

Jackson/Teton County Comprehensive Plan

March 2012 Edits to Create the Approved Comprehensive Plan

On June 29, 2011 the Board of County Commissioners and Town Council unanimously approved the Vision, Common Values, and Achieving Our Vision chapters of the Comprehensive Plan subject to legal review and update of the appendices and reference to the appendices. They postponed adoption until the Illustration of Our Vision was also approved.

On March 19, 2012 the Board of County Commissioners and Town Council unanimously approved the Illustration of Our Vision chapter of the Comprehensive Plan subject to a list of modifications, legal review, and housekeeping edits by Staff.

In preparation for consideration of adoption of the Jackson/Teton County Comprehensive Plan on May 8, 2012, Staff made the following types of edits to the most recent draft of each chapter.

Edit
Housekeeping edit identified by Staff
Illustration of Our Vision modification approved March 19, 2012
Vision/Common Value/Achieving Our Vision edit for consistency with approved Illustration of Our Vision
Edit resulting from legal review
Appendix reference added or modified

The tables below describe the changes that were made to each subsection of the Plan. If a subsection is not present, no changes of note were made. Where formatting, punctuation, spelling, etc. were corrected the change was not noted. Where more significant reorganization or rewording occurred to increase clarity or consistency with the rest of the document, the change is identified as a housekeeping edit. Edits resulting from legal review enhance the legal defensibility of the Plan without altering the content of the Plan or direction of the elected officials.

Vision, Common Values, and Achieving Our Vision (July 7, 2011 version reflecting June 29, 2011 modifications)			
#	Policy	pg	Edit
	applicable throughout Vision, Common Values, Achieving Our Vision		<p>Community Character redefined as all three Common Values together and Common Value 3 renamed “Quality of Life”</p> <p>Consistently used Growth Management (rather than Managed Growth) as the title of Common Value 2</p> <p>Consistent word choice/capitalization throughout document</p> <ul style="list-style-type: none"> • our Vision • Common Values • Character Districts • Complete Neighborhood, Rural Area • Ecosystem Stewardship, Growth Management, Quality of Life (in reference to the Common Value) • Illustration of Our Vision (chapter) vs. Character District(s) (specific district) • Workforce vs. restricted vs. subsidized housing • Stable, Transitional, Conservation, Preservation Subareas <p>All Strategy intros made consistent with 9.2.b</p>
ToC	Table of Contents	i	<p>Updated Illustration of Our Vision to include Character Districts</p> <p>Listed 15 Character Districts in Illustration of Our Vision heading</p> <p>Listed Appendices</p>
Ack	Acknowledgements	ii	Updated with current and correct information

Vision, Common Values, and Achieving Our Vision (July 7, 2011 version reflecting June 29, 2011 modifications)			
#	Policy	pg	Edit
OV	Our Vision	ES-2	Updated discussion to link all Common Values under the umbrella of Community Character and reference government purpose of a Comp Plan
			Clarified that it is the community's vision
ES.F	Plan Framework	ES-4	Updated discussion to link Common Values under the umbrella of Community Character
ES.F.CV	Plan Framework: Common Values	ES-6	Updated discussion to link Common Values under the umbrella of Community Character
		ES-8	Updated transect
ES.F.CV1	Plan Framework: Ecosystem Stewardship	ES-7	Revised consistent with Why is Ecosystem Stewardship a Common Value revision
ES.F.CV2	Plan Framework: Growth Management	ES-8	Revised consistent with Why is Growth Management a Common Value revision
ES.F.CV3	Plan Framework: Community Character	ES-9	Revised consistent with Why is Quality of Life a Common Value revision
ES.F.AV	Plan Framework: Achieving Our Vision	ES-10	Clarified the purpose of the Growth Management Program and Administration chapters and updated language based on updates to those chapters.
ES.F.IV	Plan Framework: Illustration of Our Vision	ES-11	Updated text to be consistent with approved Illustration of Our Vision chapter text
			Updated graphic
ES.H.LFP	Plan Highlights: Learning from the Past	ES-12	Focus on open space not just conservation easements
			Change "Appendix A" to "Appendix B" in Plan Highlights Title
ES.H.PUP	Plan Highlights: Plan Update Process	ES-12	Update process timeline
			Increase font size for "Update Process" header
			Change "Appendix B" to "Appendix C"
ES.H.IPT	Plan Highlights: Innovative Planning Tools	ES-14	Update Managed Growth (CV-2) to reflect that stable and transitional areas comprise about 7% of private land
			Update Illustration of Our Vision list based on approved Illustration of Our Vision
			Clarify purpose of section and wordsmith for clarity
CV1	Common Value 1: Ecosystem Stewardship	CV-1-1	Retitled: "Ecosystem Stewardship: Common Value 1 of Community Character" to emphasize revised definition of community character.
CV1.Why	Why is Ecosystem Stewardship a Common Value?	CV-1-1	Clarified the link to other Common Values under umbrella of community character and the importance of the Common Value to achieving legitimate public goals.
			Added reference to community's stewardship legacy.
1.Why	Why is [Stewardship of Wildlife, natural Resources and Scenery] addressed?	CV-1-2	Clarified the link to all Common Values under umbrella of community character and the importance of the section to achieving legitimate public goals.
			Added references to Appendix B for statistics
1.1.b	Protect wildlife from the impacts of development	CV-1-5	Updated transect
1.1.e	Understand the impacts of development on wildlife	CV-1-6	Removed commitment of future electeds to specific tasks
			Added "natural resources" to policy title consistent with Policy 1.2.c
1.2.c	Monitor and maintain water quality	CV-1-8	Removed commitment of future electeds to specific tasks

Vision, Common Values, and Achieving Our Vision (July 7, 2011 version reflecting June 29, 2011 modifications)			
#	Policy	pg	Edit
1.3.a	Maintain natural skylines	CV-1-9	Reorganized to state preservation goal positively. Clarified discussion of how protection will be enhanced.
1.3.b	Maintain expansive hillside and foreground vistas	CV-1-9	Reorganized to state preservation goal positively. Clarified discussion of how protection will be enhanced.
1.3.c	Maintain natural landforms	CV-1-9	Clarified link to scenic character.
1.4	Conserve remaining undeveloped open space	CV-1-10	Refocused on overall goal which is permanent protection and active stewardship of open space. Removed desire for the specific tool of a conservation easement
		CV-1-11	Updated transect.
1.4.a	Encourage non-development conservation of wildlife habitat	CV-1-10	Added respect private property rights
1.4.b	Conserve agricultural lands and agriculture	CV-1-10	Removed "from development" in reference to agricultural open space
1.4.c	Encourage rural develop to include quality open space	CV-1-10	Revised to discuss permanent protection aspirationally and remove reliance on the specific tool of a conservation easement
1.4.d	Establish a funding source for open space	CV-1-11	Removed reliance on the specific tool of a conservation easement
1.4.e	Conserve open space to use public lands more responsibly	CV-1-11	Removed reliance on the specific tool of a conservation easement
1.1.S.4	Strategies to maintain health populations of all native species	CV-1-12	Deleted restatement of policy
1.1.S.5	Strategies to maintain health populations of all native species	CV-1-12	Combined strategy with 1.1.S.1
1.3.S.1	Strategies to maintain the scenic resources of the area	CV-1-13	Clarified process for identifying enhanced viewshed protections and updating SRO.
2.Why	Why is [Climate Sustainability through Energy Conservation] addressed?	CV-1-14	Clarified the link to all Common Values under umbrella of community character and the importance of the section to achieving legitimate public goals.
			Added reference to Appendix B for statistics
2.1	Reduce consumption of non-renewable energy	CV-1-16	Removed commitment of future electeds to specific tasks
2.1.b	Encourage energy conservation through energy pricing	CV-1-16	Removed commitment of future electeds to specific tasks
2.2	Reduce energy consumption through land use	CV-1-17	Updated transect
2.2.a	Enhance existing and future complete neighborhoods	CV-1-17	Revised policy title consistent with Principle 3.2 title
2.3	Reduce energy consumption through transportation	CV-1-18	Added reference to Appendix B for statistics
2.3.b	Create a safe, efficient, interconnected multimodal transportation network	CV-1-18	Removed commitment of future electeds to specific tasks
2.4	Increase energy efficiency in buildings	CV-1-19	Added reference to Appendix B for statistics
2.4.a	Construct energy efficient buildings	CV-1-19	Removed commitment of future electeds to specific tasks, and removed reliance on specific energy codes
2.4.c	Use and reuse construction material sustainably	CV-1-19	Removed commitment of future electeds to specific tasks

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#	Policy	pg	Edit
2.4.S.1	Strategies to increase energy efficiency in buildings	CV-1-22	Removed reliance on specific energy codes.
CV2	Common Value 2: Managed Growth	CV-3-1	Retitled: "Growth Management: Common Value 2 of Community Character" to emphasize revised definition of community character.
CV2.Why	Why is Growth Management a Common Value?	CV-2-1	Clarified the link to other Common Values under umbrella of community character and the importance of the Common Value to achieving legitimate public goals. Updated to reflect that stable and transitional areas comprise about 7% of private land.
3.Why	Why is [Responsible Growth Management] addressed?	CV-2-2	Updated development pattern continuum and Stable/Transitional language to be consistent with the approved Illustration of Our Vision. Clarified the link to all Common Values under umbrella of community character and the importance of the section to achieving legitimate public goals. Updated graphic. Clarified focus on managing rather than limiting growth
3.1	Direct growth out of habitat, scenery and open space	CV-2-6	Revised to focus on preference for development in Complete Neighborhoods and rural character in Preservation and Conservation subareas. Updated transect. Added discussion of Conservation and Preservation subareas where appropriate within principle or policies.
3.1.a	Reduce development potential in the rural County	CV-2-6	Revised to clarify ecosystem and rural character protection achieved by limiting potential to historical allowances while better locating development. Added reference to Appendix B.
3.1.b	Direct development toward suitable areas for complete neighborhoods	CV-2-6	Revised to focus on preference for development in Stable and Transitional areas rather than active "direction".
3.1.c	Maintain rural character outside of complete neighborhoods	CV-2-7	Added reference to wildlife habitat and scenic vistas as part of rural character. Modified building size language to be consistent with, "historic agricultural compound" language used in Character Districts.
3.1.d	Cluster nonresidential development in existing locations	CV-2-7	Deleted last sentence as no nonresidential areas for light industry are identified. Clarified that policy does not refer to agriculture.
3.2	Enhance suitable locations into complete neighborhoods	CV-2-8	Updated transect.
3.2.a	Enhance the quality, desirability, and integrity of complete neighborhoods	CV-2-8	Inserted language about scale of development consistent with Character District direction regarding building size.
3.2.c	Limit lodging to defined areas	CV-2-8	Added language clarifying purpose of Lodging Overlay.
3.3.a	Achieve our Vision through a coordinated Growth Management Plan	CV-2-10	Updated language to be consistent with Section 9 edits.
3.3.b	Illustrate growth management through character districts	CV-2-10	Updated policy language to be consistent with the approved Illustration of Our Vision.

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#	Policy	pg	Edit
3.3.c	Provide predictability in land use decisions	CV-2-11	Indicated preference for performance-based incentives, without prohibiting discretionary tools.
3.4.b	Protect development against avalanches and landslides	CV-2-12	Removed commitment of future electeds to specific tasks.
3.4.c	Prohibit development on steep slopes	CV-2-12	Removed commitment of future electeds to specific tasks.
3.4.d	Limit development on poor soils	CV-2-12	Removed commitment of future electeds to specific tasks.
3.1.S.1	Strategies to direct growth out of habitat, scenery, and open space	CV-2-14	Focused on protection of habitat, scenic ,and rural character.
3.1.S.4	Strategies to direct growth out of habitat, scenery, and open space	CV-2-14	Deleted consistent with change to Policy 3.1.d.
3.2.S.4	Strategies to enhance suitable locations into complete neighborhoods	CV-2-14	Updated strategy to include additional housing potential consistent with future District 13: Teton Village Character.
4.Why	Why is [Town as the Heart of the Region – The Central Complete Neighborhood] addressed?	CV-2-16	Clarified the link to all Common Values under umbrella of community character and the importance of the section to achieving legitimate public goals.
			Added reference to Appendix B.
4.1.a	Promote a complete Town of Jackson	CV-2-18	Reworded for clarity.
4.1.b	Emphasize a variety of housing types, including deed-restricted housing	CV-2-18	Reworded for clarity.
4.1.c	Promote compatible infill and redevelopment that fits Jackson's neighborhoods	CV-2-18	Inserted language clarifying desired sense of ownership consistent with Character District goals.
4.1.d	Maintain Jackson as the economic center of the region	CV-2-18	Eliminated redundancy of last sentence.
4.2	Promote vibrant, walkable mixed use districts	CV-2-20	Updated transect.
4.2.b	Promote a balanced mix of nonresidential uses	CV-2-19	Removed commitment of future electeds to specific tasks.
4.2.c	Create vibrant walkable mixed use Subareas	CV-2-19	Moved discussion of vibrancy from residential and lodging to Policy 4.2.a for coherence.
4.2.d	Create a Downtown Retail Shopping District	CV-2-19	Removed commitment of future electeds to specific tasks.
4.2.f	Maintain lodging as a key component in the downtown	CV-2-20	Deleted last sentence referring to the specific location of the Lodging Overlay being identified in the Character Districts
4.3	Develop desirable residential areas	CV-2-21	Updated transect.
			Inserted language clarifying desired sense of ownership consistent with Character District goals.
4.3.a	Preserve and enhance Stable Subareas	CV-2-21	Inserted language regarding lot consolidation consistent with Character District goals
4.4.b	Enhance Jackson Gateways	CV-2-22	Updated gateway map to be consistent with Character District symbology
4.2.S.6	Strategies to promote vibrant, walkable mixed use districts	CV-2-24	Added at strategy to establish a boundary and associated regulations and incentives for the Lodging Overlay.

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#	Policy	pg	Edit
4.4.S.4	Strategies to enhance civic spaces, social functions, and environmental amenities to make Town a more desirable complete neighborhood	CV-2-25	Deleted repetitive strategies
CV3	Common Value 3: Community Character	CV-3-1	Retitled: "Quality of Life: Common Value 3 of Community Character" to emphasize revised definition of community character.
CV3.Why	Why is Community Character a Common Value?	CV-3-1	Clarified the link to other Common Values under umbrella of community character and the importance of the Common Value to achieving legitimate public goals.
5	Local Workforce Housing	CV-3-2	Throughout chapter, referred to the opposite of market housing as restricted housing defined as housing with a price/rent or occupancy restriction. Referred to price/rent and occupancy restricted housing as subsidized housing.
5.Why	Why is [Local Workforce Housing] addressed?	CV-3-2	Clarified the link to all Common Values under umbrella of community character and the importance of the section to achieving legitimate public goals. Added reference to Appendix B.
5.2	Strategically locate a variety of housing types	CV-3-5	Updated transect.
5.2.a	Provide a variety of housing options	CV-3-5	Multi-family units "generally" require less subsidy.
5.3.a	Mitigate the impacts of growth on housing	CV-3-7	Updated to reference Appendix D.
5.3.b	Preserve existing workforce housing stock	CV-3-7	Replaced 90% with 80% consistent with definitions used throughout Section. Added reference to Appendix B.
5.3.c	Create workforce housing to address remaining shortages	CV-3-7	Revised for clarity
5.4.e	Establish a reliable funding source for workforce housing provision	CV-3-8	Removed commitment of future electeds to specific tasks.
5.4.S.5	Strategies to establish a balanced housing program	CV-3-9	Removed commitment of future electeds to specific tasks.
6.Why	Why is [A Diverse and Balance Economy] addressed?	CV-3-10	Clarified the link to all Common Values under umbrella of community character and the importance of the section to achieving legitimate public goals. Added reference to Appendix B.
6.1	Measure prosperity in natural and economic capital		Clarified the link to all Common Values.
6.2.a	Enhance tourism as the basis of the economy	CV-3-13	Clarified why carnival-type attractions and outlet malls are inconsistent with our desired character.
6.2.S.1 6.2.S.2 6.2.S.3	Strategies to promote a stable and diverse economy	CV-3-15	Should have been associated with Principle 6.3
6.3.S.1 6.3.S.2 6.3.S.3	Strategies to create a positive atmosphere for economic development	CV-3-15	Should have been associated with Principle 6.2
6.2.S.3	Strategies to promote a stable and diverse economy	CV-3-15	Replaced "Identify new" with "Maintain" as no nonresidential areas for light industry are identified.

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#	Policy	pg	Edit
7.Why	Why is [Multimodal Transportation] addressed?	CV-3-16	Clarified the link to all Common Values under umbrella of community character and the importance of the section to achieving legitimate public goals.
			Added reverence to Appendix B and updated reference to Appendix E
7.1.a	Develop a communitywide integrated transportation plan	CV-3-18	Removed commitment to a specific approach to the plan.
			Deleted redundant language.
7.1.b	Implement a Transportation Demand Management (TDM) program	CV-3-18	Removed commitment to a specific approach to the program.
7.1.d	Discourage use of single occupancy motor vehicles	CV-3-18	Removed commitment to a specific approach to the plan.
7.1.g	Establish a permanent funding source for an alternative transportation system	CV-3-19	Removed commitment of future electeds to specific tasks.
7.2.d	Complete key Transportation Network Projects to improve connectivity	CV-3-21	Updated reference to Appendices E and F
7.3	Coordinate land use and transportation planning	CV-3-22	Updated transect.
7.#.S.#	Multimodal Transportation Strategies	CV-3-24	Consolidated redundant strategies into appropriate principles, made sub-bullets individual strategies where appropriate, and deleted repetition of policy statement.
8.Why	Why is [Quality Community Service Provision] addressed?	CV-3-26	Clarified the link to all Common Values under umbrella of community character and the importance of the section to achieving legitimate public goals.
			Updated transect.
8.1.a	Maintain current, coordinated plans for delivery of desired service levels	CV-3-28	Removed commitment of future electeds to specific tasks.
8.1.c	Identify barriers to service delivery goals	CV-3-29	Removed commitment of future electeds to specific tasks.
8.2.a	Coordinate the creation of a Major Capital Project List		Removed commitment of future electeds to specific tasks.
AV.How	How are we going to Achieve Our Vision	AV-1	Clarified the link to Common Values under umbrella of community character and the importance of the chapter to achieving legitimate public goals.
			Reworded consistent with changes to the chapter.
			Added reference to Appendix B.
9.Why	Why is [Growth Management Program] addressed?	AV-2	Clarified the link to all Common Values under umbrella of community character and the importance of the section to achieving legitimate public goals.
9.1	Implement the Growth Management Program	AV-4	Clarified that the Growth Management Program is a review process with numerical targets meant to analyze growth and determine appropriate action.
9.1.a	Trigger the Growth Management Program at 5% growth	AV-4	Clarified that once triggered the purpose of the Growth Management Program is to analyze growth and determine appropriate action.
			Reworded for clarity.

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#	Policy	pg	Edit
9.1.b	Ensure growth occurs in suitable locations	AV-5	Clarified that preference for growth in Stable and Transitional Subareas is to preserve the ecosystem and our community character and should be measured against our existing ratio of roughly 60% of development existing in Stable/Transitional Subareas.
			Reworded consistent with changes to the chapter.
9.1.c	Ensure growth occurs to enhance character	AV-5	Clarified that a resident workforce is necessary to our community character and should be measured as 65% because that is the point at which other communities felt they lost their character.
			Reworded consistent with changes to the chapter.
9.1.d	Take corrective action if thresholds are not met	AV-6	Clarified that appropriate corrective actions should be considered based on analysis of growth and targets.
			Added sample corrective action: Amend Growth Management Program targets. Revised sample corrective actions for clarity
9.1.e	Update the Plan after 10 years	AV-7	Removed commitment of future electeds to specific tasks.
			Added Evaluate and update Illustration of Our Vision, and revised strategies discussion for clarity.
9.2	Monitor and implement our Vision annually	AV-8	Clarified that the annual indicator reports are a check-in to see if the community is moving towards the Growth Management Program targets in order to set annual work plans.
9.2.a	Monitor indicators annually		Removed commitment of future electeds to specific tasks.
9.2.b	Establish and implementation work plan annually	AV-10	Removed commitment of future electeds to specific tasks.
9.2.c	Review indicators and set implementation work plan publicly		Revised for clarity
10.Why	Why is this section addressed?	AV-12	Clarified the link to all Common Values under umbrella of community character and the importance of the section to achieving legitimate public goals.
10.Who	Who is responsible for implementing the Comprehensive Plan?		Clarified planning staff's role as coordinators of implementation of the Plan.
10.How	How the community will respond to changing conditions	AV-15	Clarified that amending the Achieving Our Vision chapter would follow the same process as the Common Values chapters.

Illustration of Our Vision (February 24, 2012 PC Certified Version)

#	District	pg	Edit
IV	applicable throughout Illustration of Our Vision		<p>Reprinted all Character Defining Features Maps with proper pathways layer</p> <p>Moved Neighborhood Forms in each Subarea</p> <p>Consistent word choice/capitalization throughout document</p> <ul style="list-style-type: none"> • our Vision • Common Values • Character Districts • Complete Neighborhood, Rural Area • Ecosystem Stewardship, Growth Management, Quality of Life (in reference to the Common Value) • Illustration of Our Vision (chapter) vs. Character District(s) (specific district) • Workforce vs. restricted vs. subsidized housing • Stable, Transitional, Conservation, Preservation Subareas
IV.Why	Why Illustrate Our Vision?	IV-1	<p>Clarified the link to Common Values under umbrella of community character and the importance of the chapter to achieving legitimate public goals.</p> <p>Wordsmithed for readability and clarity</p>
IV.How	How is the Vision Illustrated?	IV-2	Edited for clarity, removed Growth Management Plan discussion.
		IV-5	Updated Complete Neighborhood + Rural Area map to reflect Subarea 2.6 boundary change.
		IV-7	Updated STPC map to reflect Subarea 2.6 boundary change.
		IV-10	Clarified that the table associated with transect is not regulatory.
		IV-11	Updated special consideration under Conservation and Residential Forms to reference an abundance of landscape over built form consistent with Character District discussions.
IV.What	What Does the Illustration of the Vision Address?	IV-12	Paragraph #2 revised for clarity.
1.1	Frontage Area	IV-17	Subarea title modified to "Inner Square" for referencing clarity.
1.2	Western Character Area	IV-17	Subarea title modified to "Outer Square" for referencing clarity.
2.Maps	Town Commercial Core Maps	IV-18	Half block northeast of King and Hanson and Simpson from Willow to Cache moved from Subarea 3.2 to Subarea 2.6
2	Town Commercial Core EFC	IV-20	Revised for clarity. Added reference to Policy 4.4.b.
2.2	Snow King and South Cache Corridors	IV-23	Clarified that residential use is allowed on the first floor in mixed-use subarea
2.3	Downtown	IV-24	Clarified that residential use is allowed on the first floor in mixed-use subarea
2.4	Public/Civic	IV-25	Subarea title modified to "Public/Civic Campus" for referencing clarity.
2.5	North Cache Gateway	IV-25	Clarified that residential use is allowed on the first floor in mixed-use subarea
2.6	East Broadway Mixed-use	IV-26	Clarify that residential use is allowed on the first floor in mixed-use subareas
			Subarea title modified to "Mixed Use Office and Residential" based on Subarea 2.7 Direction
2.7	Willow Street Corridor	IV-26	Merged with Subarea 2.6 because nonresidential uses directed to be the same, reference to Town and County institutional uses in addition to the Hospital and Elk Refuge added.

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#	District	pg	Edit
3.Maps	Town Residential Core Maps	IV-28	Added interconnectivity symbol on Character Defining Features Map
3	Town Residential Core EFC	IV-30	Edited for clarity
3.1	East Jackson	IV-31	Reorganized for clarity
3.2	Core Residential	IV-32	Clarified character as a residential subarea.
3.3	Institutional Area	IV-33	Subarea title modified to "Rodeo Grounds Institutional Area" for referencing clarity
3.4	Multi-family Area	IV-33	Subarea title modified to "May Park Area" for referencing clarity Modified height discussion to be similar to Subarea 3.2 discussion of predominately 2 stories with 3 stories considered based on design
4	Midtown EFC	IV-36	Edited for clarity.
4.1	Highway Corridor	IV-38	Subarea title modified to "Midtown Highway Corridor" for referencing clarity Clarified that residential use is allowed on the first floor in mixed-use subareas
4.3	Central	IV-40	Subarea title modified to "Central Midtown" for referencing clarity
4.4	Residential	IV-41	Subarea title modified to "Midtown Residential" for referencing clarity
4.5	Karns Meadow	IV-41	Changed wildlife "prioritized over" recreation back to "balanced with" and added reference to Karns family conveyance
5.1	Highway Corridor	IV-45	Subarea title modified to "West Jackson Highway Corridor" for referencing clarity Clarified that residential use is allowed on the first floor in mixed-use subareas
5.3	South Park Loop Road	IV-46	Subarea title modified to "High School Butte" for referencing clarity
5.6	Northwest South Park	IV-47	Subarea title modified to "Northern South Park" for referencing clarity Added language that development should be set back from Flat Creek to protect wildlife, natural and scenic resources
6.Maps	Town Periphery Maps	IV-48	Realigned the vicinity map so nothing overlaps
6.2	Upper Cache	IV-51	Clarified desired preservation of density
7	South Highway 89	IV-54	Updated table to be consistent with text
7.2	Hog Island Home Business	IV-57	Removed use language that is prohibitive and clarified goal of preserving scenic and buffering habitat
8	River Bottom	IV-58	Updated table to be consistent with text
8.EFC	River Bottom Existing + Future Desired Character	IV-60	Clarified that open space will be pursued with respect for private property rights and described the desired character of both non-development and development.
8.1	Solitude/John Dodge/Tucker/Linn	IV-61	Added language celebrating successful elements of wildlife friendly design without listing every tool and encourage permeation of those elements
8.2	Large Parcels	IV-61	Clarified that open space will be pursued with respect for private property rights and described the desired character of both non-development and development.

Illustration of Our Vision (February 24, 2012 PC Certified Version)

#	District	pg	Edit
8.3	Canyon Corridor	IV-62	Clarified that improved wildlife and scenic design will be pursued with respect for private property rights and described the desired character of both non-development and development.
9	County Valley	IV-64	Updated table to be consistent with text
9.EFC	County Valley Existing + Future Desired Character	IV-66	Clarified the focus on scenic vistas and agriculture
			Clarified that open space will be pursued with respect for private property rights and described the desired character of both non-development and development.
9.1	Jackson Hole Golf & Tennis	IV-67	Clarified that open space will be pursued with respect for private property rights and described the desired character of both non-development and development.
9.2	Agricultural Foreground	IV-67	Clarified that open space will be pursued with respect for private property rights and described the desired character of both non-development and development.
			Clarified the focus on scenic vistas and agriculture and that design for those priorities, "also protects wildlife habitat and wildlife permeability."
9.3	Nethercott/Wenzel/3 Creek/Lower Melody	IV-68	Clarified that improved wildlife and scenic design will be pursued with respect for private property rights and described the desired character of both non-development and development.
9.4	Gros Ventre Buttes	IV-69	Clarified that natural skylines will be pursued with respect for private property rights and described the desired character of both non-development and development.
10.EFC	South Park Existing + Future Desired Character	IV-72	Modified discussion of interconnectivity to specify desire for pathway connectivity and state that road connectivity "may" occur under the condition that, "Roadway connections between existing neighborhoods should be based upon proposals from the affected neighborhoods."
			Clarified that open space will be pursued with respect for private property rights and described the desired character of both non-development and development.
10.1	Southern South Park	IV-73	Modified discussion of interconnectivity to specify desire for pathway connectivity and state that road connectivity "may" occur under the condition that, "Roadway connections between existing neighborhoods should be based upon proposals from the affected neighborhoods."
			Clarified improved wildlife design will be pursued with respect for private property rights and described the desired character of both non-development and development.
10.2	Central South Park	IV-73	Clarified that open space will be pursued with respect for private property rights and described the desired character of both non-development and development.
11.4	South Wilson	IV-79	Reorganized for clarity.
12.2	390 Residential	IV-84	Incorporated a discussion of feathering and density gradient and deleted the phrase "one-acre or greater lots with"
13.1	Teton Village Commercial Core	IV-90	Revised statements about planned development to be consistent with existing Master Plans.
13.2	Teton Village Residential Core	IV-90	Revised statements about planned development to be consistent with existing Master Plans.

Illustration of Our Vision (February 24, 2012 PC Certified Version)

#	District	pg	Edit
14.EFC	Alta Existing + Future Desired Characteristics	IV-96	Clarified that open space will be pursued with respect for private property rights and described the desired character of both non-development and development.
14.1	Alta Farmland	IV-97	Clarified that open space will be pursued with respect for private property rights and described the desired character of both non-development and development.
15	County Periphery	IV-100	Revise table consistent with text.
15.EFC	County Periphery Existing + Future Characteristics	IV-102	Clarified that open space will be pursued with respect for private property rights and described the desired character of both non-development and development.
15.1	Large Outlying Parcels	IV-103	Acknowledged the existence of some small lots within the subarea Clarified that open space will be pursued with respect for private property rights and described the desired character of both non-development and development.
15.2	Game Creek/South Fall Creek	IV-104	Clarified that improved wildlife design will be pursued with respect for private property rights and described the desired character of both non-development and development.
15.4	Kelly	IV-105	Clarified that improved wildlife design will be pursued with respect for private property rights and described the desired character of both non-development and development.