

# Jackson/Teton Comprehensive Plan

## Illustrating Our Vision Process

With the Comprehensive Plan unanimously approved, it is time to celebrate our community's direction by Illustrating Our Vision. The Character Districts that Illustrate Our Vision will depict where and how our approved Comprehensive Plan policies will be put into action on the ground. These districts will inform land development regulations and zoning district boundaries.

### Comprehensive Plan Direction

The recently approved Jackson/Teton Comprehensive Plan is designed to be a living plan, able to proactively adapt to changing conditions and community needs. The Plan contains all of the policies that will guide our future planning decisions to achieve our community's vision of preserving and protecting the area's ecosystem in order to ensure a healthy environment, community and economy for current and future generations. The Plan requires that Character Districts be developed for neighborhoods and rural areas within the Town and County. Now, the Town and County will take on the final step of completing these Character Districts through the **Illustrating Our Vision** process.

### What is a Character District?

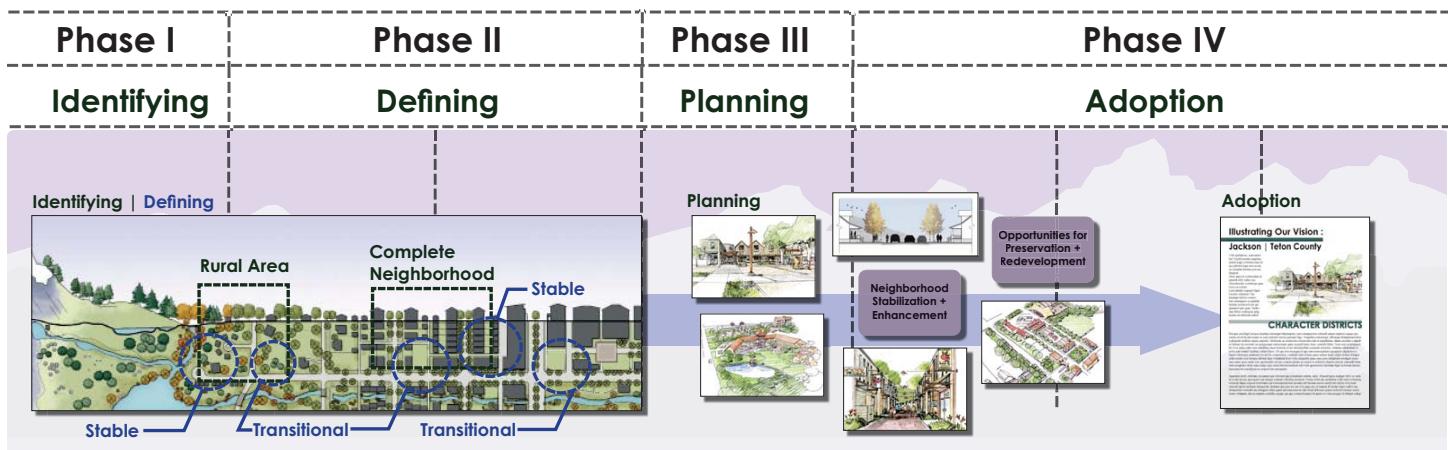
A Character District is a specific geographic area with common natural, visual, cultural, architectural and physical attributes, shared values and social interaction. Although we are one community, specific areas within the community have unique characteristics; whether it is the ability to walk to a store, play with kids in the park or view open expanses and wildlife. Character Districts will be defined as either rural areas or complete neighborhoods. Within each Character District, areas of stability and areas of transition will be identified.

### Why Create Character Districts?

The Illustrating Our Vision process will provide the framework for regulations, future improvements and priorities in our community. The Character Districts will provide the basis for future planning decisions, including land development regulations (LDRs) and zoning. The Character Districts will help us decide where and how to implement policies, identify areas for a variety of housing types and services, identify areas for conservation and rural development, determine which areas have a stable character, and which areas are more appropriate for transition or change.



# Jackson | Teton Comprehensive Plan: Illustrating Our Vision



## Character District Development Process

The process for developing the Character Districts will include four major phases: Identifying, Defining, Planning and Adoption of the Character Districts.

### Phase I - Identifying

The first phase will result in draft district boundaries, area descriptions, and preliminary opportunities to achieve the Comprehensive Plan's three common values and protect and enhance neighborhoods and rural areas within our community. We will:

- Describe existing character
- Determine districts suitable for a variety of housing types and services (Complete Neighborhoods)
- Determine districts suitable as habitat, habitat connection and open space (Rural Areas)
- Identify opportunities for preservation, neighborhood enhancement and implementing community policies

### Phase II - Defining

Next, we will look inward to identify what we want to protect and what we want to change - focusing on both maintaining what we love about our community and making change work for us. We will:

- Identify areas within each district that will have stable character and areas that will have transitioning character
- Describe the future character for areas of transition
- Describe the characteristics to be preserved in areas of stability

### Phase III - Planning

Once we have identified and defined the Character Districts, we will develop guidance to achieve the desired character for each area. All of the Character Districts will be combined to form the Illustration of Our Vision chapter of the Comprehensive Plan. We will:

- Compile the results of Phase I and Phase II to create a policy statement that describes the future of each district
- Check consistency of the Illustration of Our Vision with the policies of the Comprehensive Plan
- Public review of the draft Illustration of Our Vision

### Phase IV - Adoption

Following the public review of the draft Illustration of Our Vision, the Town and County will begin their final review. Once their review is complete, the Town and County will jointly adopt the entire Comprehensive Plan, including the Illustration of Our Vision. The following steps will lead to the final adoption of the Plan:

- Separate Town and County reviews
- Joint Town and County Planning Commission Review
- Joint Town and County elected officials review
- Adoption of entire Comprehensive Plan, including the Illustration of Our Vision