



Release Memo



2017

Districts 3 - 6 Zoning Update and Parking Study

3/16/18

Purpose

The purpose of this memo is to announce the public release of the initial draft of the Districts 3 - 6 LDR update. This release includes a number of related documents (see box below) that together contain the proposed new zoning districts and development standards for Character Districts 3 - 6 in the Town of Jackson. More specifically, they provide the proposed new development standards (e.g., FAR, height, LSR, etc.) for the new Districts 3 - 6 zones and a proposed new zoning map that shows where each of the new zones is located. Additional tables and materials are provided to show how and where existing zones would be replaced with proposed zones. It also includes proposed changes or direction related to parking standards in Districts 3 – 6. The changes proposed to the LDRs are not presented in final (codified) form at this time because the public process will likely modify some aspects of the proposed changes, thus a more final version will be provided at a later date this spring.

The release of the Districts 3 – 6 LDR update includes the following materials:

- Release Memo;
- Release Summary (9 pages);
- Review Draft (35 pages);
- Proposed revised zoning map of Districts 3 – 6;
- Proposed new zones for Districts 3 – 6;
- Whiteboard animation (to be released by 3/24)
- 1 page summary (to be released by 3/24)
- GIS version of proposed zone map (to be released by 4/1)

Background

After adoption of the 2012 Comprehensive Plan, the Town (and County) began the required process of updating its Land Development Regulations (LDRs) to better implement the new policy direction provided in the Comprehensive Plan. The Town is updating its LDRs through multiple targeted updates rather than through one update of the entire Town. The first zoning update, Character District 2: Town Commercial Core, was adopted in November, 2016.

The next step (this step) is to update four of the remaining five Character Districts that will encompass the rest of Town (District 1: Town Square will be updated last). The following four Character Zones will be updated in the current process:

- Character District 3: Town Residential Core
- Character District 4: Midtown
- Character District 5: West Jackson (*excluding Business Park (BP) zone*)
- Character District 6: Town Periphery

The changes proposed in these release documents are based on the direction provided to staff by the Council on December, 18, 2017 as outlined in the “Final Policy Direction” document. This and other important Districts 3 – 6 documents can be found at <http://www.tetoncountywy.gov/562/Long-Range-Planning-Department>. This direction from Council on zoning and parking were based on extensive public input and the hard work and recommendations from the Town Planning Commission. Critical technical assistance was provided by our Districts 3 – 6 zoning consultants, Code Studio, and our transportation consultant, Kimley Horn.

Public Involvement

The public has had numerous opportunities to participate and provide comments over the past six or more months on Districts 3 – 6 and the Parking Update. Below is a list of the more recent major public involvement opportunities:

- Open House (100 people): June 27, 2017
- Neighborhood “Office Hours”: 4 neighborhood listening sessions (Oct./Nov., 2017)
- Spanish-Speaking Event (25 people): Nov. 6, 2017
- English Speaking Event (63 people): Nov. 8, 2017
- Planning Commission: (Nov. 14/15/16, 2017)
- Town Council: (Nov. 29, 2017)
- On-line Survey (146 people): (Oct./Nov., 2017):
- Individual comments (7 people)

Information on the results of the on-line survey and other public comment can also be found at the Engage 2017 website at <http://www.tetoncountywy.gov/562/Long-Range-Planning-Department>.

Key Issues

In order to translate the Council’s direction into proposed new zones, standards, and a zoning map, staff included our own analysis and recommendations throughout the materials. In simplified terms, the primary goals of the Districts 3 – 6 and Parking Update LDR update relate to:

- **Workforce housing:** Find Transitional locations to provide up to 1,800 additional residential units in Town to help meet our community’s goal of housing 65% of the workforce locally. The community’s overall residential buildup, however, will stay the same even if all these units are built because they were transferred from a recent downzone of the County’s Rural lands. Equally important as the goal of creating workforce housing is the goal of protecting our Stable neighborhoods from additional density and other changes inconsistent with the unique character. This draft is intended to meet this goal as well.
- **Parking:** Improve parking standards where possible and to identity broader parking policy strategies for future implementation. Parking changes at this point are modest in District 3 – 6 because the Council’s direction was generally to require new parking to be ample and provided on-site by the landowner.

It is important to note too that there is a close relationship between the strategies for workforce housing in Districts 3 – 6 and the pending results of the joint Town/County LDR effort on the **Housing Mitigation Update**. For example, the scale of changes to the mitigation rates for future commercial and residential development will impact the demand for and type of workforce housing that we should encourage in Districts 3 – 6. This could be especially true in identifying the right “sweet spot” for the bonus FAR incentive to encourage landowners to

voluntarily build deed-restricted workforce housing. Town staff will thus continue to work closely with the staff for the Housing Mitigation Update to make sure that all inter-dependent information and results are being shared and integrated into both LDR updates.

Adoption Schedule

Below is a list of the major public involvement dates to adopt the Districts 3 - 6 and Parking Updates.

- ✓ **March 16, 2018:** Public Release;
- ✓ **March 19, 2018:** JIM meeting to introduce Districts 3 – 6 and Housing Mitigation updates;
- ✓ **April 12, 2018:** Public Workshop (Snow King, Grand View Lodge)
- ✓ **April 23, 2018:** Issues Identification with Planning Commission and Town Council
- ✓ **May 14/15/16, 2018:** Planning Commission hearing on Districts 3 – 6
- ✓ **May 29/30, 2018:** Town Council, First Reading of Districts 3 – 6 Ordinance
- ✓ **June 20, 2018:** Release of adoption version of Districts 3 – 6
- ✓ **June 25, 2018:** Town Council, Second Reading of Districts 3 – 6 Ordinance
- ✓ **July 2, 2018:** Town Council, Third Reading of Districts 3 – 6 Ordinance

Some of these dates may change so please be sure to periodically check the current calendar on the Engage 2017 website.