

Jackson / Teton County Comprehensive Plan Adoption
Joint Information Meeting (JIM) Common Direction
JIMs #4, #5, #6, #7, and #8
March 24th and 25th and April 20th, 22nd, 27th and 28th 2011

Introduction

Based on the elected officials' comments made within their Meeting Packets and JIM #2 and #3, policies and tools were flagged and discussed. Discussion focused on enhancements to the Planning Commission Draft Document. Comments centered on revisions and improvements to identified policies:

- whether appropriate for inclusion;
- needing additional refinement;
- previously removed, but appropriate for inclusion;
- additional policy and/or tools; or
- removal of inconsistencies.

Four overall topics and approximately thirteen subtopics were discussed during JIM #4, #5, #6, and #7. Topics and subtopics included:

Topic 1: Wildlife, Natural Resource, Scenery Protection

- 1.A – Regionalism and Ecosystem Responsibility
- 1.B – Protecting Habitat, Scenery, and other Open Space
- 1.C – Shifting Development Out of the Rural County

Topic 2: Smart Growth/Managed Growth

- 2.A – Allowing Increased Density Through Infill and Mixed-Use
- 2.B – Appropriate Locations for Increased Density
- 2.C – Adaptive Management for Targeted Human Population
- 2.D – Understanding the Costs of Growth

Topic 3: Community Character and Transportation

- 3.A – Protecting Community and Neighborhood Character
- 3.B – Balance and Location of Civic, Commercial, and Housing
- 3.C – Walkability, Transit, and Compete Streets

Topic 4: Housing

- 4.A – Housing 65% of the Workforce Locally and Other Housing Goals
- 4.B – Mix of Housing Types
- 4.C – Tools to Provide Workforce Housing

Topic 5: Economy and Addressing the Cost of Growth

- 5.A – Defining Our Desired Economy
- 2.D – Addressing the Cost of Growth
- 5.B – Reality Check: Funding and Implementation

Common Direction

Overall the elected officials mostly supported refining the policies developed in the Planning Commission draft. The majority of elected officials agreed to enhance key policies based on the objectives outlined in the introduction of this summary. The elected officials **reconfirmed the overarching vision to preserve wildlife, natural and scenic resources. Protection of these resources is the top priority of the community and was the basis for their refinements to the Plan.** More detailed common direction is found below.

Common Direction

1. **Improve protection of wildlife habitat and habitat connections** from the impacts of development using the best available science. A tiered system of protections based on the wildlife protection goals of an area will consider appropriate development location, density, intensity, and wildlife permeability as well as minimizing wildlife/human conflicts. One tool to achieve this will be improved countywide vegetation and habitat mapping to inform a revised Natural Resource Overlay. A system to regularly monitor the impacts of development on wildlife and wildlife habitat will be developed.
2. **Reduce development in rural areas of the County.** The intent is not to mandate a one-one shift from areas in the rural county to other areas in the Town and County, but to better protect wildlife habitat, connections between habitat, and scenery through management and/or limitation of development. A dispersed 1 unit per 35 land use pattern is allowed by state statute and was acknowledged as a fundamental property right. However, with no conservation easements it is not a desired land use pattern.

A clustering program will remain a key tool, and include a range of bonuses that provide incentive for directing development away from sensitive areas. Potential to cluster on

individual 35 acre parcels will be improved to better achieve natural resource protection, while still encouraging development rights to be extinguished. Protection of wildlife habitat and habitat connections should be given priority over protection of other natural and scenic resources. There is also a need to honor the stewardship contributions of agriculture and continue to encourage agricultural use through planning tools.

3. Further, **development should be directed toward suitable places in the County and Town** in order to achieve the community's vision of wildlife habitat preservation. A range of tools will be explored to transfer development potential from areas of ecological significance to areas of existing infrastructure and services in a manner that "completes" our great existing neighborhoods. Strategies for redirecting development should be progressive, realistic, and feasible for implementation. Whether by transfer or other right, development in these existing neighborhoods, regardless of jurisdiction, is preferable to development in the rural County.
4. However, **the Plan will not promote "nodes"**, since the concept has come to imply large density increases and diminished character in existing neighborhoods. The Plan should instead acknowledge the concept of creating "complete neighborhoods" that define character, are well designed, reduce vehicle travel, promote recreation, and offer local convenience commercial and other amenities such as schools and daycares within walking distance for residents. Enhancements to existing neighborhoods to make them more "complete" will implement Smart Growth Principles and the community's vision. Changes may be as small as a building a new trail, or could include identifying appropriate locations for development.
5. **Build-out ranges** and associated metrics bring predictability and means to monitor our success and therefore **will be key indicators in the Plan** used to monitor growth in the Town and County and trigger Plan updates.

However, planning for the **preservation of natural resources and community character, smart growth and healthy communities** is more important than planning based on an arbitrary number. The build-out range will be calculated based on what is determined to be appropriate in each specific area of the Town and County (Character Districts). Conservation tools to preserve wildlife habitat and scenery in the rural County will be designed to minimize impact to sensitive areas and encourage reduced build-out. The potential for future growth will be constrained by directing development to defined suitable areas of the Town and County and limiting the character impacts to those

existing neighborhoods to acceptable levels. Existing policies already allow the conversion of commercial units to residential units providing additional housing opportunities. Commercial, governmental, non-profit, residential, and other private and public uses will be considered in the creation of the Character Districts and will be included in the calculation of build-out ranges. Once the Character Districts are complete the calculated build-out range can be compared to the build-out range that already exists.

6. **Guesthouses will be allowed in key areas of the county,** but no additional residential square footage will be permitted for them. Allowing the long-term rental of guesthouses and caretaker units may eliminate some trips and enforcement issues, however it may create other trips. Additional requirements will continue to be developed to ensure guesthouses meet the community's vision of wildlife protection.
7. **Ecosystem protection requires regional cooperation and consideration.** Actions and policies should not be overreaching, but we should partner with adjacent communities and agencies when regional plans are consistent with our values, direction and goals. Key initiatives such as wildlife protection and transportation planning must be done at the regional level.
8. **A primary goal of the Plan is to reinforce the character and integrity of neighborhoods** in the Town and County by promoting "complete neighborhoods." Promoting complete neighborhoods will mean enhancing stable neighborhoods with amenities while preserving existing character. It also means identifying appropriate areas for redevelopment or new development where a new desired character will be defined.
9. **Create vibrant, pedestrian, mixed-uses centers in downtown Jackson and Teton Village.** Boundaries for nonresidential districts will be defined through Character Districts, realizing that some flexibility in the composition and amount of development within a specific district is necessary to account for existing conditions. Mixed use development is a priority in the Town and will be encouraged using a variety of tools, including the promotion of vertical integration downtown and the establishment of a "Retail District" around the Town Square. New areas for light industrial should be located both in the Town and in the County in areas where they can be provided compatibly with adjacent uses.
10. **Be a leader in multi-modal transportation.** It is important to set the bar high for our future multi-modal vision, but it is also necessary to create a plan to realistically achieve

this vision based on existing infrastructure, funding, and baseline conditions. We are committed to a multi-modal transportation network that includes multi-use pathways, transit, complete streets, connectivity, and a variety of transportation options for both residents and visitors as they move within and between Town and developed areas of the County. A system of trails to connect our parklands and trailheads should be considered as part of the transportation system.

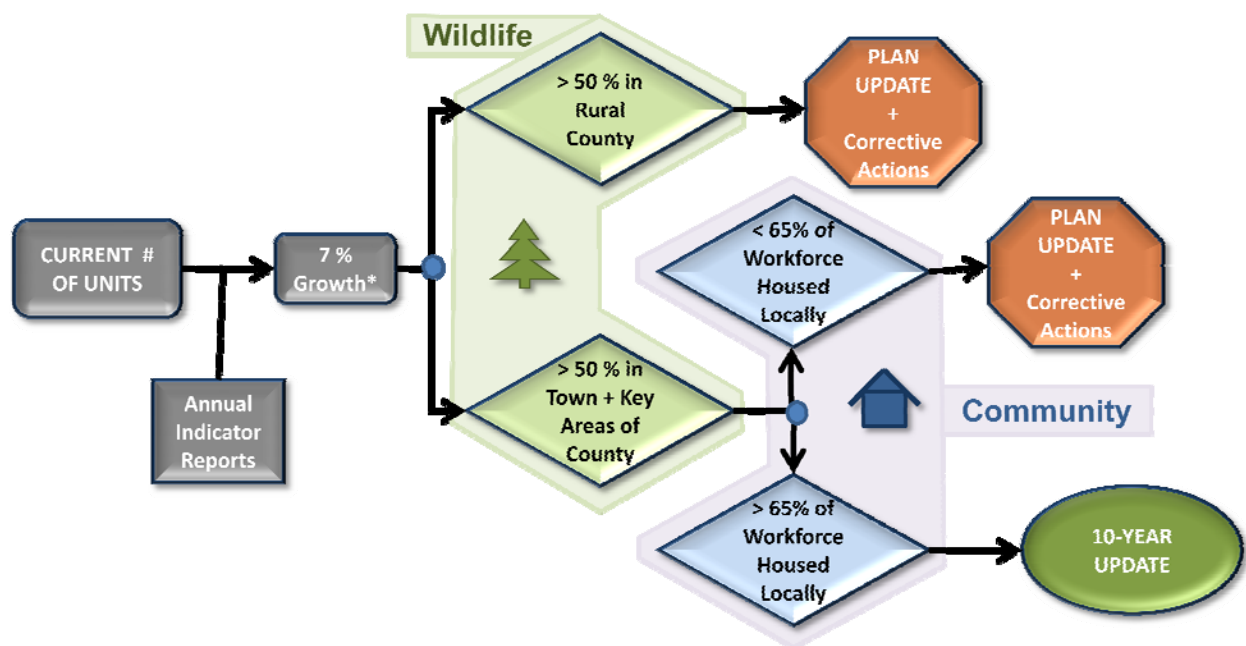
After the Comprehensive Plan is adopted, an Integrated Transportation Management Plan will be developed that looks at the costs and benefits of various transportation strategies and guides a detailed transportation implementation program that will allow us to realize our goals.

11. **Promote direct zoning** to achieve our goals and desired character in order **to provide predictability**. Incentives provided to achieve our goals should be performance-based tools that clearly define the public benefit goals that must be met, and should be consistent with the desired character in an area.
12. **The primary housing goal is to not fall below 65% of the workforce living locally** to preserve community character. Workforce housing will be redefined to include anyone working and living in the community and thus not commuting from outside the community. While the primary goal focuses on housing the workforce, generational continuity and social and economic diversity are important elements and indicators of a strong community fabric. Deed-restricted housing that ensures affordability will continue to be an important component of the housing solution, but the overall housing program will be broadened to look at all types of housing that will preserve community character.
13. After the Comprehensive Plan is adopted, **a Housing Plan will be created** that identifies the series of studies and strategies that define the goals, metrics, and monitoring methods for housing. This effort will define the regulations, incentives, and funding that support housing goals, and would include cost and impact analyses for housing programs and tools. The strategies evaluated would consider both deed-restricted and market workforce housing. The Town, County, three primary housing organizations, and others in the community would work collectively to develop the Housing Plan.
14. **Seek deed-restricted and market housing solutions, and use a balance of tools** to protect and maintain the workforce housing stock. Mitigation requirements on new residential and nonresidential development will be linked to housing impacts on a

sliding scale so that developments with greater impacts are required to provide more housing. Performance based incentives to allow workforce housing may continue to be used with respect to the defined character of each neighborhood. The Town and County will also explore various options for dedicated funding, which would complement mitigation and other tools in support of workforce housing.

15. In place of growth caps, it was reconfirmed that **a more robust growth management program should be implemented to address the amount, location, type, and impacts of growth** in the Town and County. Growth will be managed in accordance with the vision of the Plan, and it is a goal of the community not to exceed a doubling of the amount development on the ground today. The growth management program will create the expectation that actions will be taken to meet our desired plan outcomes. A series of thresholds, triggers, and feedback mechanisms will be used to link policy to management actions.

Growth must contribute to achievement of the plan's vision. While the specific threshold percentages still need to be determined, the Growth Management Program outlined below will define a process for decision makers to evaluate where and how growth should occur and adjust course as necessary. The Growth Management Program will work in conjunction with annual indicator reports, which will holistically monitor the entire community system by considering consider environmental, economic, transportation, housing, and other plan indicators.



16. Support a diversified year-round economy with tourism as the primary contributor.

The visitor economy of the Town and County is focused on eco-tourism, outdoor recreation, and cultural tourism and encourages a quality visitor experience. Tourism will be promoted across all seasons making better use of our existing infrastructure and capacity. There is a strong relationship between the economy and other aspects of the Plan. The visitor economy will be premised on environmental stewardship and the contribution natural resources make to our lifestyle and economic sustainability. However, continue to acknowledge the importance of other business sectors in including professional services, real estate, construction and non-profit businesses.

17. Encourage small entrepreneurial business as a desired element of our economy. We will be proactive in creating an appropriate atmosphere for future businesses through the development of complete neighborhoods, a multi-modal transportation system and other amenities. We are going to foster a sustainable community in order to attract the businesses we desire. We will create suitable spaces for our desired businesses and industries through land use planning. A series of tools will be used to support desired types of business, with a focus on non-financial incentives and strategies.

18. Identify and update goals for the provision of Town and County services and promote additional coordination with other agencies to understand their goals for service provision. Work to create a community-wide, long-range capital project list that incorporates large-scale all governmental and other agency projects.