:

1.G.S.1: Identify appropriate indicators that measure achievement of the Chapter goal. For example, measuring stewardship of natural resources may include establishing indicators for percent change of site development within the Town and County, or tracking contaminant loading from wastewater discharge at the Town of Jackson treatment facility.

1.G.S.2: Establish an Ecosystem Stewardship target for an Adaptive Management Program that will be used to track the Town and County's progress toward goals related to this chapter.

New Fiscal Year 26 Tasks

The following tasks have not yet begun, and prioritization of timeline, staff, and fiscal resources is needed. *This section is the primary focus of setting the FY 26 Work Plan and will add new tasks to the current project workload.*

New Fiscal Year 26+ Tasks

Project	Estimated Timeframe	Page Number
TCSPT Status Quo Plus Project	June 2025-TBD	25
County Mitigation Fee Program	June 2025-June 2026	26
Hoback Legacy Zoning Update	June 2025+	27
Joint Teton County Town of Jackson Comp Plan Review 2025	July 2025 +	28
County Water Quality LDRs	June 2025-July 2026	29
County Review of PRD Tools	July 2025+	30
Town Natural Resource LDRs	May 2025-June 2026	31

Progress	0% Complete
Timeframe	June 2025-TBD
Task Lead	County Long Range Planner
Resources	FY26+
County Long-Range Planning	100 hrs
County Attorney	TBD
County Planning Director	80 hrs

Task: This task is in response to Goal One of the Land and Ecosystem Stewardship “Area of Focus” in the *Teton County Board of County Commissioners 2023-2024 Strategic Plan*, focused on Modernizing the Teton County Scenic Preserve Trust. The Board directed staff to implement the Status Quo Plus framework from the GSBS Consulting Final Report dated April 28, 2025. This framework maintains the existing Trust structure and adds staff (0.5 to 1.0 FTEs) and resources to strengthen operations, improve stewardship oversight, fee tracking, and community engagement. Establishing a new TCSPT Advisory Board is included in this new framework. This project outlined multiple options for the future management and implementation of the Trust.

Status: Direction to move forward with the Status Quo Plus option was provided to staff during the April 28, 2025 meeting. Staff will begin this project in FY26.

Comp Plan Strategies:

1.4.S.4 – Explore establishment of a dedicated funding source for the acquisition of permanent open space for wildlife habitat protection, scenic vista protection, and agriculture preservation.

1.4.S.6 – Reevaluate the purpose and staffing of the Teton County Scenic Preserve Trust to provide full-time management for the organization and consider the adoption of higher operational standards.

Progress	0%
Timeframe	Approximately 6-12 months - FY 26/27
Task Lead	County Long Range Planning in conjunction with County Attorney and County Clerk
Resources	Approximately 300 hours

Comp Plan Strategies:

1.1.S.5: Evaluate mitigation standards for impacts to critical habitat and habitat connectivity and update as needed.

Task: Create a fee in lieu program for impacts to natural resources. Currently the County has mitigation requirements for projects, however there is no way for an applicant to pay a fee in lieu for mitigation. A fee in lieu program could be a helpful tool as an additional mitigation strategy where small projects which don't have the ability to construct meaningful on site or off site mitigation could contribute to a fee that could be collected and used on larger mitigation efforts.

Status: This task has not yet begun.

Progress	0%			
Timeframe	FY26+			
Task Lead (s)	Joint Long Range Planning			
Resources	<i>FY26</i>	<i>FY27</i>	<i>FY28+</i>	<i>Total</i>
<i>Joint Long Range Planning</i>	200 hrs	TBD	TBD	TBD
<i>County Planning Director</i>	40 hrs	TBD	TBD	TBD

Task: This task is a continuation of the County's update to legacy zoning, and Hoback is a request to be added by the Board of County Commissioners during the April 28, 2025 workshop for the Long Range Workplan. Similar to recent updates to Hog Island and the 390 residential (Westbank) legacy zoning amendments, this project would be similar and seek to remove legacy zoning for future development of the Hoback area.

Status: The initial phases of this project (visioning and outreach) will be combined with the Comp Plan update process noted on page 28 of the Work Plan.

Comp Plan Strategies:

- 3.2.S.1: Update zoning and land development regulations within Complete Neighborhoods to achieve the desired character for Complete Neighborhoods as established in Character Districts
- 3.2.S.2: Identify locations for locally-oriented and visitor-oriented nonresidential uses within Complete Neighborhoods based on the Character Districts.
- 3.2.S.3: Update land development regulations for nonresidential areas within Complete Neighborhoods to encourage ground floor vitality and flexible mixed use.
- 3.2.S.5: Evaluate and update regulations in Complete Neighborhoods to allow and promote the appropriate variety of housing types identified through the Character Districts.
- 3.2.S.6: Evaluate and update design regulations to encourage quality public space.
- 6.2.S.3: Maintain locations for light industry, and evaluate and update regulations relating to live-work light industry opportunities.
- 6.3.S.2: Evaluate and update land use regulations to foster a positive atmosphere and attract appropriate types of business to the community. Promote the types of uses that provide middle income jobs and promote entrepreneurship.

Joint Teton County Town of Jackson Comprehensive Plan Review 2025

FY 26+

Progress	0%			
Timeframe	FY26+			
Task Lead (s)	Joint Long Range Planning			
Resources	FY26	FY27	FY28+	Total
Joint Long Range Planning	300 hrs	TBD	TBD	TBD
Town Planning Director	100 hrs	TBD	TBD	TBD
County Planning Director	100 hrs	TBD	TBD	TBD

Task: The 2025 Indicator Report has noted a 6.7 % growth rate since the last Comprehensive Plan update in 2020. While this is ahead of a regular 10-year update cycle, it is bumping up against the 7% growth rate trigger within the Comprehensive Plan Adaptive Management Program for a revisit of the Comprehensive Plan. Because of this, staff is proposing initial scoping of the community's next Comp Plan update. Scoping during this next fiscal year could include strategizing on the size/context of this next update with community members and elected officials. This scoping information will be used to determine any consultant needs for the update and what to include within a request for proposals (RFP).

Status: This project has not yet begun.

Comp Plan Strategies:

3.3.S.1 Consider a joint Town and County staff person to execute an Adaptive Management Program and otherwise implement the Comprehensive Plan.

Policy 9.1.e: The community should conduct a detailed community review of the Comprehensive Plan if it has gone ten (10) years without otherwise triggering a plan update..." The 10 year update should be a community effort, built on the lessons learned through a decade of annual indicator reports to: Affirm or enhance vision, Evaluate and update Illustration of Vision, update strategies and evaluate adaptive management

Policy 9.2.a "Monitor indicators annually. If the Adaptive Management evaluation at 7% growth is the community's exam, the indicator reports are our annual progress report..."

Policy 10.2.b Use adaptive management to ensure we are achieving our vision.

Progress	0%
Timeframe	After completion of County Water Quality Master Planning
Task Lead	County Long Range Planning
Resources	Budget within County Public Works for any professional services needed.

Task: Utilizing the completed Water Quality Master Plan (scheduled to be complete May 2024), begin the process of updating the water quality LDRs, specifically focusing on protection standards, water filtration standards, management of wastewater, surface water and groundwater, and implementing tools to protect drinking water.

Status: This task has not yet begun. The consultant from the accepted Water Quality Management Plan, Trihydro, has made recommendations on future water quality LDRs, including the adoption of surface water and aquifer protection overlays. County staff will review these recommendations with the community and elected officials in order to inform amended LDRs.

Comp Plan Strategies:

- 1.2.S.1: Evaluate and update natural resource protection standards for waterbodies, wetlands (including jurisdictional and non-jurisdictional) and riparian areas.
- 1.2.S.2: Evaluate and update surface water filtration standards, focusing on developed areas near significant
- 1.2.S.5: Investigate updates to the Land Development Regulations and other County resolutions and Town ordinances to provide further protection for Public Water Systems, surface water, and groundwater, including, incentives for wastewater system best management practices, facility regulations, monitoring wells, and buffering distances.
- 1.2.S.6: Enhance existing water quality protection tools and explore the development of new tools such as an aquifer protection overlay or a water quality commission.

Progress	0%	
Timeframe	FY26	
Task Lead (s)	County Long Range Planning	
Resources	FY26	<i>Total</i>
County Planning	300 hrs	300 hrs
County Planning Director	20 hrs	20 hrs
County Attorney's Office	10 hrs	10 hrs

Comp Plan Strategies:

1.4.S.1 Update the Planned Residential Development (PRD) tool to better protect wildlife resources. Reconsider applicability of the PRD tool on smaller (35- to 120-acre) parcels. Consider incentives in addition to density bonuses, including house size, locations, guesthouses, and other options.

Task: As a result of the recently approved Collins/Smith/Phibbs amendments, an item related to the County's bonus tools was brought forward. The request made by the County Commissioners includes a thorough review of the current tools, their efficacy, how the tools compare to state exempt subdivision processes, and the assessed value of the tools versus the state exemptions (i.e. are they better?). A revisit of the tools is warranted because they are no longer being used by the development community and they should either be updated to be more attractive or removed from the LDRs. Removing these tools from the LDRs would add units back into the development growth management “pool.”

Status: This project has not yet begun.

Progress	0%
Timeframe	After completion of County Natural Resource LDRs
Task Lead	Joint Long Range Planner
Resources	To be determined

Task: Update Town natural resource protection LDRs based on the update to the County natural resource protections update. Utilize a series of small projects, such as stormwater quality regulations, Flat Creek protections, etc. to update the Town's natural resource protections.

Status: This task is recommended for prioritization when the County Natural Resource Regulations have been completed.

Comp Plan Strategies:

- 1.1.S.3: Establish a monitoring system for assessing the impacts of growth and development on wildlife and natural resources. Implement actions in response to what is learned to provide better habitat and movement corridor protection.
- 1.1.S.4: Evaluate and amend wildlife protection standards for development density, intensity, location, clustering, permeability and wildlife-human conflict.
- 1.1.S.5: Evaluate mitigation standards for impacts to critical habitat and habitat connections and update as needed.
- 1.1.S.6: Identify areas for appropriate ecological restoration efforts.
- 1.2.S.1: Evaluate and update natural resource protection standards for waterbodies, wetlands and riparian areas.
- 1.2.S.2: Evaluate and update surface water filtration standards, focusing on developed areas near important waterbodies.
- 4.4.S.5: Develop a Flat Creek Corridor Overlay to addresses the ecological, recreational, and aesthetic values of the corridor, while respecting the existing uses and/or property rights along the corridor.

Future Tasks – Non-Budgeted and/or Unscheduled

The following tasks are in the line-up for implementation in future years but are not recommended to begin in Fiscal Year 26. Staff and fiscal resources for these tasks will be considered and updated in a future Work Plan, unless there is interest to identify any of these tasks as an immediate priority to be added to the FY 26 Work Plan. Based on limited Staff resources, adding items to the FY 26 Work Plan will require removing other priorities.

Future Tasks – Non-Budgeted and/or Unscheduled

Project	Page
Town Hillside LDRs	34
Town Workforce Housing Mitigation	35
County Workforce Housing Mitigation	36
Town Sign Standards	37
Town Review of Character Change in Stable and Transitional Districts	38
Town Lodging and Short Term Rental Review Phase II	39
County Development Exactions Update	40
County Update of Legacy Zoning	41
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Town Hillside LDRs

FY 25-26

Progress	80%							
Timeframe	July 2018- August 2024							
Task Lead	Town Planning							
Resources	FY 18	FY 19	FY20	FY 21	FY 22	FY 23	FY 24	Total
Consulting Services (Town)	\$ 0	\$ 0	\$31,269	\$1,970	\$0	\$0	\$0	\$33,239
Long-Range Planning	40 hrs	110 hrs	70 hrs	50 hrs	50 hrs	10 hrs	5 hrs	335 hrs
Town Com. Dev. Director	0 hrs	20 hrs	20 hrs	20 hrs	10 hrs	5 hrs	5 hrs	75 hrs
Town Engineer	0 hrs	20 hrs	20 hrs	40 hrs	40 hrs	30 hrs	30 hrs	180 hrs
Town Planning Director	0 hrs	20 hrs	20 hrs	40 hrs	40 hrs	15 hrs	15 hrs	150 hrs
Town Planning	0 hrs	20 hrs	0 hrs	0 hrs	30 hrs	40 hrs	40 hrs	130 hrs

Comp Plan Strategies:

3.4.S.1: Study and map avalanche and landslide areas.

3.4.S.3: Evaluate and update development regulations for naturally hazardous areas based on mapping.

Task: Update Town hillside regulations to incorporate improved landside, rockfall, liquefaction, seismic, and avalanche hazard information and implement best practices for identifying, avoiding, and mitigating risks of development in hazardous areas. The County may ultimately adopt those portions relevant in the County but may do so through a later, separate process once the Town has refined the standards through its adoption process.

Status: Originally identified in the FY16 Work Plan as a subtask of a greater set of miscellaneous amendments; begun in June 2017 but put on hold because of the prioritization of the Engage 2017 projects; taken up again following the conclusion of the Engage 2017 projects. The consultant group has provided draft hillside development regulations and a hazard map for consideration. The drafts provided were not consistent with the format or processes already formalized by existing Town regulations, so staff has spent significant time adjusting and editing these documents before public release and review. **This project has been put on hold and was not supported during the January 2025 Town Council retreat as a priority to continue.**

Town Workforce Housing Mitigation LDRs

Progress	80%	
Timeframe	December 2022- TBD	
Task Lead	Joint Long Range Planning & Housing Department	
Resources	FY 23-24	Total
Consulting Services (Town)	\$76,500.00	\$76,500.00
Housing Director	20 hrs	20 hrs
Housing Department	20 hrs	20 hrs
Long Range Planning	100 hrs	100 hrs
Town Planning Director	80 hrs	80 hrs
County Planning	0 hrs	0 hrs

Comp Plan Strategies:

5.3.5.2: Update current mitigation requirements as necessary.

Task: Town will work to revisit the current structure, rates and exemptions for workforce housing mitigation required by the LDRs. This effort will be separate yet concurrent with the similar County Update that will need to be coordinated between the two jurisdictions.

Status: A contract amendment was approved during the March 6, 2023 Joint Information Meeting. Policy work with a stakeholder group began in February of 2023 and final policy discussion went before a joint policy workshop in summer of 2023. Draft LDRs have been prepared by Staff, however the public release has not yet occurred. The project is currently on hold per Town Council and County Commission direction.

County Workforce Housing Mitigation LDRs

Progress	80%	
Timeframe	December 2022- TBD	
Task Lead	Joint Long Range Planning & Housing Department	
Resources	FY 23-24	<i>Total</i>
Consulting Services (County)	\$76,500	\$76,500
Housing Director	20 hrs	20 hrs
Housing Department	80 hrs	80 hrs
Long Range Planning	200 hrs	200 hrs
County Planning Director	20 hrs	20 hrs
County Planning	20 hrs	20 hrs

Comp Plan Strategies:

5.3.5.2: Update current mitigation requirements as necessary.

Task: The County will work to revisit the current structure and rates for workforce housing mitigation required by the LDRs.

Status: A contract amendment was approved during the March 6, 2023 Joint Information Meeting. Policy work with a stakeholder group began in February of 2023 and final policy discussion went before a joint policy workshop in summer of 2023. Draft LDRs have been prepared by Staff, however the public release has not yet occurred. The project is currently on hold per Town Council and County Commission direction.

Town Sign Standards Update

FY 26+

Progress	0%		
Timeframe	July 2025 – July 2026		
Task Lead	Town Planning		
Resources	FY 23	FY 25+	Total
Long-Range Planning	0 hrs	10 hrs	10 hrs
Town Planning	0 hrs	50 hrs	50 hrs
Town Planning Director	0 hrs	130 hrs	130 hrs

Comp Plan Strategies:

3.2.S.6: Evaluate and update design regulations to encourage quality public space.

Task: Update Town sign standards to fix inconsistencies and deficiencies in current standards created by emergency LDR amendment required by federal law. In addition, make overdue improvements to design and materials standards and permitting procedures.

Status: This task has not been prioritized by Council.

Town Review of Character Change in Stable & Transitional Districts

FY 26+

Progress	30%			
Timeframe	July 2025 – July 2026			
Task Lead	Town Planning Director			
Resources	<i>FY 22</i>	<i>FY 23</i>	<i>FY 25+</i>	<i>Total</i>
<i>Town Planning Director</i>	30 hrs	5 hrs	5 hrs	40 hrs
<i>Town Com. Dev. Director</i>	60 hrs	5 hrs	0 hrs	65 hrs
<i>Housing Department</i>	10 hrs	0 hrs	0 hrs	10 hrs

Task: Review the Town stable and transitional residential areas regarding desired community character compared to observed and data-based recent changes. Data collection and analysis has been completed and LDR amendments are being considered.

Status: This item was postponed by the Council for future discussion, at which time this project will be evaluated again for possible inclusion in the Work Plan.

Comp Plan Strategies:

Policy 3.2.a Enhance Quality, Desirability and Integrity of Complete Neighborhoods - This Policy is in place for stable neighborhoods which may “be enhanced by infill that is consistent with existing patterns and scale of development and includes additional amenities to make the most appropriate places for development more enjoyable places to live.” Many developed neighborhoods are seeing a shift in character as many infill projects include purchase of an older residence, tear down, and re-build with a much larger structure.

3.3.b Provide predictability in land use decisions – Updating these regulations may increase predictability by all including landowners wishing to complete infill development, and neighbors to said development so that folks can generally expect what to see as the result of additional infill being constructed.

3.3.e Preserve historic Structures and Sites – While this Policy speaks to preservation of historic structures, much of a historic building also includes the character of the site around it. New infill development adjacent to historic sites must consider existing character and how the new development will fit within the historic context of the existing neighborhood.

4.1.c. Promote Compatible Infill and Redevelopment that fits Jackson’s neighborhoods – “...redevelopment will be compatible in scale, use and character in Stable Subareas...”

Town Lodging & Short Term Rental Review

Phase II

FY 26+

Progress	0%	
Timeframe	TBD	
Task Lead	Town Planning	
Resources	FY25	<i>Total</i>
Consulting Services	TBD	TBD
Town Planning Director	TBD	TBD
Town Com. Dev. Director	TBD	TBD
Town Planning	TBD	TBD
Housing Department	TBD	TBD

Task: Upon completion of Phase 1: Data Collection and Review, Council will determine the appropriate next step. Three alternatives are discussed below:

- Alternative A: Amendment to the Comprehensive Plan regarding Lodging and LDR amendments including Amount, Location and Type of Lodging
 - Scope: Consider what role lodging should play in the community town and/or town/county different from what is currently envisioned
 - Outcomes: Possible amendment to the Comprehensive Plan
 - Timeframe: 12-18 months, including a Comprehensive Plan and LDR amendments as this would include a public process with a lot of public engagement and joint consideration by the Town and County
- Alternative B: Amendments to the LDRs based upon the current lodging overlay and current allowed uses
 - Scope: Consideration of potential LDR amendments within the current lodging overlay boundary (no changes) to address issues identified during review of development over the past 10 years and consistency with the Comprehensive Plan including but not limited to:
 - Size of individual units, buildings and facilities
 - Mix of lodging types, i.e., short term rental and conventional lodging, timeshare, fractional, etc.
 - Outcomes: Potential outcomes of this effort would be amendments to the current LDRs
 - Timeframe: 6-12 months, including public hearing process at Planning Commission and Town Council
- Alternative C: No further action taken at this time, continue to monitor lodging development only
 - Scope: Retain current Comprehensive Plan and LDRs
 - Outcomes: Continued monitoring
 - Timeframe: 2 months, no public involvement

Status: This task has not begun and the timeframe is TBD based on workloads.

Comp Plan Strategies:

4.2.S.5: Review the Lodging Overlay boundary and associated regulations and incentives to determine the desired location, type and size of lodging.

Progress	0%	
Timeframe	To be Determined	
Task Lead	County Long Range Planning	
Resources	FY 25+	Total
Consultant Services	TBD	TBD
Long Range Planning	200 hrs	200 hrs
County Planning Director	20 hrs	20 hrs

Comp Plan Strategies:

Policy 10.2b Use adaptive management to ensure we are achieving our vision.

Task: Contract with a consultant to complete a nexus study to update the County's development exaction requirements. Currently, the County requires exactions (land dedication or a fee in lieu) for the school district and parks to offset the impacts of residential development that increases the need for these services. The objective of this task is to evaluate the current nexus between residential development and the induced need for these services to ensure that the exaction requirement is accurate. Also, this task will explore moving from an exaction requirement to an impact fee requirement that more comprehensively accounts for development impacts to schools and parks, but also other important community services such as Fire/EMS, law enforcement, road maintenance, etc.

Status: This task has not yet begun.

County Update of Legacy Zoning

FY 26+

Progress	0%
Timeframe	To be Determined County Long Range Planning
Task Lead	
Resources	FY 25+
Consultant Services	TBD
Long Range Planning	TBD
County Planning Director	TBD

Task: In the last few years, the County has updated some of its legacy zoning in specific areas: the Aspens residential areas and in the Hog Island area. Moving forward, there may be interest in identifying the next key area for rezoning. This could include residential areas around Wilson, Kelly, Alta, or specific zones such as Business Park. The updates would look at rezoning legacy Rural or Complete Neighborhood areas, and a prioritization of where to start first would be needed. In order to determine priority, Staff would need to spend some time investigating the current zoning configurations and analyzing the need based on area to form a formal recommendation regarding prioritization of the next areas to rezone.

Status: This task has not yet begun.

Comp Plan Strategies:

- 3.2.S.1: Update zoning and land development regulations within Complete Neighborhoods to achieve the desired character for Complete Neighborhoods as established in Character Districts
- 3.2.S.2: Identify locations for locally-oriented and visitor-oriented nonresidential uses within Complete Neighborhoods based on the Character Districts.
- 3.2.S.3: Update land development regulations for nonresidential areas within Complete Neighborhoods to encourage ground floor vitality and flexible mixed use.
- 3.2.S.5: Evaluate and update regulations in Complete Neighborhoods to allow and promote the appropriate variety of housing types identified through the Character Districts.
- 3.2.S.6: Evaluate and update design regulations to encourage quality public space.
- 6.2.S.3: Maintain locations for light industry, and evaluate and update regulations relating to live-work light industry opportunities.
- 6.3.S.2: Evaluate and update land use regulations to foster a positive atmosphere and attract appropriate types of business to the community. Promote the types of uses that provide middle income jobs and promote entrepreneurship.

County Review of Accessory Residential Units in Nonresidential Zones

FY 26+

Progress	5%		
Timeframe	July 2023 – TBD		
Task Lead	County Long Range Planning		
Resources	FY 25	FY 26	Total
County Planning Director	0 hrs	60 hrs	60 hrs
Long-Range Planning	0 hrs	125 hrs	125 hrs
County Planning	0 hrs	25 hrs	25 hrs

Task: Review the County LDRs for nonresidential Accessory Residential Units (ARUs) to determine if the regulations are achieving the desired outcome, including review of the required permitting process. Consider policies to facilitate and streamline the creation of deed-restricted ARUs in nonresidential zones that support local businesses while ensuring an appropriate level of review, notice, and public comment.

Status: This item was suggested by the Board in March 2023 for consideration of inclusion in the Work Plan. This project has not yet been prioritized among other items and has not begun.

Comp Plan Strategies:

Policy 3.3.b: Provide predictability in land use decisions – Updating these regulations may increase predictability by all including landowners wishing to complete infill development, and neighbors to said development so that folks can generally expect what to see as the result of additional infill being constructed.

Policy 5.2.c: Provide workforce housing solutions locally Our primary housing goal is to limit the percentage of the local workforce commuting from other counties. Therefore, required workforce housing mitigation and public investments in workforce housing will be located within our community. However, achievement of our housing goal could still mean that a large portion of our workforce will reside outside of the community and commute into the Town or County. The community will continue to pursue efforts to limit the impacts of commuters on the ecosystem and neighboring communities.

Policy 5.4.b: Avoid regulatory barriers to the provision of workforce housing The Town and County will avoid regulatory barriers that inadvertently preclude workforce housing in a manner that is consistent with the community's Common Values. This may include providing exemptions from certain requirements for developments that provide new subsidized workforce housing that reduces the shortage of housing that is affordable to the local workforce.

Highway 22 Capital Multi-Modal Transportation Projects

FY 26+

Progress	Varies	
Timeframe	Varies	
Task Lead	County Public Works	
Resources	FY25	Total
Long Range Planning	0 hrs	0 hrs
County Planning Director	0 hrs	0 hrs
Town Com. Dev. Director	0 hrs	0 hrs
County Public Works	400 hrs	400 hrs
Regional Transportation Planning Administrator	200 hrs	200 hrs

ITP Action Items:
Chapter 5- Major Capital Projects

Task::

- Highway 22 Jackson to Wilson Corridor Study, i.e. the Hwy22 NEPA study.

Status: WYDOT is project lead and has moved up the planning in their STIP to WYDOT's FY2023. This project is underway <https://wy22corridor.com/>.

- WY22 Pathway, Wilson to Stilson.

Status: This project has been completed.

County Early Childcare/Education LDR Amendments

FY 26+

Progress	0%	
Timeframe	To be Determined	
Task Lead	County Long Range Planning	
Resources	FY 25+	Total
Consultant Services	TBD	TBD
Long Range Planning	300 hrs	300 hrs
County Planning Director	20 hrs	20 hrs

Comp Plan Strategies:

Policy 4.2.b Promote a balanced mix of nonresidential uses.

Policy 6.3.e. Balance housing, nonresidential development, and civic uses

Policy 8.1.b Coordinate with independent service providers

Task: The County has included looking at supporting early childcare and education as a part of the 2023 Areas of Focus discussion. This topic includes work from multiple departments through creation of an action plan and ultimately led to a recommendation for future LDR amendments. This component of the Areas of Focus includes researching the Land Development Regulations to understand where childcare is currently allowed, where the barriers exist, outreach with stakeholders to understand community barriers, and possible amendments to the LDRs to facilitate childcare as a result.

Status: This task has not yet begun.

Progress	0%
Timeframe	FY2026-2027
Task Lead	Joint Long Range Planning
Resources	To be determined

Task: Update zoning allowing light industrial uses. This area includes South Park Business Park (Subarea 7.1). This Task could also be a Joint effort to review Business Park in both the Town and County jurisdictions.

Status: This Task has not begun.

Comp Plan Strategies:

- 3.2.S.1: Update zoning and land development regulations within Complete Neighborhoods to achieve the desired character for Complete Neighborhoods as established in Character Districts
- 3.2.S.2: Identify locations for locally-oriented and visitor-oriented nonresidential uses within Complete Neighborhoods based on the Character Districts.
- 3.2.S.3: Update land development regulations for nonresidential areas within Complete Neighborhoods to encourage ground floor vitality and flexible mixed use.
- 3.2.S.5: Evaluate and update regulations in Complete Neighborhoods to allow and promote the appropriate variety of housing types identified through the Character Districts.
- 3.2.S.6: Evaluate and update design regulations to encourage quality public space.
- 6.2.S.3: Maintain locations for light industry, and evaluate and update regulations relating to live-work light industry opportunities.
- 6.3.S.2: Evaluate and update land use regulations to foster a positive atmosphere and attract appropriate types of business to the community. Promote the types of uses that provide middle income jobs and promote entrepreneurship.

Progress	0%
Timeframe	Approximately 6-12 months - FY 27+
Task Lead	County Long Range Planning
Resources	Approximately 200 hours

Task: This project is a result of a Joint Planning Commission discussion during the March Joint PC meeting on the Work Plan. The County Planning Commission recommended that an item be added within the workplan regarding low water use landscape LDRs. This would include water wise landscape requirements.

Status: This task has not yet begun.

Comp Plan Strategies:

- 1.2.S.1: Evaluate and update natural resource protection standards for waterbodies, wetlands (including jurisdictional and non-jurisdictional) and riparian areas.
- 1.2.S.2: Evaluate and update surface water filtration standards, focusing on developed areas near significant waterbodies.
- 1.2.S.7: Educate our community on the importance of water quality protection and our sole source aquifer.

Ongoing Tasks

The following tasks are projects completed annually or on an ongoing basis. Resource allocation to these tasks may be seasonal, as in the case of Indicator Report preparation, or LDR or Zoning Map Amendment applications submitted by the public. No prioritization of these tasks is needed unless there is interest to remove or add continuous or regular tasks.

Ongoing Tasks

Project	Page
Joint Annual Indicator Report	49
Joint Annual Work Plan	50
Teton County Scenic Preserve Trust	51
County Biennial LDR Cleanups	52
Town Biennial LDR Cleanups	53
County LDR and Zoning Map Amendments	54
Town LDR and Zoning Map Amendments	55
LDR and Comp Plan Education and Outreach	56
Data Requests	57
Other Comp Plan Coordination	58

Progress	Annual
Timeframe	December-April
Task Lead	Joint Long Range Planning
Resources	
Long-Range Planning	200 hrs
County Planning Director	5 hrs
Town Planning Director	20 hrs
Housing Department	5 hrs

Comp Plan Strategies:

Policy 9.2.a: Monitor indicators annually

Task: Compile and publish annual indicator data. Analyze indicator data and execution of the past year's Implementation Work Plan to inform an Implementation Work Plan for the following year. Constantly monitor community trends and understand how to best achieve the vision of the Comprehensive Plan. Additional hours may be necessary for next year's Indicator Report since the GMP/Comp Plan Update and Data Standardization are underway and will require adjustments to the Indicator Report.

Status: This task occurs annually and is a part of every year's Work Plan.

Joint Annual Work Plan

Ongoing Tasks

Progress	Annual
Timeframe	December – April
Task Lead	Joint Long Range Planning
Resources	
Long-Range Planning	100 hrs
County Planning Director	10 hrs
Town Planning Director	10 hrs
Housing Department	5 hrs

Comp Plan Strategies:

Policy 9.2.b: Establish an implementation work plan annually

Task: Analyze indicator data and execution of the past year's Implementation Work Plan to establish an Implementation Work Plan for the upcoming year.

Status: This task occurs annually and is a part of every year's Work Plan.

Progress	Annual
Timeframe	Spring-Fall
Task Lead	County Long Range Planner
Resources	
Long-Range Planning	250 hrs (increased from prior years by 100 hours)
County Planning	10 hrs
County Planning Director	10 hrs
Consultant Services	\$19,595 (for FY23—varies annually)

Task: Administer the Teton County Scenic Preserve Trust easements. This includes working with a consultant (including contract maintenance and tracking) to monitor the program, determining if violations exist, and facilitating enforcement resolution process with landowners. Staff also facilitates any new easements or amendments to existing easements through the hearing process.

Status: This is an ongoing annual task. Beginning in late 2023 & early 2024 staff worked on a new contract with a new vendor, and amendments to the monitoring process which has included additional time for outreach by staff related to each easement, additional time for enforcement issues, and mailing of reports to each easement holder.

Comp Plan Strategies:

1.4.S.4 – Explore establishment of a dedicated funding source for the acquisition of permanent open space for wildlife habitat protection, scenic vista protection, and agriculture preservation.

1.4.S.6 – Reevaluate the purpose and staffing of the Teton County Scenic Preserve Trust to provide full-time management for the organization and consider the adoption of higher operational standards.

Progress	Biennial
Timeframe	July-December
Task Lead	County Long Range Planning
Resources	
<i>Long-Range Planning</i>	80 hrs
<i>County Planning Director</i>	5 hrs
<i>County Planning</i>	15 hrs

Comp Plan Strategies:

3.3.S.2: Evaluate and update base allowances to predictably allow development that is consistent with our Vision.

3.3.S.3: Evaluate and update incentives so that they are performance based, tied to measurable community benefits, limited, and more consistent with base allowances.

Task: Revisit LDR updates that have been made in the recent past to cleanup errors and address unintended consequences. Ensure the LDRs are kept current, unlike the period from 1994-2015 when they were largely unattended and became unmanageable. Major unintended consequences that merit more specific review will be addressed as separate tasks. Other annual updates that are required by the LDRs include the housing fee in lieu rate and exaction fee rate.

Status: The County went through its latest cleanup in January of 2023 and has kept an ongoing list for the next cleanup which will occur in 2025 or 2026 depending on staff resources and prioritization of other work efforts.

Progress	Biennial
Timeframe	December - July
Task Lead	Town Planning
Resources	
Town Planning Director	100 hrs
Town Planning	25 hrs
Consultant Services	\$10,000 - \$14,000

Comp Plan Strategies:

3.3.S.2: Evaluate and update base allowances to predictably allow development that is consistent with our Vision.

3.3.S.3: Evaluate and update incentives so that they are performance based, tied to measurable community benefits, limited, and more consistent with base allowances.

Task: Revisit LDR updates that have been made in the recent past to cleanup errors and address unintended consequences. Ensure the LDRs are kept current, unlike the period from 1994-2015 when they were largely unattended and became unmanageable. Major unintended consequences that merit more specific review will be addressed as separate tasks.

Status: The Town of Jackson Planning Department completed one LDR cleanup in January 2019 and again in 2024. This is an ongoing task in order to keep the LDRs up to date and is generally completed every few years.

Progress	Ongoing
Timeframe	As Requested
Task Lead	County Long Range Planning
Resources	
Long-Range Planning	600 hrs
County Planning Director	60 hrs
Housing Department	20 hrs

Comp Plan Strategies: variable depending on the amendment proposed by the public, other department, or elected officials.

Task: Acknowledge the time and resources required for the various day-to-day tasks for which staff is responsible. For the Long Range Planning Team, this includes LDR and zoning map amendments. These are projects that are proposed by the public or other departments that are not otherwise a part of this work plan, and in recent years have required significant staff, public, and elected official resources. For this task, it should be noted that the time estimates provided in the chart represent the typical amount of time available to spend on these projects, but that the resources required are variable depending on the number and complexity of applications submitted by the public or requested by other departments and elected officials. Projects under this task may be recategorized as separate projects in this work plan if they represent a greater priority.

Status: This is an ongoing task that is a part of every year's Work Plan.

List of Projects completed in FY 25:

- Outdoor Receptions
- Collins/Smith/Phibbs Environmental Amendments
- Moulton Inholding ZMA

Progress	Ongoing
Timeframe	As Requested
Task Lead	Town Planning
Resources	
Long-Range Planning	10 hrs
Town Planning Director	50 hrs
Town Planning	150 hrs
Housing Department	10 hrs

Comp Plan Strategies: variable depending on the amendment proposed by the public, other department, or elected officials.

Task: Acknowledge the time and resources required for the various day-to-day tasks for which staff is responsible. For the Long Range Planning Team, this includes LDR and zoning map amendments. These are projects that are proposed by the public or other departments that are not otherwise a part of this work plan, and in recent years have required significant staff, public, and elected official resources. For this task, it should be noted that the time estimates provided in the chart represent the typical amount of time available to spend on these projects, but that the resources required are variable depending on the number and complexity of applications submitted by the public or requested by other departments and elected officials. Projects under this task may be recategorized as separate projects in this work plan if they represent a greater priority.

Status: This is an ongoing task that is a part of every year's Work Plan.

Progress	Ongoing
Timeframe	Ongoing
Task Lead	Joint Long Range Planning
Resources	
Long-Range Planning	80 hrs
County Planning Director	20 hrs
County Planning	20 hrs
Town Planning Director	40 hrs
Town Planning	20 hrs

Comp Plan Strategies:

3.3.S.1: Consider a joint Town and County staff person to execute the Growth Management Program and otherwise implement the Comprehensive Plan.

Task: Ensure the public is engaged in the implementation of the Comp Plan. Coordinate the public engagement requirements of the tasks in this Work Plan. Communicate the community vision, where it came from, and how it is being achieved. This task includes regularly updating the Long-Range Planning website, emailing subscribers to planning updates, coordinating with other departments and local or regional agencies, and providing funding and staffing to public workshops, charrettes and stakeholder meetings.

Status: This is an ongoing task that evolves with different projects.

Data Requests

Ongoing Tasks

<i>Progress</i>	Ongoing
<i>Timeframe</i>	As Requested
<i>Task Lead</i>	Joint Long Range Planning
<i>Resources</i>	
<i>Long-Range Planning</i>	50 hrs

Comp Plan Strategies:

Policy 8.1.a: Maintain current, coordinated plans for delivery of desired service levels.

Task: As government and non-government organizations plan for service delivery, Long-Range Planning staff can provide consistent data and projections on the population and demographics of the community, limiting consultant fees and standardizing level of service planning across the community.

Status: This task occurs annually and is a part of every year's Work Plan.

Other Comp Plan Coordination

Ongoing Tasks

<i>Progress</i>	Ongoing
<i>Timeframe</i>	Ongoing
<i>Task Lead</i>	Joint Long Range Planning
<i>Resources</i>	
<i>Long-Range Planning</i>	100 hrs
<i>County Planning Director</i>	75 hrs

Comp Plan Strategies:
Varies

Task: In addition to the specific tasks described above, Long-Range Planning will assist other departments and agencies to coordinate consistency with the Comp Plan.

Status: This task occurs annually and is a part of every year's Work Plan.

Completed Work Plan Tasks

The following section includes is a list of the implementation work completed or substantially completed since Comp Plan adoption in 2012 to date.

Comprehensive Plan Implementation		
Task	Date Complete	Comp Plan Strategies Implemented
Land Development Regulation Updates/Studies		
Town Karns Meadow Planning	December 2024	
County Natural Resource LDR and NRO Map Update	February 2025	1.1.S.3, 1.1.S.4, 1.1.S.5, 1.1.S.6, 1.1.S.7, 1.2.S.1, 1.2.S.2
Town Municode Implementation	2022	
Town LDR Cleanup	2023/2024	3.3.S.2, 3.3.S.3
Northern South Park Implementation LDRs	March 2024	3.3.S.5
Joint Standardized Indicator Data Collection – Smart Gov	April 2022	Principle 9.2
Northern South Park Neighborhood Plan	July 2022	3.3.S.5
County Hog Island LDR and Zoning Map Amendment	April 2022	3.2.S.1
County Wildlife Feeding & Bear Conflict LDR Update	April 2022	1.1.S.4
Housing Nexus Study	April 2022	5.3.S.1
Housing Nexus Study	October 2013	5.3.S.1
Vegetation Mapping	December 2013	1.1.S.1
Joint LDR Restructure	December 2014	3.3.S.2, 3.3.S.3
County Rural LDRs Updates	December 2015	1.4.S.1, 1.4.S.2, 1.4.S.3, 3.1.S.1, 3.1.S.2, 3.3.S.2, 3.3.S.3
Town District 2 and LO Zoning	November 2016	4.1.S.1, 4.2.S.2, 4.2.S.4, 4.2.S.6, 4.4.S.3, 4.4.S.4
Focal Species Study	April 2017	1.1.S.2
Nonconformities LDRs Cleanup	May 2016	3.3.S.2, 3.3.S.3
County Nuisance LDRs	July 2016	3.1.S.1, 3.2.S.2
Town Adult Entertainment LDRs	March 2017	3.2.S.1
Exterior Lighting LDRs Update	September 2016	1.3.S.2
Town ARU Allowance	November 2016	5.2.S.2
Wildland Urban Interface LDRs	December 2016	3.4.S.2, 3.4.S.3
2016 LDR Cleanup	January 2017	3.3.S.2, 3.3.S.3
Housing Mitigation LDRs	July 2018	5.1.S.1, 5.2.S.2, 5.3.S.2, 5.4.S.3, 5.4.S.4
Town District 3-6 Zoning	July 2018	4.1.S.1, 4.1.S.2, 4.2.S.4, 4.3.S.1, 4.4.S.3, 5.2.S.1, 5.4.S.3, 5.4.S.4
Joint Comprehensive Plan Review (GMP)	November 2020	Policy 9.1.a and 9.1.d
LDR Cleanup	July 2020	3.3.S.2, 3.3.S.3
Hog Island Zoning Update	March 2022	3.2.S.1, 3.2.S.5
County Wildlife Friendly Fencing Update	November 2021	1.1.S.4
County & Town Wildlife Feeding Updates	2022	1.1.S.4
County Dark Skies Amendment	2022	1.3.d

Comprehensive Plan Administration

2012 Work Plan	June 2012	Principle 9.2
2013 Indicator Report & Work Plan	May 2013	Principle 9.2
Standardize Data Collection	70% complete	Policy 9.2.a
2014 Indicator Report & Work Plan	May 2014	Principle 9.2
2015 Indicator Report & Work Plan	August 2015	Principle 9.2
2016 Indicator Report & Work Plan	April 2016	Principle 9.2
2017 Indicator Report & Work Plan	April 2017	Principle 9.2
2018 Indicator Report & Work Plan	April 2018	Principle 9.2
2019 Indicator Report & Work Plan	April 2019	Principle 9.2
2020 Indicator Report & Work Plan	April 2020	Principle 9.2
2021 Indicator Report & Work Plan	May 2021	Principle 9.2
2022 Indicator Report & FY 23 Work Plan	April 2022	Principle 9.2
2023 Indicator Report & FY 24 Work Plan	April 2023	Principle 9.2
2024 Indicator Report & FY 25 Work Plan	April 2024	Principle 9.2
2025 Indicator Report & FY 26 Work Plan	In Progress	Principle 9.2
Joint Comprehensive Plan Review (GMP)	November 2020	Policy 9.1.a and 9.1.d
Joint Public Engagement	Continuous	3.3.S.1
Other Coordination	Continuous	

Integrated Transportation Plan (ITP) Implementation

ITP	September 2015	7.1.S.1, 7.1.S.4, 7.1.S.6, 7.1.S.8, 7.1.S.9
Town Community Streets Plan	April 2015	7.2.S.1
Town District 3-6 Parking Study	December 2017	4.1.S.1, 4.1.S.2, 5.4.S.3, 7.3.S.1
Joint Regional Traffic Model	January 2019	7.2.S.6
Downtown Parking Study	July 2019	4.1.S.1, 4.1.S.2, 5.4.S.3, 7.3.S.1
ITP Technical Update	December 2020	7.1.S.1, 7.1.S.4, 7.1.S.6, 7.1.S.8, 7.1.S.9
ITP Transportation Lead	February 2022	

Housing Action Plan Implementation

Housing Action Plan (HAP)	November 2015	5.4.S.1, 5.4.S.2
Housing Authority Restructure	December 2016	HAP: 1
2016 Housing Supply Plan	October 2016	HAP: 2
Housing Rules and Regulations	July 2018	HAP: 3B
2017 Housing Supply Plan	November 2017	HAP: 2
2018 Housing Stock Portfolio	75% complete	HAP: 2F
Online Intake Form	February 2018	HAP: 2F, 3C, 4B
2018 Housing Supply Plan	June 2018	HAP: 2
2019 Housing Supply Plan	April 2019	5.4.S.1
2020 Housing Supply Plan	January 2020	5.4.S.1
2022 Housing Needs Assessment	March 2022	
Sustainability		
Town Wastewater Treatment Plant Technical Review	November 2022	Principle 1.2, Policy 3.3.d, 8.1.5.3
County Water Quality Management Plan	April 2024	1.2.S.3, 1.2.S.5, 1.2.S.6, Chapter 8
Town Climate Action Plan	June 2024	2.G.S.2