Comprehensive Plan Update
Stakeholders Advisory Group
Meeting #1

September 11, 2007
What is the Work Plan?

Jackson Teton County

Issues / Inventory
Vision / Goals
Choices / Policies
Land Use Plan / Policies
Strategies
Draft Plan

Oct 07
Nov 07
Jan 08
May 08
Jul 08
Aug 08
## General Project Schedule - Updated July 9, 2007

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<th>Task</th>
<th>2007</th>
<th>2008</th>
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<td>1. Start-up / Public Participation Strategy</td>
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<td>2. Issues and Inventory</td>
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<td>3. Community Vision, Goals, and Policies</td>
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<td>4. Land Use Plan and Refined Policies</td>
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<td>5. Implementation Strategies and Action Plan</td>
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<td>6. Draft Plan and Adoption</td>
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| Events                                                                 |      |      |      |     |     |     |     |     |     |     |     |     |     |     |      |     |
| Consultant/Staff Coordination Meetings                               |      |      |      |     |     |     |     |     |     |     |     |     |     |     |      |     |
| Website                                                              |      |      |      |     |     |     |     |     |     |     |     |     |     |     |      |     |
| Community Workshops/Public Events                                    |      |      |      |     |     |     |     |     |     |     |     |     |     |     |      |     |
| Joint Elected Official Briefings/Hearings                            |      |      |      |     |     |     |     |     |     |     |     |     |     |     |      |     |
| Joint Planning Commission Briefings                                  |      |      |      |     |     |     |     |     |     |     |     |     |     |     |      |     |
| Stakeholder Advisory Group                                           |      |      |      |     |     |     |     |     |     |     |     |     |     |     |      |     |

### Events

- **Consultant/Staff Coordination Meetings**
  - 7/19
- **Website**
  - 7/19
- **Community Workshops/Public Events**
  - 7/19
  - With public
- **Joint Elected Official Briefings/Hearings**
  - 7/19
  - With public
- **Joint Planning Commission Briefings**
  - 7/19
  - With public
- **Stakeholder Advisory Group**
  - **With public**
Plan will be...

- Not just policies, but also maps, design principles, and actions
  - Mix of strategies

Vision
Guiding Principles
(County-wide & For Communities)

Goals
Policies
Actions!

- Code Revisions
- Programs
- Capital Improvements
- Intergovernmental Agreements
Participation—Key to Success!

1. Open, transparent
2. Multiple opportunities
3. Informative
4. Engaging
5. Outcome-driven

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Summary of Key Issues

- Plan’s Role:
  - A Realistic, Achievable Vision
  - Recognize Role of Individual Communities
  - Update and Evaluate Demographic Changes and Overall Growth Impacts

- Key Issues to Address:
  - Community Sustainability and Build Out
  - Community Character
  - Density, Built Form, and Redevelopment
  - Affordable Housing
  - Preservation/Conservation of Wildlife Habitat and Resources
  - Transportation
  - Fiscal/Economic Considerations
Jackson/Teton County

1994 Plan Vision... Starting Point
1994 Vision—What did it Say?

Guide and manage change and development to (support, preserve, promote):

- Diverse and social economic population
- Traditions and character
- Economic sustenance, not dependent on population growth
- Scenic vistas and wildlife habitat
- Environmental quality
- Outdoor recreation and adventure opportunities
- Spectrum of housing types (resident workers)
Other 1994 Plan Themes

- Balance between resort and community
- Efficient, multi-modal transportation
- Community life (schools, parks, etc.)
- Historic preservation
- Sustainability
- Fiscally-beneficial development
From Old Bill’s Run:
The vision should be changed to:

- address the affordable housing shortage
- define buildout and future growth
- address sustainability and environmental awareness
- Identify the character of the community
From Public Meeting:

- Most feel that Vision still relevant, but some changes needed:
  - Changed role of agriculture
  - More focus on transportation
  - More focus on community character
Areas of Focus for Update:

- Community character
- Sustainability
  - meaningful definition for Jackson Hole
  - Capacity for population, transportation
- Greater recognition of differences between town and county (Vision)
Areas of Focus for Update:

- Broaden regional problem-solving:
  - Teton, ID/Teton, WY/Alpine
- “Do we actually support what we say we want to do?”
Purpose of Our Analysis

- What were the goals of the 1994 Plan?
- How well have they been accomplished?
- How might our findings influence the 2007/2008 Plan update?
- What additional themes or concepts should the Plan update address?
1994 Plan Themes

1. Location of Development
2. Development Patterns & Character
3. Protection of Resources
4. Affordable Housing
5. Transportation
6. Balance between Resort and Community
Theme 1: Location

Open Space Preservation

- Overall, pretty well along Highway 22 and Spring Gulch
- Other corridors (189/191) still visually open, but conservation/development balance still to be addressed
- Alta/Buffalo Valley - conservation/development balance still to be addressed
- Teton Valley mixed; significant development as well as conservation
Affordable Housing

- Several projects in Wilson and other locations consistent with Plan
- Overall, demand far outstrips supply (more in theme 4); 1994 Plan fails to identify adequate locations
Development Patterns

- Commercial development has been limited to designated areas.
- Plan lacks guidance on how some areas should develop (Teton Village Road corridor, Wilson).
- Plan lacks guidance on how development should be managed outside of designated areas.
Projects generally consistent with Plan

Full range of issues not addressed:
- Community character vs. redevelopment
- Appropriate density
- Others
Theme 2: Character/Patterns

Town Redevelopment

- Recent projects beginning to test zoning concepts for expanded density
- Plan doesn’t provide sufficient guidance on how to reconcile character with redevelopment
Cluster Development

- On a project-by-project basis, clustering working fairly well; averaging 2.7 acres per lot, with 4.3 acres of open space/lot.
- Overall results mixed: of 1,555 building permits issued, only 337 lots thru clustering (21%).
- Clustered projects dispersed fairly widely.
- Family subdivision exemptions a growing factor; 134 lots created without governmental approval.
Theme 3: Resources

- 20,000 acres of land protected by conservation easements, fee simple
- NRO and SRO regulations created to protect natural and scenic resources
- Some concerns about fragmentation due to dispersed development; regulations work well at individual site level, but not coordinated at landscape level
- Agricultural lands diminished due to land values (Alta an exception)
Theme 4: Affordable Housing

- 1994 goals met very well; 819 units constructed, housing 34% of population increase since 1994; however;

- Goal post has moved!
  - Problem has worsened considerably since 1994
  - No market rate housing to meet workforce needs
  - Workforce leaving the County (3% every 5 years), replaced by commuters
Theme 5: Transportation

- 1994 Plan Themes:
  - Land use
  - Roads, Streets, traffic
  - Alternative modes
  - Administration and fiscal
Traffic Analysis

- Comprehensive Plan monitoring locations
  - Minimal traffic growth in Town of Jackson
  - 5% average annual traffic growth in Teton County

- WyDOT monitoring locations
  - 3% average annual traffic growth overall
  - Most roadway corridors have proportional growth
START System Success

- 140% growth on town & village routes since 2000
  - Largest gains in local ridership
- 37% growth on regional routes since 2004
- All transit action items have been accomplished
  - 5-year Transit Development Plan (updating now)
  - Organizational and funding decisions
  - Full-time transit coordinator
  - Park-n-ride
- Transit system still funded by general fund and has no dedicated funding source
Bicycle & Pedestrian Connections

- 27.1 miles of paved pathways exist
  - 1.7 additional miles in 2007
  - 13.7 additional miles until 2010

- Non-construction objectives also have been accomplished
  - Friends of Pathways established
  - New 5-year Pathway Plan
  - Voters approved a Special Purpose Excise Tax

- Trail usage is growing
- FOP working on count methodology
Theme 6: Community 1st, Resort 2nd

- Five resort master plans approved since 1994: Teton Village, JH Golf and Tennis, Snow King, Snake River Canyon Ranch, and Grand Targhee

- Ratio of lodging units to housing units:
  - .94:1 in year 1992
  - .74:1 in year 2020

- Other issues to address:
  - Pending or unanticipated resort projects
  - Second home trends
1994 Plan Accomplishments:

1. Development Location: partially met
2. Patterns/Character: some no, some partial
3. Resources: Mostly yes; concerns at larger-scale
4. Housing; mix of yes and partial
5. Transportation: traffic no, other modes yes
6. Balance: mixed; definitions unclear and changing; lifestyle vs. resort, lifestyle vs. community
Priorities:

Tier 1:
- Community character
- Resource protection
- Sustainability/buildout

Tier 2:
- Affordable housing
- Community/resort balance
- Transportation
Critical Questions:

- Buildout capacity
- Definition of “character” that is useful
- Demographic analysis: who are we now and where are we headed as a community?
- Less cumbersome development process
Add or Change to Plan:

- Balance between competing objectives
- Executive summary that is clear and concise
- More community involvement in the process to gain support of outcome