



## Jackson/Teton County Comprehensive Plan Character Districts Summary: March 14, 2012 Joint Information Meeting

### Goal of the Meeting:

Discuss final comments on the Illustration of Our Vision chapter, consider public comments on the chapter, and recommend final refinements to the Illustration of Our Vision chapter for inclusion in the Comprehensive Plan.

### Part I: Opening and Public Comment: 2 hours

1. Welcome and Opening Remarks from the Mayor and Chairman.
2. Staff Presentation: Staff outlined the Comprehensive Plan process, the approved Comprehensive chapters, and the contents of the Planning Commission Certified Illustration of Our Vision. Staff presented modifications to the draft that were certified by the Joint Planning Commission and highlighted the modifications that had not been discussed by the electeds.
3. Public Comment Session: The public was asked to provide enhancements to the Character Districts that would better meet the Common Values contained in the approved Plan; with all other comments to be provided in writing to staff. Twenty-eight (28) members of the public provided comment.

### Part II: Discussion (Facilitator): 2 hours

Following public comment, the elected officials discussed modifications to the Joint Planning Commission Certified Illustration of Our Vision. Elected officials were asked to:

1. Identify any modifications certified by the PC but not discussed by the elected, and any additional modifications to the PC Certified Character Districts
2. Discuss identified modifications individually and provide direction based on group consensus.

The below table illustrates the proposed modifications and the consensus direction given by the elected officials. Proposed modifications that were not agreeable to a majority of the group are grayed out and those modifications will not be made. At the bottom of the table are proposed discussions or modifications that do not pertain to the Character Districts. These items were not discussed because the purpose of the meeting was approval of the Character Districts and may be addressed by the elected officials in May.

PC Certified Character District		Direction or Proposal
	Overall	Remove negative language and replace with positive aspirations
1,2,3,5	Town Square, Town Commercial Core, Town Residential Core, West Jackson	Add wildlife permeability as an objective
2,3,4,5,6,13	Town Square, Town Commercial Core, Town Residential Core, Mid Town, West Jackson, Town Periphery, Teton Village	Add Policy 1.2.a as an objective
2,4,5	Town Commercial Core, Mid Town, West Jackson	Clarify that residential use is allowed on the first floor in mixed-use subareas
1	Town Square	Consider additional expansion of the District boundary
1.2	Western Character Area	Incorporate step back language (similar to Subarea 2.5) into 3 story allowance
2.2	Snow King & South Cache Corridors	Disallow restaurant, bar, and retail uses on South Cache
2.7	Willow Street Corridor	Modify allowed nonresidential uses to be similar to Subarea 2.6 allowing for office and local convenience commercial
		Move the half block northeast of King and Hanson from Subarea 3.2 to Subarea 2.7
3.4	Multi-family Area	Modify height discussion to be similar to Subarea 3.2 discussion of predominately 2 stories with 3 stories considered based on design
4.5	Karns Meadow	Change wildlife "prioritized over" recreation back to "balanced with"

PC Certified Character District		Direction or Proposal
		and add reference to Karns family conveyance
5.6	Northwest South Park	Add language that development should be set back from Flat Creek to protect wildlife, natural and scenic resources
7.2	Hog Island Home Business	Remove use language that is prohibitive and clarify goal of preserving scenic and buffering habitat
8.1	Solitude/John Dodge/Tucker/Linn	Add language celebrating successful elements of wildlife friendly design without listing every tool and encourage permeation of those elements
9	County Valley	Ensure that the focus on scenic vistas and agriculture is clear
10	South Park	Modify discussion of interconnectivity to specify desire for pathway connectivity and state that road connectivity “may” occur
12.2	390 Residential	Incorporate discussion of feathering and density gradient
13	Teton Village	Remove allowance for additional entitlements
15.1	Large Outlying Parcels	Acknowledge the existence of some small lots within the subarea
<b>Additional Non-Character District Items (May be addressed in May)</b>		
Edit Affordable Housing and Employee Housing definitions in the Glossary		
Discuss proposed Statement of Intent		
Discuss provision of buildout numbers		
Modify location of development goal from 60/40 to 50/50		
Discuss process for adoption of an implementation plan		

### Part III: Approval

Following their discussion and direction the Board of County Commissioners and Town Council each continued the meeting to 1:00pm, Monday, March 19, 2012 in the County Commissioners’ Chambers for the purpose of reviewing the approved modifications prior to approving the Illustration of Our Vision

### Part IV: Next Steps

Following the meeting on March 19, 2012, Staff will prepare an Approved Jackson/Teton County Comprehensive Plan by:

- Editing the Illustration of Our Vision to incorporate
  - Any additional approved modifications
  - Legal Review
  - Housekeeping Edits Identified by Staff
- Editing the Vision, Common Values, Achieving Our Vision to incorporate
  - Edits necessary for consistency with the Character Districts
  - Legal Review
  - Grammar, punctuation, etc.
- Adding appendices and appendix references
- Preparing an implementation work plan

The approved Jackson/Teton County Comprehensive Plan is scheduled for release on April 6, 2012 with an adoption hearing including public comment scheduled for May 8, 2012 at 5:00 pm in the Snow King Grandview Lodge. Written public comment may be submitted at any time before the May 8<sup>th</sup> hearing and verbal public comment will be taken on May 8<sup>th</sup>.