



Jackson/Teton County Comprehensive Plan Character Districts Joint Planning Commission Certified Character District Modifications **DRAFT**

Based upon the discussions at the January 11 and 12, 2012, Town and County Planning Commission and Elected Official workshops the following list of modifications to the Jackson/Teton County Comprehensive Plan, Character Districts were identified for consideration for inclusion by the Joint Planning Commissions prior to certification of the Character District chapter of the Comprehensive Plan to the Elected Officials. The list is organized by district and sub-district. Modifications are color coded as follows:

Modification	
	Modification direction give by the Joint Planning Commission
	Modification to the content of the draft Character District
	Modification to clarify or enhance the Character District within the original intent
	No modification directed specific to the Character District

District		Modification
Overall		Leave house size language to policies; focus Character Districts on area specific goals rather than possible tools
		ToJ: Language about number of stories is appropriate, but remove regulatory type implementation language.
		TC: Remove regulatory language on house size; generally focus on intent not implementation.
		Ensure consistent language throughout
		Complete general editing to clarify language and remove typos
		Ensure Character Defining Features illustrations and pictures match text
		Provide greater continuity between Districts in Character Defining Features Maps
		Clarify respect for private property rights
		Avoid phrases within sentences such as “in this area,” “in this district”
		I particularly like using the emphasis on stability as a foundation against which proposals for change in some of the districts are referenced. And I support and agree with how the character districts are defined and described
	Refine maps to be more legible and properly aligned	
I	Introduction	Reformat for improved clarity
Why	Why Illustrate the Vision	

District		Modification
How	How is the Vision Illustrated	Ensure focus of Rural Areas and Complete Neighborhoods is consistent with policy in opening paragraph
		In Complete Neighborhood + Rural Area Table: <ul style="list-style-type: none"> • Indicate the classification of each district • Add a legend for the circles
		In Areas of Transition definition, “most of the community would agree” should be clarified to eliminate the implication of a referendum
		Ensure that the definition of Areas of Conservation clearly conveys a goal of reducing development impacts to improve open space and wildlife habitat protection
		Clarify the purpose of the Neighborhood Forms
		Ensure that the Neighborhood Forms add to the description of each District
		Make the Neighborhood Forms depiction (transect) more consistent with the Character Defining Features descriptions
		Special Considerations for Clustering: clarify improved wildlife habitat, open space and scenic vista protection
		Special Considerations for Clustering: include integrated transportation planning
		Special Considerations for Habitat/Scenic: include limited footprint of development along with limited house size
		Label Size as “acres”
What	What Does the Illustration Address	Complete Neighborhood + Rural Table: <ul style="list-style-type: none"> • Add Classification (CN or R) heading to table in Districts • Clarify meaning of full/half/empty circles in text
		Delete second “elements of” in Existing + Future Characteristics text
		Associate Neighborhood Forms with each subarea in Districts
		Clarify illustrative intent of locations shown on map
		Add “is” between “map” and “not” in Character Defining Features Map text
1	Town Square	Expand the “experience” of the Town Square to surrounding areas, but do not extend the design requirements
		Add 4.2.f as an objective (addressed in text)
		Clarify “and other public amenities will be encouraged”
		Clarify illustrative intent of locations shown on map
		Clarify vision for underground parking in the District
1.1	Town Square	
2	Town Commercial Core	Three stories are fine with a feathering out from the Town Square. Four stories may be appropriate with proper design considerations.
		Add 4.1.d as an objective (four mixed-use subarea)
		Add 6.2.b as an objective, clarify in text
		Add 6.2.c as an objective, clarify in text
		Add 6.3.a as an objective, clarify in text
		Remove 6.3.e as an objective (non-locational)
		Add 7.1.c as an objective, addressed in text
		Remove 7.2.a as an objective (applicable communitywide)
		Add half-circle on future habitat (Flat Creek enhancement)
		Add emphasis on reincorporating Flat Creek into the community
		Clarify the role of Snow King Avenue as a through route
2.1	Snow King Resort	Clarify what is meant by “size and scale of structures . . . to be much larger than those typically allowed in other areas of town.”

District		Modification
2.2	Snow King and South Cache Corridors	See general height direction for District 2
		Ensure its clear that workforce housing is a desire not a development requirement for deed restriction
		“Center for the Arts” not “Center of the Arts”
2.3	Downtown	Subarea should be the starting point for a more detailed discussion of the Lodging Overlay boundary and the regulations on the type and size of lodging desired.
		Clarify that lodging is also allowed in the Town Square
		Clarify how mixed use development will address Flat Creek
2.4	Public/Civic	Perhaps reword the last sentence
2.5	North Cache Gateway	Three stories are appropriate, except against the hillside where 4 are appropriate.
		Refine map to be more legible and properly aligned
		Ensure Flat Creek is focused on as a recreational and public access amenity
		Ensure Character Defining Features illustrations and pictures match text
3	Town Residential Core	Remove 4.1.c as an objective (applicable townwide)
		Add 4.3.a as an objective (two stable neighborhoods)
		Add 4.3.b as an objective (one transitional neighborhood)
		Remove 4.3.S.2 as an objective (it’s a strategy not an objective)
		Add 7.1.c as an objective (addressed in text)
		Remove 7.2.a as an objective, applicable communitywide
		Encourage yards, landscaping, small footprints for single-family, detached dwellings
		Clarify goal of quality connection of neighborhoods to parks
		Rewrite so that the end of the first paragraph and beginning of the second are not the same words
3.1	East Jackson	Change language from “to” to “toward”
		Encourage yards, landscaping, small footprints for single-family, detached dwellings
3.2	Core Residential	Allow only 2 stories generally. Only allow 3 stories in specific cases with proper design
		Allow nonresidential use fronting Willow Street similar to South Cache subarea
		Ensure the desire for reinvestment, redevelopment, and revitalization is clear
		Encourage yards, landscaping, small footprints for single-family, detached dwellings
3.3	Institutional Area	
3.4	Multi-family Area	
3.5	East Broadway Mixed Use	Move to District 2 (more consistent with text)
		Clarify desire for local convenience commercial in this subarea

District		Modification
4	Mid Town	The desire is to locate lodging downtown, but do not restrict continuation of existing lodging in Mid-Town
		Add 1.1.c as an objective (addressed in text)
		Add 4.1.d as an objective (two mixed-use districts)
		Add 4.3.a as an objective (one stable neighborhood)
		Add 4.3.b as an objective (one transitional neighborhood)
		Add 5.2.d as an objective, clarify in text
		Add 5.3.b as an objective (addressed in text)
		Add 7.1.c as an objective (addressed in text)
		Remove 7.2.a as an objective, applicable communitywide
		Add 7.2.d as an objective
		Increase emphasis on incorporating Flat Creek into the community
		Encourage yards, landscaping, small footprints for single-family, detached dwellings
		Clarify illustrative intent of locations shown on map
		Address Snow King identified road project in text
		Clarify the desire for buildings to address the street without requiring all parking to be placed in the rear
4.1	Highway Corridor	See general Mid-Town height direction
		Clarify intent with regard to office use in subarea
		Address Broadway pedestrian crossing
		Clarify desire for local, not auto, oriented transportation
		Clarify the setbacks and landscaping should be proportional to road width and provide screening with parking off-street in the rear
		Emphasize importance of wildlife issues on West Broadway
4.2	Northern Hillside	See general Mid-Town height direction
		Encourage yards, landscaping, small footprints for single-family, detached dwellings
4.3	Central	
4.4	Residential	Encourage yards, landscaping, small footprints for single-family, detached dwellings
4.5	Karns Meadow	Include connectivity goals to connect Broadway to Snow King in west of subarea
5	West Jackson	Add 4.1.b as an objective (addressed in text)
		Add 4.1.d as an objective (two mixed-use subareas)
		Add 4.2.c as an objective (two mixed-use subareas)
		Add 4.3.a as an objective (one stable neighborhood)
		Add 4.3.b as an objective (two transitional neighborhoods)
		Remove 5.2.b as an objective (applicable communitywide)
		Add 5.3.b as an objective (addressed in text)
		Add 6.2.b as an objective (addressed in text)
		Add 6.2.c as an objective (addressed in text)
		Add 7.1.c as an objective (addressed in text)
		Encourage yards, landscaping, small footprints for single-family, detached dwellings
5.1	Highway Corridor	Add discussion of connectivity to residential area as shown on map
		Address consolidation of access to Highway
		Clarify example of auto dealers as necessary single use

District		Modification
5.2	Gregory Lane Area	Enhance livability language to discuss better integration of residents into the subarea through design
		Make language more consistent with subarea 7.1
		Clarify what type of residential is desired and the priority of light industrial
5.3	South Park Loop Road	
5.4	School Campuses	Clarify “improved alternative mode connectivity” in layman’s terms
5.5	West Jackson Residential	Clarify desired <u>sense</u> of ownership rather than ownership of units
5.6	Northwest South Park	Do not preclude the opportunity for meaningful permanent conservation of open space in rural areas, provision of workforce housing, or other community benefit by prioritizing infill
		Development of the subarea should include redundant streets (grid/alleys), small lots, some mixed-use
		Link ability to develop northwest South Park to a Growth Management Program Trigger
		Some mixed-use is appropriate in a small area, but industrial is not
		Clarify that a solution is needed to congestion on High School Road, but that the East/West connector is just one possible solution
6	Town Periphery	Remove 4.1.c as an objective (applicable townwide)
		Remove 7.2.a as an objective (applicable communitywide)
		Remove half-circle on future walkable amenities (no amenities to be added)
		Add half-circle on future abundance of landscape (current character to be maintained)
		Clarify desire for site design that increases wildlife permeability
		Clarify why the district is a Complete Neighborhood and not a Rural Area
		Mention pathways with START and pedestrian in introduction
		Refine maps to be more legible and properly aligned
6.1	Low to Medium Density Neighborhoods	Address steep slopes, avalanche terrain, and wildlife habitat
		Focus on wildlife permeability rather than specific tools
6.2	Upper Cache	Clarify goals with regard to fencing and horses
6.3	Snow King Slope	
7	South Highway 89	Remove 3.1.d as an objective, add 3.2.b as an objective (3.2.b is more appropriate for a suitable area)
		Remove 5.2.e as an objective (applicable communitywide)
		Remove 6.3.d as an objective (non-locational)
		Make future scenic a half-circle (scenic is not the priority of 7.1)
		Add half-circle on existing limited, detached residential (true of 7.2)
		Clarify desire for protection wildlife habitat and permeability and open space within the context of the suitable development
		Amend text: “ To protect the Development and redevelopment will avoid crucial wildlife habitat and movement corridors on the hillsides as well as riparian areas in this district.”
		Clarify desire for wildlife permeability within the context of the suitable development
		Provide greater continuity between Districts in Character Defining Features Maps

District		Modification
7.1	South Park Business Park	Encourage High Tech/R&D to replace lost construction jobs by enhancing infrastructure and promoting full use of floor area potential.
		Soften prohibition of office/retail in second sentence
		Address convenience commercial in relation to 10.1
		Address the nature of the industrial mixed use living situation
		Clarify the desire for screening, but not at the detriment of the ability to develop light industrial space
7.2	Hog Island Home Business	Clarify the intent to protect a scenic view along the highway through the subarea
8	River Bottom	Leave house size language to policies, focus Character Districts on area specific goals rather than possible tools
		Remove 1.1.g as an objective (applicable communitywide)
		Add 3.1.c as an objective (Rural Area)
		Make future scenic a half-circle (only part of the district meets the definition of scenic)
		Discuss "management" of river access in Existing + Future text
		Clarify public and commercial access to the levee will be ...
8.1	Solitude/John Dodge/ Tucker/Linn	Include consideration of incentives for reducing density and impacts in subarea
8.2	Large Parcels	
8.3	Canyon Corridor	Clarify inappropriateness of subdivision
		Clarify how the highway parallel to the river will be addressed
8.4	Hoback Junction	
9	County Valley	Add 3.1.c as an objective (Rural Area)
		Add Puzzle Face to the list of ranches in the District
9.1	Jackson Hole Golf and Tennis	Focus Character Districts on area specific goals rather than possible tools
		Clarify desire for local convenience commercial if possible
9.2	Agricultural Foreground	Address desire to bury overhead power lines along Highway 22
9.3	Nethercott/Wenzel/ 3 Creek/ Lower Melody	See overall direction on house size
		Clarify inappropriateness of subdivision
9.4	Gros Ventre Buttes	Clarify inappropriateness of subdivision
10	South Park	Add 3.1.c as an objective (Rural Area)
		Clarify goal of directing development into an area of existing development or clustering it near existing development
10.1	Southern South Park	
10.2	Central South Park	Clarify language about directing the growth within the subarea into or adjacent to existing development
11	Wilson	Remove 5.2.e as an objective (applicable communitywide)
		Remove 6.2.b as an objective (inconsistent with text)
		Add 6.2.c as an objective (consistent with text)
		Clarify that Wilson should serve residents and people otherwise passing through Wilson, not attract trips a destination commercial center
11.1	Wilson Commercial Core	
11.2	Wilson Townsite	Clarify that accessory residential units are part of the allowable character
11.3	Wilson Meadows	
11.4	South Wilson	Clarify that the desired density is one unit per three acres or less as is the case today
12	Aspens/Pines	Add 5.2.d as an objective, clarify in text
		Add 6.2.c as an objective, clarify in text
		Clarify illustrative intent of locations shown on map
12.1	Aspens/Pines Commercial Core	Clarify illustration to better indicate which direction is north

District		Modification
12.2	390 Residential Core	Leave subarea classified as Transition; enhance sensitivity to feathering the edges of the area into surrounding neighborhoods
12.3	Aspens/Pines Residential	
12.4	390 Residential South	Clarify that the stable character is 1 acre or greater lot size
13	Teton Village	Allow for more potential housing, without increasing the Village footprint. Additional units should be for year-round residents and result in direction of development out of rural areas and improved transportation.
		Encourage combination and coordination of the Master Plans in a comprehensive Village plan with the goal of creating a functioning, sustainable resort community
		Acknowledge and address that Master Plan conversations will reopen discussion of commercial allowances
		Address wildlife permeability generally in the district
		Add 5.2.d as an objective, clarify in text
		Add 6.3.a as an objective (addressed in text)
		Add half-circle on existing walkable amenities (some areas are within walking distance)
		Enhance discussion of Resort character
13.1	Teton Village Commercial Core	
13.2	Teton Village Residential Core	See general Teton Village direction on noncontiguous PRD
13.3	Teton Village Single Family	See general Teton Village direction on noncontiguous PRD
14	Alta	Add 1.1.b as an objective (addressed in text)
		Add 3.1.c as an objective (Rural Area)
		Add 5.3.b as an objective (addressed in text)
		Remove 6.3.d as an objective (non-locational)
		Remove 7.2.c as an objective, add 7.3.a as an objective (7.3.a is more appropriate as an objective for a specific area)
		Clearly, consistently address workforce housing on the maps
14.1	Alta Farmland	
14.2	Alta Core	Typo: Third sentence, change second “character” to “lots”
14.3	Grand Targhee Resort	Clarify that Targhee Master Plan should not expand
15	County Periphery	Focus character discussion on reducing impacts and maintaining outlying communities
		Add 1.2.a as an objective (addressed in text)
		Add 3.1.c as an objective (Rural Area)
		Add 3.5.a as an objective, clarify in text
		Add 5.3.b as an objective, clarify in text as part of Buffalo Valley direction
		Remove 6.3.e as an objective (non-locational)
		Ensure conservation priority is clear
Address open space, scenic and habitat preservation as goals not negative impacts of development		
15.1	Large Outlying Parcels	Clarify desire for on-site renewable energy
15.2	Buffalo Valley Residential/ Game Creek/South Fall Creek	Clarify inappropriateness of subdivision
		“Enhancing” permeability addresses the intent
15.3	Buffalo Valley Highway Ranches	Recognize Buffalo Valley as a separate subarea emphasizing gateway character and scenic value and encouraging convenience commercial and maintenance of existing character
15.4	Kelly	Delete reference to START service to Kelly as a priority
		Clarify that live/work is not discouraged