



Hog Island Neighborhood Meeting

July 1, 2021



Welcome + Introductions

- Rian Rooney, Associate Long-Range Planner
 - rrooney@tetoncountywy.gov
- Ryan Hostetter, Principal Long-Range Planner
 - rhostetter@tetoncountywy.gov



Agenda

- What's Happening?
- Background
- Next Steps
- Questions

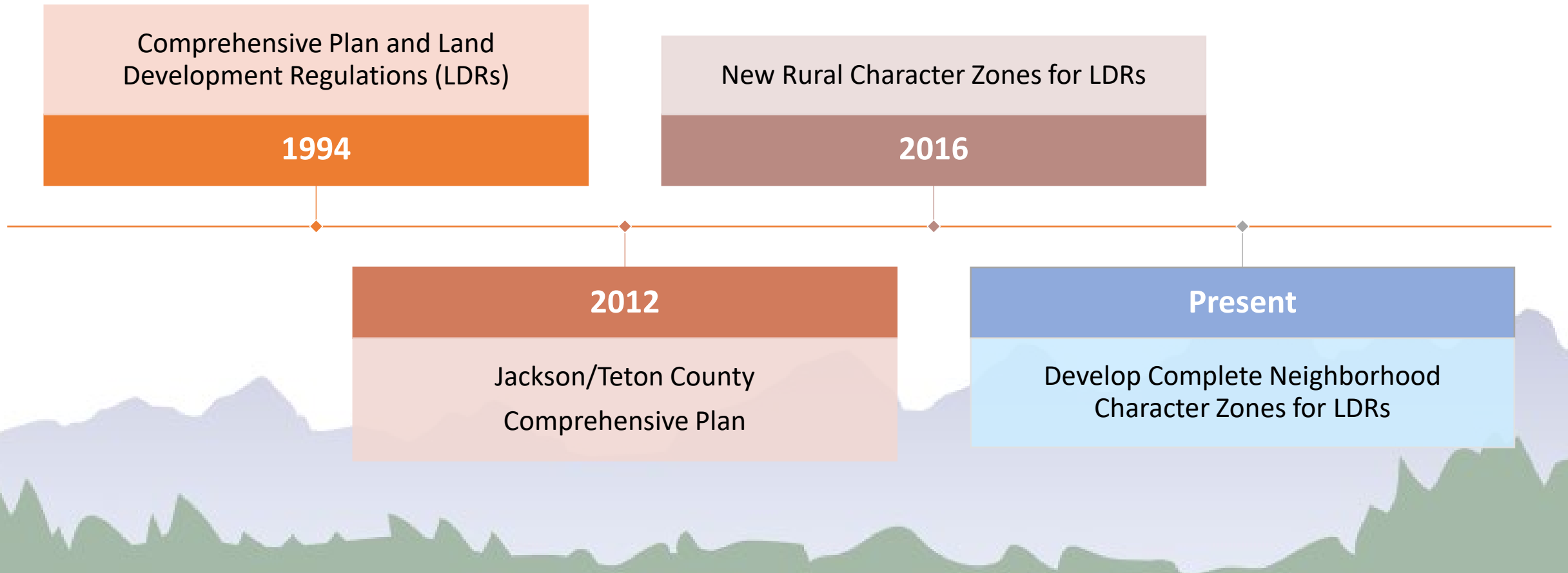


Purpose of Meeting

- Kick off process to update zoning in Hog Island
- Provide Planning Staff with feedback, concerns, ideas
- Answer initial questions and share contact information



Comprehensive Plan + Land Development Regulations



“Their purpose is to implement the Jackson/Teton County Comprehensive Plan and promote the health, safety, and general welfare of the present and future inhabitants of the community.”

- Teton County LDRs Division 1.3.



FY22 Work Plan

- Board of County Commissioners directed Planning Staff to update neighborhood zoning
- Anticipated since 2012
- Part of phased rezoning of entire county
- Approaching neighborhoods one at a time

County Hog Island Zoning			
<i>Progress</i>	5%		
<i>Timeframe</i>	May 2021-November 2021		
<i>Task Lead</i>	Long-Range Planning		
<i>Resources</i>	<i>FY 21</i>	<i>FY 22</i>	<i>Total</i>
<i>Consulting Services (County)</i>	\$0	\$5,000	\$5,000
<i>Long-Range Planning</i>	50 hrs.	300 hrs.	350 hrs.
<i>County Planning Director</i>	5 hrs.	50 hrs.	55 hrs.
<i>County Planning</i>	0 hrs.	40 hrs.	40 hrs.

Task: Update the zoning for the Hog Island Home Business area (Subarea 7.2).

Comp Plan Strategies:

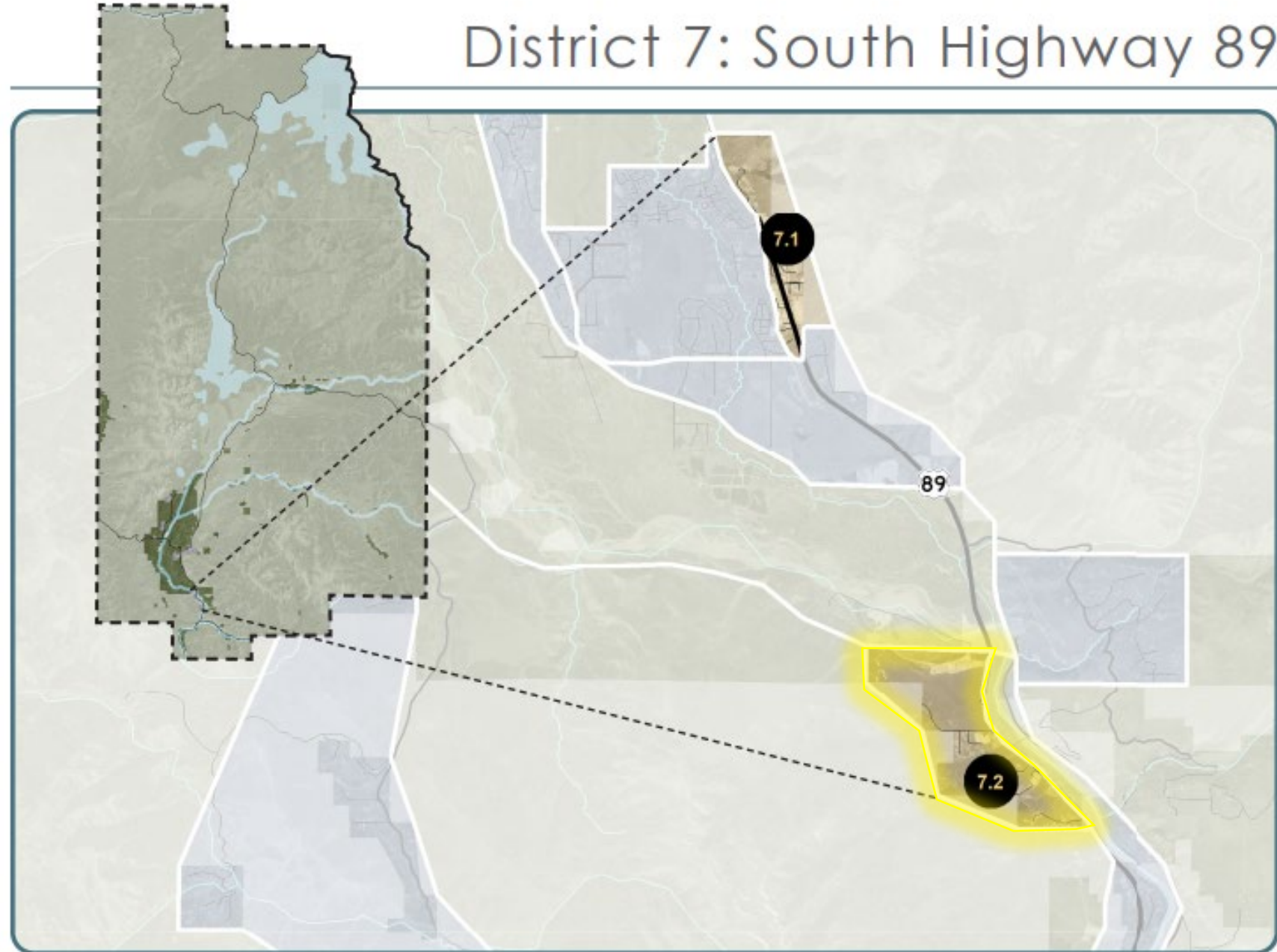
- 3.2.S.1: Update zoning and land development regulations within Complete Neighborhoods to achieve the desired character for Complete Neighborhoods as established in Character Districts
- 3.2.S.2: Identify locations for locally-oriented and visitor-oriented nonresidential uses within Complete Neighborhoods based on the Character Districts.
- 3.2.S.3: Update land development regulations for nonresidential areas within Complete Neighborhoods to encourage ground floor vitality and flexible mixed use
- 3.2.S.5: Evaluate and update regulations in Complete Neighborhoods to allow and promote the appropriate variety of housing types identified through the Character Districts.
- 6.2.S.3: Maintain locations for light industry, and evaluate and update regulations relating to live-work light industry opportunities.
- 6.3.S.2: Evaluate and update land use regulations to foster a positive atmosphere and attract appropriate types of business to the community. Promote the types of uses that provide middle income jobs and promote entrepreneurship.

Status: This Task will begin this spring.

District 7: South Highway 89

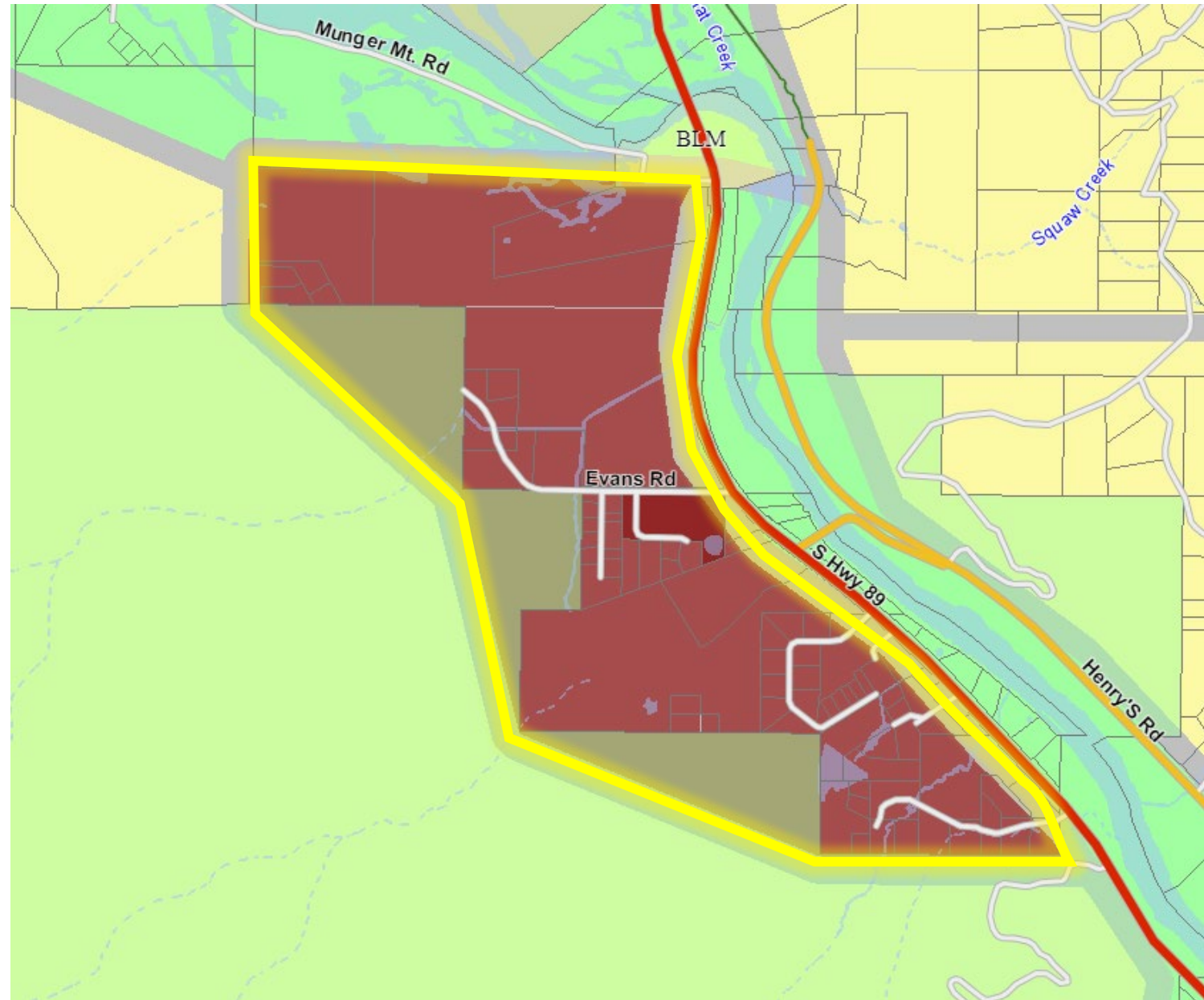
Where?

- Subarea 7.2: Hog Island Home Business



Where?

- Subarea 7.2: Hog Island Home Business
- Properties west of South Highway 89, between Munger Mountain Road and Kdc Lane



Process

- Nothing has been developed or proposed yet
- Will create one or more new zones for the County LDRs
- The zone(s) will be applied to properties
- Comprehensive Plan provides guidance for character

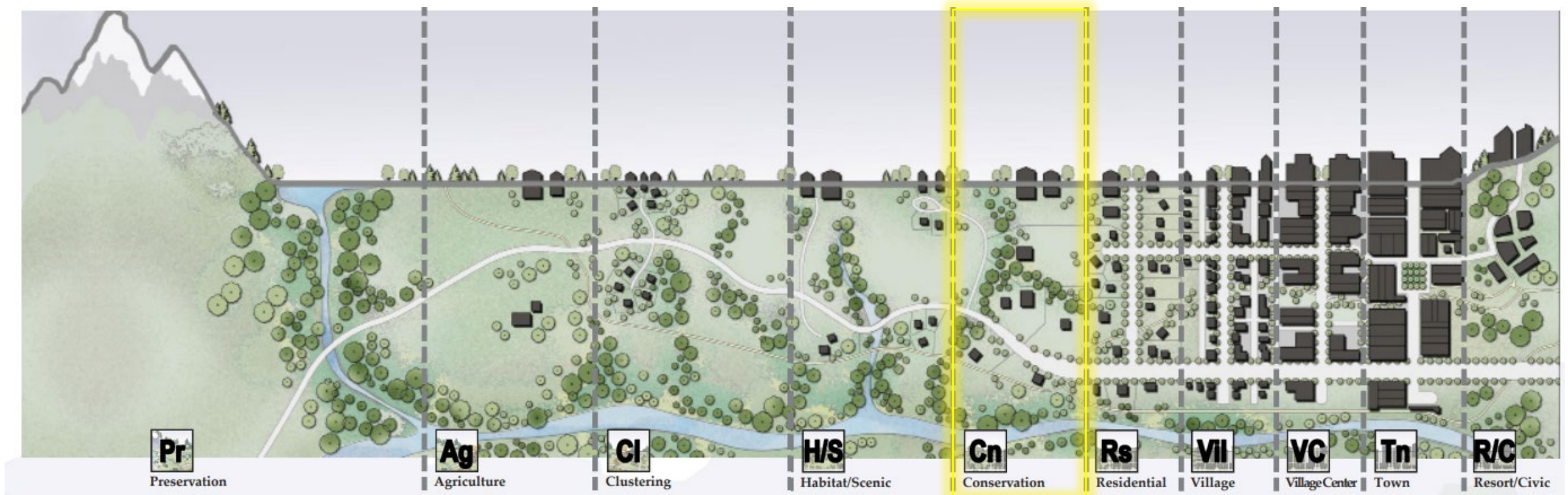


Comprehensive Plan Guidance: Subarea 7.2 Hog Island Home Business

- Stable
- Working family residential character
- Shops, barns, and small contractor yards accommodate more intensive home businesses
- Abundance of landscape
- Wildlife permeability



Conservation Neighborhood Form



- 1-5 acre lots
- 2 story maximum height
- Primary Use is Residential
- Predominance of landscape over built form

Considerations

- How to maintain and enhance existing character?
- How big should lots be?
- How big should buildings be?
- How to encourage home businesses?
- How to manage home businesses?



Timeline



We are here

Next Steps

- Sign up for the project email list
- Send us your written comments, ideas, concerns:
 - rrooney@tetoncountywy.gov, or
 - PO Box 1727 Jackson, WY 83001
- jacksontetonplan.com/hogisland for updates
- Survey coming soon



Questions?

