



Comprehensive Plan Update

Overview of community process
and current document

Thank You to all the community members that worked to produce this draft plan including:

Stakeholder Advisory Group:

- Laurie Andrews, Conservation Easements
- Jake Ankeny, Construction
- Jerry Blann, Resorts
- Franz Camenzind, Wildlife Protection/Conservation
- Rob Cheek, Commercial Real Estate
- Kniffy Hamilton, National Forest
- Anne Hayden, Affordable Housing
- Darrell Hoffman, Comm. Character Preservation
- Bland Hoke, Real Estate Dev/Past Planning Perspective
- Kelly Lockhart, Ranching/Large Land Owners
- Brad Mead, Ranching/Large Land Owners/Legal
- Tim O'Donoughue, Chamber of Commerce
- Sean O'Malley, Engineering
- Scott Pierson, Planning/Development
- Aaron Pruzan, Recreation/Town Business Own
- Pam Shea, Education
- Deb Sprague, Social Services
- Loren Wilson, Agriculture/Alta/Large Land Owners

Technical Advisory Group:

- Mark Antrobus, Teton County Building Official
- Dail Barbour, Library Manager
- James Brough, Northwest District Engineer, WYDEQ
- Doug Brimeyer, Wyoming Game and Fish Dept.
- Tom Campbell, Wildlife Biologists
- Eric Cole, National Elk Refuge
- Erika Edmiston, Teton County Weed and Pest
- Steve Foster, Teton County/Jackson Parks & Rec
- Mary Gibson Scott, Grand Teton Nat'l Park
- Mark Gocke, Wyoming Game and Fish Department
- Terri Gregory, Public Health Manager
- Pete Hallsten, WY Dept. of Transportation
- Jeff Hermansky, Teton County Engineer

- Steve Kilpatrick, Wyoming Game and Fish Dept.
- Rachel Markko, Teton Conservation District
- Mary Martin, U of WY Extension Services & 4-H
- Shawn O'Malley, Town of Jackson Engineer
- Wayne Neal, Road and Levee Superintendant
- Heather Overholser, Jackson Community Recycling
- Rusty Palmer, Chief, Jackson Hole Fire/EMS
- Larry Pardee, Director, Jackson Public Works
- Jay Pence, Caribou-Targhee Nat'l Forest
- Jonathon Schechter, Charture Institute
- Brian Schilling, Jackson Hole Community Pathways
- Kevin Thibeault, Teton County School District #1
- Michael Wackerly, START Bus
- Lynne Wagner, Real Estate Agent, OK Rentals & Real Estate
- Christine Walker, Teton County Housing Authority
- Jim Webb, President and CEO, Lower Valley Energy
- Jim Whalen, Teton County Sheriff
- Jim Wilson, Water Commissioner, District 13, Division 4 (Alta) Wyoming State Engineer's Office
- Dan Zivkovich, Town of Jackson Chief of Police
- Teton County and Town of Jackson Elected Officials
- Teton County and Town of Jackson Planning Commissions
- Teton County and Town of Jackson Planning Team
- **All those members of the public who have generously given their time to comment and review the draft language, Thank You!**

Presentation Overview

- **Introduction: Why are we doing this?**
- **Community Process**
- **Community Priorities**
- **Nuts and Bolts of the Plan**
- **Concepts : What does this Comprehensive Plan do?**
- **Conclusion: What to expect**

Presentation Introduction



A Comprehensive Plan establishes the Vision, Principles, and Policies to guide future decisions. A Comprehensive Plan is not a regulatory document.

Presentation Introduction

Why are we Updating the Plan:

- Current Comprehensive Plan document lacks predictability, measurability and accountability

Why are the Town and County addressing this problem?

- The Town and County are the stewards of the community vision and are charged with updating the community vision

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- Conclusion: What to expect. What is a comprehensive plan?

Community Process



**September
'07**

- Public Mtg
- STAG
- TAG

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Presentation Overview

- Introduction
- Community Process
- **Community Priorities: what we heard you say**
- Nuts and Bolts of the Plan
- Concepts :What does this Comprehensive Plan do?
- Conclusion: What to expect. What is a comprehensive plan?

Community Priorities

What we heard you say:

1994 Vision reaffirmed

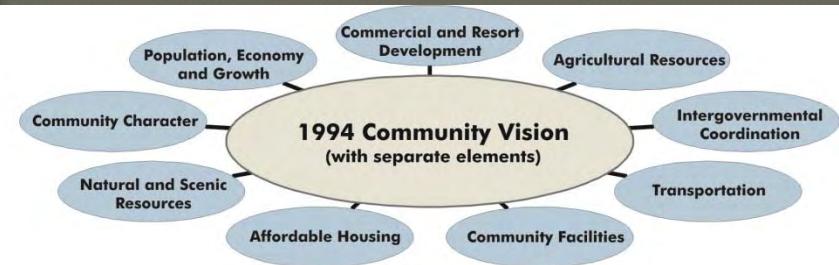
1994 Plan lacked:

- Predictability
- Accountability
- Measurability

Community Priorities

What we heard you say:

- We need to prioritize and balance the values of the community

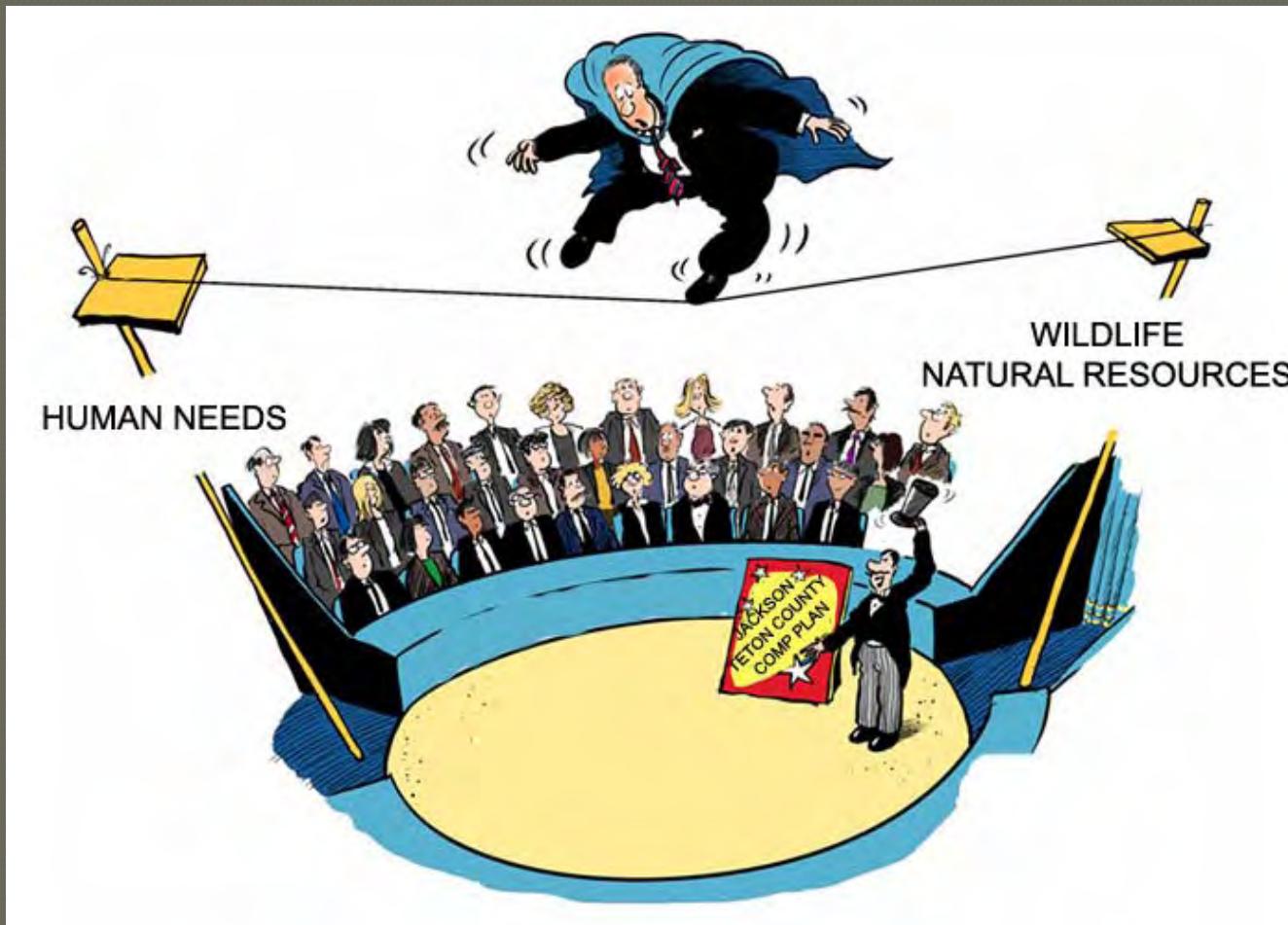


Community Priorities

What we heard you say:

- **Vision:** Preserve and protect the area's ecosystem and natural resources and meet the community's human needs in a sustainable and predictable manner.

Community Priorities



Presentation Overview

- Introduction
- Community Process
- Community Priorities
- **Nuts and Bolts of the Plan: how it works**
- Concepts :What does this Comprehensive Plan do?
- Conclusion: What to expect. What is a comprehensive plan?

Nuts and Bolts of the Plan

- Introduction
- Vision
- Seven Themes
- Future Land Use Plan (FLUP)
- Administration
- Appendix

Nuts and Bolts of the Plan

Introduction

- **Comprehensive Planning History**
 - Vision is largely consistent
 - Implementation has evolved
- **Organization of Document**

Nuts and Bolts of the Plan

- Vision: Preserve and protect the area's ecosystem and natural resources and meet the community's human needs in a sustainable and predictable manner.

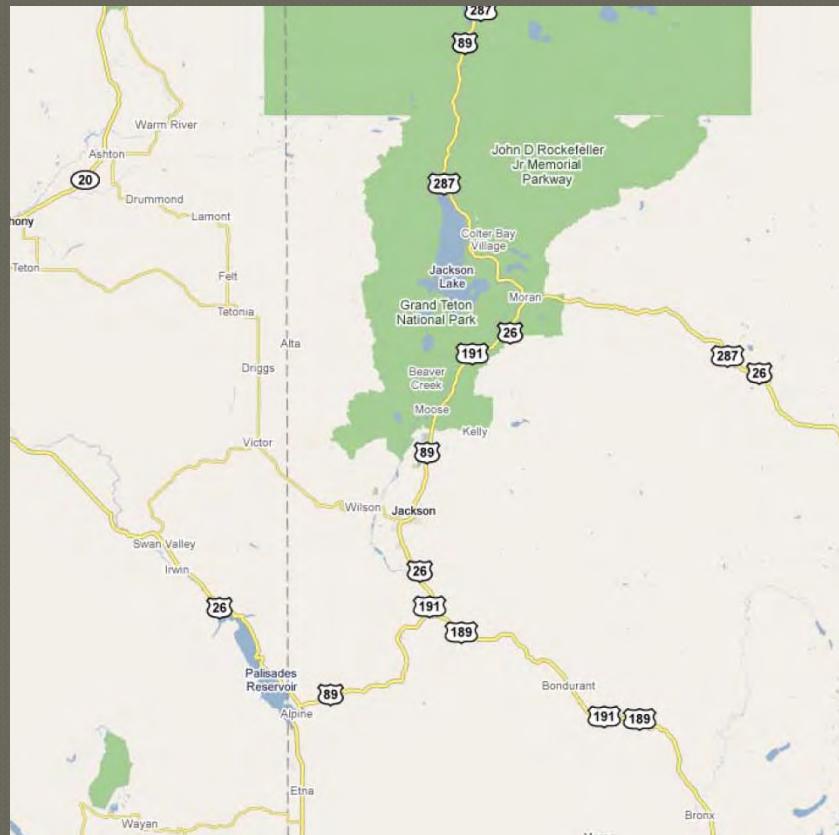


Nuts and Bolts of the Plan



○ Sustainability: means meeting the needs of this generation without compromising the ability of future generations to meet their needs.

Nuts and Bolts of the Plan



● Regionalism: the community accepts a responsibility not to export our impacts to other jurisdictions within the ecosystem in order to implement the vision.

Nuts and Bolts of the Plan



● **Theme One:**
Promote
Stewardship of
Wildlife and
Natural Resources



● **Theme Two:**
Manage Growth
Responsibly

Nuts and Bolts of the Plan

- Theme Three: Uphold Jackson as “Heart of the Region”
- Theme Four: Meet our Community’s Housing Needs
- Theme Five: Provide for a Diverse and Balanced Economy
- Theme Six: Develop a Multi-Modal Transportation Strategy
- Theme Seven: Provide Quality Community Facilities, Services and Infrastructure

Theme 1: Promote Stewardship of Wildlife and Natural Resources



- Maintain viable populations of all native species; and preserve the natural, scenic, and agricultural resources that define Teton County's character

Theme 2: Manage Growth Responsibly



- Meet the human needs of the community in locations identified for development

Theme 3: Uphold Jackson as “Heart of the Region”



- Residents and visitors will continue to rely on Jackson as the center of the community and primary location for jobs, housing, shopping, educational, and cultural activities.

Theme 4: Meet our Community's Housing Needs



- Remain a community first and resort second by ensuring that at least 65% of the community workforce lives in Teton County, Wyoming.

Theme 5: Provide for a Diverse and Balanced Economy



- The community will remain a community first and resort second by balancing its commercial, resort, and housing growth.

Theme 6: Develop a Multi-Modal Transportation Strategy



- Reduce resident and visitor reliance on single occupancy vehicles while still allowing safe, efficient, and economic travel.

Theme 7: Provide Quality Community Facilities, Services and Infrastructure



- Residents will receive timely, efficient, and safe delivery of quality services and facilities.

Nuts and Bolts of the Plan

● How are the Themes organized?

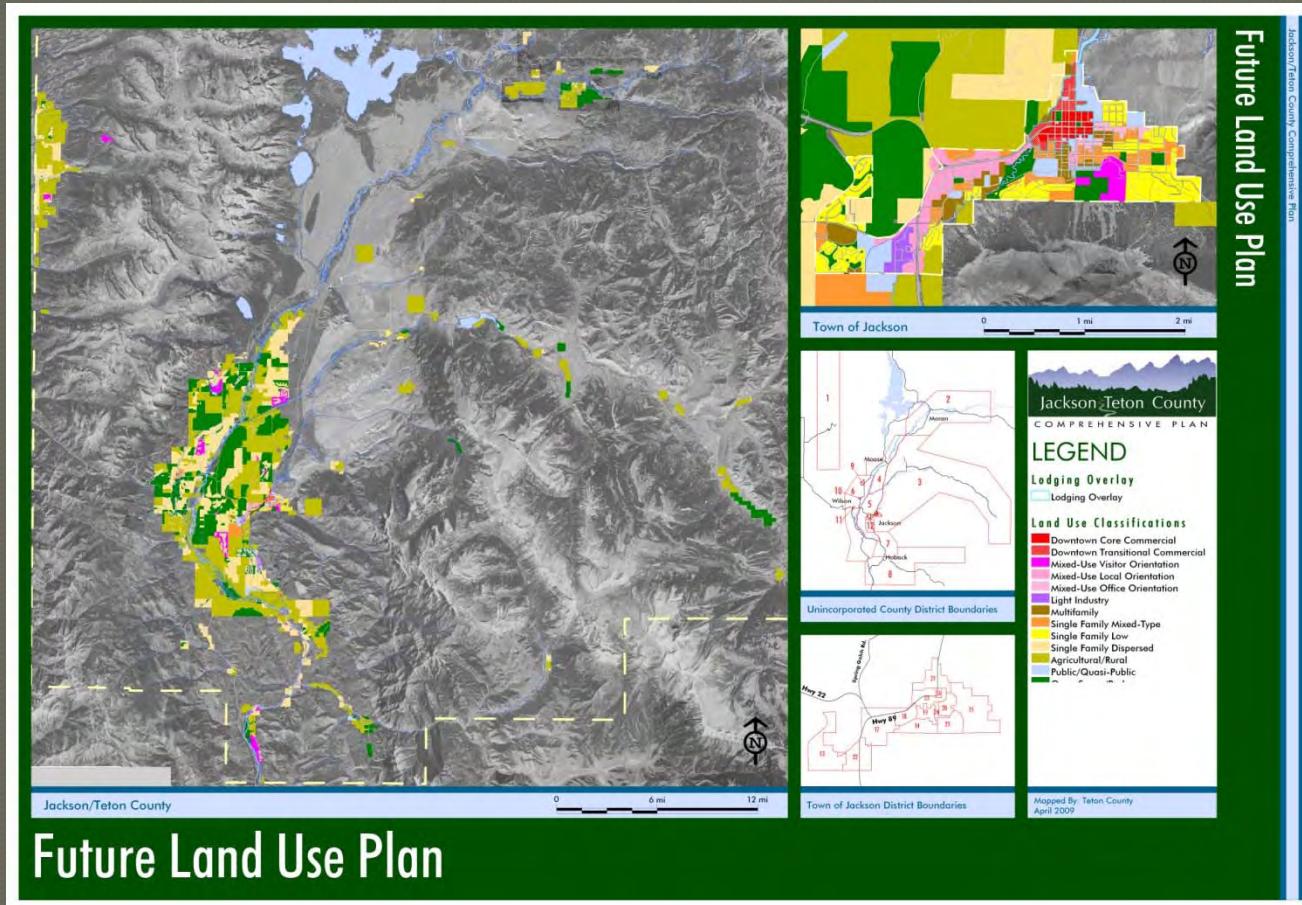
- Statement of Ideal
- Principles and Policies
- Strategies
- Indicators

Nuts and Bolts of the Plan



● Future Land Use Plan (FLUP): predictability

Nuts and Bolts of the Plan



⦿ Future Land Use Plan (FLUP)

Nuts and Bolts of the Plan

- How the FLUP works
 1. Land Use Classifications
 2. Future Land Use Map
 3. Buildout Calculations (in the appendix)
 4. Districts
 - Themes are ranked by district

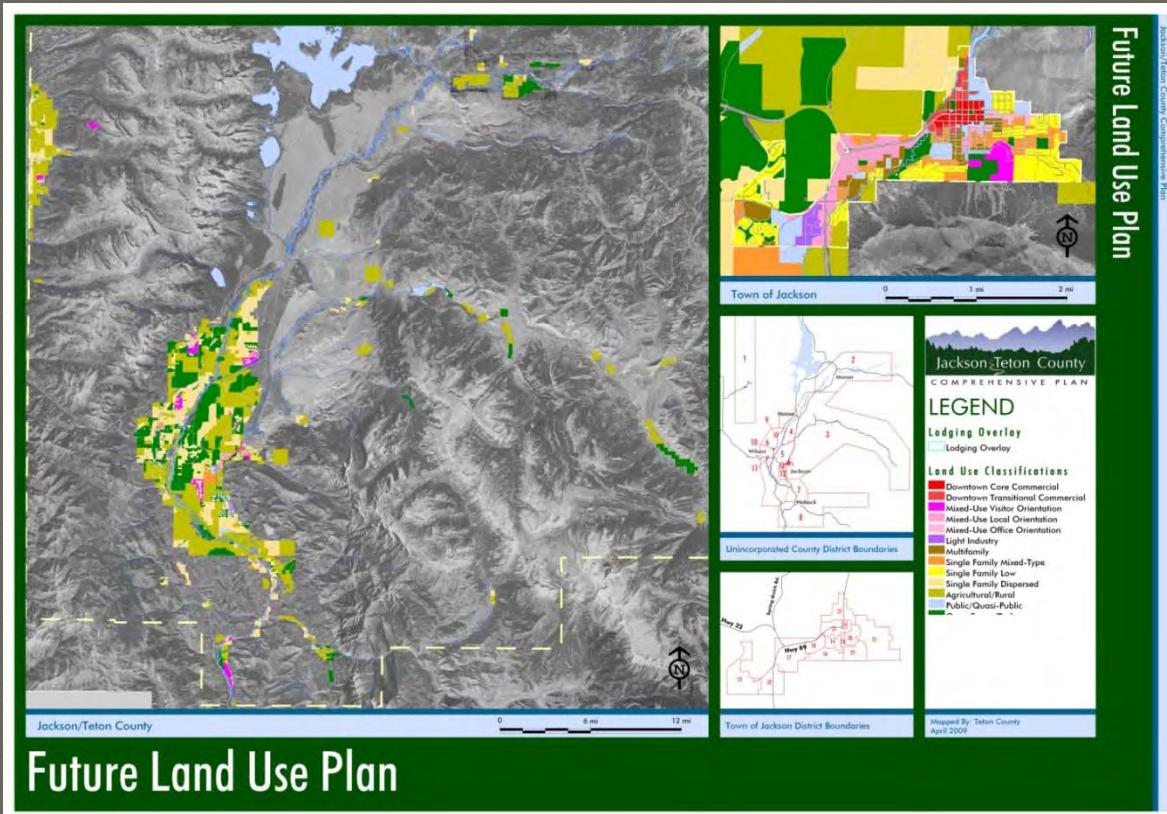
Nuts and Bolts of the Plan

○ How the FLUP works: Land Use Classifications

Mixed-Use Office Orientation			
	50% Retail/Office 50% Residential	Town Districts: 15, 20	Use Emphasis and Intensity <ul style="list-style-type: none">▪ Primary uses will be professional office on the first floor and residential on the upper floors. Retail and service uses are not appropriate.▪ Limited local convenience retail may be mixed in appropriate locations. Building Form and Orientation <ul style="list-style-type: none">▪ Two and three story mixed-use buildings should front the street to blend with existing development patterns. Site Design Priorities <ul style="list-style-type: none">▪ Shared parking between residential and office use located in the rear or underground.▪ Transitional area will be sensitive to neighborhood character.

Nuts and Bolts of the Plan

- How the FLUP works: Not a zoning map



Nuts and Bolts of the Plan

- How the FLUP works: Buildout Calculations (in the appendix)

		2009 Existing Development		2009 Zoning Estimated Potential		Future Maximum Potential Range		10 Year Projection	
	% of Private Land	Dwelling Units	% of Total	New Units	% of Total	New Units	% of Total	New Units	% of Total
County Rural Districts	96%	4,900	50%	± 5,600	71%	2,100-3,500	36-38%	440	37%
County Nodes	1.5%	1,000	10%	± 600	8%	600-2,600	11-26%	220	18%
Town	2.5%	3,900	40%	± 1,600	21%	2,800-3,800	38-51%	540	45%
Total	100%	9,800	100%	± 7,800	100%	5,400-9,900	100%	1,200	100%

The proposed draft Comprehensive Plan is intended for the next ten years.

Nuts and Bolts of the Plan

● How the FLUP works: Districts

- Town has 13 districts

- Stable Areas:

- West Jackson
 - Southern Hillside
 - East Jackson
 - Town Square

- Targeted Growth Areas:

- The “Y”
 - Karns Meadow
 - Rodeo Grounds
 - Southeast Jackson
 - North Cache

- Commercial Areas:

- South Highway 89
 - Central Business District
 - South Cache/Snow King Corridor
 - Snow King Resort

- County has 12 districts

- County Rural:

- Alta
 - Buffalo Valley
 - Gros Ventre/Kelly
 - North of Town
 - Eastbank
 - Westbank
 - Hog Island/Game Creek
 - Canyons/Hoback Junction

- County Nodes:

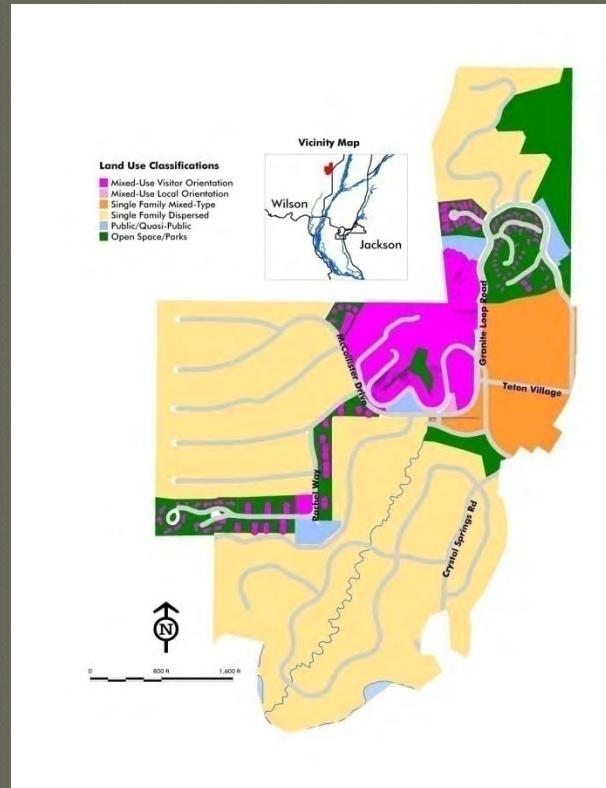
- Teton Village
 - Aspens
 - Wilson
 - South Park

Nuts and Bolts of the Plan

Priority: Manage Growth Responsibly

Teton Village is identified as a County Node on the Future Land Use Plan because it is one of the most intensive development districts in the county and does not contain mapped crucial habitat or migration corridors. The priority in the Teton Village district is the maintenance and support of the approved resort uses upon which the community's economy depends. By continuing to allow for the economic and housing needs of the community in this district, the community will be able to conserve areas with higher wildlife habitat and natural resource value.

THEME PRIORITIZATION IN THIS DISTRICT	
RESPONSIBLE GROWTH	
	Appropriate for development that provides for community needs (i.e., housing, satellite facilities).
BALANCED ECONOMY	
	Approved resort development important and appropriate.
	Additional locally-oriented commercial appropriate.
	Focus on morning-through-evening viability and livability.
WORKFORCE HOUSING	
	Appropriate location for additional restricted workforce housing.
	Provide a variety of housing opportunities within walking distance of services.
TRANSPORTATION	
	Increase viability of alternate modes of transportation through nodal development.
	Increase year-round transit frequency and proportion of Hwy 390 trips by alternate modes.
COMMUNITY FACILITIES	
	Satellite Sheriff's Office appropriate.
WILDLIFE AND NATURAL RESOURCES	
	Design development for wildlife permeability at periphery of district.
	Maintain dominance of natural forms.
TOWN AS HEART	
	No additional resort, professional, retail, or civic uses appropriate.



Example: District 9 – Teton Village

Nuts and Bolts of the Plan

Administration-addresses problems
with current Plan implementation

- Accountability

- Annual review
- 5 year update

- Measurability

- Strategies and Indicators

- Predictability

- Joint Town and County Amendment Process

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What does this Comprehensive Plan do?

- Evolves the community vision: Balances and Prioritizes community themes
- Defines a communitywide Land Use Pattern that protects wildlife and natural resources while meeting community needs
- Provides Predictability
- Provides measurability and accountability

Community Process



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Evolves the Community's Vision



Stewardship of wildlife and natural and scenic resources is the top priority of the community.
(Theme 1)

Evolves the Community's Vision



Growth should provide for defined human needs in a predictable manner. (Theme 2)

Evolves the Community's Vision



Define
expected
human needs
in order to
plan for the
future.
(Themes 3-7)

Evolves the Community's Vision

- Prioritizes and balances the values of the community
- Considers trade-offs and local priorities to achieve the community vision



What does this Comprehensive Plan do?

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Protects wildlife and natural resources while meeting the community's needs



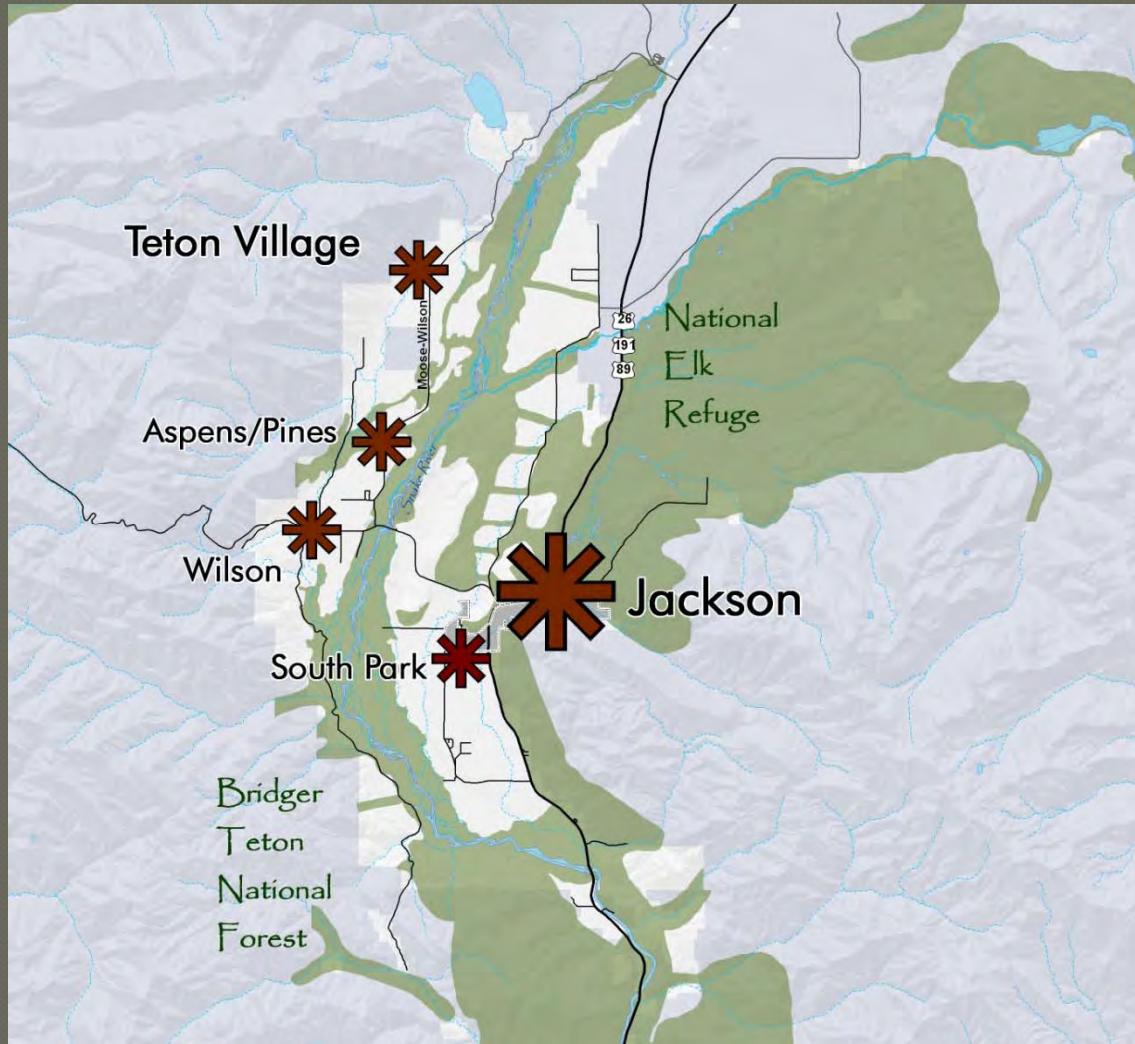
The first comprehensive plan in 1978 was based on development rights on land characteristics such as soil type and gradient.

Protects wildlife and natural resources while meeting the community's needs



The second plan in 1994 clustered development on parcels to create open space.

Protects wildlife and natural resources while meeting the community's needs



This plan clusters development on a community-wide scale, steering growth to 4% of the private land.

Protects wildlife and natural resources
while meeting the community's needs



Not Growth
for Growth's
Sake

Protect wildlife and natural resources while meeting our community needs



- Same base development rights
- Density bonus incentives are defined only to provide the community benefits of open space conservation and workforce housing

Protect wildlife and natural resources while meeting our community needs

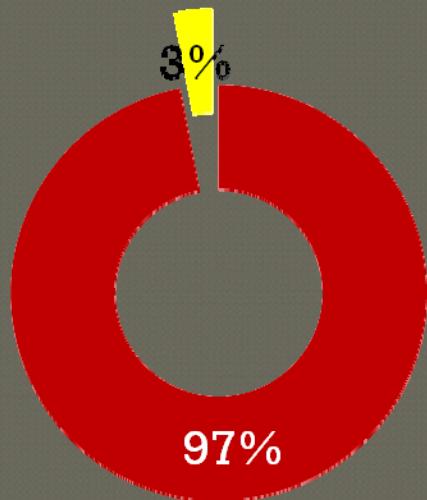


- Increased development rights only in defined areas that include:
 - Sewer and water
 - Housing variety
 - Local commercial and services
 - Multi model and public transportation
 - Schools
 - Recreational opportunities

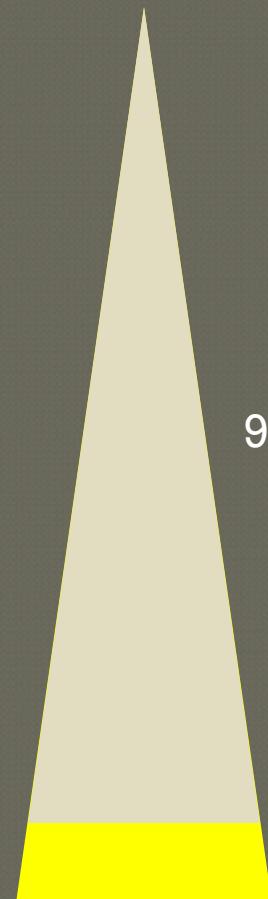
Protect wildlife and natural resources while meeting our community needs

Total Land in Teton County

- Public Land 97%
- Private Land 3%

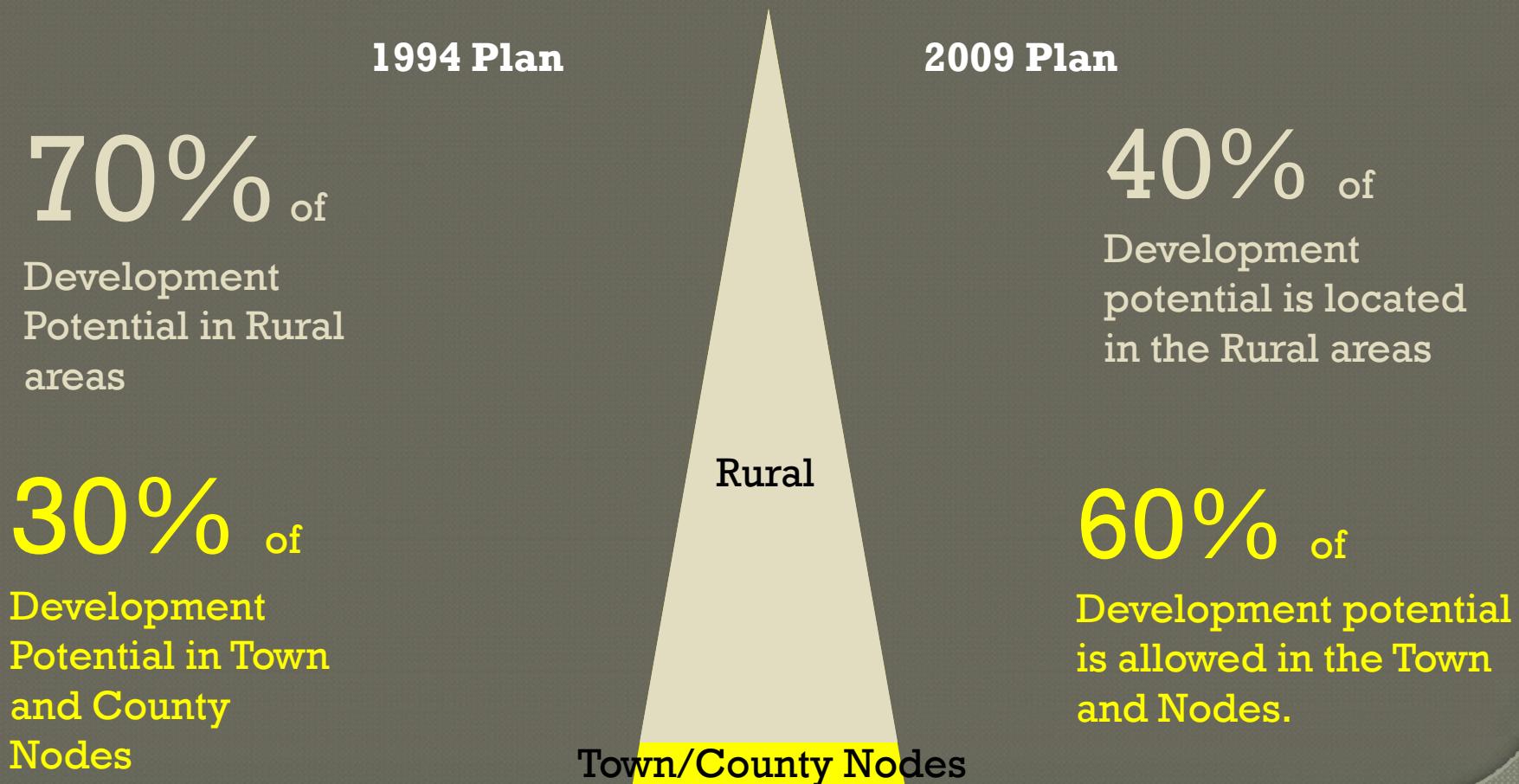


Private Land



Protect wildlife and natural resources while meeting our community needs

This Plan has the same development potential as associated with the 1994 Plan; however, the development is better located to ensure more conservation.



Protects wildlife and natural resources while meeting the community's needs



This Plan protects a focal group of species to better reflect the overall health of an ecosystem.

Protects wildlife and natural resources while meeting the community's needs

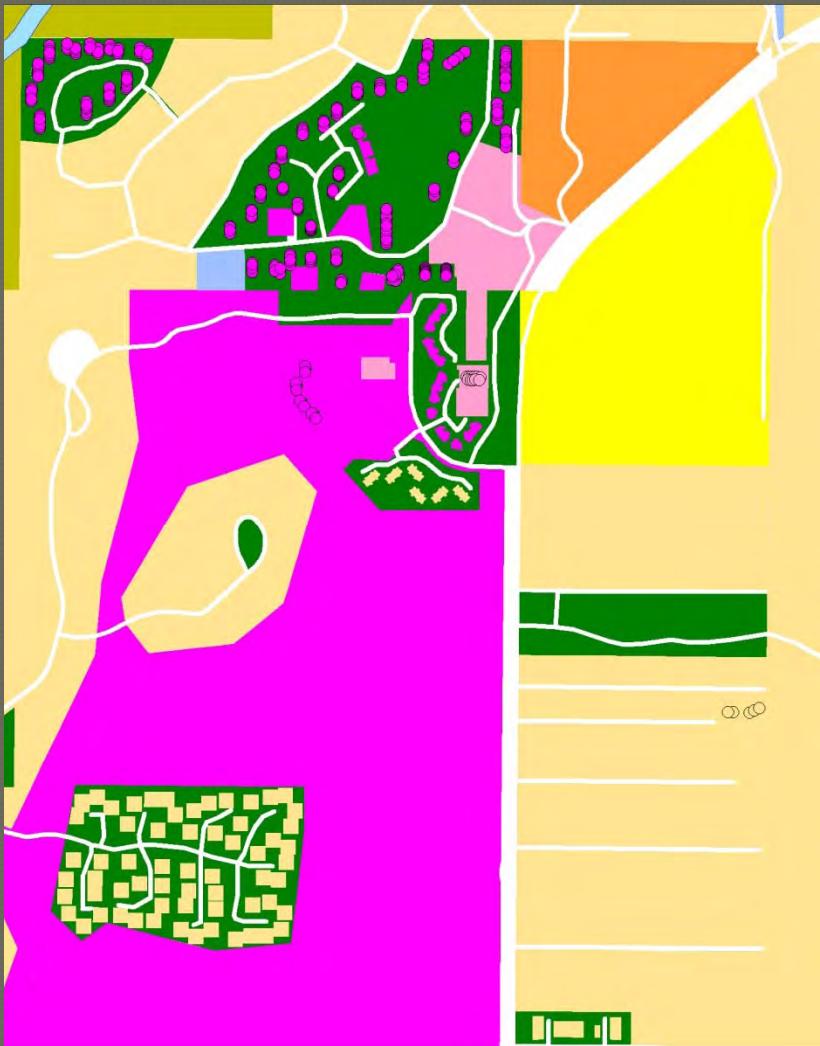


This Plan establishes an Environmental Commission to provide scientific support for improved policies, regulations and programs.

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- **Provides Predictability**
- Provides measurability and accountability

Provides Predictability



Future Land Use Plan indicates where to ask the question about increased density.

Provides Predictability

- Districts provide design and character predictability

- County has 12 districts

- County Rural:

- Alta
 - Buffalo Valley
 - Gros Ventre/Kelly
 - North of Town
 - Eastbank
 - Westbank
 - Hog Island/Game Creek
 - Canyons/Hoback Junction

- County Nodes:

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Provides Predictability



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Provides Predictability



Commercial Areas:

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Provides Predictability



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- The vision of “Town as Heart of the Region” is more fully defined in Theme Three.
- Principles and policies address community events and open spaces.
- Establish design objectives.

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- Provides Predictability
- Provides measurability and accountability

Provides Measurability and Accountability



- Strategies in each Theme
- Annual prioritization of strategies

Provides Measurability and Accountability



- Indicators in each Theme
- Annual review
- 5 year update

Provides Measurability and Accountability



◎ Amendment Process

- Joint review
- Defined process
- Defined standards

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What to Expect



- Balance and Prioritization of Community Values
 - Vision
 - Themes
 - Future Land Use Plan
 - Districts

What to Expect



- More Predictability

- Future Land Use Plan
- Districts – Theme Prioritization

- More Accountability

- Annual review
- Strategies

- More Measurability

- Indicators
- Buildout calculations

What is a Comprehensive Plan?



A Comprehensive Plan establishes the Vision, Principles, and Policies to guide future decisions.

What is a Comprehensive Plan?



It provides for
continued
Planning
efforts.

Thank you



Upcoming Events

- Last two weeks of April
 - Four community meetings in the Town
 - Four community meetings in the County
- May 7 – STAG content meeting – 4H – 9:00AM
- Beginning in June weekly Planning Commission meetings
- Delivery of the PC recommendations on DRAFT to the Joint Board and Town Council by August
- Adoption of the plan in early fall