



WELCOME: HOUSING REQUIREMENTS & TOWN ZONING UPDATES

FORMAT OF TODAY'S OPEN HOUSE

You Spoke...

6 Public Comment Events,
3 Surveys,
952 total participants.

- May / June Public Open House and Community Discussion (English and Spanish)
- Oct. 2 Housing Requirements Public Comment Event (Spanish)
- Oct. 9 Housing Requirements Public Comment Event (English)
- Nov. 6 Public Comment Event (Spanish)
- Nov. 8 Public Comment Event (English)

We listened...

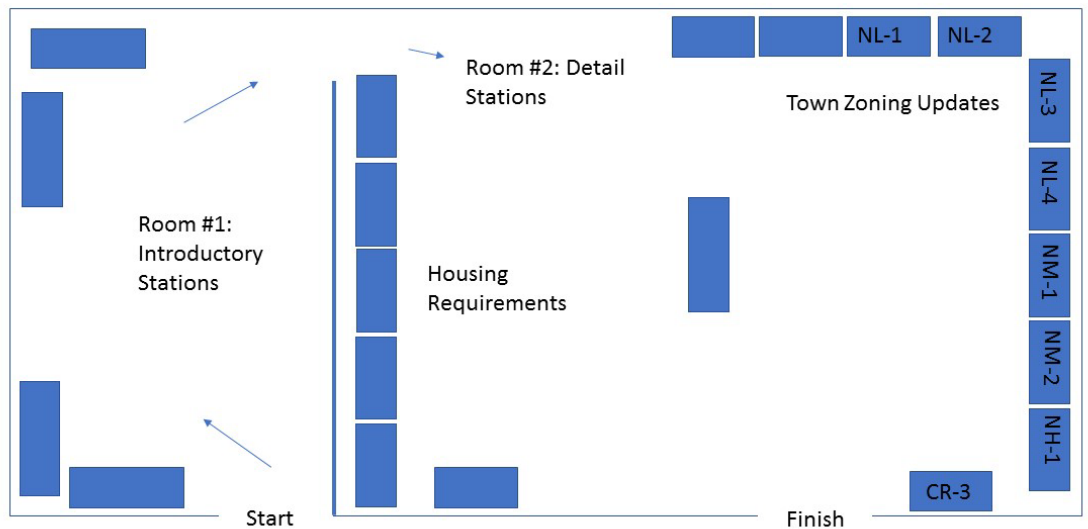
The following public hearings were held to review community feedback:

- March 19, 2018 Joint Information Meeting
- Dec. 11, 2017 Town Council Meeting
- Nov. 14, 2017 Town of Jackson Planning Commission Meeting
- Nov. 29, 2017 Town Council Meeting
- Nov. 14, 2017 Town of Jackson Planning Commission Meeting
- Nov. 13, 2017. Joint Town Council & Board of County Commissioners Meeting
- Nov. 1, 2017 Joint Information Meeting
- Oct. 30, 2017 Joint Information Meeting
- Oct. 16, 2017 Teton County and Town of Jackson Joint Planning Commission Meeting
- July 10, 2017 Joint Information Meeting
- June 27, 2017 Special Town Council Meeting

Today's Open House is self-guided. We have different boards for you to review that will bring you up to speed on the Housing Mitigation Requirements and Town Zoning Updates. We also have several comment boards available for you to tell us your thoughts. We have planners on hand to answer your questions. Here's how the information is ordered:

- **Room #1: Introductory Stations** – What are we doing and why.
 - Watch the Videos; Read the Introductory Boards; Review the FAQ Boards
 - Provide comments
- **Room #2: Detail Stations** – The specifics of the updates.
 - Review more detailed information on the updates.
 - Provide comments.
 - Ask Staff your questions.

Workshop Map:



PURPOSE OF TODAY'S OPEN HOUSE

The purpose of the open house is to present the proposed D3-6 Zoning and Housing Mitigation Requirements to you so that you can provide comment to improve the drafts prior to adoption.

Our objectives for today are to:

- **Share with you the policy direction from last fall that has shaped these draft regulations;**
- **Explain how the new draft regulations implement the direction;**
- **And ask you what we can do to better implement that policy direction through these new regulations.**



TOWN ZONING & PARKING UPDATE

CHARACTER DISTRICTS 3-6

"NEIGHBORHOODS AND CORRIDORS"



You Spoke...

5 Public Comment Events.
2 Surveys. 635 total participants.

Here's what we heard from the community in 2017:

- Workforce housing is important. The Town Zoning Update is an appropriate way to provide workforce housing.
- More workforce housing is appropriate in Midtown and Central Midtown, the commercial and residential areas just South of the "Y".
- Neighborhood character is important. Neighborhoods with traditionally stable character should not change.
- Greenspace and wildlife connectivity needs to be improved throughout Town.
- Our Town should be more walkable, with improved pedestrian experiences.

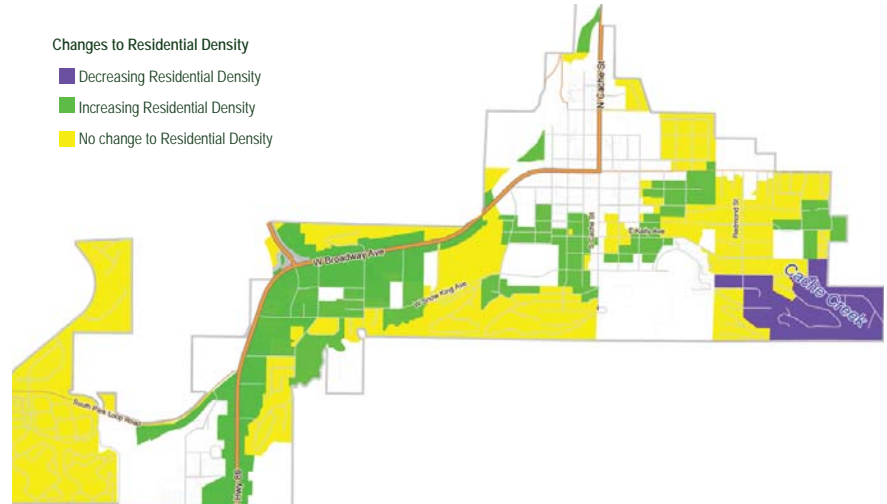
We listened...

These are the major updates that will keep our community special.

- The new regulations will increase workforce housing opportunities by permitting more multifamily residential in Town near the "Y" and in the residential core of Town (see map).
- Workforce housing incentives will be incorporated in targeted zones (e.g, market housing bonus in exchange for deed restricted workforce housing).
- Decreased development potential in peripheral neighborhoods with wildlife habitat value (see map).

WHAT ARE WE DOING?

The Town is updating its zoning to achieve the community vision adopted in the 2012 Comprehensive Plan. Zoning is the set of regulations that determine the size, location, and use of buildings in Town.



WHY?

1. **To enhance and preserve neighborhood character. How?** The Town Zoning Updates **do not** increase density in Stable neighborhoods, areas that traditionally have had a stable character (see areas in yellow and purple above). The updates do add density in Transitional neighborhoods (areas without a stable character) where the community deemed added density more appropriate (see green above).
2. **To create workforce housing. How?** By removing the ability to build large, single-family homes in rural areas and allocating these homes to be built in Town as smaller units that are more affordable to the workforce. We are not adding more homes to the community; We are moving those homes from open spaces to areas like Town that can best accommodate development.
3. **To better manage the location and impacts of development. How?** Locating housing near jobs, services, and infrastructure decreases our impact on the environment and decreases traffic by providing opportunities for walking, biking, or taking the bus to a destination.
4. **To keep our community special. How?** By housing local workers in our community, we maintain our sense of community. Workers who live locally have more time to volunteer after work, to spend money in our community, and to participate in community events like Old Bill's Fun Run. Nurses, policemen, and teachers who live in our community can still make it to work during road closures and weather events. Fewer workers commuting also means fewer cars on the road, fewer CO2 emissions, and fewer collisions with wildlife.



DISTRICT 3-6 ZONING

Frequently Asked Questions



HOW DO I STAY INVOLVED?

April 12

- Open House to take public comment

April 23

- Town Council Workshop
- Public comment will be taken

May 14

- Planning Commission Hearing
- Public comment will be taken

May 28

- Town Council 1st Hearing
- Public comment will be taken

June 25

- Town Council 2nd Hearing
- Public comment will be taken

July 2

- Town Council 3rd/Adoption Hearing
- Public comment will be taken

WHERE IS MORE INFO?

engage2017.jacksontetonplan.com

#JHEngage2017

HOW DO I COMMENT?

At the open house or a hearing

feedback@jacksontetonplan.com

Q: Will the proposed zoning increase the community's residential buildout?

A: No. No new units will be added to the County and Town's combined buildout. The proposal will instead relocate up to a maximum of 1,800 units from the rural areas of the County into the Town where there is water, sewer, roads, jobs, and other services for the new residents.

Q: Why should we add some or all of the 1,800 units to Town?

A: For workforce housing. The only purpose for adding any portion of the 1,800 units is to provide workforce housing for local workers. We cannot meet our Comprehensive Plan goal of housing 65% of our workforce locally without most of the 1,800 units being occupied by local workers. Creating more housing for locals will, in turn, increase volunteerism, reduce traffic on our highways from commuters, make running a business easier, and create more community-invested residents.

Q: Are County neighborhoods adding any workforce housing units?

A: The County has open space conservation incentives that would allow another 500 units in County Complete Neighborhoods.

Q: Will any of the additional 1,800 units be put into Stable single-family neighborhoods?

A: No. All proposed new residential units would be located in Transitional areas of Town that have been designated for redevelopment and additional density. This includes areas near the rodeo fairgrounds and parts of West Jackson.

Q: How will the additional workforce units be added?

A: Incentives and Requirements. The proposal uses the existing "Fill the Box" workforce housing bonus to allow the additional units. The "Fill the Box" bonus can be used a few different ways.

- Incentive. The "Fill the Box" bonus allows a property owner to voluntarily build as much residential floor area as allowed by the setbacks, height, and parking requirements on a site (regardless of FAR) – if at least 1/3 of the floor area is restricted for workforce housing.
- Requirement. The "Fill the Box" bonus can be used to meet a project's workforce housing mitigation requirement for on-site housing, decreasing development costs.

Q: How much money will adding these workforce units cost the taxpayers?

A: None. All workforce housing built using the "Fill the Box" bonus would be constructed by the market without any public subsidy. There would be some administration costs with monitoring the deed-restricted units over the long term, but that is all.

Q: How will the Town Zoning update work in conjunction with the Housing Mitigation Requirements Update?

A: The Housing Mitigation Requirements update will significantly decrease mitigation rates for residential development. This change will decrease costs to build residential units, including workforce units, and so this will work well with the voluntary incentives in the Town Zoning update that are designed to provide landowners more options to create workforce housing.

Q: Are parking requirements in residential areas being increased, decreased, or staying about the same?

A: Staying about the same. Based on the parking technical study and the Council's concern that new residential development not create parking problems for the surrounding neighborhood, the existing on-site parking requirements are being kept. Also, given that overnight winter parking on the street was not supported by the Council at this time, it was important not to reduce parking requirements too much without having an alternative solution for year-round overnight parking.



Districts 3 – 6 LDR Update

Summary of Major Changes



What's Changing?

- Increased workforce housing is proposed for Transitional areas designated for redevelopment and additional density;
- Decreased subdivision potential is proposed in the Upper Cache Creek area to protect existing development character;
- The existing “Fill the Box” Workforce Housing Bonus (i.e., 2:1 incentive) is used to incentivize workforce units;
- The Planned Unit Development (PUD) tool is proposed to be eliminated for now because the need for it has been greatly diminished by ‘fixing’ the base zoning. It may be readopted and modified in the future to apply to truly unique and special properties or projects;
- Live Work Units - where the commercial space must be operated by the occupant of the residential space - have been deleted from the proposed LDRs because they have often been misused and enforcement has been difficult;
- Properties with alleys are often required to take access from the alley to avoid curb cuts across sidewalks.
- Mobile Home Park Zone is proposed to be eliminated
- Additional height is proposed for buildings with steeper pitched roofs to encourage less “boxy” and more variety in design;
- Light Industrial and Heavy Retail/Service uses will be added to the properties fronting the Hwy 89 between the South Park Loop Road and High School Road.

What's NOT Changing

- The community's residential buildout is not increasing with the proposed addition of up to 1,800 units because this development potential is being shifted from the County;
- Density in Stable subareas will remain the same;
- Parking requirements in residential zones will remain much the same as current standards;
- Winter on-street parking is not proposed at this time;
- No significant changes are proposed to the allowed number or location of Accessory Residential Units (ARUs);
- Floor Area Ratios (FARs), which determine the amount of floor area allowed on a property, were kept very close to existing standards, except for the Commercial Residential – 3 (CR-3) Zone where the FAR was increased modestly;
- Landscape Surface Ratios (LSR), which determine the amount of green space on a property, were kept very close to existing standards, yet some minor but important adjustments were made to encourage workforce housing.
- No new requirements are proposed for sidewalks at this time based on Council direction;
- “Tiny homes,” defined as living units built to the standards of recreational trailers (i.e., not to building code) are still not allowed as proposed in this LDR update.

XXXXXX

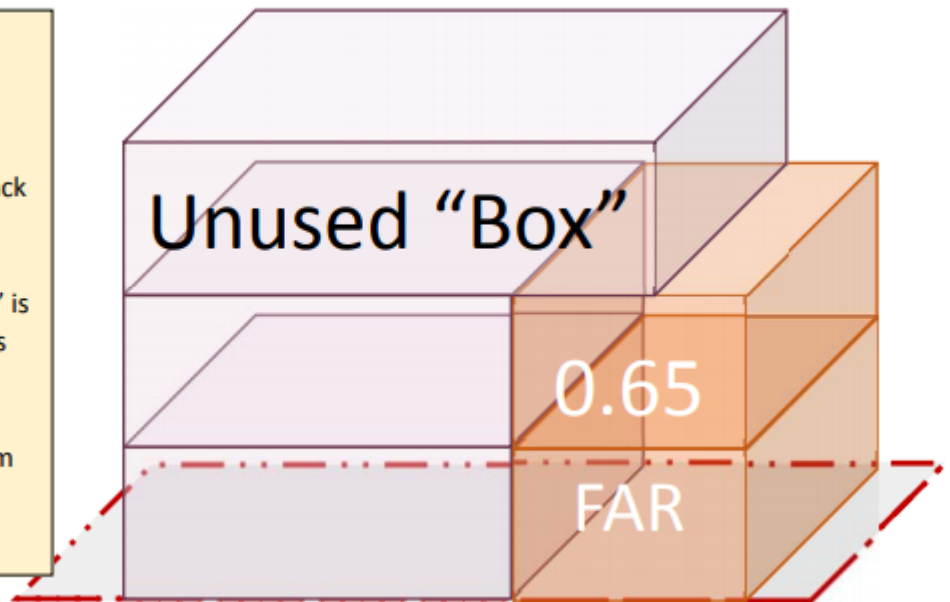
"Fill the Box Bonus"

How does it work? The "Fill the Box" bonus can be used a few different ways.

- Incentive. As an incentive the "Fill the Box" bonus allows a property owner to voluntarily build as much residential floor area as allowed by the setbacks, height, and parking requirements on a site (regardless of FAR) – if at least 1/3 of the floor area is restricted for workforce housing. In addition, all market housing provided through the bonus does not have to be mitigated. Also, does not count against your threshold for review.
- Requirement. As it relates to workforce housing mitigation requirements, a property owner can use the "Fill the Box" bonus to provide required on-site housing, allowing landowners to maximize the use of their property and decrease development costs.

CR-1

- **Unused Box**
 - No setbacks
 - 3rd story stepback
 - 3 story limit
- **FAR: 0.65**
- **Parking:** More "box" is available if parking is underground
- **Employee Housing:** "Box" is exempt from mitigation

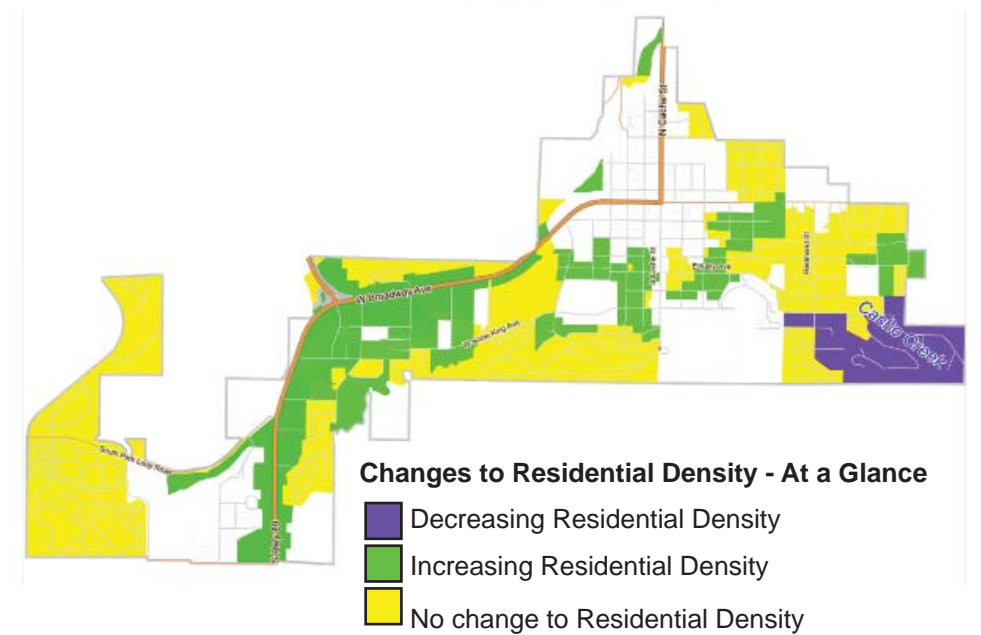
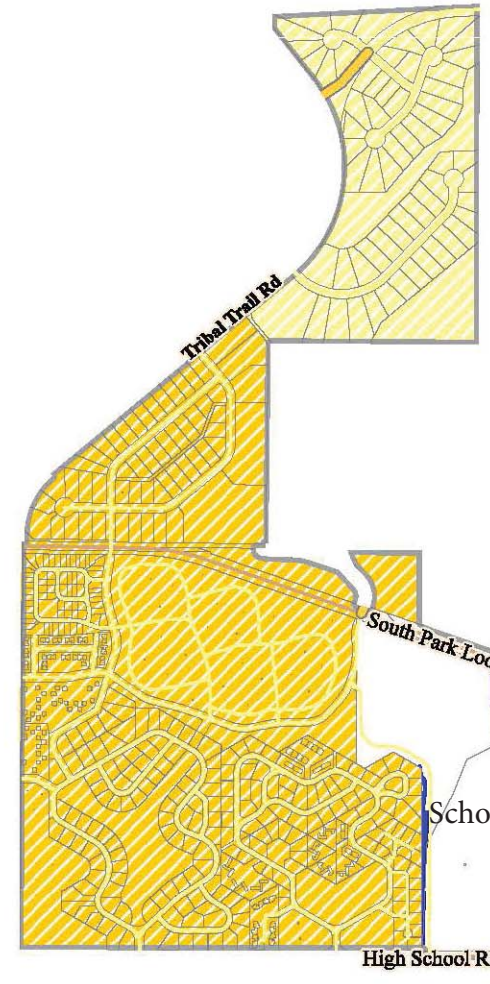
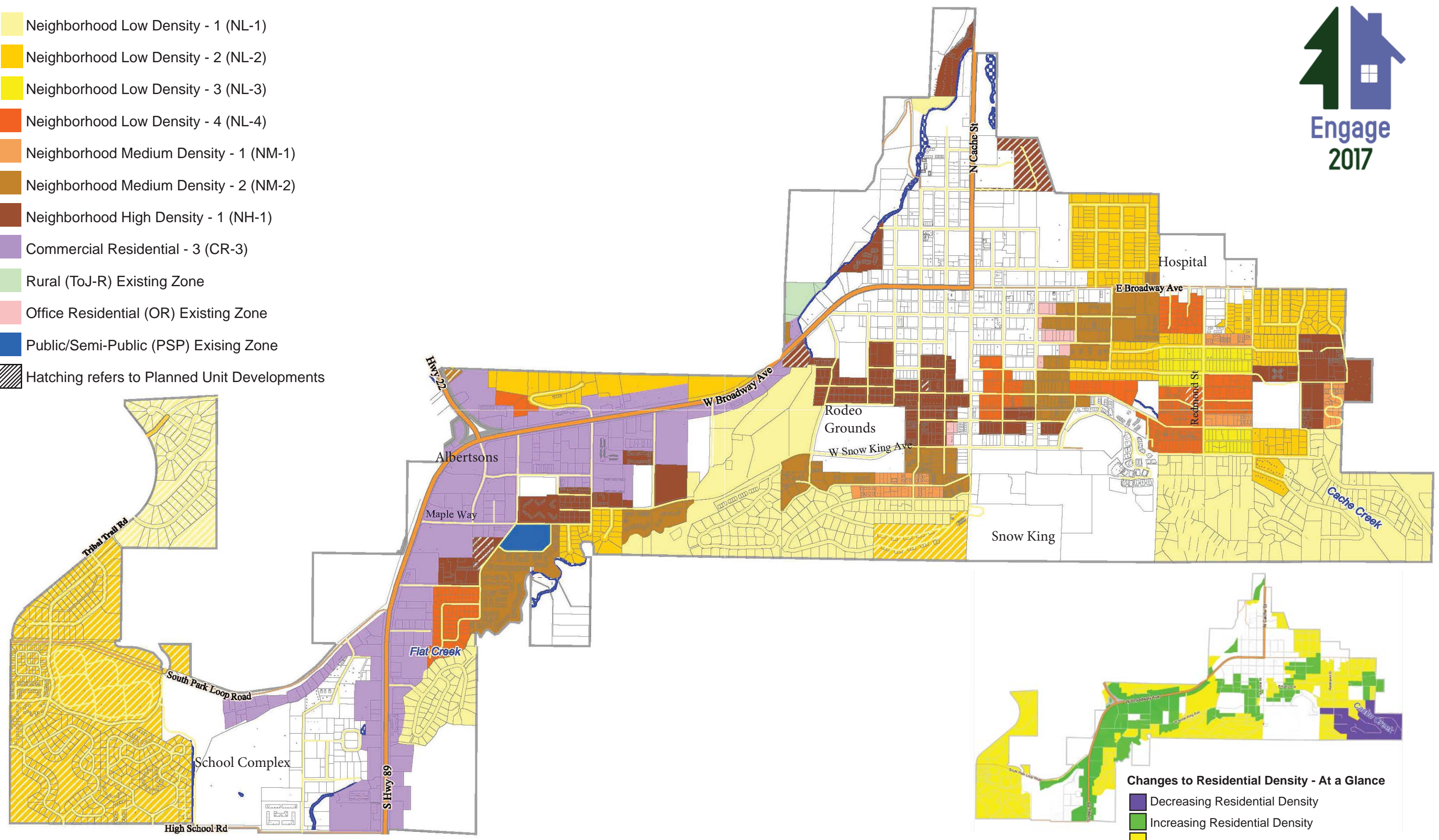


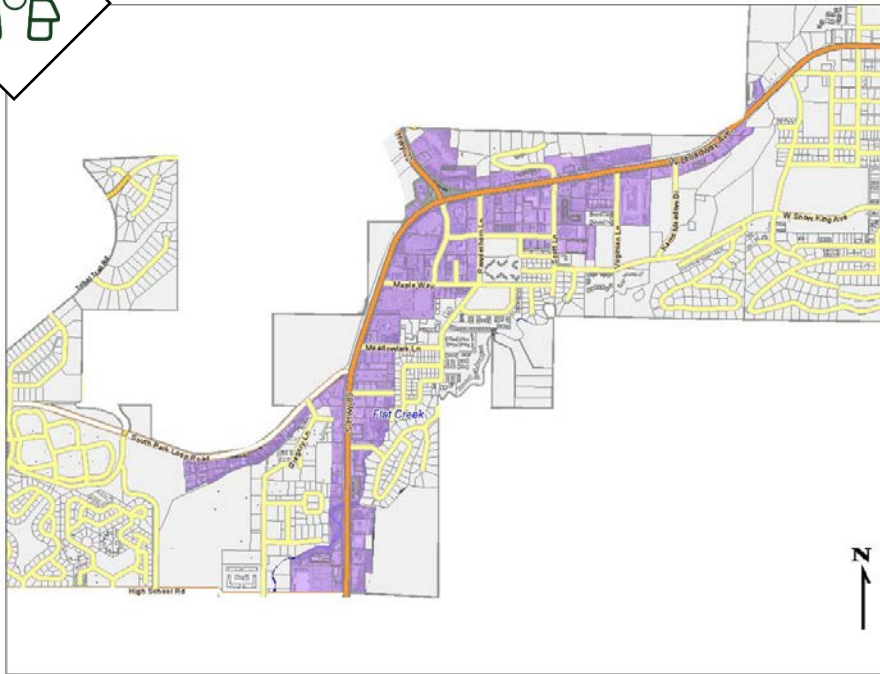
NOTE: While the bonus will create deed-restricted workforce housing, the intent is that some portion of the market housing will also be occupied by local workers due to the design of the units (small size) or need of the landowner (need for reliable supply of employee housing).

Engage 2017: Town Zoning & Parking Updates, Districts 3-6
New Zones



- Neighborhood Low Density - 1 (NL-1)
- Neighborhood Low Density - 2 (NL-2)
- Neighborhood Low Density - 3 (NL-3)
- Neighborhood Low Density - 4 (NL-4)
- Neighborhood Medium Density - 1 (NM-1)
- Neighborhood Medium Density - 2 (NM-2)
- Neighborhood High Density - 1 (NH-1)
- Commercial Residential - 3 (CR-3)
- Rural (ToJ-R) Existing Zone
- Office Residential (OR) Existing Zone
- Public/Semi-Public (PSP) Existing Zone
- Hatching refers to Planned Unit Developments





What will development in this zone look like? Development options in CR-3 include but are not limited to the following:

4 Units:
Multi-Family



40 Units:
Multi-Family



90 Units:
Multi-Family



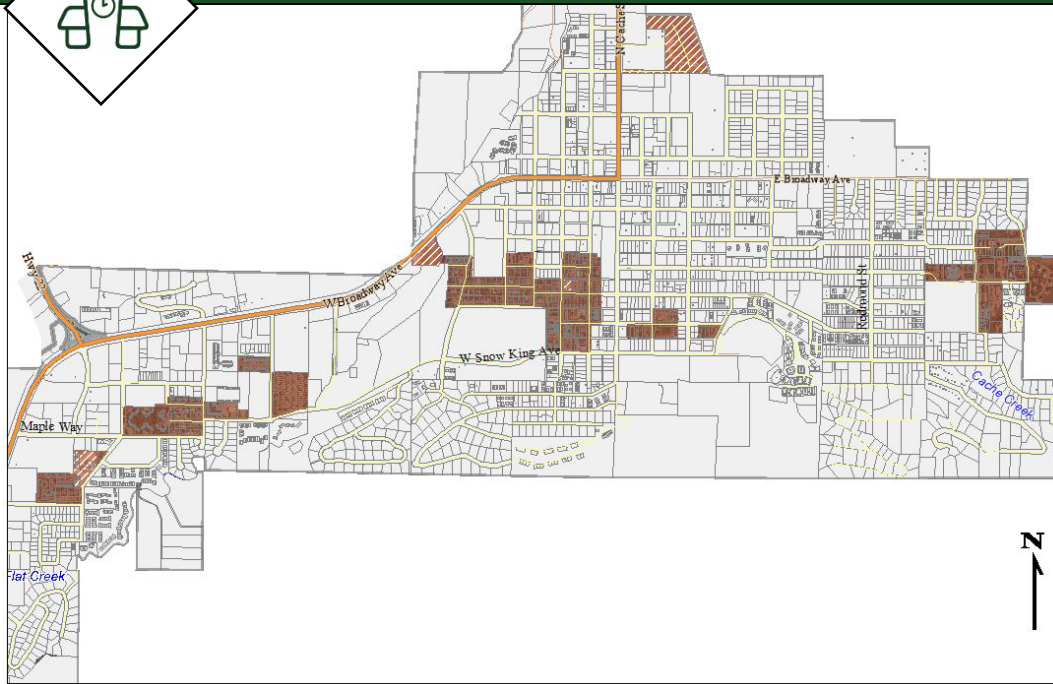
80 Units: Multi-Family/
Commercial

What you should know about CR-3

1. This zone primarily replaces the AC zone on Hwy 89 in Transitional subareas.
2. CR-3 is very similar to the existing CR-2 zone. The main difference is that CR-3 has a .40 Floor Area Ratio (think roughly 40% of property) instead of a .46 Floor Area Ratio. In other words, less floor area is allowed in CR-3.
3. The 2:1 Workforce Housing Bonus is the incentive used to create much of the intended workforce housing in this zone.
4. Accessory Residential Units are not permitted or necessary because 'apartments' are allowed and will serve a similar purpose or providing smaller units for the workforce.
5. Units may be subdivided or owned separately (i.e., townhouse/condos allowed).
6. The total amount of allowed floor area (i.e., FAR) is close to that of the zones replaced.
7. The total amount of required landscape area (i.e., LSR or green space) is slightly less than that of the replaced zones;
8. The height has been increased from mostly 35' to 42' - 46'. Three stories allowed.

Other Details

New Zone	Major Standards			Comments
	FAR	LSR	Height	
Commercial Residential - 3 (CR-3)	.40	.10	42' - 46'	Increases FAR from a range of .25 - .46 (depending on use) to .40 for all uses.
REPLACED ZONES				
Auto-Urban Commercial (AC)	.25 - .46	.20	35'	
Business Park (BP)	.41	.15	35'	
Business Park Restricted (BP-R)	.25 - .40	.15 - .25	35'	
Residential Business (RB)	.32	.30	30'	



What will development in this zone look like? Development options in NH-1 include but are not limited to the following:

3 Units:
Single-Family



8 Units:
Multi-Family



8 Units:
Tiny Homes



90 Units:
Multi-Family

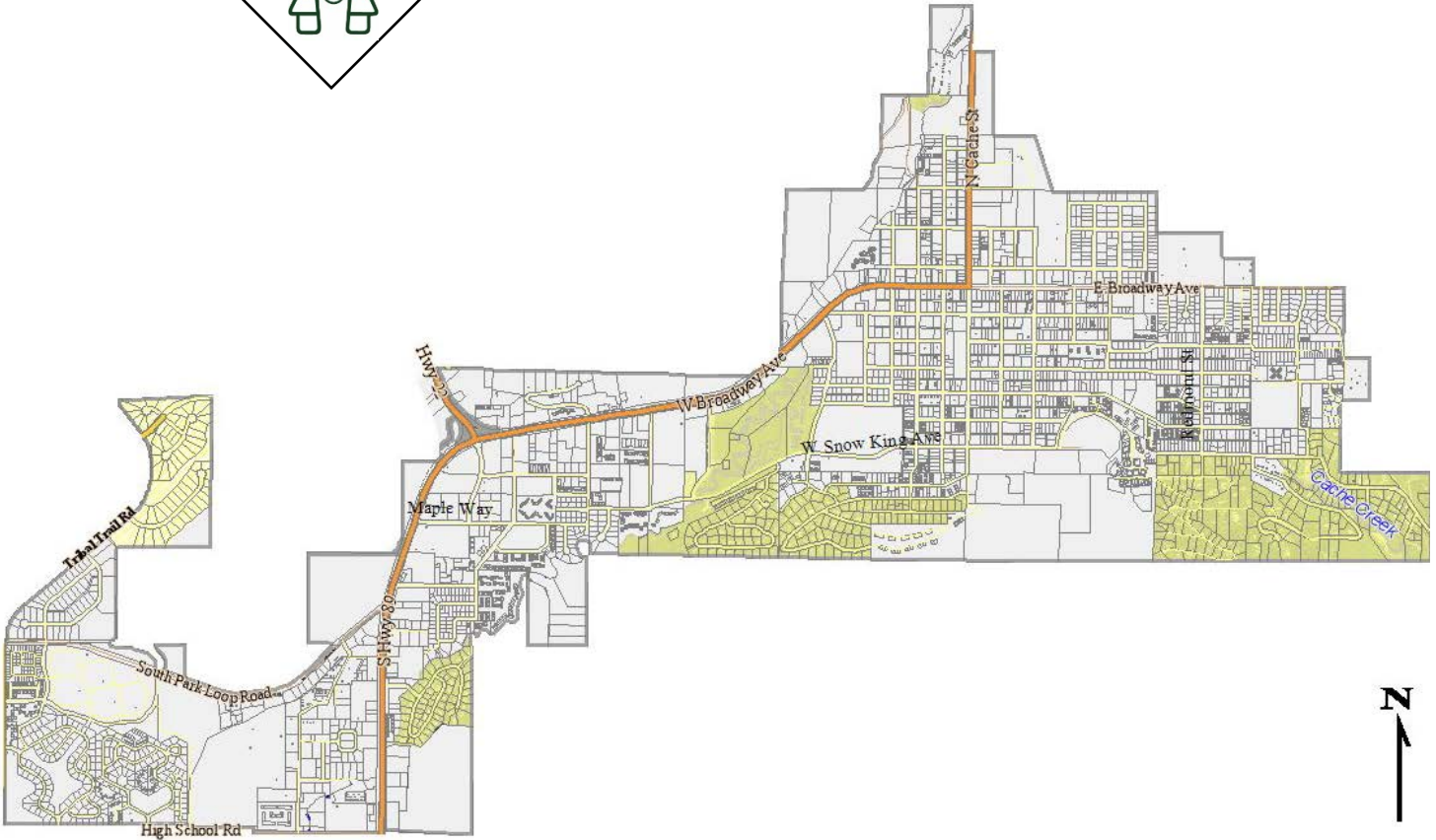


What you should know about NH-1

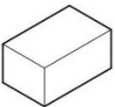
1. This zone primarily replaces the NC and AR zones in Transitional neighborhoods.
2. NH-1 requires a minimum density of 3 units (triplex or 3 detached units) and allows up to an apartment building (as allowed by FAR and parking) on one or more lots.
3. Existing Single-family houses would become nonconforming uses and limited to a 20% expansion.
4. The 2:1 Workforce Housing Bonus is the incentive used to create much of the intended workforce housing in this zone.
5. Accessory Residential Units are not permitted or necessary because 'apartments' are allowed and will serve the similar purpose of providing smaller units for the workforce.
6. Units may be subdivided or owned separately (i.e., townhouses/condos allowed);
7. The height has been increased from 26'-30' (or 35' with a PUD) to 35' - 39'. Three stories allowed.

Other Details

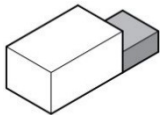
New Zone	Major Standards			Comments
	FAR	LSR	Height	
Neighborhood High Density - 1 (NH-1)	.40	.30 - 40	35' - 39'	Allows a minimum of 3 units (detached or attached) up to the maximum units allowed by FAR and 3 stories. The 2:1 workforce housing FAR bonus is allowed.
REPLACED ZONES				
Neighborhood Conservation (NC)	.40	.45	30'	
Auto-Urban Residential (AR)	.30 - 35	.45 - .50	26' PUD=35'	
Urban Residential (UR)	.45	.30	28' PUD=35'	
Mobile Home Park (MHP)	Special standards	Special standards	18'	
Business Conservation (BC)	.25 - .41	.15 - .25	35'	



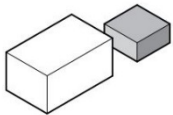
What will development in this zone look like? Development options in NL-1 include but are not limited to the following:



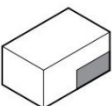
One Unit



One Unit
+ One attached ARU



One Unit
+ One detached ARU



One Unit
+ One internal/basement ARU

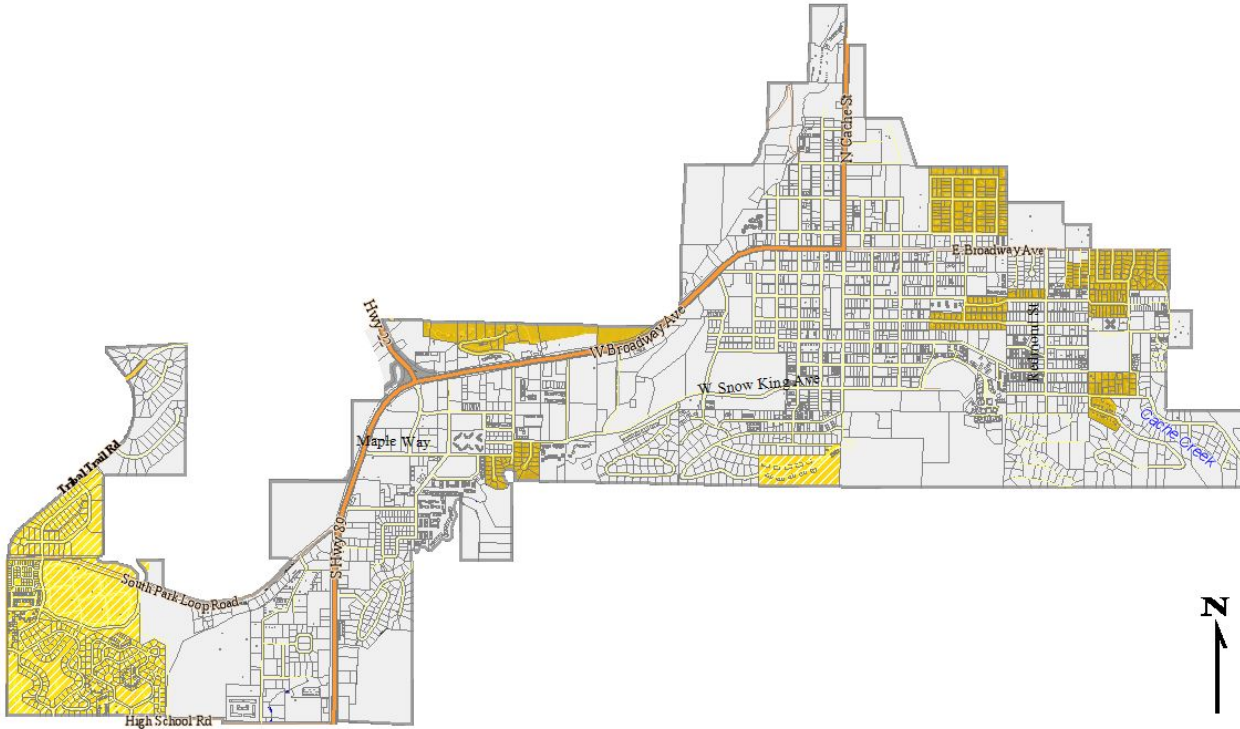
What you should know about NL-1

1. This zone primarily replaces the Suburban and Neighborhood Conservation zones in Stable neighborhoods.
2. It allows one primary Single-Family home and one attached/detached Accessory Residential Unit (ARU).
3. The minimum lot size has been increased from 12,000 sf (approx. ¼ acre) to 43,560 sf (1 acre).
4. The height for flat-roofed building has been reduced from 30' to 26'. Steep pitched roofs can still be 30' in height.

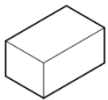
Other Details

New Zone	Major Standards			Comments
	FAR	LSR	Height	
Neighborhood Low Density - 1 (NL-1)	.30*	.60	26' – 30'	Minimum lot size increased from 12,000 sf to 43,560 sf (1 acre); lowered height for flat roofs from 28' to 26'.
REPLACED ZONES				
Suburban (S)	.30	.60	28'	
Neighborhood Conservation (NC)	.40	.45	30'	

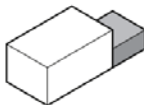
*Staff intends to increase this to .40 to stay consistent with NC zoning.



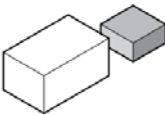
What will development in this zone look like? Development options in NL-2 include but are not limited to the following:



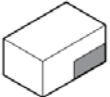
One unit



One unit
+ One attached ARU



One unit
+ One detached ARU



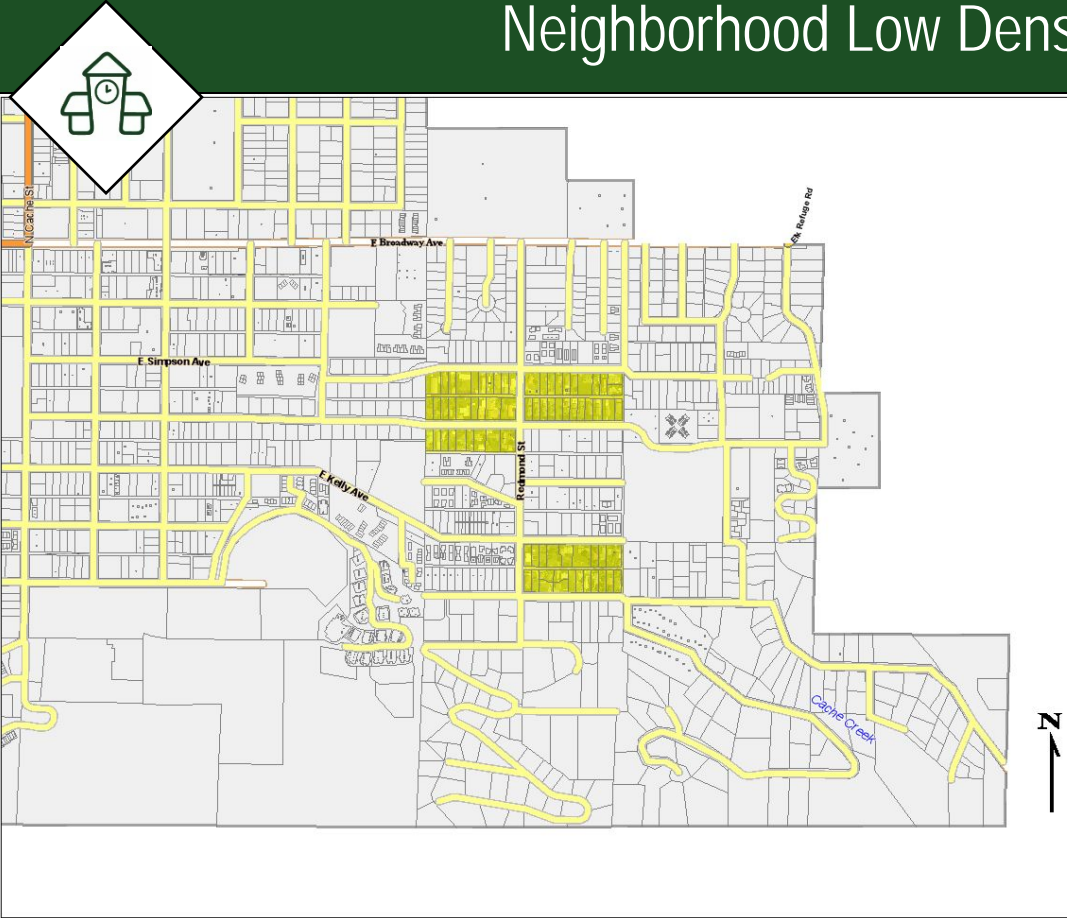
One unit
+ One internal/basement ARU

What you should know about NL-2

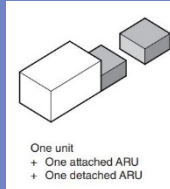
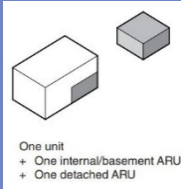
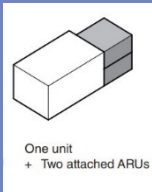
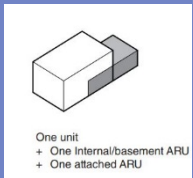
1. This zone primarily replaces the NC zone in Stable neighborhoods.
2. NL-2 allows one primary Single-Family home and one attached/detached Accessory Residential Unit (ARU).
3. Properties in this zone do not have alleys.
4. The height for flat-roofed building has been reduced from 30' to 26'. Steep pitched roofs can still be 30' in height.

Other Details

New Zone	Major Standards			Comments
	FAR	LSR	Height	
Neighborhood Low Density - 2 (NL-2)	.40	.45	26' – 30'	Lowered height for flat roofs from 30' to 26'.
REPLACED ZONES				
Neighborhood Conservation (NC)	.40	.45	30'	
Mobile Home Park (MHP)	Special standards	Special standards	18'	



What will development in this zone look like? Development options in NL-3 include but are not limited to the following:

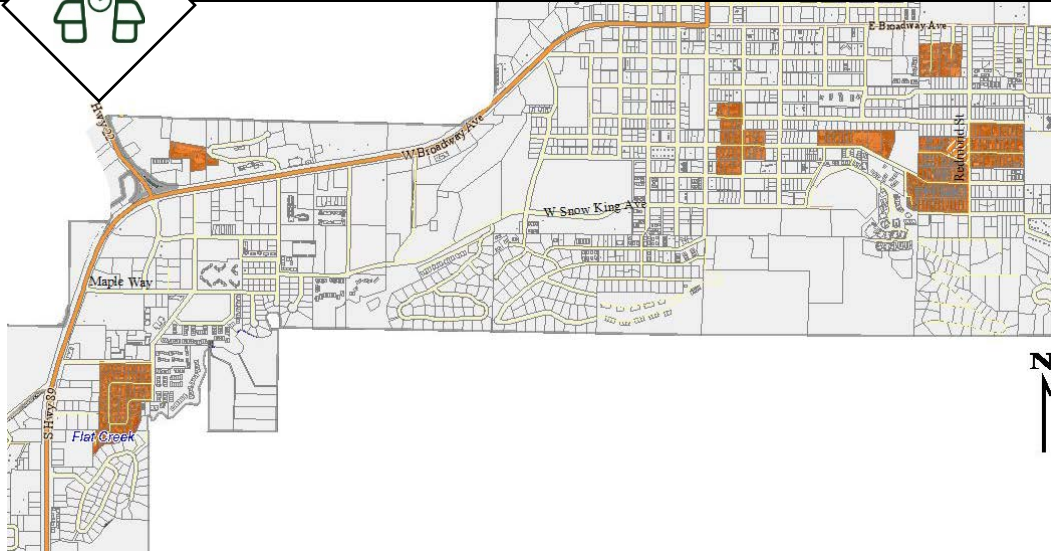


What you should know about NL-3

1. This zone primarily replaces the NC zone in Stable neighborhoods.
2. Allows one primary Single-Family home and two attached/detached Accessory Residential Units (ARU).
3. Properties in this zone have alleys.
4. Car access to property must be from alley (i.e., no curb cut off primary street) for all units.
5. The height for flat-roofed building has been reduced from 30' to 26'. Steep pitched roofs can still be 30' in height.

Other Details

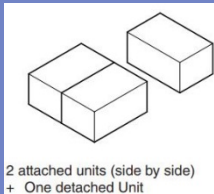
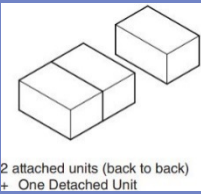
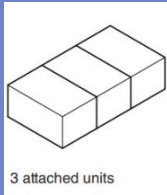
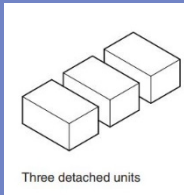
New Zone	Major Standards			Comments
	FAR	LSR	Height	
Neighborhood Low Density - 3 (NL-3)	.40	.45	26' – 30'	Lowered height for flat roofs from 30' to 26'; access from alley required if present.
REPLACED ZONES				
Neighborhood Conservation (NC)	.40	.45	30'	



What will development in this zone look like? Development options in NL-4 include but are not limited to the following:

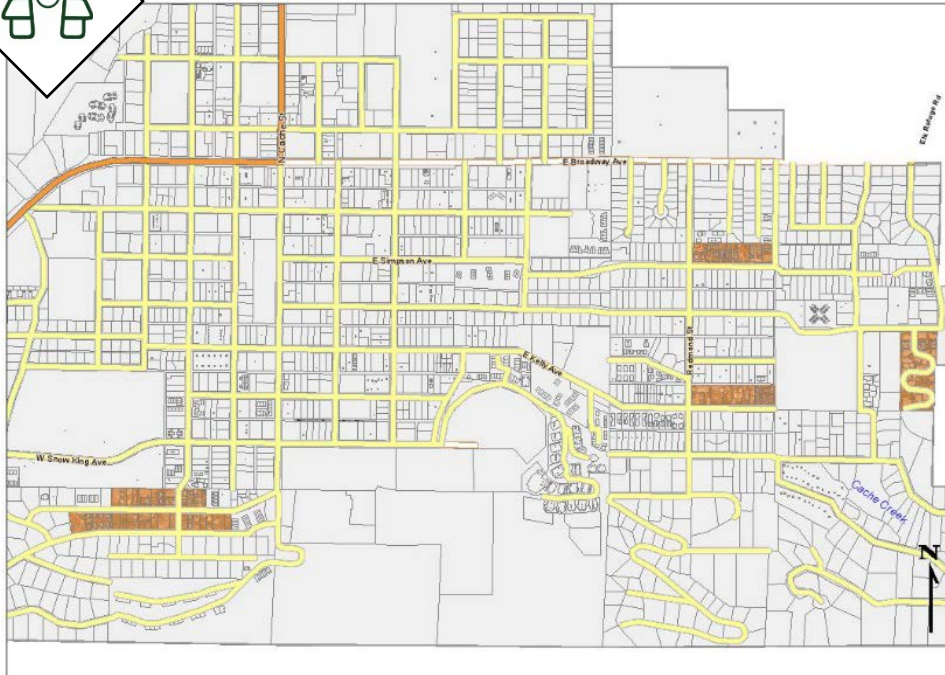
What you should know about NL-4

1. This zone primarily replaces the AR zone in Stable neighborhoods.
2. NL-4 allows a total of three units that can be any combination of Single-Family detached units and/or apartments (i.e., apartments replace Accessory Residential Units which are more restricted in size);
3. All units must be under single ownership (i.e., cannot be subdivided or condominiumized).
4. Properties in this zone may or may not have alleys.
5. Properties with an alley must take car access from alley if 1 or 2 units or may take access from primary street (i.e., curb cut) if 3 units.
6. The total amount of allowed floor area (i.e., FAR) has been increased slightly for 2 and 3 unit projects to encourage this development.
7. The total amount of required landscape area (i.e., LSR or green space) has been reduced slightly for 2 and 3 unit projects to encourage this development.
8. For existing NC properties, the height for flat-roofed building has been reduced from 30' to 26', but steep pitched roofs can still be 30' in height. For existing AR properties, the height for flat-roofed building is still 26' but has been increased to 30' for steep pitched roofs.

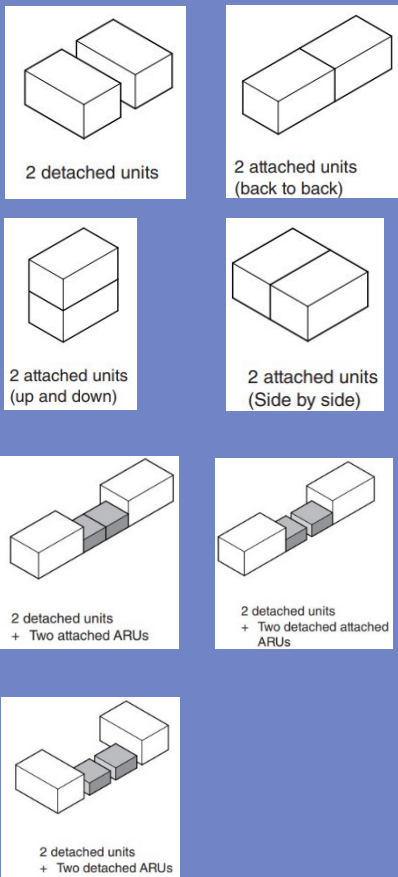


Other Details

New Zone	Major Standards			Comments
	FAR	LSR	Height	
Neighborhood Low Density - 4 (NL-4)	.30 - .40	.38 - .45	26' - 30'	Allows 3 units in any configuration (attached or detached). ARUs would be converted to 'apartments' with workforce rental requirement; Small increase in FAR and decrease in LSR. Still single ownership.
REPLACED ZONES				
Neighborhood Conservation (NC)	.40	.45	30'	
Auto- Urban Residential (AR)	.30 - 35	.45 - .50	26' PUD=35'	



What will development in this zone look like? Development options in NM-1 include but are not limited to the following:

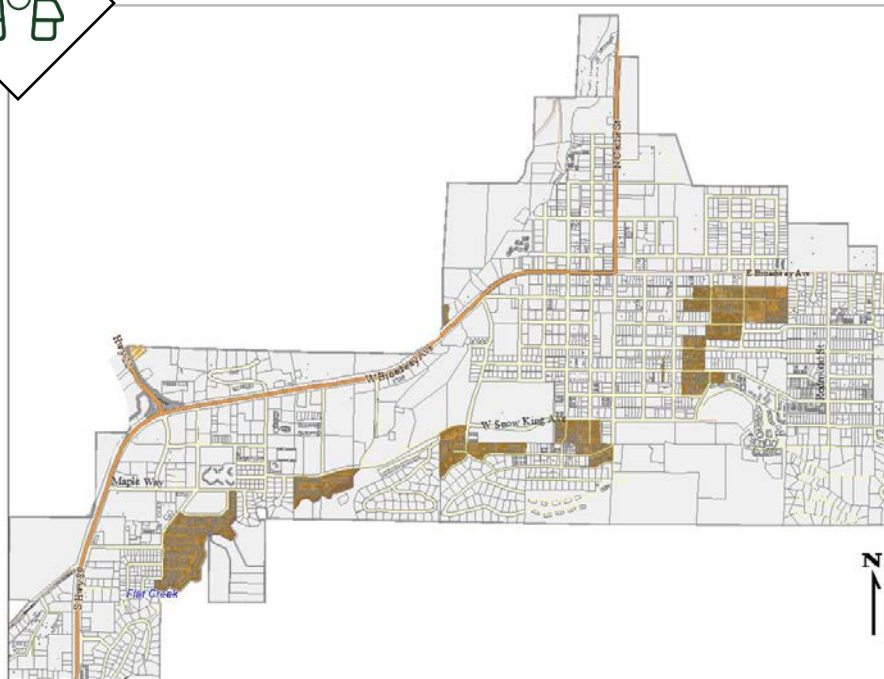


What you should know about NM-1

1. This zone primarily replaces the NC-2 zone;
2. NM-1 allows a total of two Single-family units (detached or attached/duplex) and one Accessory Residential Unit (ARU) for each unit on one 7,500 sf lot (i.e., a total of four units on a typical Town lot).
3. The new zone also allows a 7,500 sf lot to be split into two 3,750 sf lots (owned separately) with one Single-family detached and one ARU on each lot.
4. Units may be subdivided and owned separately (but townhouse plat still permitted);
5. Properties in this zone may or may not have alleys.
6. Properties with an alley must take car access from alley if lot is 25' wide or less, otherwise property may take access from primary street (i.e., curb cut).
7. The total amount of required landscape area (i.e., LSR or green space) has been reduced slightly for multiple unit projects to encourage this development.
8. For existing NC-2 properties, the height for flat-roofed building has been reduced from 28' to 26', but steep pitched roofs can be taller at 30' in height.

Other Details

New Zone	Major Standards			Comments
	FAR	LSR	Height	
Neighborhood Medium Density - 1 (NM-1)	.30 - .40	.40 - .50	26' - 30'	Allows two SF units and with one ARU each in any lot configuration (attached or detached). Allows two 3,750 sf lots or one 7,500 sf lot. Lowered height for flat roofs from 30' to 26'.
REPLACED ZONES				
Suburban (S)	.30	.60	28'	
Neighborhood Conservation -2 (NC-2)	.30 - .42	.45	28' - 30'	



What will development in this zone look like? Development options in NM-2 include but are not limited to the following:

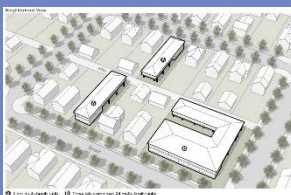
1 Unit:
Single-Family



4 Units:
Single-Family



8 Units:
Multi-Family



8 Units:
Tiny Houses



What you should know about NM-2

1. This zone primarily replaces the AR zone in Transitional neighborhoods.
2. This zone is targeted to allow an increase in density over current conditions, primarily for workforce housing.
3. Allows a range of building types from a Single-family detached unit up to an 8-unit apartment building (where space and parking allows) on one or more lots.
4. Accessory Residential Units are not permitted or necessary because 'apartments' are allowed and will serve the similar purpose of providing smaller units for the workforce.
5. Units may be subdivided or owned separately (i.e., townhouses/condos allowed).
6. Properties in this zone may or may not have alleys.
7. Car access may be taken from either the primary street or alley.
8. The height has been increased from 26'-30' (or 35' with a PUD) to 35' – 39'. Three stories allowed.

Other Details

New Zone	Major Standards			Comments
	FAR	LSR	Height	
Neighborhood Medium Density – 2 (NM-2)	.30 - .40	.35 - .45	35' – 39'	Allows SF detached units up to 8-unit apt building and 3 stories. The 2:1 workforce housing FAR bonus is allowed.
REPLACED ZONES				
Neighborhood Conservation - 2 (NC-2)	.30 - .42	.45	28' - 30'	
Auto- Urban Residential (AR)	.30 - 35	.45 - .50	26' PUD=35'	
Urban Residential (UR)	.45	.30	28' PUD=35'	



DISTRICT 3-6 ZONING Policy Direction Reaction

Use a dot to indicate your overall agreement with the direction of the draft District 3-6 Zoning on the scale below



Hate It

Skeptical

Indifferent

Intrigued

Love It

Use a stickie note to provide any comments about the direction of the draft District 3-6 Zoning

WHAT I LIKE

WHAT I DON'T LIKE

HOW I WOULD IMPROVE IT



THANK YOU FOR YOUR FEEDBACK

Next Steps

MORE INFORMATION AT:

engage2017.jacksontetonplan.com

#JHEngage2017

HOW DO I COMMENT?

At the open house or a hearing.

You can also submit comment to:

feedback@jacksontetonplan.com

WANT TO SPEAK WITH A PLANNER?

Let's set up a date. You can sign up for a one-on-one conversation with a planner at the exit table.

Or...

You can schedule a presentation by a planner for you and 9 or more of your friends/colleagues (10 person minimum to schedule a presentation). Again, see the exit table for the sign-up sheet or email feedback@jacksontetonplan.com to set up a date and time.

Engage 2017: Phase 4 Schedule	Housing Department Rules & Regulations	Housing Requirements	Town Zoning/Parking
Elected Officials Modifications Workshop	Mar. 21, 2 pm Joint Town Council & County Commissioners Meeting Town Hall	Apr. 24, 5:30 pm Joint Town Council & County Commissioners Meeting & Joint Planning Commission Town Hall	Apr. 23, 5:30 pm Town Council & Town Planning Commission
Recommendation	Mar. 19, 1 pm Housing Authority Board Recommendation Teton County Public Health Building	May 21, 6:00 pm Town & County Planning Commissions	May 14, 5:30 pm Town Planning Commission
		May 22, 6 pm (cont.)	May 15, 5:30 pm (cont.) May 16, 5:30 pm (cont.)
1st Reading/Approval	Apr. 11, 6 pm Joint Town Council & County Commissioners Meeting Town Hall	Jun. 6, 6 pm Joint Town Council & County Commissioners Meeting Town Hall	May 29, 6 pm Town Council
	Apr. 12, 9 am (cont.)	Jun. 7, 9 am (cont.)	May 30, 2 pm (cont.) May 31, 2 pm (cont.)
Release Adoption Version	Apr. 20	Jun. 20	Jun. 20
2nd Reading	May 21, 2 pm Joint Town Council & County Commissioners Meeting Town Hall	Jun. 25, 3 pm Joint Town Council & County Commissioners Meeting Town Hall	Jun. 25, 1 pm Town Council
3rd Reading/Adoption	Jun. 4, 3 pm Joint Town Council & County Commissioners Meeting Town Hall	Jul. 2, 3 pm Joint Town Council & County Commissioners Meeting Town Hall	Jul. 2, 6 pm Town Council