

RESOLUTION NO. 12-001

A RESOLUTION CERTIFYING THE ILLUSTRATION OF OUR VISION CHAPTER OF THE JACKSON/TETON COUNTY COMPREHENSIVE PLAN AS PART OF THE COMPREHENSIVE MASTER PLAN FOR THE TOWN OF JACKSON, WYOMING AND TETON COUNTY, WYOMING

WHEREAS, on June 21st, 2007, the Mayor and Town Council of the Town of Jackson and the Teton County Board of Commissioners jointly agreed to update the 1994 Jackson/Teton County Comprehensive Plan and entered into a contract for planning services outlining joint funding and support to develop an integrated plan for the future; and

WHEREAS, Wyoming Statutes §§ 15-1-503, 15-1-504, and 15-1-505 authorize the Town of Jackson Planning Commission to amend, adopt, and certify to the Mayor and Town Council a master plan for the physical development of the municipality; and Wyoming Statute § 18-5-202 authorizes the Teton County Planning and Zoning Commission to amend and certify to the Teton County Board of Commissioners a comprehensive plan for promoting the public health, safety, morals and general welfare of the incorporated area of Teton County; and

WHEREAS, on June 29th, 2011, the Mayor and Town Council of the Town of Jackson and the Teton County Board of Commissioners unanimously approved the Vision, Common Values and Achieving Our Vision Chapters of the Jackson/Teton County Comprehensive Plan, dated June 2011, subject to legal review and subject to staff updating the appendices and references to the appendices; and

WHEREAS, the Mayor and Town Council of the Town of Jackson and the Teton County Board of Commissioners jointly agreed to consider adoption of the approved Vision, Common Values, and Achieving Our Vision Chapters of the Jackson/Teton County Comprehensive Plan at such time as the Illustration of Our Vision Chapter of the Jackson/Teton County Comprehensive Plan (“Illustration of Our Vision Chapter”) was completed and approved; and

WHEREAS, on August 17th, 2011, the Mayor and Town Council of the Town of Jackson and the Teton County Board of Commissioners entered into a contract for planning services outlining joint funding and support to develop the Illustration of Our Vision Chapter; and

WHEREAS, pursuant to the authority set forth in Wyoming Statutes §§ 15-1-503, 15-1-504, 15-1-505, and 18-5-202, the Town of Jackson Planning Commission and the Teton County Planning and Zoning Commission have jointly prepared the Illustration of Our Vision Chapter; and

WHEREAS, the Illustration of Our Vision Chapter was prepared through a public process that included a kickoff public meeting, workshops throughout the community, a community open house, joint elected official and planning commission workshops, newspaper advertisements for all meetings, and an interactive website; and

WHEREAS, the joint meeting of the Town of Jackson Planning Commission and the Teton County Planning and Zoning Commission held on January 26, 2012 was advertised in the Jackson Hole

News and Guide on December 21, 2011 and this advertisement included the various means for citizens to review the plan and provide comments prior to the public hearing; and

WHEREAS, on January 26, 2012, the Town of Jackson Planning Commission and the Teton County Planning and Zoning Commission jointly conducted a public hearing pursuant to the Wyoming Statutes recited above, which hearing was continued to February 8, 2012;

NOW, THEREFORE, BE IT RESOLVED that the Town of Jackson Planning Commission hereby amends the 1994 Jackson/Teton County Comprehensive Plan and adopts and certifies to the Mayor and Town Council of the Town of Jackson the attached Illustration of Our Vision Chapter; and the Teton County Planning and Zoning Commission hereby amends the 1994 Jackson/Teton County Comprehensive Plan and certifies to the Teton County Board of Commissioners said Illustration of Our Vision Chapter; which Illustration of Our Vision Chapter is comprised of the following components published December 5, 2011 subject to the following modifications and subject to legal review:

Illustration of Our Vision Component (Character District)		Modification
IV	Illustration of Our Vision	Edit to improve word choice and remove typos without changing the intent.
		Ensure concepts are referred to consistently throughout the Chapter (e.g. a “subarea” is always referred to as a “subarea”).
		Ensure Character Defining Features illustrations and pictures match text.
		Remove unnecessary phrases within sentences such as “in this area,” and “in this district.”
		Refine maps to be more legible and properly aligned.
		Clarify throughout Character Districts that realization of future character will respect private property rights.
		Provide greater continuity in Character Defining Features Maps by including features from adjacent Character Districts and consistently addressing features such as workforce housing.
		More directly link the description of future characteristics to achieving each Common Value.
		Ensure that a stated desire for workforce housing character does not imply a requirement for deed restriction upon resale.
		Ensure that yards, landscaping, and small footprints are encouraged for single-family, detached dwellings in Town.
I	Introduction	Focus Character District language on area specific goals; remove regulatory language and preference for certain implementation tools (e.g. house size limits).
		Reformat the introduction to more clearly state the function and interrelationship of the Character Districts, and their relationship to the Vision, Common Values, and Growth Management Plan.
I.Why	Why Illustrate the Vision	

Illustration of Our Vision Component (Character District)		Modification
		<p>Ensure the discussion of the focus of Rural Areas and Complete Neighborhoods in the opening paragraph is consistent with Principles 3.1 and 3.2 defining each classification.</p> <p>In the Complete Neighborhood + Rural Area Table:</p> <ul style="list-style-type: none"> • Indicate the classification of each district. • Add a legend explaining the full, half, and empty circles.
		<p>Ensure that the phrase, “most of the community would agree” in the Areas of Transition definition does not imply requirement of a referendum.</p>
		<p>Ensure that the definition of Areas of Conservation clearly conveys a goal of reducing development impacts to open space and wildlife habitat protection.</p>
I.How	How is the Vision Illustrated	<p>Clarify the purpose of the transect as a continuum of neighborhood forms that depicts the relationship between the character defining patterns and intensities of the community.</p> <p>Revise the transect graphic to be more consistent with the Character Defining Features descriptions to ensure that the individual Neighborhood Forms add additional clarity to the description of each District's character.</p> <p>In the table under the transect:</p> <ul style="list-style-type: none"> • Label Size as “acres” • Include limited footprint of development along with limited house size under Special Considerations for Habitat/Scenic. • Remove implication that clustering incentives (e.g. PRD) would require a minimum site area of greater than 160 acres under Size for Clustering. • Ensure goal of improved wildlife habitat, open space and scenic protection is clear under Special Considerations for Clustering. • Include integrated transportation planning under Special Considerations for Clustering.
I.What	What Does the Illustration Address	<p>Under #2: Complete Neighborhood + Rural Table:</p> <ul style="list-style-type: none"> • Add the classification (Complete Neighborhood or Rural Area) as the table heading in each District. • Clarify the purpose of full, half, and empty circles as representing the presence, partial presence, or general absence of a characteristic in the District. <p>Delete the second “elements of” in #3: Existing + Future Characteristics text.</p> <p>Indicate the Common Value of each Policy Objective (#4) in each District.</p> <p>Associate Neighborhood Forms (#5) with individual subareas in each District and revise description to be consistent with transect description.</p> <p>Clarify the illustrative intent of the locations of the features shown on Character Defining Features (#6) maps.</p> <p>Add “is” between “map not” in #6: Character Defining Features Map text.</p>

Illustration of Our Vision Component (Character District)	Modification
1 Town Square	Expand the Town Square Character District and the protected historic experience to the west one block with the northern extent of the expansion area being the buildings fronting Deloney Avenue.
	Limit buildings facing the Square to two stories; allow three stories elsewhere in the District.
	Add 4.2.f as a Policy Objective as it is specifically implemented within the District.
	Clarify the intent to consider temporary and permanent closure of streets for use by motorized vehicles.
1.1 Town Square	Clarify that closure of streets, parking lots, parks and other public spaces will be encouraged in order to promote community events.
2 Town Commercial Core	Clarify that underground parking is also an option in the District.
	Add a half-circle under Future Viable Wildlife Habitat + Connectivity to represent desired Flat Creek enhancement.
	Add 4.1.d as a Policy Objective as the District has four mixed-use subareas
	Add 6.2.b as a Policy Objective and discuss more explicitly in District text.
	Add 6.2.c as a Policy Objective and discuss more explicitly in District text.
	Add 6.3.a as a Policy Objective and discuss more explicitly in District text.
	Remove 6.3.e as a Policy Objective as it is a non-locational policy.
	Add 7.1.c as a Policy Objective as it is specifically implemented within the District.
	Remove 7.2.a as a Policy Objective as it is applicable communitywide.
2.1 Snow King Resort	Add emphasis on reincorporating Flat Creek into the community.
	Clarify the role of Snow King Avenue as a major transportation corridor.
2.2 Snow King and South Cache Corridors	Clarify the size and scale of structures appropriate in the subarea instead of referring to them as, “much larger than those typically allowed in other areas of town.”
2.3 Downtown	Replace “Center of the Arts” with “Center for the Arts.”
	Revise to reflect that this subarea should only be the starting point for a more detailed discussion of the Lodging Overlay boundary and the regulations on the type and size of lodging desired.
	Clarify that lodging is also allowed in the Town Square District.
2.4 Public/Civic	Elaborate on how development will be designed to enhance Flat Creek.
2.5 North Cache Gateway	Reword the last sentence to clarify the Character District would need to be amended.
	Add a desire for stepped-back design of three story structures to reduce the appearance of additional height.
	Ensure Flat Creek is identified as a recreational and public access amenity.

Illustration of Our Vision Component (Character District)		Modification
3	Town Residential Core	Remove 4.1.c as a Policy Objective as it is applicable Townwide.
		Add 4.3.a as a Policy Objective as the District has two stable neighborhoods.
		Add 4.3.b as a Policy Objective as the District has one transitional neighborhood.
		Remove 4.3.S.2 as a Policy Objective as it is a strategy not a policy.
		Add 7.1.c as a Policy Objective as it is specifically implemented within the District.
		Remove 7.2.a as a Policy Objective as it is applicable communitywide.
3.1	East Jackson	Ensure the goal of quality connection of neighborhoods to parks is clear.
		Rewrite so that the end of the first paragraph and beginning of the second are not the same words.
3.2	Core Residential	Revise language from “pulling buildings to the street” to “pulling buildings toward the street.”
		Revise to allow only 2 stories generally; and only allow 3 stories in specific cases with proper design.
		Revise to allow nonresidential use fronting Willow Street, similar to South Cache subarea.
3.3	Institutional Area	Ensure that the desire for reinvestment, redevelopment, and revitalization is clear.
3.4	Multi-family Area	
3.5	East Broadway Mixed Use	Move the subarea to District 2: Town Commercial Core as the subarea character is more consistent with the District 2 character.
		Clarify the desire for local convenience commercial in this subarea.

Illustration of Our Vision Component (Character District)		Modification
4	Mid Town	Clarify that the desire is to locate lodging downtown, but not restrict continuation of existing lodging in Mid-Town.
		Add 1.1.c as a Policy Objective as it is specifically implemented within the District.
		Add 4.1.d as a Policy Objective as the District has two mixed-use subareas.
		Add 4.3.a as a Policy Objective as the District has one stable neighborhood.
		Add 4.3.b as a Policy Objective as the District has one transitional neighborhood.
		Add 5.2.d as a Policy Objective and discuss more explicitly in District text.
		Add 5.3.b as a Policy Objective as it is specifically implemented within the District.
		Add 7.1.c as a Policy Objective as it is specifically implemented within the District.
		Remove 7.2.a as a Policy Objective as it is applicable communitywide.
		Add 7.2.d as a Policy Objective and ensure an upgrade to Snow King – Maple Way is addressed in the District text.
4.1	Highway Corridor	Increase the emphasis on incorporating Flat Creek into the community.
		Clarify the desire for buildings to address the street without requiring all parking to be placed in the rear.
		Revise the text and boundary of the subarea to allow four stories north of Broadway where it can be built into the hillside and encourage the design to be stepped-back.
		Clarify that office uses will also be allowed in the subarea.
		Address pedestrian crossing of Broadway where development exists, or will exist, on both side of the road.
4.2	Northern Hillside	Clarify the desire for a transportation network that is convenient for locals, not auto-oriented.
4.3	Central	Clarify that setbacks and landscaping should be proportional to road width and provide screening; and that parking should be off-street in the rear.
4.4	Residential	Emphasize the importance of wildlife issues on West Broadway.
4.5	Karns Meadow	Include the connectivity goal of connecting Broadway to Snow King in the western portion of the subarea.

Illustration of Our Vision Component (Character District)	Modification
5 West Jackson	Add 4.1.b as a Policy Objective as it is specifically implemented within the District.
	Add 4.1.d as a Policy Objective as the District has two mixed-use subareas.
	Add 4.2.c as a Policy Objective as the District has two mixed-use subareas.
	Add 4.3.a as a Policy Objective as the District has one stable neighborhood.
	Add 4.3.b as a Policy Objective as the District has two transitional neighborhoods.
	Remove 5.2.b as a Policy Objective as it is applicable communitywide.
	Add 5.3.b as a Policy Objective as it is specifically implemented within the District.
	Add 6.2.b as a Policy Objective as it is specifically implemented within the District.
	Add 6.2.c as a Policy Objective as it is specifically implemented within the District.
	Add 7.1.c as a Policy Objective as it is specifically implemented within the District.
5.1 Highway Corridor	Add discussion of connectivity to the residential area as shown on map.
	Address the desire for consolidation of highway access points.
	Clarify the use of auto dealers as an example of a necessary single use.
5.2 Gregory Lane Area	Make language more consistent with subarea 7.1: South Park Business Park.
	Enhance livability language to discuss better integration of residents into the subarea through design.
	Clarify that only accessory residential use is desired as light industrial use is the priority.
5.3 South Park Loop Road	
5.4 School Campuses	Restate “improved alternative mode connectivity” in layman’s terms.
5.5 West Jackson Residential	Clarify the desire for a sense of ownership rather than ownership of units.
5.6 Northwest South Park	Revise to link the ability to develop the subarea to a Growth Management Program trigger, without precluding the opportunity for a project that provides meaningful permanent open space by clustering or transferring development into the subarea.
	Insert that if developed the subarea should include redundant streets (grid/alleys), small lots, and a small area of mixed-use; but that industrial is not appropriate.
	Clarify that a solution is needed to congestion on High School Road, but that a new East/West connector road is just one possible option.

Illustration of Our Vision Component (Character District)		Modification
6	Town Periphery	<p>Remove 4.1.c as a Policy Objective as it is applicable Townwide.</p> <p>Remove 7.2.a as a Policy Objective as it is applicable communitywide.</p> <p>Remove the half-circle under Future Walkable Schools, Commercial + Recreation as no amenities are to be added.</p> <p>Add a half-circle under Future Abundance of Landscape Over Built Form as the current character is to be maintained.</p> <p>Clarify the desire for site design that increases wildlife permeability.</p> <p>Clarify that the District is a Complete Neighborhood and not a Rural Area because of its location in Town and relative density to other Rural Areas.</p> <p>Mention pathways where START and pedestrian travel are discussed in the introduction.</p>
6.1	Low to Medium Density Neighborhoods	<p>Address the steep slopes, avalanche terrain, and wildlife habitat that should influence design in the subarea.</p> <p>Focus on wildlife permeability as a goal rather than specific tools such as fence removal.</p>
6.2	Upper Cache	Clarify wildlife permeability and character preservation purposes in relation to fencing and equestrian goals.
6.3	Snow King Slope	
7	South Highway 89	<p>Replace 3.1.d with 3.2.b as a Policy Objective, as 3.2.b is more appropriate for an area suitable for nonresidential development.</p> <p>Remove 5.2.e as a Policy Objective as it is applicable communitywide.</p> <p>Remove 6.3.d as a Policy Objective as it is a non-locational policy.</p> <p>Remove half of the circle under Future Natural Scenic Vistas as scenic is not the priority of the entire District.</p> <p>Add a half-circle under Existing Limited, Detached Residential as it is true of one of the subareas.</p> <p>Clarify the desire for protection of wildlife habitat and permeability and open space within the context of the suitable development.</p> <p>Amend the second to last sentence to read, “Development and redevelopment will avoid crucial wildlife habitat and movement corridors on the hillsides as well as riparian areas.”</p>
7.1	South Park Business Park	<p>Revise the use discussion to remove reference to allowance for high-tech/R&D and prohibition of retail and office and focus only on the priority of light industrial use.</p> <p>Address the connection of Southern South Park (10.1) to the convenience commercial as discussed in the District 10: South Park.</p> <p>Address the implications of industrial mixed-use living for families.</p> <p>Clarify the desire for screening, but not at the detriment of the ability to develop light industrial use.</p>
7.2	Hog Island Home Business	Clarify the intent to protect a scenic view along the highway through the subarea.

Illustration of Our Vision Component (Character District)		Modification
	8 River Bottom	<p>Remove 1.1.g as a Policy Objective as it is applicable communitywide.</p> <p>Add 3.1.c as a Policy Objective as the District is a Rural Area.</p> <p>Remove half of the circle under Future Natural Scenic Vistas as only part of the district meets the definition of scenic.</p> <p>Discuss “management” of river access in Existing + Future Desired Characteristics text similarly to how it is discussed in the subareas.</p> <p>Clarify that, “public and commercial access to the levee will be ...”</p>
8.1	Solitude/John Dodge/ Tucker/Linn	Include consideration of incentives for reducing density and impacts to wildlife.
8.2	Large Parcels	
8.3	Canyon Corridor	<p>Clarify the desire for conservation rather than subdivision.</p> <p>Ensure highway wildlife permeability and scenic goals are clear.</p>
8.4	Hoback Junction	
9	County Valley	<p>Add 3.1.c as a Policy Objective as the District is a Rural Area.</p> <p>Add Puzzle Face to the list of ranches in the District.</p>
9.1	Jackson Hole Golf and Tennis	Clarify the desire for local convenience commercial within existing development if possible.
9.2	Agricultural Foreground	Address the desire to bury overhead power lines along Highway 22 if possible.
9.3	Nethercott/Wenzel/ 3 Creek/ Lower Melody	Clarify the desire for conservation rather than subdivision.
9.4	Gros Ventre Buttes	Clarify the desire for conservation rather than subdivision.
10	South Park	<p>Add 3.1.c as a Policy Objective as the District is a Rural Area.</p> <p>Clarify the goal of directing development that does occur into a transition area or clustering it near existing development with the incorporation of permanent open space.</p>
10.1	Southern South Park	
10.2	Central South Park	Clarify the goal of directing development that does occur into a transition area or clustering it near existing development with the incorporation of permanent open space.
11	Wilson	<p>Remove 5.2.e as a Policy Objective as it is applicable communitywide.</p> <p>Remove 6.2.b as a Policy Objective as it is inconsistent with the District’s goals.</p> <p>Add 6.2.c as a Policy Objective as it is specifically implemented within the District.</p> <p>Clarify that Wilson should serve residents and people otherwise passing through Wilson, not attract trips as a destination commercial center.</p>
11.1	Wilson Commercial Core	
11.2	Wilson Townsite	Clarify that accessory residential units are part of the allowable character.
11.3	Wilson Meadows	
11.4	South Wilson	Clarify that the desired density is one unit per three acres or less as is the case today.

Illustration of Our Vision Component (Character District)		Modification
12	Aspens/Pines	<p>Add 5.2.d as a Policy Objective and discuss more explicitly in District text.</p> <p>Add 6.2.c as a Policy Objective and discuss more explicitly in District text.</p>
12.1	Aspens/Pines Commercial Core	Clarify illustration to better indicate which direction is north.
12.2	390 Residential Core	Reclassify as a Stable area with a similar description to subarea 12.4, calling for preservation of the existing residential pattern.
12.3	Aspens/Pines Residential	
12.4	390 Residential South	Clarify that the stable character is that of 1 acre or greater lot size.
13	Teton Village	Revise to allow for more potential housing without increasing the Village footprint. Additional units should be designed with the goal of year-round residency, address transportation issues, and result in direction of development out of rural areas.
		Emphasize the desire for combination and coordination of the Master Plans into a comprehensive Village plan with the goal of creating a functioning, sustainable resort community.
		Acknowledge that Master Plan conversations will reopen discussion of commercial allowances.
		Include a general desire for wildlife permeability in the District.
		Add 5.2.d as a Policy Objective and discuss more explicitly in District text.
		Add 6.3.a as a Policy Objective as it is specifically implemented within the District.
		Add a half-circle under Existing Walkable Schools, Commercial + Recreation as some areas are within walking distance of amenities.
13.1	Teton Village Commercial Core	Add additional discussion of the resort character of the District.
13.2	Teton Village Residential Core	Include allowance for more potential housing consistent with the modified future desired character for the District.
13.3	Teton Village Single Family	Include allowance for more potential housing consistent with the modified future desired character for the District.
14	Alta	Add 1.1.b as a Policy Objective as it is specifically implemented within the District.
		Add 3.1.c as a Policy Objective as the District is a Rural Area.
		Add 5.3.b as a Policy Objective as it is specifically implemented within the District.
		Remove 6.3.d as a Policy Objective as it is a non-locational policy.
		Replace 7.2.c with 7.3.a as a Policy Objective as 7.3.a is more appropriate as a Policy Objective for a specific roadway connection project.
14.1	Alta Farmland	
14.2	Alta Core	In the third sentence change the second “character” to “lots.”
14.3	Grand Targhee Resort	Clarify that the Targhee Master Plan should not expand.

Illustration of Our Vision Component (Character District)		Modification	
15	County Periphery	Focus character discussion on reducing impacts and maintaining outlying communities.	
		Add 1.2.a as a Policy Objective as it is specifically implemented within the District.	
		Add 3.1.c as a Policy Objective as the District is a Rural Area.	
		Add 3.5.a as a Policy Objective and discuss more explicitly in District text.	
		Add 5.3.b as a Policy Objective and discuss in new Buffalo Valley subarea text.	
		Remove 6.3.e as a Policy Objective as it is a non-locational policy.	
		Ensure the prioritization of conservation is clear.	
15.1		Address open space, scenic and habitat preservation as goals not negative impacts of development.	
15.2		Clarify the desire for on-site renewable energy.	
15.3		Clarify the desire for conservation rather than subdivision.	
15.4		Replace the desire to “restore” wildlife permeability with a desire to “enhance.”	
15.3		Recognize Buffalo Valley as a separate subarea emphasizing gateway character and scenic value and encouraging convenience commercial and maintenance of existing character.	
15.4		Delete reference to START service to Kelly as a priority.	
15.4		Ensure it is clear that live/work is not discouraged.	

THIS RESOLUTION BEING PRESENTED, READ, AND ADOPTED ON THIS 8th DAY OF FEBRUARY, 2012.

Tyler Sinclair, Secretary, Town of Jackson Planning Commission

Mark Newcomb, Chairman, Teton County Planning and Zoning Commission