



To: Natural Resources Stakeholder Group,
Planning Commission, and
Board of County Commissioners
From: Roby Hurley
Date: November 3, 2017
Subject: Natural Resource Protections Update - Policy Options Release



PURPOSE

The purpose of this memo is to introduce policy options for the Natural Resource Protections Update.

Over the course of the next month the public, Natural Resources Stakeholder Group, Planning Commission and Board of County Commissioners will analyze the attached policy options. At a special meeting on December 11, the Board of County Commissioners will provide direction on which policy option to implement through updated natural resource protections in the Land Development Regulations (LDRs). This memo presents the background and schedule of events that will inform the Board's direction.

BACKGROUND

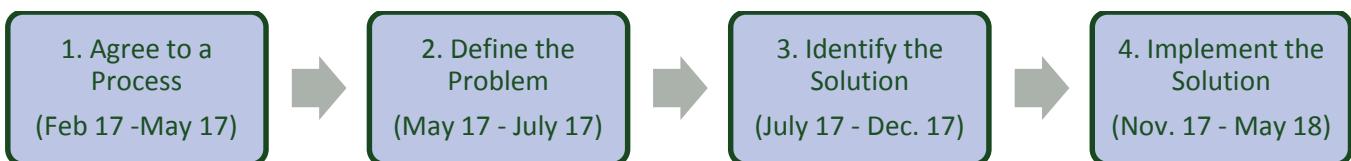
At the February 6, 2017 Joint Information Meeting (JIM), Town Council (Council) and the Board of County Commissioners (the Board) prioritized 5 major Comprehensive Plan implementation projects for 2017-2018.

1. Housing Mitigation LDRs Update
2. Housing Rules and Regulations Update
3. Natural Resource LDRs Update
4. Town Zoning Updates (Character Districts 3-6)
5. Town Parking Study (Character Districts 3-6)

Also at the February 6, 2017 JIM, Council and the Board established the following goals for each of the projects:

- Completion by May 2018
- Shared commitment among decision makers and stakeholders to the process and desired outcomes
- Decision maker and stakeholder engagement from beginning to end
- No delays between phases that require resetting the process
- Adoption hearings that are the culmination of the process, built on earlier phases

To achieve those goals, the Council and the Board directed staff to utilize a 4-phase public engagement process.



Phase 1 of the Natural Resource Protections Update was completed May 6, 2017. At the March 6 JIM, Council and the Board committed to the project purpose, schedule outline, and roles and responsibilities. At the April 26 JIM, the Board and Council appointed 16 Stakeholder Group (NRSG) members. At the May 1 JIM, Council and the Board approved Consultant Clarion Associates, to provide technical support for the project.

Phase 2 of the Natural Resource Protections Update was completed July 18, 2017. Phase 2 began with the kick-off of the coordinated public engagement effort for all 5 projects, titled, "Engage 2017: Housing, Parking, Natural Resources". The public identified issues at:

- Community Discussion in Spanish, May 30 (17 participants)
- Open House, June 1 (about 75 participants)

- Community Discussion, June 1 (about 75 participants)
- Online Survey, May 23 – June 5 (220 participants)

That public input was supplemented by issue identification from staff, the NRSG, and consultant, Clarion Associates and Alder Environmental (Clarion/Alder). Staff, the NRSG and Clarion/Alder reviewed all of the issues identified and distilled them into a list of underlying policy questions. On July 18, the Board modified the draft list of questions, and committed to providing direction on each of the questions listed, but no questions not listed. Through development of alternatives, staff found the 11 questions adopted in July to be too oriented toward the technical exercise of drafting updated regulations without really getting at the policy behind the regulations. As a result the policy options attached respond to 10 questions that cover the same policy issues as the questions adopted in July, but are not the exact questions adopted.

Clarion/Alder, did produce a number of potential natural resource regulation approaches based on the 11 questions adopted in July. That report titled, *Alternative Approaches/Solutions to Policy Questions: Natural Resources Land Development Regulations Update*, can be found at engage2017.jackstetonplan.com/naturalresourceprotections.

Phase 3 of the Natural Resource Protections Update is currently underway and will be complete by December 2017. The goal of Phase 3 is that the Board commit to a policy option for each of the 10 policy questions attached, prior to staff spending significant time and the remaining budget resources drafting updated natural resources regulations. The method for informing the Board's direction is a policy options analysis. A full description of the policy options analysis, including a schedule for all of Phase 3, is the next section of this memo.

Phase 4 of the Natural Resource Protections Update will begin upon completion of Phase 3 and be complete by May 2018. During Phase 4 the actual updates to the regulations will be drafted then reviewed through the formal adoption process compliant with all state statutes. The goal of the 4-phase process (going back to the February JIM) is that Phase 4 will focus on how best to implement the policy direction from Phase 3.

All materials related to all 4 phases can be found at engage2017.jackstetonplan.com/housingrequirements.

POLICY OPTIONS

The purpose of the current phase of the Natural Resource Protections Update is that the Board will commit to direction on each of the 10 policy questions attached, prior to staff spending the remainder of its budgeted resources drafting updated LDRs. The method for informing the Board, so that it is committed in its direction, is a policy options analysis.

The policy options will be reviewed on the following schedule:

- Public Analysis: October 27-November 12
 - Online Policy Options Survey: October 27- November 12
 - Community Discussion Public “Comment” Events
 - (Spanish): November 6, 6:00 – 8:00 pm, Commission Chambers
 - (English): November 9, 6:00 – 8:00 pm, Snow King Grandview Lodge
 - Public Comment Published: November 13
- NRSG Analysis: November 14, 15
 - Meetings: November 14, 1:00-5:00pm, and (if needed) November 15, 9:00am-12:00pm
 - Purpose: consider the policy options and make a recommendation
 - Recommendation Published: November 20
- Teton County Planning Commission (PC) Analysis: November 15, 16
 - Meetings: November 15, 2:00pm, and (if needed) November 16, 9:00am-12:00pm
 - Purpose: consider the policy options and make a recommendation

- Recommendation Published: November 20
- Board of County Commissioners Policy Direction: November 28-Decmeber 11
 - Meeting: November 28, 9:00 am, and (if needed) November 29, 2:00pm, and (if needed) November 30, 9:00am
 - Purpose: consider public, NRSG, and PC analyses and provide preliminary direction on the policy options
 - Draft Policy Direction Release: December 1
 - Meeting: December 11, 1:30 pm
 - Purpose: finalize policy direction

PUBLIC ANALYSIS

Opportunities to provide public analysis will be provided a follows:

- At the Community Discussion Public “Comment Event” November 9 (November 6 in Spanish)
- Via the online Natural Resources survey October 27 – November 12
- At the first PC meeting: November 15, 2:00 pm, Commission Chambers
- At the first Board of County Commissioners Meeting: November 28, 9:00 am, Commission Chambers
- At the Board of County Commissioners Meeting to finalize policy direction: December 11, 1:30 pm, Commission Chambers

Public engagement efforts will be focused on encouraging participation in the November 9 (English) and November 6 (Spanish) public comment events. Comment submitted online and at meetings is submitted in a vacuum. At a public discussion members of the public on both sides of an issue have the opportunity engage in conversation and seek common ground that might not have been readily apparent from their initial public comment.

Public comment will be published on the following dates:

- November 13 as part of the NRSG and PC Packets
- November 20 as part of the initial Board of County Commissioners’ Packet
- December 8 as part of the final Board of County Commissioners’ Packet

STAFF ANALYSIS & RECOMMENDATION

Planning Staff will provide input to the NRSG, however the NRSG is the primary advisor for the Update.

NATURAL RESOURCES STAKEHOLDER GROUP (NRSG) ANALYSIS & RECOMMENDATION

NRSG analysis of the policy options will be provided through the course of the NRSG Meeting beginning November 14, 1:00 pm, Commission Chambers. The NRSG’s recommendation will be published November 20 as part of the initial Board of County Commissioners’ packet.

PLANNING COMMISSION ANALYSIS & RECOMMENDATION

Planning Commission analysis of the policy options will be provided through the course of the County Planning Commission Meeting beginning November 15, 2:00 pm, Commission Chambers. The Planning Commission’s recommendation will be published November 20 as part of the initial Board of County Commissioners’ packet.

ATTACHMENTS

- Policy Options: Natural Resource Protections Update