

Special Joint Information Meeting

TOWN COUNCIL & COUNTY COMMISSIONER MEETING

May 1, 2023

1:30PM

Council Chambers

Chair: Hailey Morton Levinson

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS. **PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING**

I. ZOOM LINK FOR PUBLIC PARTICIPATION

To join, click the link or copy to your

browser: <https://us02web.zoom.us/j/82205946233?pwd=eEZoeWd0N0lpSE1HVUVrcGk0Zkt5UT09>

If the link does not work, join at zoom.com with Webinar ID **822 0594 6233** Password: **83001**

or join by phone **+1 253 215 8782** with Webinar ID **822 0594 6233** and Password: **83001**

II. CALL TO ORDER AND ROLL CALL

III. CONSENT CALENDAR

A. Meeting Minutes

1. March 6, 2023 Joint Information Meeting
2. March 13, 2023 Special Joint Information Meeting
3. March 20, 2023 Special Joint Information Meeting
4. April 10, 2023 Special Joint Information Meeting
5. April 17, 2023 Special Joint Information Meeting

IV. DISCUSSION/ACTION ITEMS

1:30-3:30pm Budget Discussion (Tyler Sinclair and Alyssa Watkins)

3:30-4:30pm Annual Comp Plan Indicator Report and Workplan (Ryan Hotstetter)

V. PROPOSED ITEMS FOR FUTURE JOINT INFORMATION MEETINGS

6/5 Workforce Housing Mitigation

6/5 Rec Center Fee Policy and Schedule

6/5 Stilson Transit Center Design Approval

6/5 START Joint Power Agreement

VI. ADJOURN - COUNTY

VII. EXECUTIVE SESSION - TOWN ONLY

- A. Recess or Adjourn to executive session to discuss personnel matters in accordance with Wyoming Statute 16-4-405(a)(ii).

VIII. ADJOURN - TOWN

Please note that at any point during the meeting, the Chairman or Mayor may change the order of items listed on this agenda. In order to ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.

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JOINT INFORMATION PROCEEDINGS
TOWN COUNCIL AND BOARD OF COUNTY COMMISSIONERS MEETING – UNAPPROVED

MARCH 6, 2023

JACKSON, WYOMING

The Jackson Town Council and the Teton County Board of County Commissioners met in a regular joint information meeting (JIM) in the Town Council Chambers located at 150 East Pearl Avenue in Jackson. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present at 3:00 p.m.:

TOWN COUNCIL: Mayor Hailey Morton Levinson, Arne Jorgensen, Jim Rooks, and Jessica Sell Chambers. *Via Zoom*: Jonathan Schechter.

COUNTY COMMISSIONERS: Chairman Luther Propst, Natalia Macker, Mark Newcomb, and Wes Gardner. Greg Epstein was absent.

STAFF: Tyler Sinclair, Lea Colasuonno, April Norton, Kristi Malone, Paul Anthony, Ryan Hostetter, Heather Overholser, Maureen Murphy, and Riley Taylor.

PUBLIC COMMENT. There was no public comment.

CONSENT CALENDAR. On behalf of the Town, a motion was made by Jessica Sell Chambers and seconded by Jim Rooks to approve consent calendar item A as presented with the following motion. On behalf of the County, a motion was made by Natalia Macker and seconded by Chairman Propst to approve consent calendar item A as presented with the following motions. No public comment was given on the Consent Calendar.

A. **Meeting Minutes.** To approve minutes of the February 9, 2023 Joint Information Meeting and February 13, 2023 Special Joint Information Meeting.

On behalf of the Town, Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried for the Town.

On behalf of the County, Chairman Propst called for the vote. The vote showed all in favor with Greg Epstein absent. The motion carried for the County.

Housing Mitigation Policy – Contract Amendment with WSW Consulting. Ryan Hostetter made staff comment. Council and Commission held discussion with staff. On behalf of the Town, a motion was made by Arne Jorgensen and seconded by Jessica Sell Chambers to approve the revised scope of work with WSW Consulting for staff and technical support for the housing policy and LDR project and agree to reimburse Teton County for an amount not to exceed \$76,500. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried for the Town.

On behalf of the County, a motion was made by Natalia Macker and seconded by Mark Newcomb to approve the Extension and Amendment *No. 1 to Agreement for Employee Generation By Land Use Study (“Nexus Study”) & Regional Housing Needs Assessment* between Teton County and WSW Consulting for staff and technical support on the housing policy and LDR project in a cost not to exceed \$153,000. The costs for this contract shall be funded through a budget amendment to the FY23 budget in the amount of \$35,250 in FY23. Chairman Propst called for the vote. The vote showed all in favor with Greg Epstein absent. The motion carried for the County.

Transportation Work Plan. Charlotte Frei made staff comment. Council and Commission held discussion with staff. Margie Lynch made public comment. On behalf of the Town, a motion was made by Jessica Sell Chambers and seconded by Jim Rooks to approve the Regional Transportation Planning Administrator’s proposed FY2024 workplan dated February 29, 2023. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried for the Town.

On behalf of the County, a motion was made by Natalia Macker and seconded by Mark Newcomb to approve the Regional Transportation Planning Administrator’s proposed FY2024 workplan dated February 29, 2023. Chairman Propst called for the vote. The vote showed all in favor with Greg Epstein absent. The motion carried for the County.

Matters from Council, Commissioners and Staff. Council and Commission discussed meeting days and times of the Joint Information Meetings.

Executive Session. On behalf of the Town, a motion was made by Jessica Sell Chambers and seconded by Jim Rooks to recess to executive session to consider the selection of a site or the purchase of real estate when the publicity regarding the consideration would cause a likelihood of an increase in price in accordance with Wyoming Statute 16-4-405(a)(vii). Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried for the Town.

On behalf of the County, a motion was made by Mark Newcomb and seconded by Natalia Macker to recess to executive session to consider the selection of a site or the purchase of real estate when the publicity regarding the consideration would cause a likelihood of an increase in price in accordance with Wyoming Statute 16-4-405(a)(vii). Chairman Propst called for the vote. The vote showed all in favor with Greg Epstein absent. The motion carried for the County.

Adjourn. On behalf of the Town, a motion was made by Jessica Sell Chambers and seconded by Jim Rooks to adjourn. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried for the Town.

On behalf of the County, a motion was made by Mark Newcomb and seconded by Natalia Macker to adjourn. Chairman Propst called for the vote. The vote showed all in favor with Greg Epstein absent. The motion carried for the County. The meeting adjourned at 5:23 p.m. Minutes:rt

TOWN OF JACKSON

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Town Clerk

TETON COUNTY

Luther Propst, Chairman

A TEST:

Maureen Murphy, County Clerk

JOINT INFORMATION PROCEEDINGS
TOWN COUNCIL AND BOARD OF COUNTY COMMISSIONERS MEETING – UNAPPROVED

MARCH 13, 2023

JACKSON, WYOMING

The Jackson Town Council and the Teton County Board of County Commissioners met in a special joint information meeting (JIM) in the Town Council Chambers located at 150 East Pearl Avenue in Jackson. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present at 1:30 p.m.:

TOWN COUNCIL: Mayor Hailey Morton Levinson, Arne Jorgensen, Jonathan Schechter, Jim Rooks. Jessica Sell Chambers was absent.

COUNTY COMMISSIONERS: Chairman Luther Propst, Natalia Macker, Mark Newcomb, and Wes Gardner. Greg Epstein joined the meeting at 1:40pm. Mark Newcomb left the meeting at 2:20pm.

STAFF: Tyler Sinclair, Lea Colasuonno, April Norton, Alyssa Watkins, and Riley Taylor.

Human Services Updates. Council and Commission received updates from the following Human Services providers:

- Seadar Davis, Cultivate Ability
- Sarah Cavallaro, Teton Youth and Family Services
- Deidre Ashley, Mental Health and Recovery Services of Jackson Hole, formerly Jackson Hole Community Counseling Center and Curran Seeley
- Rebecca Erskine, Senior Center of Jackson Hole
- Christy Thomas, Climb Wyoming
- Liana Moskowitz, Community Entry Services
- Sharel Lund, One22 Resource Center
- Laura Soltau, Teton Literacy Center

Executive Session – Town and County. On behalf of the Town, a motion was made by Jonathan Schechter and seconded by Jim Rooks to recess to executive session to consider the selection of a site or the purchase of real estate when the publicity regarding the consideration would cause a likelihood of an increase in price in accordance with Wyoming Statute 16-4-405(a)(vii). Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried for the Town.

On behalf of the County, a motion was made by Greg Epstein and seconded by Natalia Macker to recess to executive session to consider the selection of a site or the purchase of real estate when the publicity regarding the consideration would cause a likelihood of an increase in price in accordance with Wyoming Statute 16-4-405(a)(vii). Chairman Propst called for the vote. The vote showed all in favor. The motion carried for the County.

On behalf of the Town, a motion was made by Jonathan Schechter and seconded by Jim Rooks to authorize the Housing Authority Board to make an offer for the purchase of real estate. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

On behalf of the County, a motion was made by Natalia Macker and seconded by Wes Gardner to authorize the Housing Authority Board to make an offer for the purchase of real estate. Chairman Propst called for the vote. The vote showed 3-1 with Luther Propst, Natalia Macker, and Wes Gardner in favor and Greg Epstein opposed. The motion carried.

Adjourn – County Only. On behalf of the County, a motion was made by Natalia Macker and seconded by Wes Gardner to adjourn. Chairman Propst called for the vote. The vote showed all in favor. The motion carried. Meeting adjourned for the County at 3:59 p.m.

Executive Session – Town Only. A motion was made by Jonathan Schechter and seconded by Arne Jorgensen to recess meeting to executive session to consider matters concerning litigation to which the governing body is a party or proposed litigation to which the governing body may be a party in accordance with Wyoming Statute 16-4-405(a)(iii). Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

A motion was made by Arne Jorgensen and seconded by Jessica Sell Chambers to direct the Town Attorney to consent, should it be requested, to dismissal of Johnson v. State, the case in which the Town is a defendant. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to direct the Town Attorney to negotiate participation in a Memorandum of Understanding with the Attorney General’s Office settling opioid litigation and bring back the Memorandum of Understanding for Council to review at a future meeting. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Adjourn – Town Only. A motion was made by Jim Rooks and seconded by Jessica Sell Chambers to adjourn. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 4:56 p.m. Minutes:rt

TOWN OF JACKSON

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Town Clerk

TETON COUNTY

Luther Propst, Chairman

A TEST:

Maureen Murphy, County Clerk

JOINT INFORMATION PROCEEDINGS
TOWN COUNCIL AND BOARD OF COUNTY COMMISSIONERS MEETING – UNAPPROVED

MARCH 20, 2023

JACKSON, WYOMING

The Jackson Town Council and the Teton County Board of County Commissioners met in a special joint information meeting (JIM) in the Town Council Chambers located at 150 East Pearl Avenue in Jackson. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present at 4:30 p.m.:

TOWN COUNCIL: Mayor Hailey Morton Levinson, Arne Jorgensen, Jim Rooks, and Jessica Sell Chambers. *Via Zoom*: Jonathan Schechter.

COUNTY COMMISSIONERS: Chairman Luther Propst, Natalia Macker, Mark Newcomb, Wes Gardner, Greg Epstein, and Mark Newcomb.

STAFF: Tyler Sinclair, Lea Colasuonno, April Norton, Alyssa Watkins, and Riley Taylor.

Executive Session – Town and County. On behalf of the Town, a motion was made by Jessica Sell Chambers and seconded by Arne Jorgensen to recess to executive session to consider the selection of a site or the purchase of real estate when the publicity regarding the consideration would cause a likelihood of an increase in price in accordance with Wyoming Statute 16-4-405(a)(vii). Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried for the Town.

On behalf of the County, a motion was made by Natalia Macker and seconded by Greg Epstein to recess to executive session to consider the selection of a site or the purchase of real estate when the publicity regarding the consideration would cause a likelihood of an increase in price in accordance with Wyoming Statute 16-4-405(a)(vii). Chairman Propst called for the vote. The vote showed all in favor. The motion carried for the County.

Adjourn. On behalf of the Town, a motion was made by Jim Rooks and seconded by Jessica Sell Chambers to adjourn. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

On behalf of the County, a motion was made by Greg Epstein and seconded by Wes Gardner to adjourn. Chairman Propst called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 5:16 p.m.

TOWN OF JACKSON

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Town Clerk

TETON COUNTY

Luther Propst, Chairman

ATEST:

Maureen Murphy, County Clerk

Publish JH News & Guide: March 29, 2023

JOINT INFORMATION PROCEEDINGS
TOWN COUNCIL AND BOARD OF COUNTY COMMISSIONERS MEETING – UNAPPROVED

APRIL 10, 2023

JACKSON, WYOMING

The Jackson Town Council and the Teton County Board of County Commissioners met in a special joint information meeting (JIM) in the Town Council Chambers located at 150 East Pearl Avenue in Jackson. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present at 1:30 p.m.:

TOWN COUNCIL: Mayor Hailey Morton Levinson, Arne Jorgensen, Jonathan Schechter, and Jim Rooks. Jessica Sell Chambers was absent.

COUNTY COMMISSIONERS: Chairman Luther Propst, Natalia Macker, Mark Newcomb, Wes Gardner, Greg Epstein, and Mark Newcomb.

STAFF: Tyler Sinclair, Roxanne Robinson, Lea Colasuonno, Michelle Weber, Johnny Ziem, April Norton, Charlotte Frei, Ryan Hostetter, Tanya Anderson, Alyssa Watkins, and Riley Taylor.

Housing Department Work Plan & Housing Supply Plan. April Norton made staff comment. Council and Commission held discussion with staff. Jean Day, Niki Thompson, Anna Olson, Cindy Barts, and Judd Grossman made public comment.

On behalf of the County, a motion was made by Luther Propst to approve the FY 2024 Housing Department Work Plan and Housing Supply Plan as presented, with the additional direction to staff to research and present recommendations to the Town Council and County Commission within 120 days to enhance the effectiveness of the housing preservation program and to address the transitional housing needs of the unhoused members of our community. The motion died for lack of a second.

On behalf of the Town, a motion was made by Arne Jorgensen and seconded by Jim Rooks to approve the FY 2024 Housing Department Work Plan and Housing Supply Plan as presented, and direct staff to bring back recommendations on transitional housing within 6 months. There was a request to divide the motion 1) approving the FY 2024 Housing Department Work Plan and Housing Supply Plan and 2) directing staff to bring back recommendations on transitional housing.

Mayor Morton Levinson called for the vote to approve the FY 2024 Housing Department Work Plan and Housing Supply Plan as presented. The vote showed 3-1 with Mayor Morton Levinson, Arne Jorgensen, and Jim Rooks in favor, and Jonathan Schechter opposed. The motion carried for the Town.

On behalf of the County, a motion was made by Greg Epstein and seconded by Natalia Macker to approve the FY 2024 Housing Department Work Plan and Housing Supply Plan as presented. Chairman Luther Propst called for the vote. The vote showed 4-1 with Greg Epstein, Mark Newcomb, Wes Gardner, and Natalia Macker in favor, and Luther Propst opposed. The motion carried for the County.

Mayor Morton Levinson called for the vote to direct staff to bring back recommendations on transitional housing. Mayor Morton Levinson called for the vote. The vote showed 1-3 with Arne Jorgensen in favor, and Mayor Morton Levinson, Jonathan Schechter, and Jim Rooks opposed. motion failed for the Town.

Council and Commission recessed at 3:47 p.m. and reconvened at 3:54 p.m.

Long Range Planning Indicator Report and Work Plan. Alex Norton, Ryan Hostetter, and Chris Neubecker made staff comment. Judd Grossman made public comment. Council and Commission asked questions of staff. On behalf of the Town, a motion was made by Jim Rooks and seconded by Jonathan Schechter to continue this item to the May 1, 2023 Joint Information Meeting. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried for the Town.

On behalf of the County, a motion was made by Greg Epstein and seconded by Mark Newcomb to continue this item to the May 1, 2023 Joint Information Meeting. Chairman Propst called for the vote. The vote showed all in favor. The motion carried for the County.

Adjourn. On behalf of the Town, a motion was made by Jim Rooks and seconded by Jonathan Schechter to adjourn the meeting. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

On behalf of the County, a motion was made by Greg Epstein and seconded by Natalia Macker to adjourn the meeting. Chairman Propst called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 5:00 p.m.

TOWN OF JACKSON

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Town Clerk

TETON COUNTY

Luther Propst, Chairman

ATEST:

Maureen Murphy, County Clerk

JOINT INFORMATION PROCEEDINGS
TOWN COUNCIL AND BOARD OF COUNTY COMMISSIONERS MEETING – UNAPPROVED

APRIL 17, 2023

JACKSON, WYOMING

The Jackson Town Council and the Teton County Board of County Commissioners met in a special joint information meeting (JIM) in the Town Council Chambers located at 150 East Pearl Avenue in Jackson. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present at 1:00 p.m.:

TOWN COUNCIL: Vice Mayor Arne Jorgensen, Jim Rooks, and Jonathan Schechter. *Via Zoom:* None. *Absent:* Mayor Hailey Morton Levinson and Jessica Sell Chambers.

COUNTY COMMISSIONERS: Vice-Chair Natalia Macker, Mark Newcomb, Wes Gardner, and Mark Newcomb. Absent: Luther Propst and Greg Epstein.

STAFF: Tyler Sinclair, Lea Colasuonno, April Norton, Keith Gingery, and Riley Taylor.

Executive Session – Town and County. On behalf of the Town, a motion was made by Jonathan Schechter and seconded by Jim Rooks to recess to executive session to consider the selection of a site or the purchase of real estate when the publicity regarding the consideration would cause a likelihood of an increase in price in accordance with Wyoming Statute 16-4-405(a)(vii). Vice Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried for the Town.

On behalf of the County, a motion was made by Mark Newcomb and seconded by Wes Gardner to recess to executive session to consider the selection of a site or the purchase of real estate when the publicity regarding the consideration would cause a likelihood of an increase in price in accordance with Wyoming Statute 16-4-405(a)(vii). Vice Chair Macker called for the vote. The vote showed all in favor. The motion carried for the County.

On behalf of the Town, a motion was made by Jonathan Schechter and seconded by Jim Rooks to direct and authorize the Housing Authority Board to sign the agreement as discussed in executive session. Vice Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried for the Town.

On behalf of the County, a motion was made by Mark Newcomb and seconded by Greg Epstein to direct and authorize the Housing Authority Board to sign the agreement as discussed in executive session. Vice Chair Macker called for the vote. The vote showed all in favor. The motion carried for the County.

Adjourn. On behalf of the Town, a motion was made by Jonathan Schechter and seconded by Jim Rooks to adjourn. Vice Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried for the Town.

On behalf of the County, a motion was made by Wes Gardner and seconded by Greg Epstein to adjourn. Vice Chair Macker called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 1:27 p.m.

TOWN OF JACKSON

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Town Clerk

TETON COUNTY

Natalia Macker, Vice Chair

ATEST:

Maureen Murphy, County Clerk

Publish JH News & Guide: April 26, 2023



JOINT INFORMATION MEETING AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Town & County Administration
MEETING DATE: May 1, 2023

PRESENTERS: Alyssa Watkins, Tyler Sinclair &
Department Staff

SUBJECT: Fiscal Year 2024 Joint Department Budget Review

STATEMENT/PURPOSE

The purpose of this meeting is for staff to present an overview of the Fiscal Year 2024 Joint Department/Division requested and recommended budgets and for the Town Council and the Board of County Commissioners to ask questions, discuss and propose amendments.

BACKGROUND/ALTERNATIVES

At the April 26, 2023, Joint Information Meeting the Boards discussed a proposal from the Town regarding setting a fixed amount that the Town is able to pay for Joint Departments for Fiscal Year 2024, based upon the total revenue collected by each jurisdiction, which is approximately 33% by the Town and 67% by the County. After discussion of the proposal the Boards chose to move forward with the recommended Budgets based upon the current 54/46 County/Town funding split for Fiscal Year 2024. The Boards also directed staff to bring back an item at a future JIM describing a proposal to create a Joint Town/County taskforce and associated workplan to address this issue in more detail moving forward for consideration.

In addition, at the April 26, 2023, Joint Information Meeting the Boards heard from 6 Joint Departments/Divisions and the JH Airport an overview of their requested 2024 Budget. Boards then asked questions and identified/flagged areas for further discussion. The purpose of this meeting is to continue the previous meeting, with 4 additional Joint Departments/Divisions presenting to the Boards. In addition, based upon further review of the requested versus recommended Budgets, staff will provide an update on Housing and Parks and Recreation.

The proposed agenda for the meeting is as follows:

- 1:30 - 1:45 Communications/Dispatch
- 1:45 - 2:00 Victim Services
- 2:00 - 2:15pm Animal Shelter
- 2:15 - 2:30pm Drug Court
- 2:30 - 2:45pm Housing
- 2:45 - 3:00pm Parks and Recreation
- 3:00 - 3:30 Discussion of Identified/Flagged Items

Finally, if time allows the Boards will begin discussion regarding items identified/flagged for further discussion as shown below:

- START
 - Professional Services - Fares consultant \$85,000
 - Advertising \$20,000
 - Recruiting \$4,800
 - Employee Recognition \$11,000
 - Commuter Pass Subsidy – County Employees
- Transportation
 - FTE request \$108,000
 - mmSNaC \$150,000
- Housing
 - \$2,000,000 Housing Supply Plan Capital
- Parks & Recreation
 - Piston Bulley \$200,000

Town and County staff have provided their individual elected bodies Joint Department budget information as part of each jurisdiction's individual budget review process for consideration prior to the meeting.

COMPREHENSIVE PLAN ALIGNMENT

To successfully implement the Comprehensive Plan, the Town Council and County Commission must set priorities, be strategic, and be disciplined. Chapter 8 - Quality Community Service Provision calls for "Timely, efficient and safe delivery of quality services and facilities in a fiscally responsible and coordinated manner."

STAKEHOLDER ANALYSIS

All residents of Teton County.

FISCAL IMPACT

Please attached.

STAFF IMPACT

There has been significant staff time taken to produce the proposed Fiscal Year 2024 Joint Department budgets.

LEGAL REVIEW

ATTACHMENTS

RECOMMENDATION

Provided in the proposed Fiscal Year 2024 Budget documents.

SUGGESTED MOTION

None at this time.



TOWN COUNCIL

BOARD OF COMMISSIONERS

JOINT INFORMATION MEETING

AGENDA DOCUMENTATION

PREPARATION DATE: April 10, 2023

SUBMITTING DEPT: Long-Range Planning

MEETING DATE: April 10, 2023

DEPT. DIRECTORS: Chris Neubecker & Paul Anthony

SUBJECT: 2023 Annual Indicator Report and Fiscal Year
2024 Implementation Work Plan

PRESENTERS: Ryan Hostetter

During the April 10, 2023, Joint Information Meeting (JIM) the Board of County Commissioners and Town Council continued the Long Range Planning Workplan item to the May 1, 2023 JIM. The staff report below remains unchanged from the April 10th agenda, but staff have added/attached a Memorandum dated May 1, 2023 outlining a Town request to add an additional chapter in the Comprehensive Plan on Equity, see attached.

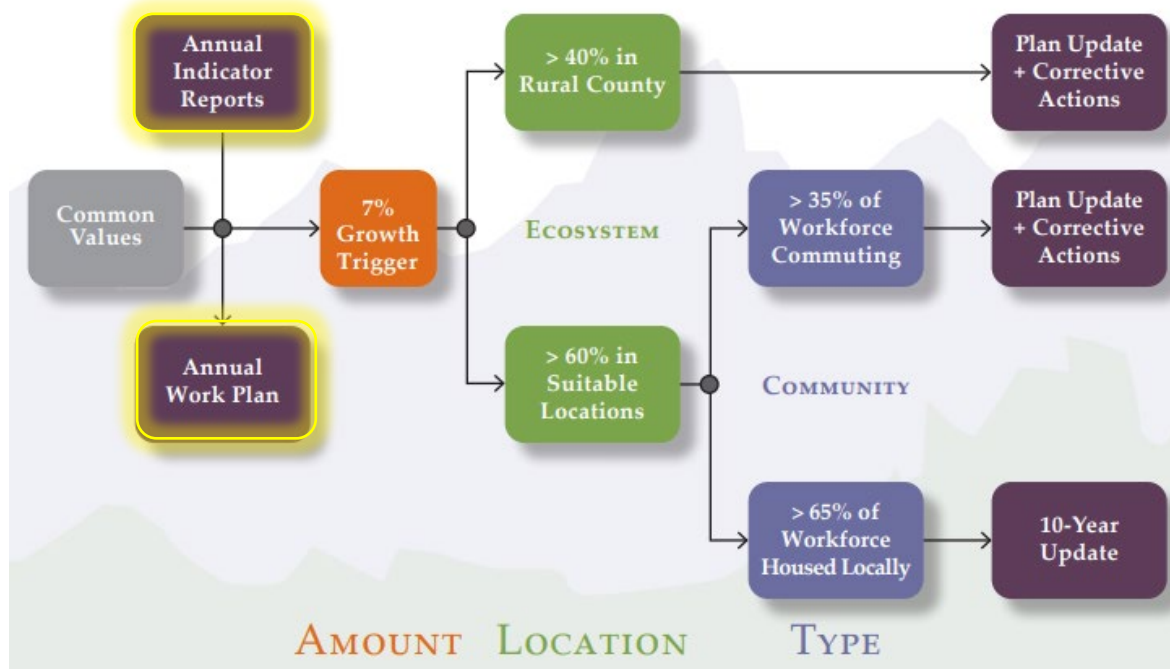
STATEMENT/PURPOSE

1. Review 2023 Comprehensive Plan Indicator Report to inform the Fiscal Year 2024 Comprehensive Plan Work Plan.
2. Approve the Fiscal Year 2024 **Work Plan**.

BACKGROUND/ALTERNATIVES

The Annual Indicator Report and Work Plan operate in conjunction with the Comprehensive Plan's Adaptive Management Program to implement the Comprehensive Plan, Integrated Transportation Plan, and Housing Action Plan. The Annual Indicator Report facilitates evidence-based planning and consistent data trend records as our community works toward achieving its shared vision. It is designed as a check-in on the community's progress and informs the scope and prioritization of the projects in the Annual Work Plan. The Work Plan identifies implementation tasks to be undertaken in the next fiscal year. The Work Plan includes Teton County projects, Town of Jackson projects, and projects that will be carried out Jointly by both jurisdictions.

Adaptive Management Program



The **Annual Indicator Report** provides consistent data trends in an effort to facilitate evidence-based planning as our community works toward achieving its shared vision. It is designed as a check-in on the community's progress, and informs the scope and prioritization of the projects in the Annual Work Plan.

- The report presents data for the previous calendar year (January 2022-December 2022), unless data availability lags, in which case the most recent reporting will be for 2021.

The **Work Plan** identifies and prioritizes implementation tasks to be undertaken in the next fiscal year.

- The plan presents tasks for the upcoming fiscal year (July 2023 – June 2024).
- The plan includes Teton County projects, Town of Jackson projects, and projects that will be carried out jointly by both jurisdictions, some of which will need to be funded in the County and/or Town budgets.
- All tasks are based on the Strategies found in the [Jackson/Teton County Comprehensive Plan](#) or are objectives of the [Housing Action Plan](#) or [Integrated Transportation Plan](#).

STAFF ANALYSIS

Staff uses the approved Work Plan to manage fiscal and staff resources toward achieving the tasks prioritized by the Town Council and Board of County Commissioners. This is the opportunity for the Board of County Commissioners and Town Council to direct staff efforts and set public expectations for Long-Range projects that will occur from July 2023 to June 2024.

This annual exercise is consistent with Comprehensive Plan Adaptive Management Policies:

- **Policy 9.2.a: Monitor Indicators Annually**

If the Adaptive Management evaluation at 7% growth is the community's exam, the indicator reports are our annual progress report. The indicators monitor not only the Adaptive Management targets but the other measures of each of the community's goals. Each spring, the community should review the indicators listed below [in the Comp Plan] and other appropriate indicators to inform budgets and set an implementation work plan that will promote optimization of all 8 community goals... each indicator is or should be:

- *relevant to a chapter goal of the Plan;*
- *reliably accessible annually; and*
- *understandable to the community*

- **Policy 9.2.b: Establish an Implementation Work Plan Annually**

A work plan for implementing the community's Vision will be established each year as part of the budget process. In setting the work plan, the community should evaluate the work completed over the past year, review annual indicators, and prioritize strategies for implementation based on how well the community is achieving our Vision and which implementation measures are most needed. The work plan will be composed of the strategies from the Common Values to be implemented the following year... The resources required to implement the strategy will be considered, along with the parties responsible for implementing the strategy, the timeframe for implementing the strategy, and the goal of the implementation. As strategies are completed and/ or new best practices, technology and information become available, the work plan may include strategies that are not listed in the Common Values. However, every task in the work plan should be:

- *relevant to a principle of the community that needs to be addressed;*
- *implementable by the responsible party; and*
- *effective in addressing the relevant community principle"*

The Town of Jackson and Teton County have engaged in joint planning since 1994. While each jurisdiction has its own version of the Land Development Regulations (LDRs), there is only one Joint Comprehensive Plan, one joint Annual Indicator Report, and one joint Annual Work Plan. This means that the FY 24 Work Plan must be approved by both jurisdictions for it to be adopted. While in the past, County-only or Town-only Work Plan tasks have been directed by each Board separately, coordinating timing and shared resources required of those tasks is an important benefit of setting the Work Plan jointly. Tasks identified as "joint" are those designed for cooperative and balanced resource sharing and oversight to advance common or interdependent strategies included in the Comprehensive Plan, Integrated Transportation Plan, or Housing Action Plan. Joint tasks provide a balance of jurisdictional oversight on issues that bridge legal boundaries and affect the community valley-wide.

Staff has identified and will present on the takeaways in this year's Indicator Report that speak to both successes in and threats to achieving our community-wide goals. These key trends are identified in the "Are We Living Our Values?" section of the Indicator Report, but the report also provides further detail on each of our individual indicators.

FY 23

Fiscal Year 23 saw the completion of a few major public initiatives including multiple Land Development Regulation (LDR) amendments submitted by the public. Further public initiatives are recommended to be carried forward into the next fiscal year (shown in FY 24 below). Completed projects include:

Town and County Initiatives:

- LDR Biennial Review (formerly "cleanup") (County)

- Large Lot Subdivision (draft completed but withdrawn) (County)
- Adoption of the Northern South Park Neighborhood Plan (Joint)
- Update to the Wildlife Feeding and Bear Conflict LDRs (Joint)

Completed Projects Submitted by the Public:

- Update to the Dark Skies LDRs (Joint)
- Business Park rezone for 89 LLC (County)
- CWC Rezone (County)
- Housing Trust's Horse Creek Housing Project (County)
- NL-5 LDR Text Amendment for ownership of deed restricted units (Town)
- Zoning map amendment for the Hitching Post (Town)
- NH-1 LDR Text Amendment for minimum density exemption (Town)
- Electric Vehicle text amendment (Town)
- NL-5 text amendment allowing four units if deed restricted (Town)

FY 24

Based on data presented in the 2023 Indicator Report, tasks identified in prior Work Plans, and priorities outlined in early 2023 Town Council and Board of County Commissioners retreats, staff recommends the following implementation projects as top priorities for FY 24 (July 2023 – June 2024). Staff's primary recommendation is that the many ongoing and rollover projects continue to completion with the resources on hand. Adding multiple new projects will impact (or require removing) ongoing projects from the list, or will require additional resources such as consultant services:

JOINT TASKS	
In Progress (and to roll over to FY24)	New (beginning in FY24)
• Road and Pathways Standards LDR Update (Pathways) • Northern South Park Implementation (Planning) • Housing Policy Discussion (Linkage Analysis and LDR amendments, Joint Long Range planning)	• Joint Annual Indicator Report Review (Joint Long Range Planning)
TOWN TASKS	
In Progress (and to roll over to FY24)	New
• Hillside LDRs Update (Planning) • Municode (Planning) • Town Water Quality (Town Public Works & Planning) – • Sign Standards (Planning) • Lodging & Short Term Rentals (Planning) • Town Workforce Housing Mitigation LDRs (Planning) • Ecosystem Indicators (Ecosystem Stewardship) • Climate Action Plan (Ecosystem Stewardship) • Karns Meadow Master Planning (Ecosystem Stewardship & Parks & Recreation)	• Large Building and Workforce Housing Bonus Review (Planning)
COUNTY TASKS	
In Progress (and to roll over to FY24)	New
• Natural Resource Regulations & Tiered Habitat Mapping (Planning) • Wildlife Crossings Master Plan Implementation (Public Works) • ITP capital improvement transportation projects - Tribal Trails (Public Works) • Water Quality Initiatives (Public Works) • County Workforce Housing Mitigation LDRs (Planning) • Highway 22 Capital Multi Modal Transportation Improvement Projects (Public Works)	• Water Quality LDR Amendments (Planning) • ARU's – "dwelling unit" (Planning)

NEW FY24 ITEMS RECOMMENDED BY STAFF

As you can see in the table above, there are a multitude of large ongoing initiatives underway (left side). Staff is recommending adding only a few new items in order to ensure resources are available to focus on completing

the ongoing list. The new items stem from discussions during both the County and Town retreats and direction during public hearings. These new projects include the following:

- **Joint Annual Indicator Report Review** – Staff has recently contracted with OPS Strategies (Alex Norton) to complete the Indicator Report for 2023. This task has been completed by both in-house joint Long Range Planning staff as well as consultant assistance from OPS Strategies in the past. It has been the goal of the Long Range Planning team to train internal staff to complete this work, however due to the high turnover and inability to fill joint Long Range positions, this task has proven to be challenging to complete by in-house staff. Currently, due to unfilled positions, it is recommended that the County and Town investigate alternative approaches for collecting data and producing the Indicator Report through release of a Request for Proposals (RFP). This RFP could include background and history of the current Indicator Report as well as a request to submit proposals for streamlining and updating the methodology (without compromising the data if possible), create a user-friendly template such as a dashboard to maintain and update the information, and provide suggestions and/or support for ongoing maintenance. The County and Town could then discuss if there are proposals that may be worth pursuing for the continuation and longevity of this Work Plan task. This task is anticipated to be managed by the Joint Principal Long Range Planner.
- **Town Large Building and Workforce Housing Bonus Review** - This task will look at the Town's various LDRs and recent LDR changes that have incentivized or facilitated the development of large buildings in the Town. In particular, changes to the LDRs regarding maximum building size, workforce housing bonuses (2:1 bonus and 4th-story bonus), development review thresholds, and the trend of landowners aggregating larger sites have contributed to creating larger projects in recent years, especially for multi-family development. The intent for this project is to reevaluate some or all of these tools to see if changes are necessary to better balance community character concerns, the need for true workforce housing, and the market limitations of private developers to construct workforce housing at a scale that make financial sense. This project is anticipated to be managed by the Town Planning Director.
- **County Water Quality LDRs** - Utilizing the Water Quality Master Plan (scheduled to be complete in January 2024), begin the process of updating the water quality LDRs, specifically focusing on protection standards, water filtration standards, management of wastewater, surface water and groundwater, and implementing tools to protect drinking water. This project is anticipated to be managed by the County Associate Long Range Planner.
- **County Review of Accessory Residential Units in Nonresidential Zones** - Review the County LDRs for nonresidential Accessory Residential Units (ARUs) to determine if the regulations are achieving the desired outcome, including review of the required permitting process. This work will consider policies to facilitate and streamline the creation of deed-restricted ARUs in nonresidential zones that support local business while ensuring an appropriate level of review, notice, and public comment. This project is anticipated to be managed by the County Planning and Building Services Director along with the County Associate Long Range Planner.

In addition, staff recommends holding off on beginning any new major initiative, such as the Aspens commercial project, until several more of the rollover projects listed in the table above are completed. Potential future, new projects are listed in the Work Plan as a placeholder under the "Future Tasks – Non Budgeted and/or Unscheduled" section.

PLANNING COMMISSION RECOMMENDATION

The Town and County Planning Commissions met jointly on March 27, 2023, to review the 2023 Indicator Report and draft FY24 Work Plan presented by staff, discuss recommended changes, and make a recommendation to the Board of County Commissioners and Town Council.

The *County* Planning Commission voted 5:0 to recommend approval of the proposed FY24 Work Plan dated April 10, 2023 with the following additions:

1. To emphasize staffing and support for working on indicators for Comprehensive Plan common value no. 1., specifically air quality, water quality, and health of native species.
2. To emphasize work related to reduction of greenhouse gas emissions which show an increase in the Indicator Report.
3. To instruct staff during their engagement on Tribal Trails Connector and East West Connector to consider outcomes and alternatives for achieving our goals for Ecosystem Stewardship within these projects.
4. To look at utilizing trail and pathways data within the Indicator Report.
5. To urge the Board of County Commissioners to take prompt attention to hire and retain staff so that we can achieve the vision of the Comprehensive Plan.

The *Town* Planning Commission voted 4:0 with Christie Schutt, Abigail Petri, and Thomas Smits absent to recommend approval of the proposed FY24 Work Plan dated April 10, 2022 with the following additions:

1. To urge the Town Council to take prompt attention to hire and retain staff so that we can achieve the vision of the Comprehensive Plan.

STAKEHOLDER ANALYSIS

Stakeholders for the Work Plan and Indicator Report include all community members within Teton County and Town of Jackson. This effort is tied to the outreach conducted during the 2020 Comprehensive Plan and carries forward the policy work directed through that process.

FISCAL IMPACT

Fiscal impacts associated with each identified project have been provided in the proposed Work Plan. Actual financial commitments will be considered by the elected officials as part of adoption of the Town and County budgets.

STAFF IMPACT

The FY 24 Implementation Work Plan accounts for all the Joint Long-Range Planning Department's time. It also requires time from Town Planning Staff, County Planning Staff as well as other Town and County Departments.

LEGAL REVIEW

County: A. Moore

Town: L. Colasuonno

ATTACHMENTS

1. 2023 Indicator Report
2. Draft FY 24 Implementation Work Plan (dated April 10, 2023)

RECOMMENDATION

The Planning Directors recommend **approval** of the FY 24 Implementation Work Plan dated April 10, 2023.

SUGGESTED MOTIONS

Town Council: I move to approve the proposed FY 24 Implementation Work Plan dated April 10, 2023.

Board of County Commissioners: I move to approve the proposed FY 24 Implementation Work Plan dated April 10, 2023.

MEMO

To: Teton County Board of County Commissioners & Town of Jackson
Town Council

From: Ryan Hostetter, Joint Principal Long Range Planner

Date: May 1, 2023

Subject: Joint Long Range Planning Workplan Addition

During the April 10, 2023 Joint Information Meeting (JIM) the Board of County Commissioners and Town Council continued the Long Range Planning Workplan item to the May 1, 2023 JIM. The workplan staff report remains unchanged from the April 10th agenda except for one addition from the Town of Jackson as follows:

A recommendation from the Town's Equity Task Force for an additional chapter in the Comprehensive Plan focused on Equity within the "Quality of Life" Common Value. This recommendation includes adding principles, goals, strategies, and indicators related to equity and inclusion. A chapter focused on equity is based on both the Town Council and Board of County Commissioners agreeing to add this item to the Comp Plan. An initial, related task item (attached) has been created as a "future and unbudgeted" item unless the Town and/or County elevate this work for the next fiscal year. Staff recommends that this item remain as "future and unbudgeted" at this time until other priorities in the workplan are completed or until additional staffing is added to complete this task.

It is recommended that this item include an initial task or a "Phase I," which would include researching examples from the Task Force, and considering what options could be taken to either add the item into the Comprehensive Plan or if another direction, such as a separate Equity Plan, or other related strategy makes more sense.

Because this item stemmed from a Town of Jackson Task Force, if the Town Council chooses to move forward and the County Commissioners do not at this time, Town staff would bring this item back to Town Council for further discussion at a later date.

At this point, the amount of staff time and/or budget is unknown.

Suggested Options and/or Motions:

Option 1

I move to Include the research about equity and inclusion for a new Joint Comprehensive Plan chapter in the “future and unbudgeted” section of the workplan.

Option 2

I move to include research about equity and inclusion for a new Joint Comprehensive Plan Chapter in the next Fiscal Year 2024 workplan.

Staff notes that no action is needed to not include this project in the workplan going forward.

Phase I Equity & Inclusion Amendments

FY 25+

<i>Progress</i>	0%	
<i>Timeframe</i>	To be Determined	
<i>Task Lead</i>	To be Determined	
<i>Resources</i>	<i>FY 24+</i>	<i>Total</i>
<i>Consultant Services</i>	TBD	TBD
<i>Long Range Planning</i>	TBD	TBD
<i>County Planning Director</i>	TBD	TBD
<i>Town Community Development Director</i>	TBD	TBD
<i>Town Planning</i>	TBD	TBD
<i>Community Development Staff</i>	TBD	TBD

Comp Plan Strategies:

Strategies would be created for the Comprehensive Plan out of this process.

Task: Recommendation for Town Council to work with County Commission to direct staff to add a chapter to the Comprehensive Plan focused on equity. The Town's Equity Task Force (ETF) recommended that Town Council direct staff to update the Comprehensive Plan (Comp Plan) to include a chapter about Equity under the 'Quality of Life' Common Value.

Status: This task has not yet begun.



2023 Annual Indicator Report

March 20, 2023

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The Jackson/Teton County Comprehensive Plan, adopted in 2012 and updated in 2020, sets a community vision based on 3 Common Values of Community Character: Ecosystem Stewardship, Growth Management, and Quality of Life. It also establishes an adaptive management program that requires the community to regularly ask: *Are we living our values?*

An Indicator Report is produced every year as a check-in on the community's progress toward achieving our Vision and goals. Through the annual presentation and analysis of indicators tied to our Common Values, we can better understand how we measure up to Comprehensive Plan goals and inform annual Work Plans to direct progress where it is most needed. The annual Indicator Report and Work Plan are reviewed concurrently so that trends identified in the Indicator Report can be considered when prioritizing future actions and resource allocations in Work Plans.

Are we living our values?

We know we can shape the future. The 2023 Indicator Report marks ten years of Comprehensive Plan monitoring. The 2022 data in this report show how successful we have been when we have taken action.

From 2012 to 2018, the County and Town rezoned most of the community to [shift the location of future development](#) from rural areas of habitat, scenery, and open space to complete neighborhoods with existing infrastructure and resources. As a result, 65% of residential units built since 2012 have been located in complete neighborhoods, and more conservation than development has occurred in rural areas.

The Plan also sets a vision for the type of growth we want. The shift was not just to preserve rural areas but also to create workforce housing without increasing overall development. Ten years later, buildout has not increased, and [82% of the units](#) currently permitted are either restricted for occupancy by the workforce or rental units that are naturally more affordable to the workforce than ownership units. By implementing the Housing Action Plan and housing incentives, workforce housing in already developed areas has become our primary form of physical growth - exactly the compromise the community sought in 2012.

Adaptive Management Metrics

- There are 3.3% more residential units than in 2020 (Comp Plan update at 7%)
- 65% of residential units built since 2012 and 61% of units allowed are in complete neighborhoods (Goal: 60%)
- 59% of the workforce lives locally (Goal: 65%)

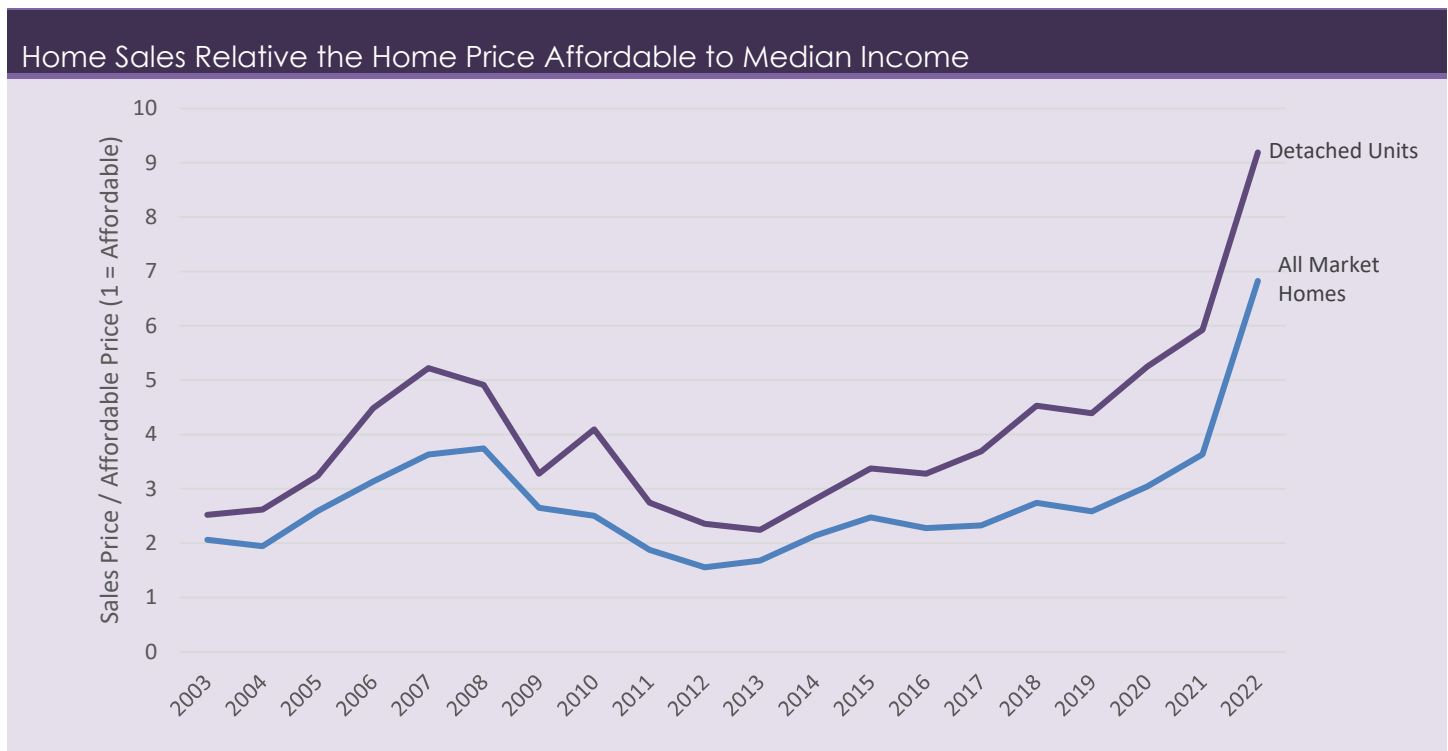
We know from the 2022 Housing Needs Assessment that there is still a shortage of workforce housing, but we also understand that the tools we have put in place are working. We know there is more than enough zoning potential to provide housing in complete neighborhoods without sacrificing natural resource protection – we can live our Vision.

So what else can we do if we put our minds to it? The pandemic set back the transit ridership goals in the Integrated Transportation Plan, but step changes were needed to achieve our transportation goals anyway. Maybe our transportation goals are the next success story. Hopefully, ten years from now, we will be celebrating the successful implementation of the Water Quality Master Plan. And if we can continue to manage growth as we have, maybe it will free up capacity and attention to tackle other community issues that are still undefined ten years after monitoring began.

What has changed?

The pandemic reset the ownership housing market through an influx of wealth. At the height of the pandemic in 2020 and 2021, it felt like everything was changing, and it was undoubtedly a dynamic time with valleys and peaks coming in quick succession. Now, with a little distance and more data, we can start to see what really changed and was a [continuation of the trend](#).

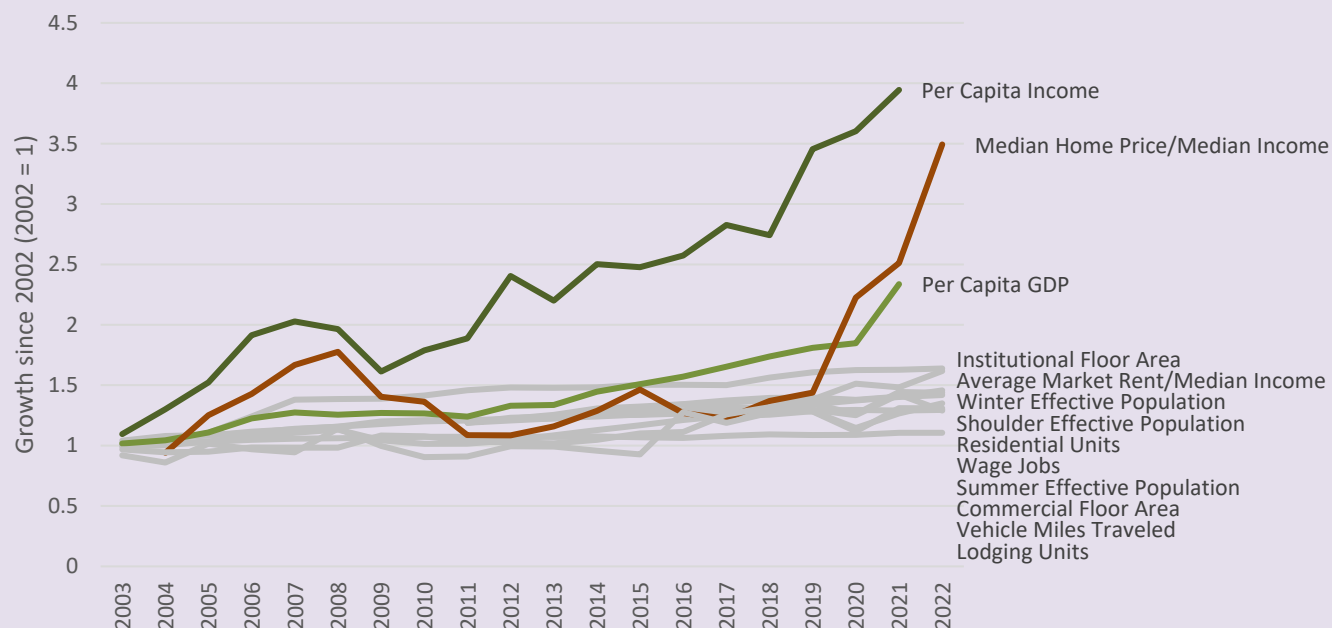
The need to reset our prior understanding of the affordability of market-ownership housing cannot be understated. Home prices have grown at an astonishing 48% per year since 2019 relative to median income. At the same time, interest rate increases have decreased the purchasing power of median income. The result is that home sales are almost twice as expensive relative to what the median income can afford, as they were at the height of the housing bubble in 2008. While a correction may come, our current understanding of housing affordability cannot rely on past assumptions.



Rents have also grown 5% per year relative to median income. From 2019 to 2021, per capita income grew 7% per year. The growth in income since 2019 is partly due to an increase in high-paying [finance and real estate jobs](#) coupled with a decrease in low-paying service jobs. That shift in job mix has increased the average wage more than it has increased median income because the jobs added pay much higher than median wages, and low-paying service jobs still have the largest share in the job market. Rents have become less affordable because rents tend to track with the average wage rather than the median income. It will be interesting to see whether average wage growth and median income growth realign and how the rental market responds.

And while the housing market shift marks a significant change to how we think about housing affordability, the significant change in the wealth characteristics of the community happened 15 years ago. Per capita income, which includes investments in addition to wages, has been growing at over 5% per year since 2008. The pandemic period was a continuation of that trend, not a change. The more significant shift in wealth happened from 2002 (or earlier) to 2008, when per capita income grew 16% per year. Sales tax collection per effective population and per capita GDP have also been growing since 2002, reinforcing the community's wealth growth. When comparing physical, population, and economic growth since 2002, wealth growth (income and home values) jumps off the chart.

Growth Since 2002



Source: Teton County Assessor, Hole Report, 5-Year ACS, HUD

Common Value 1: Ecosystem Stewardship

Preserving and protecting the area's ecosystem is the core of our community character and economy. Monitoring our impacts on the ecosystem annually is an important way to ensure our growth does not compromise the health of the ecosystem. These indicators are intended to help us monitor whether we are growing as a community in a way that still preserves the abundant wildlife, quality of natural resources and scenery, open space, and climate long into the future.

- Health of Native Species
- Conservation vs. Subdivision of Rural Open Space
- Water Quality
- Access to Natural and Scenic Resources
- Greenhouse Gas Emissions
- Air Quality

Indicators to Be Developed

During the 2020 Comprehensive Plan adaptive review and update, new indicators were identified to track the community's progress toward our ecosystem stewardship goals. The Town of Jackson Ecosystem Stewardship Administrator continues to work on developing indicators for:

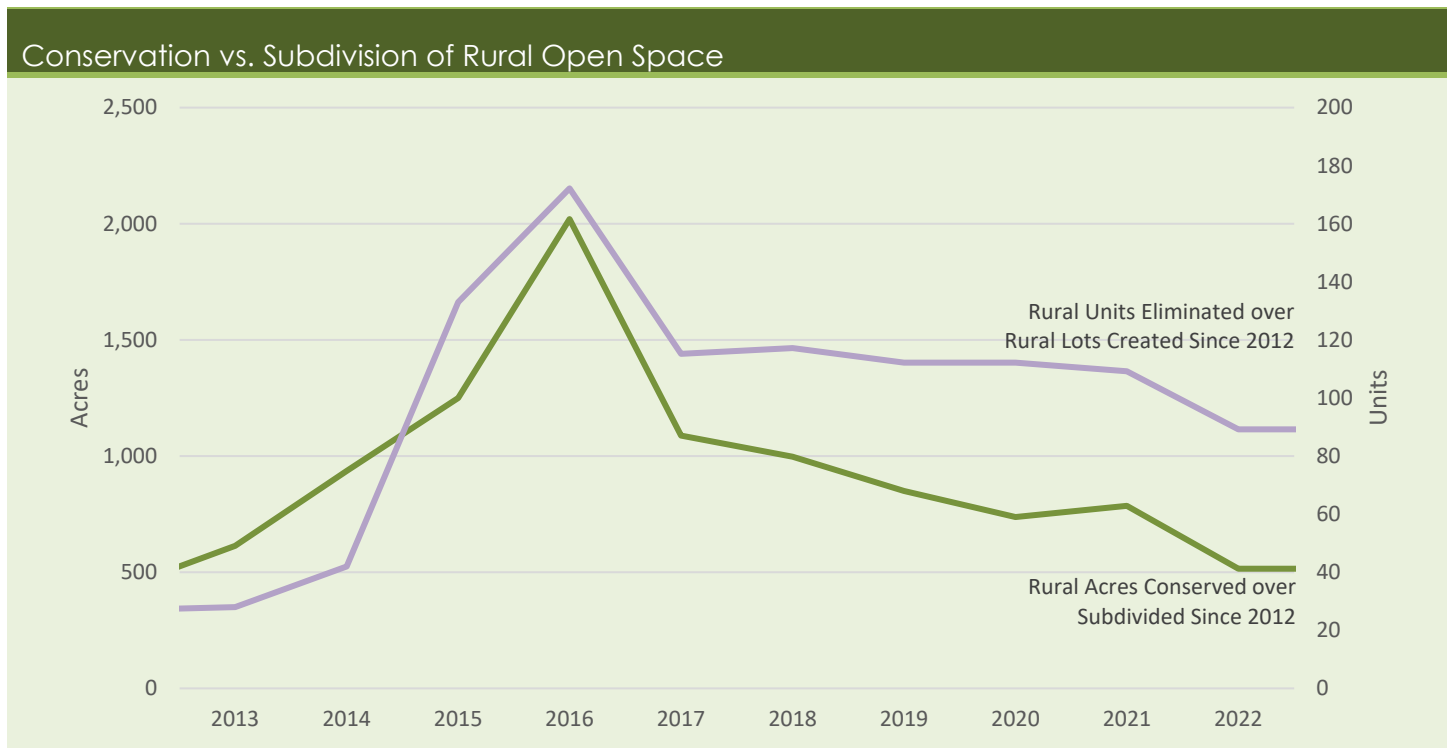
- Health of Native Species
- Water Quality
- Access to Enjoyment of Natural and Scenic Resources
- Air Quality

Conservation vs. Subdivision of Rural Open Space

Goal: More Conservation than Subdivision of Rural Areas (positive values)

About 97% of Teton County is public land. Of the remaining 3%, about a third is developed and about a third is conserved. The remaining third is where the community can make progress in preserving areas of wildlife

habitat, natural resources, scenic resources, and agricultural character. This indicator shows the cumulative acreage and units conserved versus subdivided in rural areas since 2012. Positive values indicate that more acreage has been conserved than subdivided or more units have been removed from rural areas than realized through subdivision. Transfers of private land to public ownership are included as conservation.



Source: Teton County

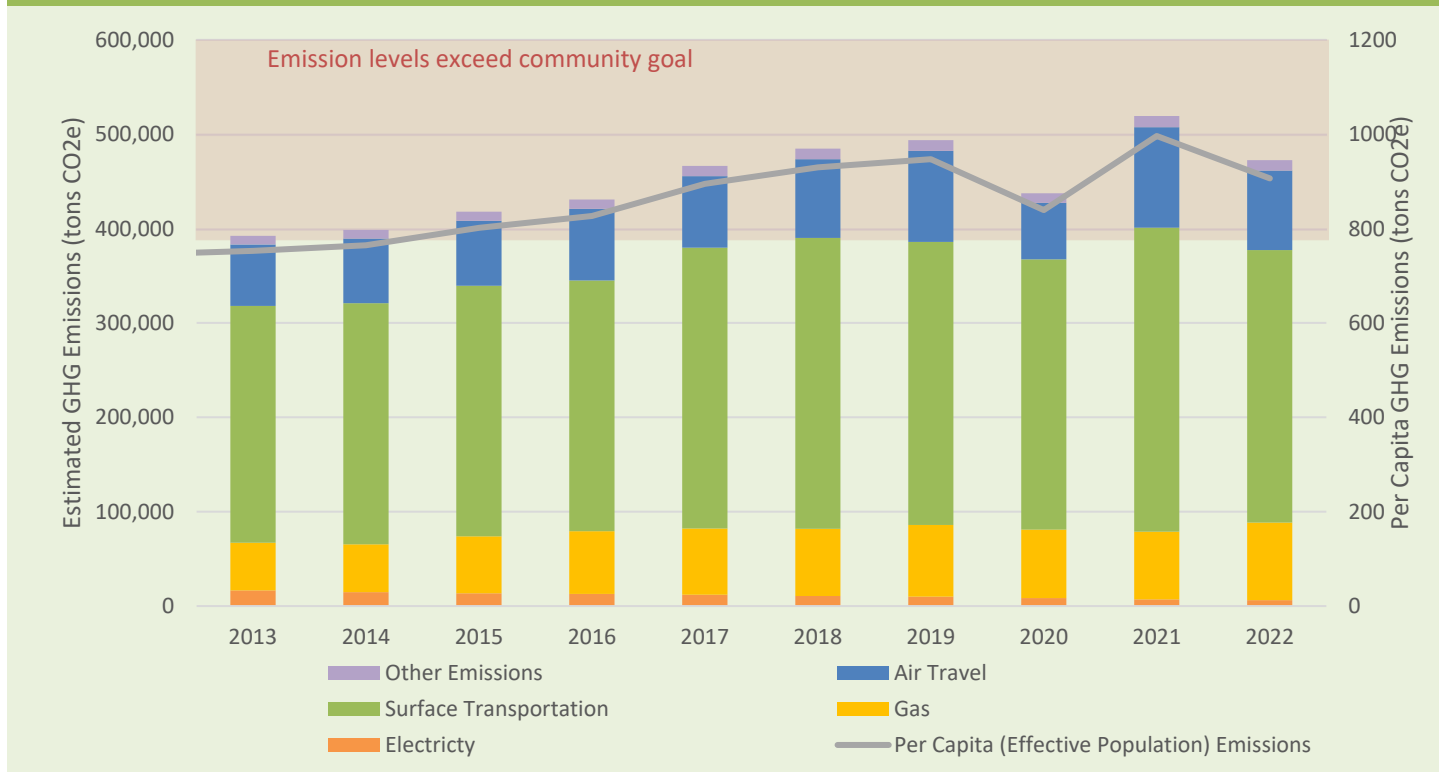
- Rural Conservation vs. Subdivision Trends and Takeaways
 - The community has achieved 515 more acres and 89 more units of conservation than development in rural areas since 2012.
 - The success is a result of significant conservation efforts in 2015 and 2016 that have offset a series of smaller developments since 2017.
 - Recently most lots created have been through exempt land division. Of the 21 rural lots created in 2022, 4 were from the platting of a legacy PUD, 6 were 35-acre exempt parcels, and 11 were family exempt parcels.
 - 2022 conservation consisted of a 35-acre transfer to Grand Teton National Park in Poker Flats and 54 acres of conservation from a Floor Area Option on a non-contiguous site in Alta and Ely Springs.

Greenhouse Gas Emissions

Goal: Emit less greenhouse gas than we did in 2012.

This indicator estimates the overall greenhouse gas (GHG) emissions in the community. It is based on and benchmarked to the Yellowstone-Teton Clean Cities Greenhouse Gas Emissions inventories conducted in 2008 and 2018. Per capita GHG emissions, which are based on effective population, indicate whether we are making progress in energy efficiency if total emissions are not below 2012 levels due to community growth.

Greenhouse Gas Emissions



Source: Lower Valley Energy, WYDOT, Jackson Hole Airport

- GHG Emissions Trends and Takeaways
 - Emissions and per capita emissions were each at about 2017 levels in 2022. These do not meet the community goal, but are a reversal of the growth trend from 2012 through 2019.
 - If the community series about this goal, or the more ambitious net zero goal adopted by Town in 2020, more action will be needed.

Common Value 2: Growth Management

Responsible growth management means proactively planning for the community we want – with rural open spaces and high-quality Complete Neighborhoods that enhance walkability and vitality. It also means proactively adapting to population growth in a way that preserves our community vision. The following indicators monitor where development and growth are occurring, whether we are achieving our goals to keep buildout levels below 1994 buildout levels, and what initiatives are being undertaken to address growth in our community.

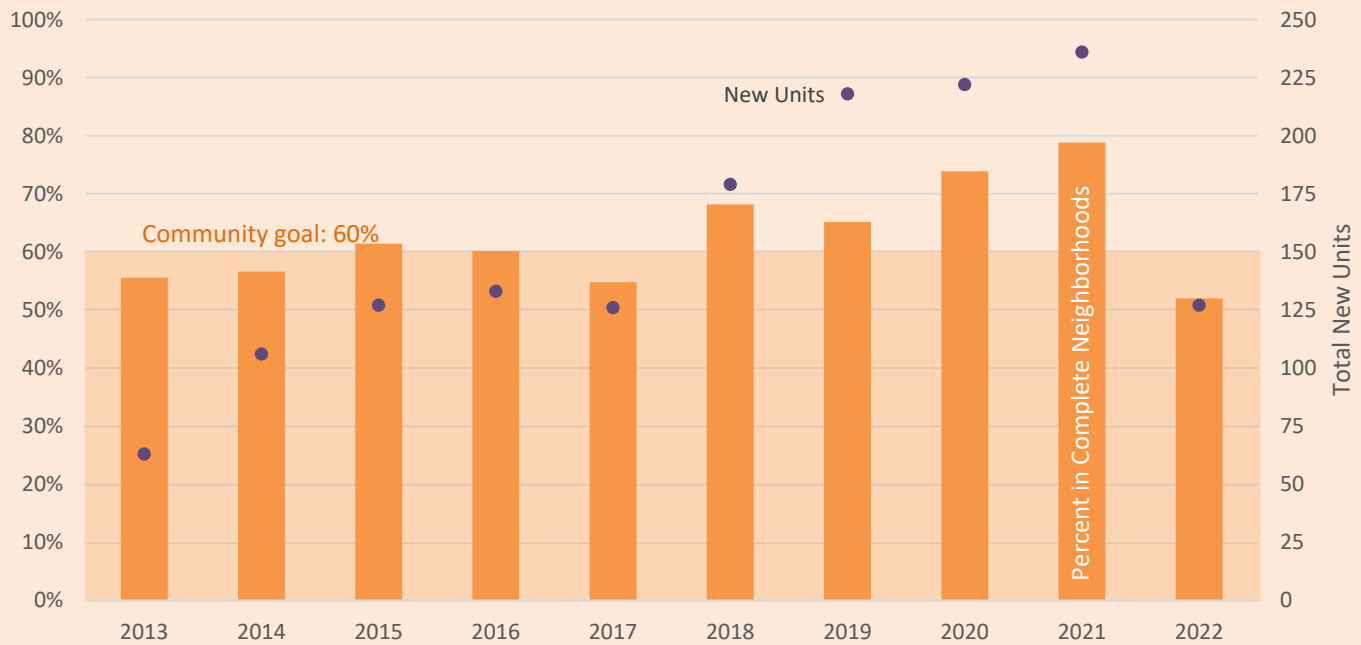
- Location of Growth
- Buildout
- Workforce Housing Pipeline
- Percentage of jobs, housing, shopping, education, and cultural activity in Town

Location of Growth

Goal: ≥ 60% of growth in Complete Neighborhoods

The community's goal is to direct growth out of rural areas of habitat, scenery, and open space and into complete neighborhoods of infrastructure, amenities, and vitality. Location of Growth is a key target established in the Comprehensive Plan to track Growth Management. This indicator includes two metrics: Location of Actual Growth and Location of Potential Growth. Location of Actual Growth measures residential unit completions by location while Location of Potential Growth tracks the remaining development potential allowed by zoning across Complete Neighborhoods and Rural Areas.

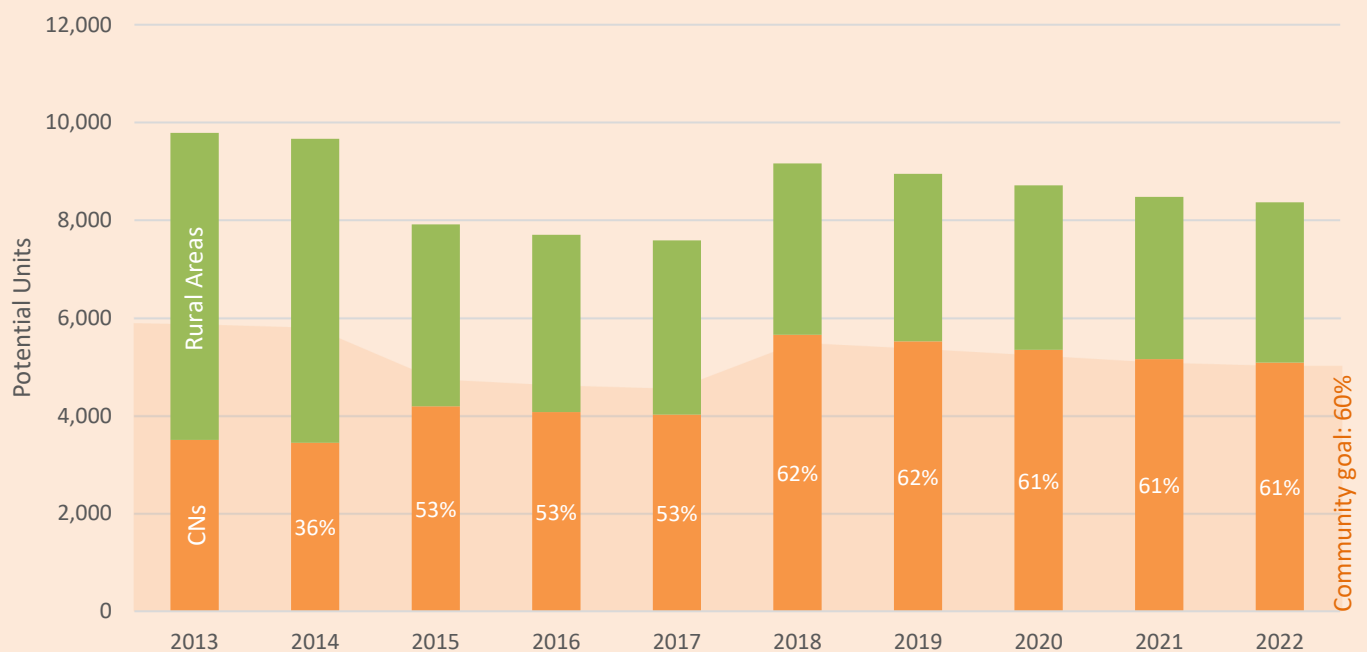
Location of Actual Residential Growth



Source: Teton County and Town of Jackson Building Permits

- Location of Actual Growth Trends and Takeaways
 - 2022 was the first time since 2017 less than 60% of growth was in Complete Neighborhoods.
 - This is because 2022 also saw the lowest amount of residential growth since 2017, and while rural detached units get built each year multi-unit projects that drive supply are built in Complete Neighborhoods
 - The drop is not expected to be the start of a new trend. Two multi-unit developments did not get occupancy until early 2023 because of supply chain delays and the pipeline of residential development is as strong as its ever been – see page 8.

Location of Potential Residential Growth



Source: Teton County and Town of Jackson

The location of growth *potential* (defined as buildout minus what is already built) forecasts where future growth will occur based on remaining allowances. Growth potential decreases as units are built. Potential is also impacted if buildout allowance is increased or decreased. The way to shift the location of growth potential is to reduce buildout in a Rural Area and/or increase it in a Complete Neighborhood (or vice versa).

Definition of Potential

$$\text{Potential} = \text{Buildout} - \text{Built}$$

(LDRs applied to all parcels as if vacant) (What is actually on the ground)

- Location of Potential Growth Trends and Takeaways
 - 61% of potential growth remains in Complete Neighborhoods.

Amount of Allowed Growth (Buildout)

Goal: ≤ 2012 Buildout

The community has set a policy not to increase buildout, so this indicator monitors changes to buildout – the maximum amount of development permitted throughout the community. Buildout can change through:

1. Changes to Jackson/Teton County zoning regulations;
2. Conservation easements and other restrictions on the development of a property;
3. Transfers of property ownership from a private party to federal ownership and vice versa;
4. Use of the Complete Neighborhood PRD; and
5. Use of the workforce housing incentives: 2-for-1 floor area bonus, NL-5 and WHB density bonuses.

To maximize use of the workforce housing incentives, units produced using incentive tools only get counted as an increase in buildout upon project approval. The residential unit count in the bottom row of the table is the number of units that are available for future use of the incentives. The incentives cannot be used if their use would make the last row greater than zero.

Changes in Buildout			
Year	Residential Units	Lodging Units	Nonresidential Floor Area
1994-2011	-564	?	?
2012	-32	0	0
2013	-12	0	0
2014	-14	0	0
2015	-2,195	-317	-451
2016	-82	89	94,379
2017	13	0	-30,651
2018	127	0	32,477
2019	5	-22	-9,339
2020	39	0	-8,102
2021	78	0	0
2022	38	0	0
2012-2021	-2,034	-250	78,313

Source: Teton County and Town of Jackson

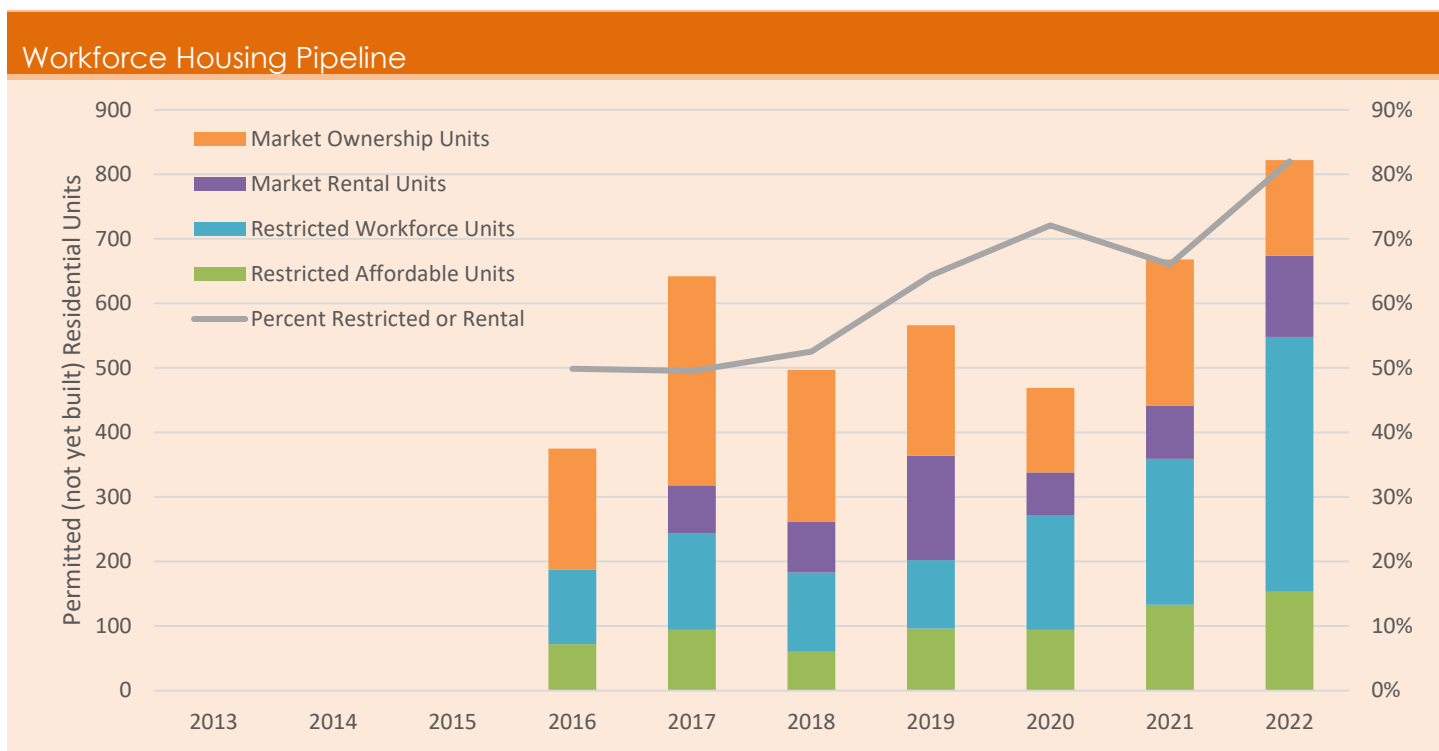
- **Buildout Trends and Takeaways**

- The 2,034 potential residential units removed since 2012 represent the number of units that can be added through workforce housing incentives without increasing buildout. Those 2,034 units are considered the remaining “pool” of incentive units.
 - About 50 units have been drawn out of the pool per year since its creation in 2018.
 - However, 109 units have already been drawn in 2023; and
 - Northern South Park represents a large potential draw on the pool in the near future.
- While 250 potential lodging units have been eliminated from buildout, built lodging units continue to be added in the community.
- For context there are about 20 million square feet of nonresidential floor area allowed at buildout. The 78,313 sf increase amounts to only a 0.4% increase and remains consistent with community policy.

Workforce Housing Pipeline

Goal: Monitor

The Comprehensive Plan directs growth out of rural areas to preserve habitat, scenery, and open space. It directs growth into complete neighborhoods to create workforce housing opportunities. The workforce housing pipeline tracks those opportunities and projects future residential growth. The workforce housing pipeline includes residential applications in the Town and County that have received Sketch Plan, Development Plan, or Building Permit approval.



Sources: Jackson/Teton County Housing Department, Jackson Hole Community Housing Trust, Habitat for Humanity, Teton County Building Permit Data

- **Workforce Housing Pipeline Trends and Takeaways**

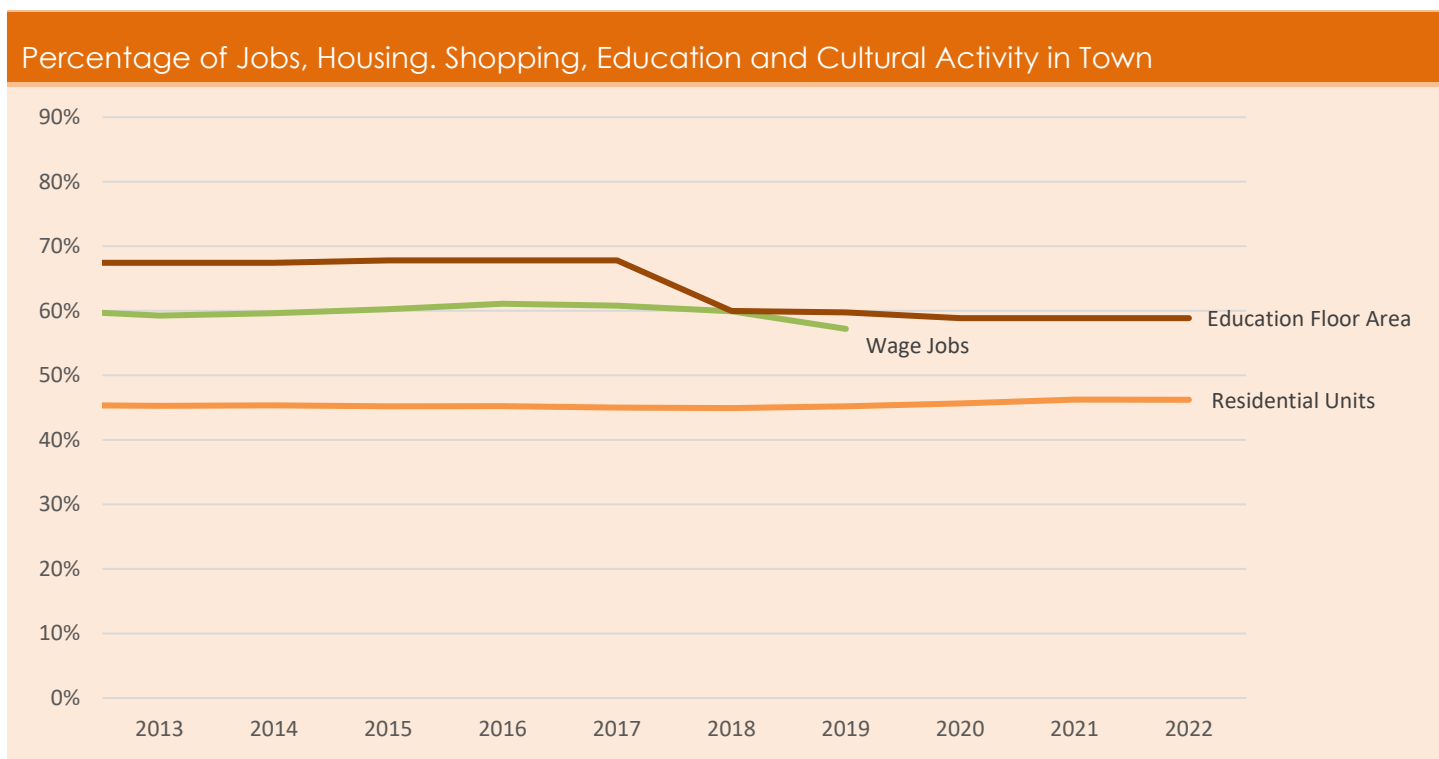
- While the number of units completed in 2022 dropped, the number of units to be completed is at an all-time high. The direction of growth into Complete Neighborhoods is being used to create workforce housing.
 - The number of workforce units permitted continues to grow to an all-time high of 395 permitted units.
 - The 153 affordable units in the pipeline is also the highest number that has been seen.

- The 126 market rental units currently permitted is only slightly behind the 2019 peak.
- Of the 822 units in the Pipeline, 309 have building permit approval, meaning they are likely to be occupied in 2023 or 2024. See the 2023 Housing Supply Plan for a more detailed breakdown of the unit types in the pipeline and their stage of entitlement.
- The impact of the Housing Action Plan and workforce housing incentives cannot be understated. The percentage of permitted units that are restricted or rental jumped from a steady 50% in 2016-2018 to 82% in 2022.
 - The “2 for 1” bonus and 4th floor bonus are largely responsible for the success of workforce housing supply.

Percentage of Jobs, Housing, Shopping, Education & Cultural Activity in Town

Goal: ≥ 2012 levels

The community’s goal is that the Town of Jackson will continue to be the primary location for jobs, housing, shopping, educational and cultural activities – the heart of the region. Methods for tracking retail sales and cultural activity need to be developed.



Source: Teton County and Town of Jackson Building Permits, Longitudinal Employment Housing Dynamics (LEHD)

- Town as Heart Trends and Takeaways
 - The percentage of residential units in Town is trending up slightly as a result of multi-unit development taking advantage of Town zoning and incentives.
 - In the future the indicator report should also look at the percentage of childcare in Town.
 - Sub-county job location data is only available through 2013.

Common Value 3: Quality of Life

The first two Common Values of the Comprehensive Plan – Ecosystem Stewardship and Growth Management – protect the natural character and the physical character of the community. The third Common Value – Quality of Life – protects the emotional aspect of our character. We identify as a diverse community with many different lifestyles and employment opportunities. We value the ability for all residents to have access to a spectrum of employment opportunities, affordable housing, and safe, efficient transportation. The indicators below evaluate our progress towards achieving the Quality of Life vision outlined in the Comprehensive Plan.

- Local Workforce
- Housing Stock Profile
- Annual Growth Rate Comparison
- Lodging Occupancy
- Jobs by Industry
- Capital Project Group Benchmarks
- Travel Time
- START Ridership
- Active Transportation Mode Share
- Wildlife Vehicle Collisions
- Level of Service

Indicators to be Developed

During the 2020 Comprehensive Plan adaptive review and update, new indicators were identified to track the community's progress toward our ecosystem stewardship goals. We continue to work on developing indicators for:

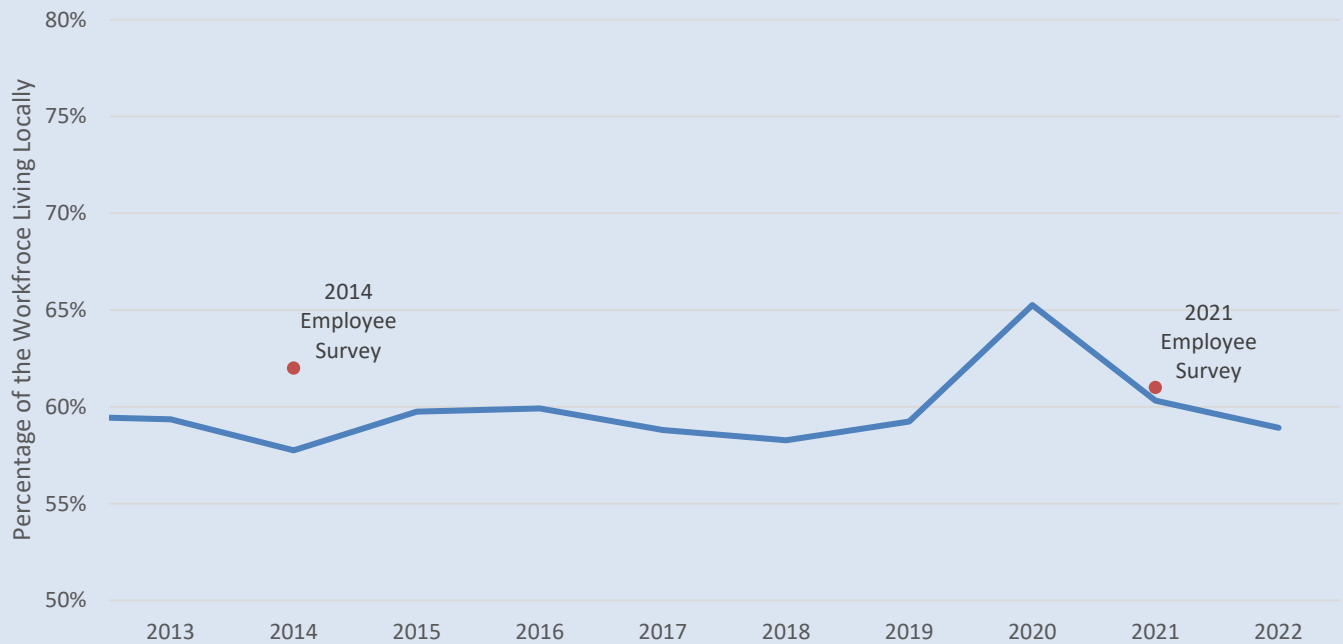
- Travel Time (SOV vs. Walk/Bike/Bus)
- Level of Service for Community Health and Safety

Local Workforce Percentage

Goal: ≥ 65% of the workforce living locally

The Comprehensive Plan establishes a goal that at least 65% of the workforce lives locally to maintain the “community first, resort second” character of the valley. When the community identified loss of local workforce as an important issue in the early 1990s, over 85% of the workforce lived locally. The percentage of the workforce living locally is the primary target for achieving the Quality of Life envisioned in the Comprehensive Plan. A “local worker” is defined as a member of the local workforce who lives in Jackson Hole, as opposed to commuting from neighboring communities like Star Valley, WY or Teton Valley, ID.

Percentage of the Workforce Living Locally



Source: US Bureau of Labor Statistics, US Bureau of Economic Analysis, US Center for Economic Studies

- Local Workforce Takeaways and Trends

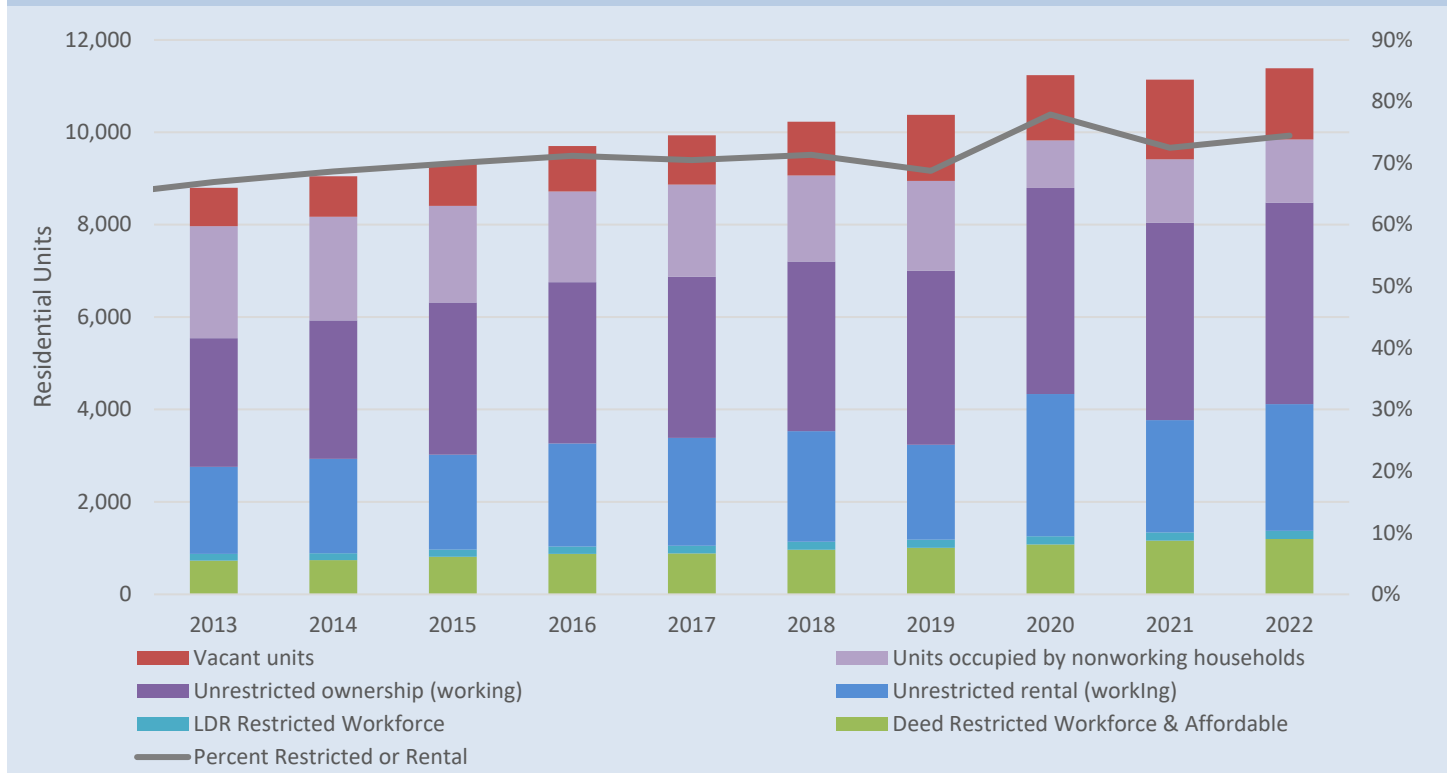
- The percentage of the workforce living locally has generally remained stable just below 60% since 2012; from 2002 to 2012 the percentage of the workforce living locally fell from 68% to 60%.
- Stability in the percentage of the workforce living locally indicates success in housing policy, but the 2022 Housing Needs Assessment continues to identify the need for 2,000 below market units by 2027.
- The pandemic effect will not be fully understood until data from the 2020 Census is released. While that data does not have all the answers and was collected in the very dynamic April of 2020, its release will allow release of other datasets that inform the report like the Longitudinal Employment Housing Dynamics. The latest estimate from the Census Bureau is that 2020 data will be available in May 2023.

Housing Stock Profile

Goal: Monitor

The Comprehensive Plan identifies ensuring a variety of workforce housing options as the way to house the workforce locally. The housing stock profile shows housing stock by its restriction and rental/ownership status. Unit counts are from local Building Department and Housing Department data, Census data is used to understand rental/ownership characteristics.

Housing Stock Profile



Sources: Teton County Housing Department, Teton Community Housing Trust, Habitat for Humanity, 5-Year ACS

• Trends and Takeaways

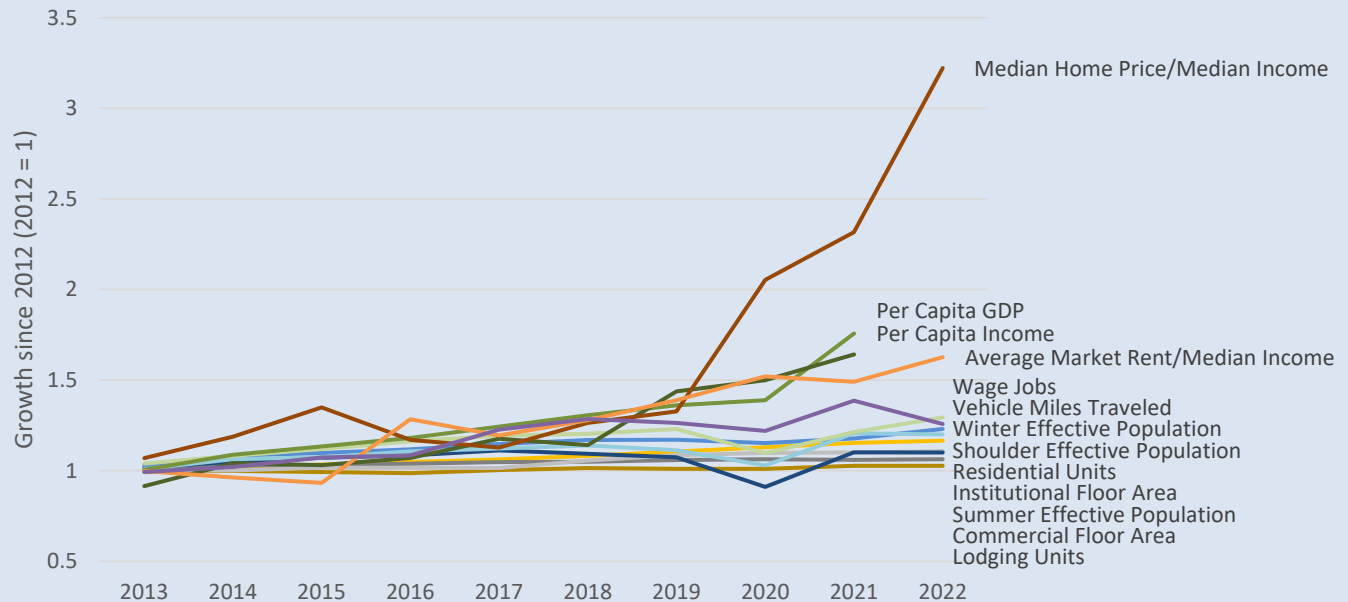
- 74% of residential units were occupied by the workforce in 2022, an all-time high.
- Vacancy is increasing.
 - Understanding vacancy from the Census and ACS data has always been a challenge, and is a challenge in many small, resort towns with second homes and short-term rentals. However the 2020 Census count of occupied housing units increases our confidence in how we understand the numbers. What the Census does well is count people and households. Building permits are a far better count of units. When we subtract the occupied unit count (Census) from the total unit count (local), vacancy of non-short-term rental housing is increasing.
- The data continues to support the Comprehensive Plan approach that multi-unit housing is the way workforce housing options can be provided.
 - The number of detached units added each year is relatively consistent (2002-2022 average: 85 units, standard deviation: 26 units) – it is rare to see an infusion of detached units.
 - New detached units are unaffordable, unless restricted. Homes sales prices continue to diverge from income so that market detached units rarely represent a workforce housing option.
 - Multi-unit buildings are the driver of housing supply (2002-2022 average: 75 units, standard deviation: 56 units)
 - Because rents and wages continue to track together, and multi-unit construction is more likely to be rented, even unrestricted multi-unit housing can represent a workforce housing option.

Annual Growth Rate Comparison

Goal: Balance | Monitor

The Annual Growth Rate Comparison Indicator measures the average annual rate of change for a variety of different indicators and metrics. Categories include physical growth (residential units and floor area), people (effective population and vehicle miles traveled), and economy (jobs, per capita income and GDP, cost of rent, and home purchase metrics). Comparing growth rates between metrics allows us to see what areas of the community are changing the most. It also identifies which areas of community growth are correlated, raising questions about how may be able to address issues.

Growth Since 2012 Comparison



Source: Town of Jackson, Teton County, American Community Survey, US Bureau of Economic Analysis, US Bureau of Labor Statistics, US Department of Housing and Urban Development, WYDOT.

- Growth Rate Takeaways and Trends
 - Physical development
 - Our rate of housing growth since 2019 is 1.84% annually, which is about 3 times our rate of lodging and institutional growth.
 - The number of residential units has grown 3.3% since 2020 – the next Adaptive Management Review and Comprehensive Plan update will occur at 7% growth.
 - The Comprehensive Plan and its implementation have slowed down physical growth from 1994 Plan levels.
 - Effective population
 - 2020-2022 effective population growth has been greatest in the shoulder seasons (2.61% annual), however that is largely a pandemic effect and we are starting to see the growth rates move back toward the 2012-2019 trend that saw the most rapid growth in the winter months.
 - We continue to have low confidence in the precision of effective populations estimates for 2020 and 2021. However, as the dynamics of the pandemic settle out and we better

understand vacancy, we remain confident that the effective population methodology provides an accurate picture of the seasonal growth in the community.

- Long-term effective population trends track with traffic data.
- More work is needed to understand how much time “permanent” residents actually spend in the valley.
- More work is needed to understand how many non-overnight visitors and how many non-campground campers are in the community each day in the summer.

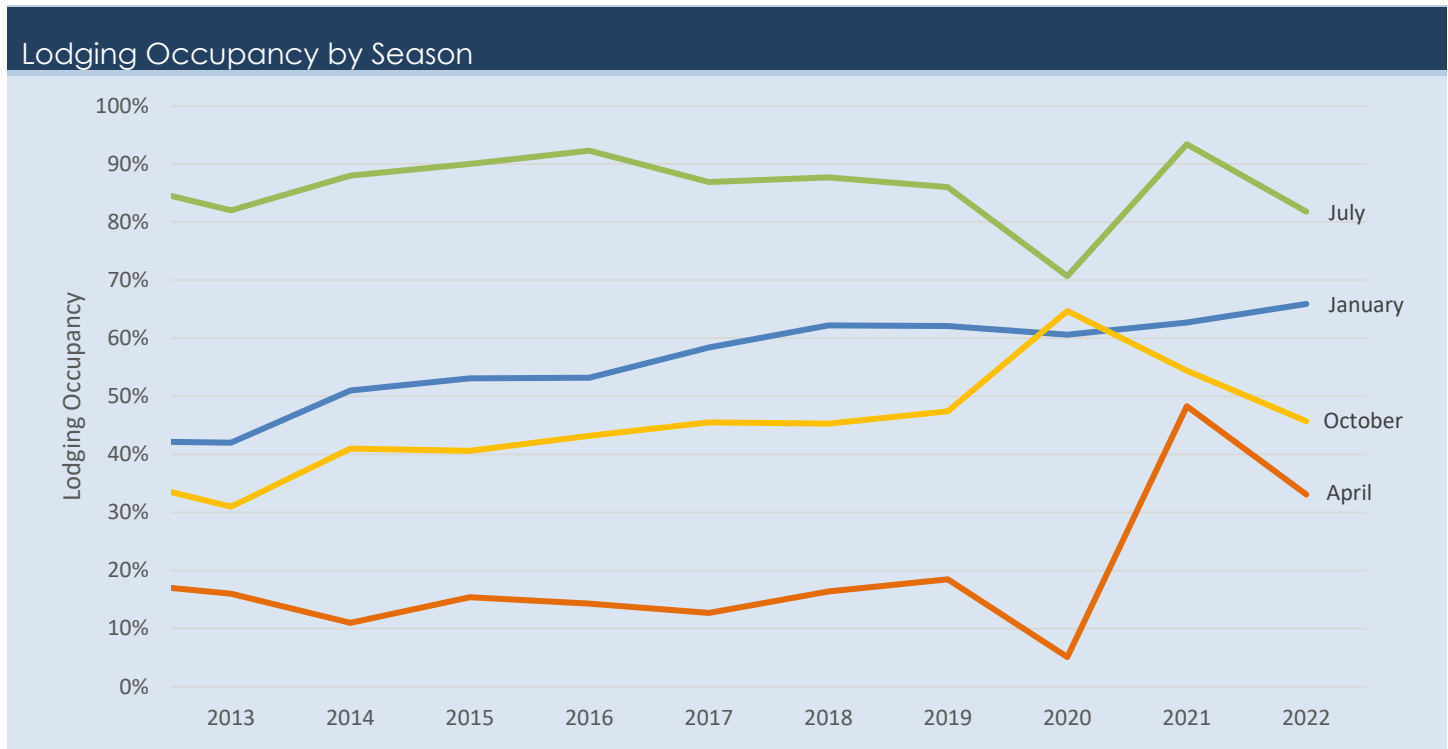
○ Economic growth

- The most rapidly changing characteristic of the community is wealth. The amount of people (measured in physical development, population, jobs, and traffic) is growing at rates of less than 2% per year since 2019. At the same time GDP per capita, income per capita, and home prices relative to income have grown at annual rates of 15%, 7%, and 48% respectively.
 - In 2019 the median home sale cost 1.6 times what the median household income could afford. In 2022 it cost 6.8 times.
 - The drastic drop in affordability is a combination of rising prices and rising interest rates reducing the purchasing power of the median income.
 - While pandemic migration certainly explains the increase in wealth, this is not a new phenomenon. The wealth boom began with the 2002-2008 housing bubble.
 - While GDP and housing price growth has been variable through eras, income has seen strong annual growth in each era (16%, 6%, 6%, 7% respectively).
- The decrease in service jobs and increase in professional jobs discussed below is seen in the rising per capita income and cost of rent relative to median incomes. Rents are increasing with average wage, but the average wage is increasing faster than the median wage, increasing the median rent burden in the community. It will be important to track the long-term impact of this trend as the pandemic effects either recede or become the new normal.

Lodging Occupancy by Season

Goal: Increase Shoulder Season Occupancy

Lodging Occupancy by Season measures the stability of our economy by illustrating seasonal variation.



Source: Jackson Hole Chamber of Commerce.

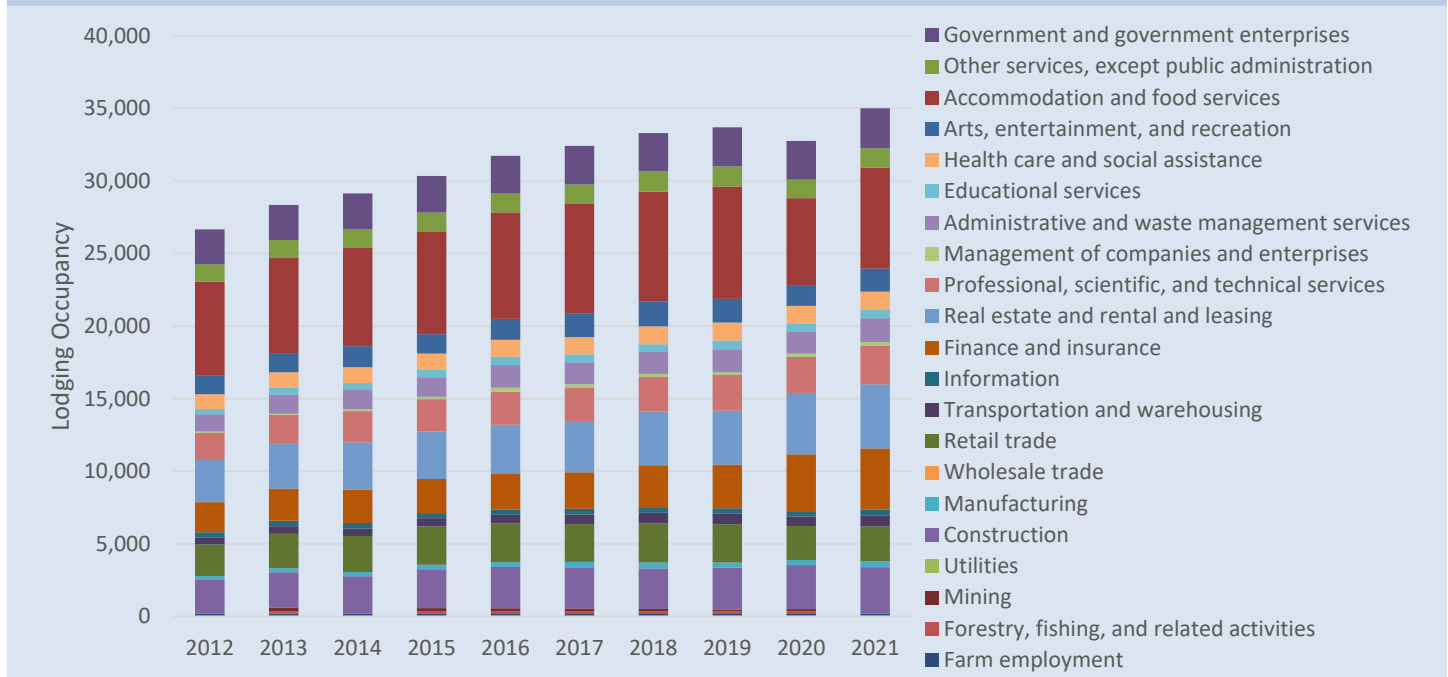
- Lodging Occupancy Takeaways and Trends:
 - April occupancy remained up in 2022 from pre-pandemic levels while occupancy in other months returned to pre-pandemic trends.

Jobs by Industry

Goal: Diversity | Monitor

Jobs by Industry measures the diversity of employment opportunities in the community. It shows not only when there was growth and decline in employment opportunities but also variability in different employment sectors.

Jobs by Industry



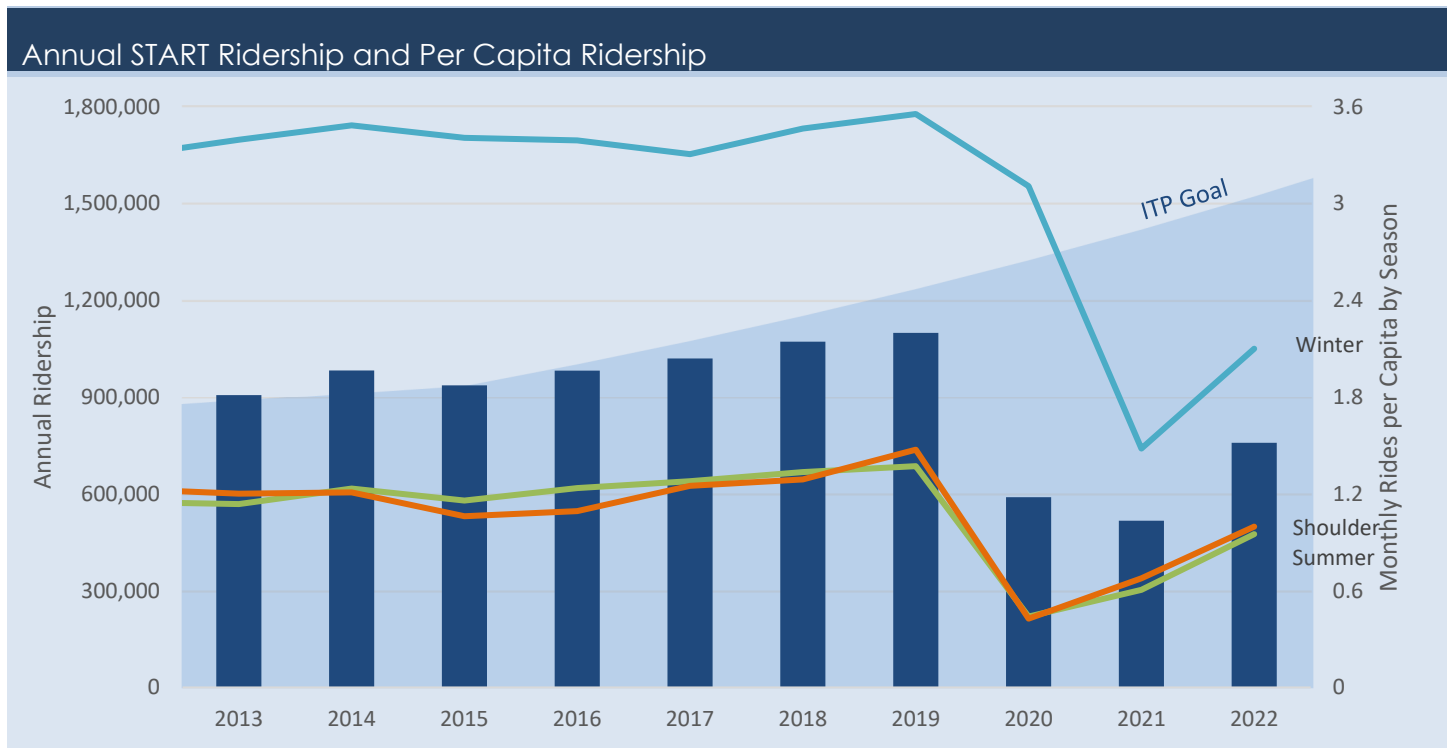
Source: Jackson Hole Chamber of Commerce.

- Jobs by Industry Takeaways and Trends
 - The pandemic shifted jobs away from the service sector toward the professional sector.
 - Finance and insurance jobs increased from 3,015 in 2019 to 4,225 in 2021
 - Real estate and rental and leasing jobs increase from 3,707 in 2019 to 4,422 in 2021
 - Accommodation and food service jobs decreased from 7,741 in 2019 to 6,956
 - Whether the shift is a long-term change to our economy is worth monitoring.

START Annual Ridership

Goal: ≥ 3.6 million riders in 2035.

The community's goal is that travel by foot, bike, or transit will be more efficient than by single occupancy vehicle. START ridership and START ridership per capita indicate whether transit is increasing in efficiency relative to single-occupancy vehicles. As START becomes more efficient we expect ridership and ridership per capita to grow. Increasing transit ridership is the primary method identified in the Integrated Transportation Plan (ITP) for reducing vehicle miles traveled in the community.



Source: START

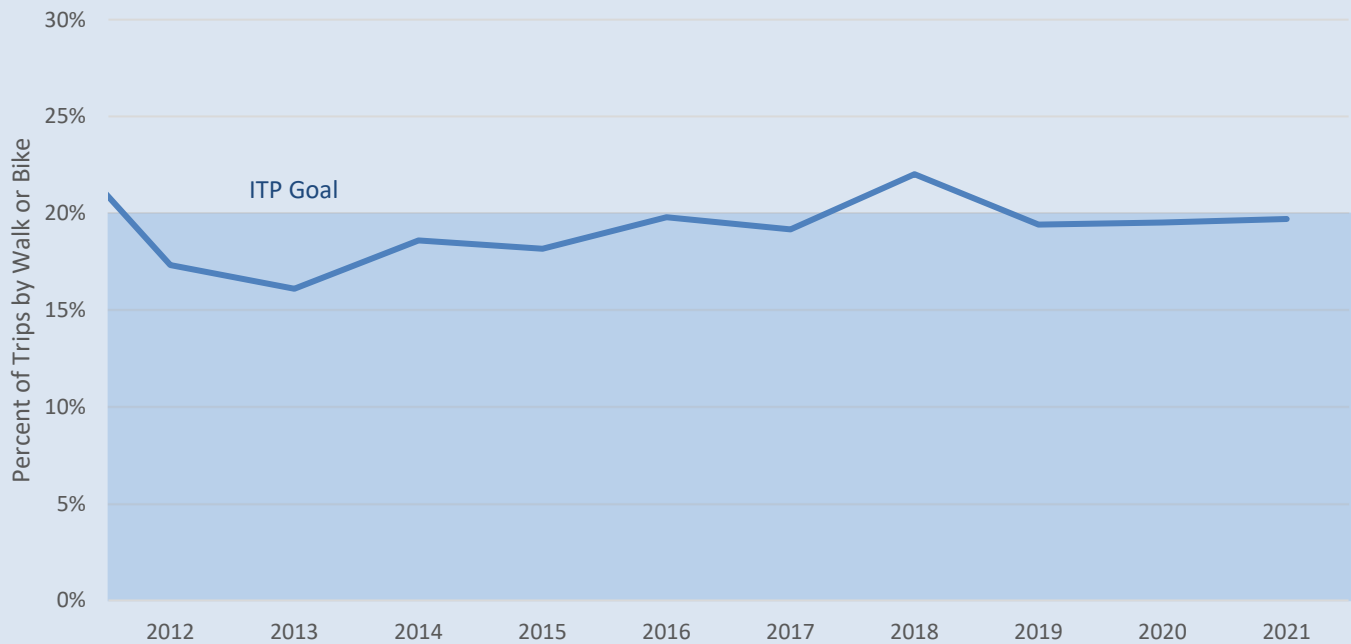
- Transit Ridership Trends and Takeaways:
 - 2022 saw the beginnings of a rebound in transit ridership from its pandemic decline.
 - 2022 summer and shoulder season per capita ridership was about 70% of its 2019 peak
 - 2022 winter per capita ridership was about 60% of its 2019 peak
 - While pandemic was an unforeseen barrier to transit, were already behind pace to meet the ITP transit goals in 2019.
 - The ITP goal is for transit ridership to double from 900,000 in 2015 to 1.8 million in 2025, then double again to 3.6 million in 2035
 - To double ridership every ten years requires 7.1% compounding annual growth, from 2015 to 2019 ridership was only growing at 4% annually
 - The growth does not have to be consistent, it can come in steps, but even larger steps are needed now to recover from the pandemic and get back on pace to meet the ITP goals.
 - To meet the ITP goals a change in behavior – per capita ridership – is needed
 - From 2015 to 2019 per capita ridership in the summer and shoulder seasons grew at a promising 8% annual rate
 - Over the same time, winter per capita ridership only grew 1% annually

Active Transportation Mode Share

Goal: $\geq 20\%$ by 2035

The community's goal is that travel by foot, bike, or transit will be more efficient than by single occupancy vehicle. The percentage of trips by active transportation – walking or biking – indicates whether those modes of travel are increasing in efficiency and therefore proportion.

Active Transportation Mode Share



Source: American Community Survey

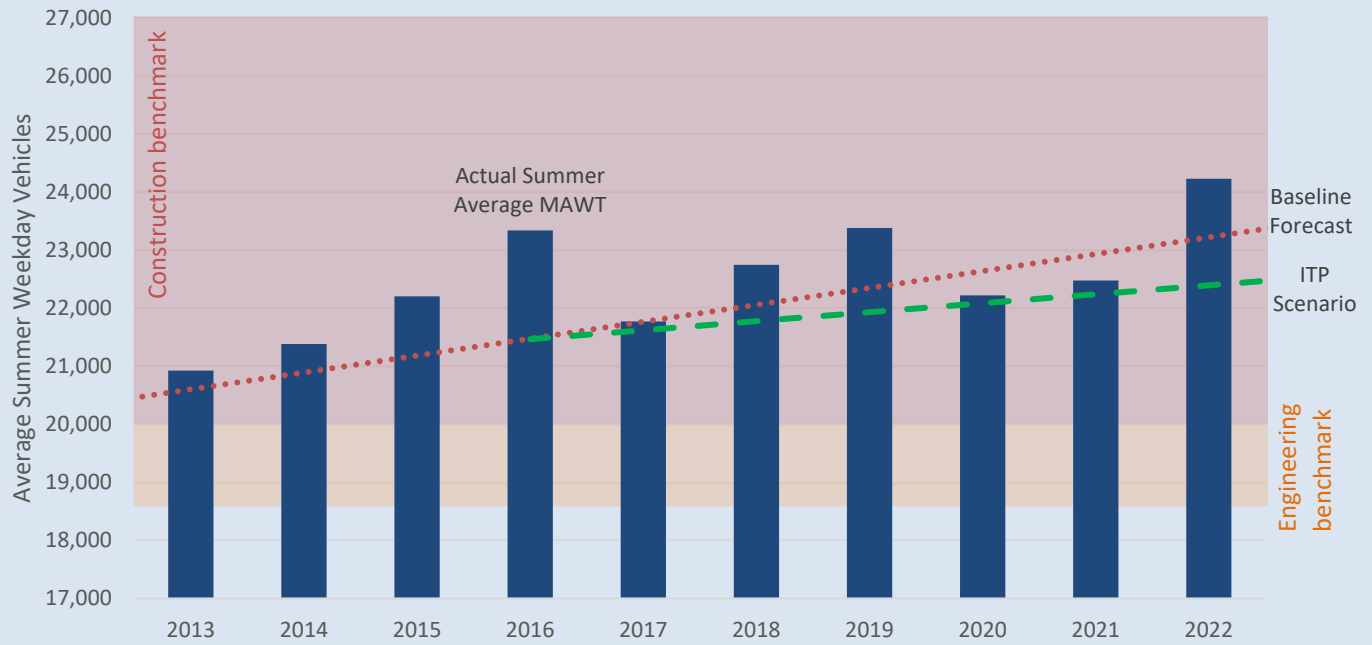
- Active Transportation Trends and Takeaways:
 - Active transportation mode share continues to trend upward since adoption of the ITP in 2015 and was just below the ITPs 20% goal in 2022.

Capital Project Group Benchmarks

Goal: See each benchmark

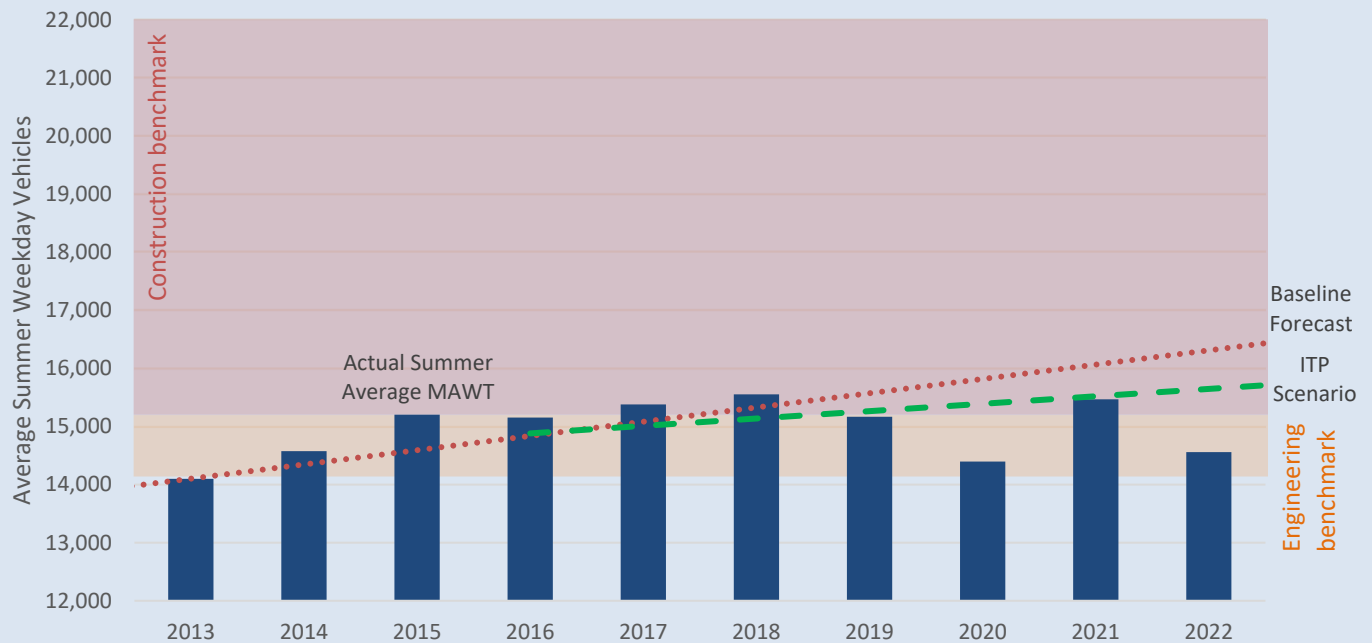
The Capital Project Group Benchmarks are a series of 3 indicators that monitor the number of vehicles per day on Highway 22, the Moose-Wilson Road, and US 89 against corridor improvement benchmarks identified in the Integrated Transportation Plan (ITP). Once these benchmarks are reached, a suite of capital improvement projects in the respective road corridor is triggered.

WY 22: Average Summer Weekday Traffic vs. Corridor Improvement Benchmarks



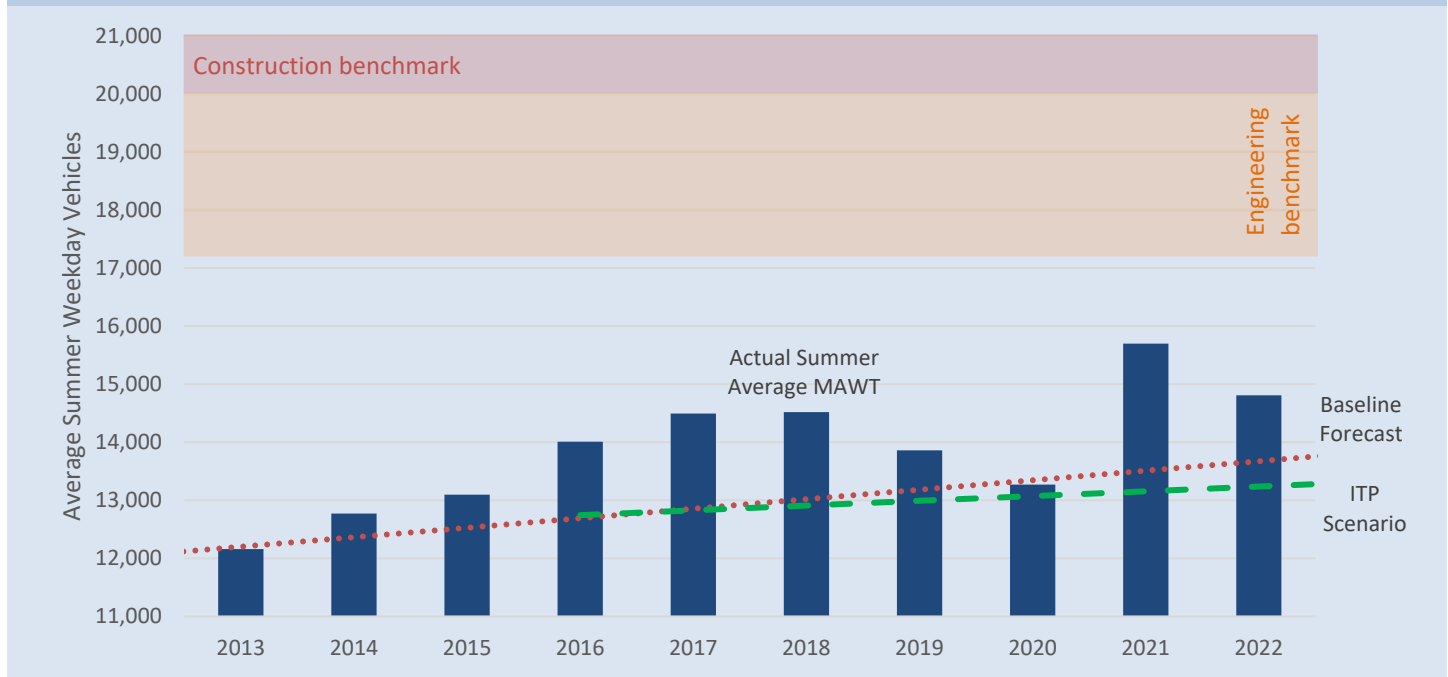
Source: WYDOT

Moose-Wilson: Average Summer Weekday Traffic vs. Corridor Improvement Benchmarks



Source: WYDOT

North 89: Average Summer Weekday Traffic vs. Corridor Improvement Benchmarks



Source: WYDOT

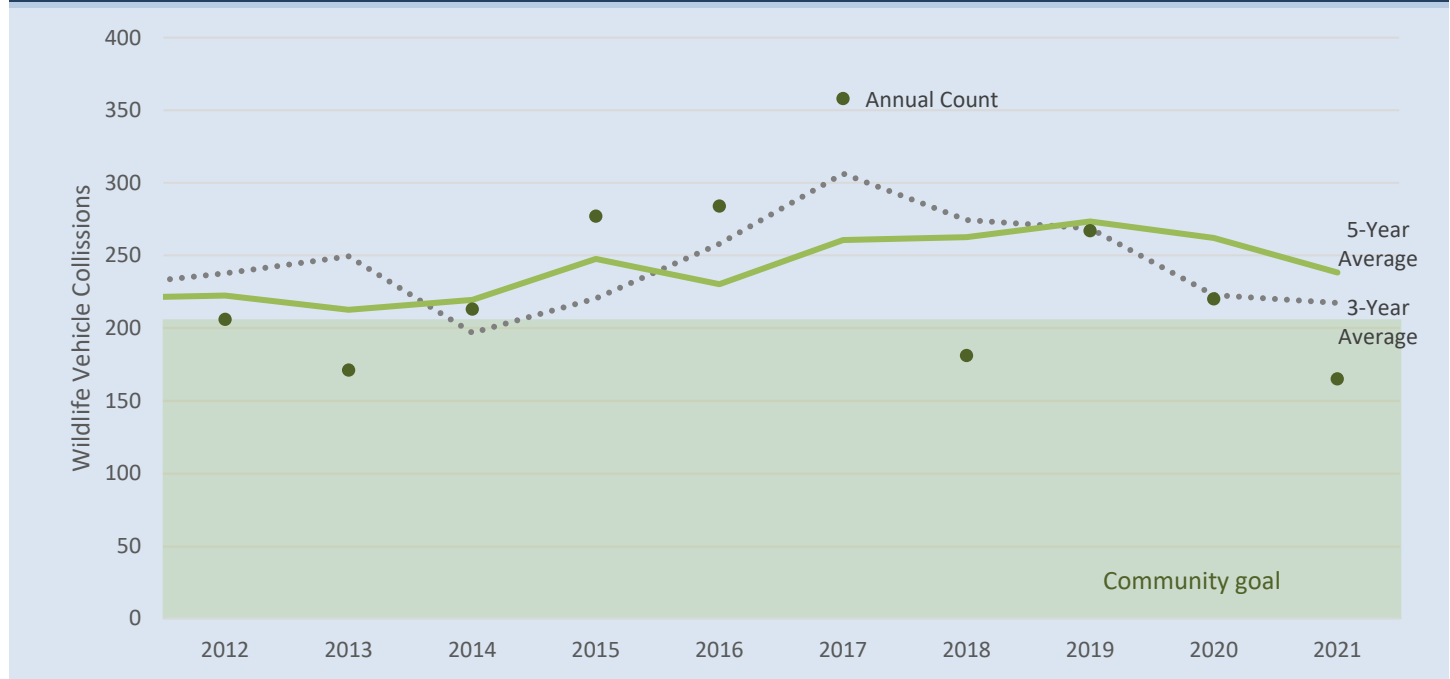
- ITP Traffic Benchmark Trends and Takeaways
 - The only corridor that is meeting ITP goals is Moose-Wilson Road.
 - It is the only corridor with traffic demand management
 - The northern portion was also closed for resurfacing in 2022
 - After a decrease in Highway 22 traffic during the pandemic, 2022 saw the highest ever count of summer weekday vehicles on that corridor.
 - North Highway 89 saw a spike in traffic in 2021 as people drove to National Parks around the country during the pandemic. 2022 traffic north of town was down relative to 2021, but still up from pre-pandemic levels.
 - Overall, 2022 VMT is estimated to be flat to 2019 after a decline in 2020 and increase in 2021.

Wildlife Vehicle Collisions

Goal: < 2012 level (206 collisions)

Wildlife vehicle collisions are an indicator measuring the impacts of physical development and transportation growth on wildlife movement. It is also a measurement of the community's ability to provide safe wildlife crossings. The WVC Indicator follows the biological year (May through April) rather than the calendar year.

Wildlife Vehicle Collisions



Source: Jackson Hole Wildlife Foundation

- Trends and Takeaways:
 - 2022 data is not yet available.
 - The community met its goal 4 times from 2012 to 2021, including 2021
 - However neither the 3-year average, nor 5-year average met the community goal in 2021



Jackson Teton County



Fiscal Year 2024 Implementation Work Plan April 2023 DRAFT

Comp Plan

ITP

Housing Action Plan

Approved: 4/10/2023

Introduction

The Jackson/Teton County Comprehensive Plan (Comp Plan), Integrated Transportation Plan (ITP), and Housing Action Plan (HAP) are adopted, and staff structures are in place to implement each plan.

Implementation of the policies and strategies in the three plans is a fulltime workload for the individual departments and advisory boards responsible for each plan.

This Work Plan for the 2024 fiscal year (FY 24 Work Plan) presents projects together from all three plans that require coordination between departments to illustrate the workload on those responsible for them all – the public, Town and County planners, Town and County Public Works, Housing Department, the Board of County Commissioners, and Town Council.

Purpose

The purpose is to present all the community's upcoming coordinated planning projects for land use, transportation, and housing in one place so that the Board of County Commissioners and Town Council can prioritize their efforts, direct fiscal resources, and set expectations for the public on upcoming projects. Each "Task" in this Work Plan corresponds to completing one or more strategies in the Comprehensive Plan, Integrated Transportation Plan or Housing Action Plan—tying broad community visions and values to action items and results. The strategy numbers listed throughout this Work Plan reference Strategies listed in the 2020 updated Comp Plan.



Scope

This FY24 Work Plan identifies tasks that rely on coordinated planning resources through fiscal year 2024 (ending June 2024) and beyond.

Tasks from the Integrated Transportation Plan and Housing Action Plan carried out by Town/County Public Works or the Housing Department beyond the coordinated planning stages are not included in this Work Plan but are represented in Work Plans for those departments.

This Work Plan proposal was developed by staff to reflect interests of the Board of County Commissioners and Town Council but is presented as a draft with the expectation that joint discussion between the Board and Council may result in amendment of the Plan prior to approval. This Work Plan can be revisited and revised jointly throughout FY24 as necessary if staff or fiscal resources change or if priorities shift.

Staff Capacity

This proposed Work Plan is based on existing Long-Range staffing levels which include:

- Joint Town and County Long-Range Principal Planner
- Joint Senior Long-Range Planner (**unfilled**)
- County Associate Long-Range Planner

If the County or Town adds positions, or has vacant staff positions, this Work Plan can be revisited to expand and/or contract associated work tasks.

Similarly, if other departments have staff with this expertise, that have hours of availability to contribute this work plan, that would be another opportunity to accomplish and/or expand the work tasks in this Work Plan.

FY24 Long Range Planning Priorities

In addition to annual and ongoing tasks listed in this Work Plan, the Town and County work together to prioritize joint long-range planning tasks each fiscal year.

The Town and County will also each individually prioritize Town-only and County-only long-range planning tasks. The following joint, Town-only, and County-only tasks are recommended for prioritization by staff for the coming fiscal year, in addition to the **ongoing and annual** tasks that consume time and resources.

Work Plan Tasks

Each task is represented by an individual chart and narrative. The “**progress**” measure is the percent of task completion at the time this Work Plan was drafted.

In the “**resources**” fields, amounts under FY 24 are estimated staff hours and costs for consultant services by the end of June 2024 (which may be more or less than what was initially budgeted). For years prior to FY 23, those values are for time/money actually spent (which may be more or less than what was initially budgeted).

Any estimated values can be updated once the 2023 Fiscal Year has ended, and the 2024 Fiscal Year budget has been approved.

Work Plan Tasks

The Work Plan tasks are organized chronologically based on Fiscal Year and are color-coded by the representative Comprehensive Plan Common Value each task implements.



Work Plan Tasks

JOINT TASKS	
In Progress (and to roll over to FY24)	New (beginning in FY24)
- Road and Pathways Standards LDR Update (Pathways) - Northern South Park Implementation (Planning) - Housing Policy Discussion (Linkage Analysis and LDR amendments, Joint Long Range planning)	Joint Annual Indicator Report Review (Joint Long Range Planning)
TOWN TASKS	
In Progress (and to roll over to FY24)	New
- Hillside LDRs Update (Planning) - Municode (Planning) - Town Water Quality (Town Public Works & Planning) – - Sign Standards (Planning) - Lodging & Short Term Rentals (Planning) - Town Workforce Housing Mitigation LDRs (Planning) - Ecosystem Indicators (Ecosystem Stewardship) - Climate Action Plan (Ecosystem Stewardship) - Karns Meadow Master Planning (Ecosystem Stewardship & Parks & Recreation)	Large Building and Workforce Housing Bonus Review (Planning)
COUNTY TASKS	
In Progress (and to roll over to FY24)	New
- Natural Resource Regulations & Tiered Habitat Mapping (Planning) - Wildlife Crossings Master Plan Implementation (Public Works) - ITP capital improvement transportation projects - Tribal Trails (Public Works) - Water Quality Initiatives (Public Works) - County Workforce Housing Mitigation LDRs (Planning) - Highway 22 Capital Multi Modal Transportation Improvement Projects (Public Works)	- Water Quality LDR Amendments (Planning) - ARU's – “dwelling unit” (Planning)

Fiscal Year 23 Tasks

These tasks are currently underway and are anticipated for completion by the end of the 2023 Fiscal Year in June 2023. The bulk of fiscal resources and staff time have already been allocated and used for these efforts and no additional budget or staff time is requested for FY 24.

Fiscal Year 23 Tasks

Project	Completion Date
Northern South Park Implementation Zoning	July 1, 2023 (hearings may continue into next FY)
Town Implementation of Municode	July 1, 2023
Town Lodging & Short Term Rental Phase I	July 1, 2023

Implementation of Northern South Park

FY 23

<i>Progress</i>	80%	
<i>Timeframe</i>	July 2022-June 2023	
<i>Task Lead</i>	Joint Long-Range Planning	
<i>Resources</i>	<i>FY23</i>	<i>Total</i>
<i>Consulting Services (County)</i>	\$30,240.00	\$45,240.00
<i>Consulting Services (Town)</i>	0 hrs	0 hrs
<i>Long-Range Planning</i>	500 hrs	500 hrs
<i>County Planning Director</i>	100 hrs	100 hrs
<i>Town Planning Director</i>	20 hrs	20 hrs
<i>Town Com. Dev. Director</i>	50 hrs	50 hrs
<i>County Planning</i>	10 hrs	10 hrs
<i>Town Planning</i>	10 hrs	10 hrs
<i>Joint Housing Director</i>	20 hrs	20 hrs
<i>County Public Works</i>	20 hrs	20 hrs

Task: Prepare the implementation tool (zoning, PUD or other tool) for the Northern South Park Neighborhood Plan.

Status: This task is underway and anticipated to be completed within this FY or shortly thereafter depending on the public hearing process. The County has contracted with Rian Rooney to assist in drafting the regulations and budget has mostly been spent, therefore a contract amendment is forthcoming before the end of this 2023 fiscal year. The original budget in the workplan last year was \$50,000.00 and the contract with Rian Rooney was for \$30,240.00. Staff will be requesting a contract amendment of \$15,000.00 to complete this task in FY 2023 and early FY 2024.

Comp Plan Strategies:

- 3.1.S.4: Explore growth boundaries and associated expansion regulations and criteria for Complete Neighborhoods in the Town and County
- 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.5: Evaluate and update regulations in Complete Neighborhoods to allow and promote the appropriate variety of housing types identified through the Character Districts.
- 3.2.S.8: Explore opportunities to enhance the ecological value, recreational value, and mobility opportunities associated with natural features within Complete Neighborhoods.
- 3.3.S.4: Develop neighborhood plans for specific areas within Character Districts as necessary.
- 3.3.S.5: Begin neighborhood planning (see Policy 3.3.c) Northern South Park. The neighborhood planning effort should include:
 - An analysis of the appropriate amount of development, given the impact such development will have on existing infill opportunities elsewhere in Town because of the overall cap on additional residential units (see Policy 3.1.a);
 - Reference Town zoning concepts for guidance and use Town infrastructure standards; and
 - A resulting plan with enough detail to demonstrate and define how future development will optimize all 8 Chapter goals.
- 4.3.S.1: Initiate neighborhood plans for Transitional Subareas.

Town Implementation of Municode

FY 23

<i>Progress</i>	50%	
<i>Timeframe</i>	March 2022-July 2023	
<i>Task Lead</i>	Town Planning	
<i>Resources</i>	<i>FY 23</i>	<i>Total</i>
<i>Upfront One Time Software Costs</i>	\$7,000	\$7,000
<i>County Planning</i>	0 hrs	0 hrs
<i>Town Planning Director</i>	20 hrs	30 hrs
<i>Town Planning</i>	10 hrs	10 hrs

Comp Plan Strategies:

8.1.S.5 Create a portal or clearinghouse where the community can quickly learn more about the various services available in the community.

Task: Contract with Muni Code to publish the Town LDRs in a digital format in order to more efficiently update and manage the Town LDRs through an online, web based system. Rather than staff managing and updating large InDesign files, preparing them for publication, including publishing each time an amendment is made, Municode would complete this work for town staff. Municode would be sent approved ordinances and resolutions for immediate republishing of the LDRs. While the current LDRs will need to be converted into the Muni Code format, which will require some formatting changes, the Municode version will be much easier for the public to use in terms of searching for key terms, printing and copying the LDRs, and researching the legislative history of amendments.

Status: This project is about 50% complete. The Town is awaiting the first complete draft from MuniCode of the fully reformatted LDRs that will need to be reviewed by staff before the code can be finalized and ready for online publishing.

Town Lodging & Short-Term Rental Review Phase I

FY 23

<i>Progress</i>	80%	
<i>Timeframe</i>	July of 2023	
<i>Task Lead</i>	Town Planning	
<i>Resources</i>	<i>FY23</i>	<i>Total</i>
<i>Consulting Services</i>	0 hrs	0 hrs
<i>Town Planning Director</i>	40 hrs	100 hrs
<i>Town Com. Dev. Director</i>	60 hrs	40 hrs
<i>Joint Long Range Planning</i>	10 hrs	0 hrs

Comp Plan Strategies:

4.2.S.5: Review the Lodging Overlay boundary and associated regulations and incentives to determine the desired location, type and size of lodging.

Task: Review of development patterns, and other lodging data in the Town and in some instances within Teton County to better understand this land use category including:

- Amount and type of lodging that has been developed over the past 10 years
 - Total amount of square footage
 - Short term rental number of units constructed, and the number eliminated
 - Conventional lodging number of units constructed, and number eliminated
- Number of Short Term Rental Permits
- Amount and type of lodging that is remaining under current zoning
- Occupancy rates by month
- Lodging tax collections by year and month
- Price point of lodging by type and month
- Job Generation and Housing Demand by lodging type

The Town will review the current Comprehensive Plan goals, principles and policies around lodging in order to determine next step alternatives within this phase of the project.

Status:. After planning staff presented the Council with background information on lodging data, but not all the data listed above, the Council decided to first address the issue of short-term rentals in residential zones and leave the larger Comprehensive Plan-level discussion on lodging for another time, which now appears to be no sooner than FY26 . Thus, **14** this point, staff will take proposed redline version of LDRs changes on STRs to the Planning Commission on 3/1/2023 and then to the Council on 4/17/2023 for initial approval.

Fiscal Year 23-24 Tasks In-Progress

These tasks are currently underway, and work will continue into FY 24 or beyond. FY 24 budget requests may include fiscal resources needed to continue these tasks. No prioritization of these tasks is needed since they were already prioritized in the FY 23 Work Plan, unless there is interest in changing the scope, timeline or resource allocation.

Fiscal Year 23-24 Tasks In-Progress

Project	Estimated Completion Date
Town Hillside LDRs	Summer 2024
County Natural Resource LDRs – Tiered Habitat Mapping and LDR Update	December 2023
Joint Road and Pathway Standards LDR Update	TBD
County Water Quality Master Planning	December 2023
County ITP – Tribal Trail	Ongoing
Wildlife Crossings Master Plan Implementation	2030
Town Workforce Housing Mitigation LDRs	Fall 2023
County Workforce Housing Mitigation LDRs	Fall 2023
Karns Meadow Master Plan Implementation	Summer 2024
Town Climate Action Plan	December 2023
Highway 22 Capital Multi-Modal Transportation Projects	October 2023
Develop Comp Plan Indicators for Chapter 1 for Ecosystem Stewardship	2023-2024

Town Hillside LDRs

FY 23-24

<i>Progress</i>	80%							
<i>Timeframe</i>	July 2018- August 2024							
<i>Task Lead</i>	Town Planning							
<i>Resources</i>	<i>FY 18</i>	<i>FY 19</i>	<i>FY20</i>	<i>FY 21</i>	<i>FY 22</i>	<i>FY 23</i>	<i>FY 24</i>	<i>Total</i>
<i>Consulting Services (Town)</i>	\$ 0	\$ 0	\$31,269	\$1,970	\$0	\$0	\$0	\$33,239
<i>Long-Range Planning</i>	40 hrs	110 hrs	70 hrs	50 hrs	50 hrs	10 hrs	5 hrs	335 hrs
<i>Town Com. Dev. Director</i>	0 hrs	20 hrs	20 hrs	20 hrs	10 hrs	5 hrs	5 hrs	75 hrs
<i>Town Engineer</i>	0 hrs	20 hrs	20 hrs	40 hrs	40 hrs	30 hrs	30 hrs	180 hrs
<i>Town Planning Director</i>	0 hrs	20 hrs	20 hrs	40 hrs	40 hrs	15 hrs	15 hrs	150 hrs
<i>Town Planning</i>	0 hrs	20 hrs	0 hrs	0 hrs	30 hrs	40 hrs	40 hrs	130 hrs

Comp Plan Strategies:

3.4.S.1: Study and map avalanche and landslide areas.

3.4.S.3: Evaluate and update development regulations for naturally hazardous areas based on mapping.

Task: Update Town hillside regulations to incorporate improved landside, rockfall, liquefaction, seismic, and avalanche hazard information and implement best practices for identifying, avoiding, and mitigating risks of development in hazardous areas. The County may ultimately adopt those portions relevant in the County but may do so through a later, separate process once the Town has refined the standards through its adoption process.

Status: Originally identified in the FY16 Work Plan as a subtask of a greater set of miscellaneous amendments; begun in June 2017 but put on hold because of the prioritization of the Engage 2017 projects; taken up again following the conclusion of the Engage 2017 projects. The consultant group has provided draft hillside development regulations and a hazard map for consideration. The drafts provided were not consistent with the format or processes already formalized by existing Town regulations, so staff has spent significant time adjusting and editing these documents before public release and review. The next step is gathering responses to the draft regulations and map from the stakeholder group comprised of local geological and engineering technical experts and then the text and map amendment proposals will be considered by the Town Planning Commission and Town Council.

County Natural Resource LDRs – Tiered Habitat Mapping & LDR Update

FY 23-24

<i>Progress</i>	70%							
<i>Timeframe</i>	FY23							
<i>Task Lead</i>	County Planning							
<i>Resources</i>	<i>FY 17</i>	<i>FY 18</i>	<i>FY 19</i>	<i>FY 20</i>	<i>FY22</i>	<i>FY 23</i>	<i>FY 24</i>	<i>Total</i>
<i>Consulting Services (Town)</i>	\$3,000	\$7,000	\$0	\$0	\$0	\$0	\$0	\$10,000
<i>Consulting Services (County)</i>	\$22,000	\$43,000	\$0	\$0	\$0	\$11,000.00	\$9,000.00	\$85,000
<i>Long-Range Planning</i>	100 hrs	200 hrs	200 hrs	0 hrs	12 hrs	80 hrs	200	792 hrs
<i>County Planning Director</i>	20 hrs	80 hrs	80 hrs	0 hrs	0 hrs	0 hrs	10	190 hrs
<i>Town Com. Dev. Director</i>	0 hrs	0 hrs	0 hrs	0 hrs	0 hrs	0 hrs	4	4hrs
<i>County Planning</i>	100 hrs	400 hrs	400 hrs	0 hrs	4 hrs	10 hrs	20	934 hrs
<i>County Public Works</i>	0 hrs	0 hrs	0 hrs	0 hrs	0 hrs	0 hrs	4	4 hrs

Comp Plan Strategies:

- 1.1.S.4: Evaluate and amend wildlife protection standards for development density, intensity, location, clustering, permeability, and wildlife-human conflict.
- 1.1.S.5: Evaluate mitigation standards for impacts to critical habitat and habitat connections and update as needed.
- 1.1.S.6: Identify areas for appropriate ecological restoration efforts.
- 1.2.S.1: Evaluate and update natural resource protection standards for waterbodies, wetlands and riparian areas.
- 1.2.S.2: Evaluate and update surface water filtration standards, focusing on developed areas near important waterbodies.

Task: Finalize the tiered habitat map previously started and drafted in September of 2018. County Planning is under contract with local experts on this project to most efficiently finalize the work that has been completed to date. The effort would at a minimum utilize the vegetation mapping (completed in 2013) and focal habitat study (completed in 2017) to update the Natural Resources Overlay (NRO) and other natural resource protection standards. Habitat protection will be updated to be a tiered system that is based on relative critical value. Standards and review requirements applicable in various areas will relate to the relative habitat value of the area to contribute to the short and long-term protection of the health of the habitat network. The County will continue the lead on this effort as it has broader applicability in the County. The Town will ultimately adopt those portions relevant in Town but may do so through a later, separate process once the County has refined the standards through its adoption process.

Status: A draft of the Natural Resource Protection amendments was presented for public review on September 28, 2018. The draft amendments were the product of a significant amount of work completed by the Natural Resources Stakeholder Group and five months of public outreach. A contract has been approved and funding is allocated in the FY22 & FY 23 budget for a consultant to assist County Staff with finalizing the tiered habitat map, GIS layers, and re-release of updated information for adoption. This task has begun and is underway with a contract (EcoConnect Inc). A draft of the updated regulations is anticipated in summer of 2023.

Comp Plan Strategies:

7.1.S.2 Consider adopting “complete streets” and/or “context-sensitive” policies and updated road design standards for all roadways.

<i>Progress</i>	0%		
<i>Timeframe</i>	FY23-FY24		
<i>Task Lead</i>	County Public Works		
<i>Resources</i>	<i>FY23</i>	<i>FY24</i>	<i>Total</i>
<i>Long Range Planning</i>	20 hrs.	80 hrs.	100 hrs.
<i>County Planning Director</i>	3 hrs.	7 hrs.	10 hrs.
<i>Town Com. Dev. Director</i>	3 hrs.	7 hrs.	10 hrs.
<i>County Public Works - Pathways, Engineering, Road and Levee</i>	50 hrs.	200 hrs.	250 hrs.

Task: Update LDRs for pathway and county road dimensions and geometric standards and guidance with the intent of making them context sensitive to meet the goals of the community.

Status: The recently awarded planning grant from the *Safe Streets For All* program provides funding for this task. This task has not yet been started but will begin in FY23 or FY24 following the signing of the grant agreement with USDOT/FHWA.

County Water Quality Master Planning

FY 23-24

<i>Progress</i>	Initiated			
<i>Timeframe</i>	Completion date by Jan. 24			
<i>Task Lead</i>	County Public Works			
<i>Resources</i>	<i>FY 22</i>	<i>FY 23</i>	<i>FY 24</i>	<i>Total</i>
<i>County Pro. Services</i>	325,000	\$841,623	\$446,329	\$1,166,623
<i>County Public Works</i>	0 hrs	400 hrs	1,200 hrs	1,600 hrs
<i>Town Public Works</i>	0 hrs	50 hrs	100 hrs	150 hrs
<i>County General Services</i>	0 hrs	20 hrs	10 hrs	30 hrs

Comp Plan Strategies:

1.2.S.3: Develop a water quality enhancement plan that includes consideration of additional County funding for water quality and commits to joint Town and County coordination. The plan should include a water quality monitoring program. The plan should also incorporate or complement existing and future source water assessments, source water protection plans, river and lake management plans, watershed management plans, and other water quality protection efforts. Additionally, in partnership with the Teton Conservation District and other applicable partners, develop with all due dispatch a comprehensive wastewater management plan.

Task: In cooperation with partnering entities, Protect our Water Jackson Hole (POWJH), Teton Conservation District (TCD) and the Town of Jackson, Teton County initiated a study and planning effort to shape the current understanding of existing and potential future human-induced threats to both surface water and groundwater quality and develop strategies for reducing impacts. In December 2021 the Commission approved a contract with a water quality consultant team, Trihydro Corporation, to complete a 20-year vision and implementation plan that protects surface water and groundwater resources from future degradation and improves water quality where known degradation is occurring in Teton County. The management plan effort will focus on both the human element of protecting drinking water and the environmental element of protecting water resources. The Plan will provide a clear set of roles and responsibilities for the various local entities that oversee water resources management. The Plan will address management of wastewater, stormwater, and drinking water, as well as surface and groundwater resources. The Plan will identify and characterize known and possible threats to these resources, while outlining detailed mitigation strategies in an Implementation Plan.

Status: Initiated January 2022, 18-month contract with Trihydro Corporation.

County ITP Capital Projects 1 – Tribal Trail

FY 23-24

<i>Progress</i>	45%					
<i>Timeframe</i>	Ongoing					
<i>Task Lead</i>	County Public Works					
<i>Resources</i>	<i>FY 19</i>	<i>FY20</i>	<i>FY22</i>	<i>FY 23</i>	<i>FY 24</i>	<i>Total</i>
<i>County Pro. Services (Public Works)</i>	\$30,000	\$300,000	\$800,000	\$850,000	\$850,000 (unless agreement with WYDOT approved)	TBD based on WYDOT agreement
<i>Long-Range Planning</i>	40 hrs	30 hrs	0 hrs	0 hrs	0 hrs	70 hrs
<i>County Planning Director</i>	40 hrs	60 hrs	40 hrs	0 hrs	0 hrs	140 hrs
<i>Town CD Director</i>	20 hrs	30 hrs	40 hrs	10 hrs	0 hrs	100 hrs
<i>County Engineering</i>	160 hrs	800 hrs	800 hrs	800 hrs	ongoing	2560 hrs

ITP Action Items: Chapter 5- Major Capital Projects Group 1.

Task: Continue project charter process including design and environmental assessment.

Status: The Board of County Commissioners and WYDOT have requested to incorporate this project into the WYDOT Hwy 22 Planning work to look at projects cohesively. A Memorandum of Agreement is being drafted. This will shift much of the workload burden to WYDOT however County Public Works staff will remain involved.

Wildlife Crossings Master Plan Implementation

<i>Progress</i>	15%			
<i>Timeframe</i>	Ongoing – 2030			
<i>Task Lead</i>	County Public Works			
<i>Resources</i>	<i>FY 22</i>	<i>FY23</i>	<i>FY 24</i>	<i>Total</i>
<i>County Pro. Services</i>	\$650,000	\$1,915,000	\$446,329.00	\$3,011,329.00
<i>Town Pro. Services</i>	TBD	TBD	TBD	TBD
<i>County Planning Director</i>	Ongoing	0 hrs	0 hrs	Ongoing
<i>Town Planning Director</i>	Ongoing	0 hrs	0 hrs	Ongoing
<i>County Engineering</i>	Ongoing	Ongoing	Ongoing	Ongoing

ITP Action Items: Chapter 5- Major Capital Projects: Wildlife Protection

Task: Developing safe wildlife crossings benefits wildlife and human safety and welfare. The Wildlife Crossings Master Plan was completed in May 2018. Implementing its recommendations will be an ongoing project over the next 5-10 years.

Status: Wildlife Crossings Master Plan has been completed. Implementation is in initial stages with SPET funding approved. In FY24, County Public Works will be competing the 30% design plans process for three road segments and planning to take at least one of those projects into construction planning. We also will be spending funds on the Teton County portion of Highway 22/390 intersection- Snake River bridge replacement, including two county funded underpasses and fence treatments. Lastly, we are planning an aquatic passage improvement at Cabin Creek, in the Snake River Canyon. All of these projects are in cooperation with public land agencies, WYDOT, and WGFD.

Town Workforce Housing Mitigation LDRs

<i>Progress</i>	2%	
<i>Timeframe</i>	December 2022- December 2023	
<i>Task Lead</i>	Long-Range Planning & Housing Department	
<i>Resources</i>	<i>FY 23-24</i>	<i>Total</i>
<i>Consulting Services (Town)</i>	\$76,500.00	\$76,500.00
<i>Housing Director</i>	20 hrs	20 hrs
<i>Housing Department</i>	20 hrs	20 hrs
<i>Long Range Planning</i>	100 hrs	100 hrs
<i>Com. Dev. Director</i>	40 hrs	40 hrs
<i>Town Planning Director</i>	80 hrs	80 hrs
<i>County Planning</i>	0 hrs	0 hrs

Comp Plan Strategies:

5.3.5.2: Update current mitigation requirements as necessary.

Task: Town will work to revisit the current structure, rates and exemptions for workforce housing mitigation required by the LDRs. This effort will be separate yet concurrent with the similar County Update that will need to be coordinated between the two jurisdictions.

Status: A contract amendment was approved during the March 6, 2023 Joint Information Meeting. Policy work with a stakeholder group began in February of 2023. The project is anticipated to be completed fall of 2023.

County Workforce Housing Mitigation LDRs

<i>Progress</i>	2%	
<i>Timeframe</i>	December 2022- December 2023	
<i>Task Lead</i>	County Long-Range Planning & Housing Department	
<i>Resources</i>	<i>FY 23-24</i>	<i>Total</i>
<i>Consulting Services (County)</i>	\$76,500	\$76,500
<i>Housing Director</i>	20 hrs	20 hrs
<i>Housing Department</i>	80 hrs	80 hrs
<i>Long Range Planning</i>	200 hrs	200 hrs
<i>Com. Dev. Director</i>	10 hrs	10 hrs
<i>County Planning Director</i>	20 hrs	20 hrs
<i>County Planning</i>	20 hrs	20 hrs

Comp Plan Strategies:

5.3.5.2: Update current mitigation requirements as necessary.

Task: The County will work to revisit the current structure and rates for workforce housing mitigation required by the LDRs.

Status: A contract amendment was approved during the March 6, 2023 Joint Information Meeting. Policy work with a stakeholder group began in February of 2023. The project is anticipated to be completed fall of 2023.

Town Karns Meadow Master Plan Implementation

FY 23-24

<i>Progress</i>	35%		
<i>Timeframe</i>	FY23 & FY24		
<i>Task Lead</i>	Parks and Recreation		
<i>Resources</i>	<i>FY23</i>	<i>FY24</i>	<i>Total</i>
<i>Ecosystem Stewardship Position</i>	150 hrs	200 hrs	350 hrs
<i>Town Comm. Dev. Director</i>	50 hrs	50 hrs	100 hrs
<i>Parks and Recreation</i>	200 hrs	400 hrs	600 hrs

Task: Planning and development of Karns Meadow Park, including completion of a Master Plan describing all desired improvements followed by the approval of individual or combined conditional use permits for each component of the property. Development will provide activation of the park through outcomes identified in the planning process.

Status: This project is underway. In 2018, Council authorized the Parks and Recreation Department to complete a comprehensive environmental assessment of the property. The assessment recommended the completion of a 'current condition's active management plan,' and sequentially, the completion of the site master plan. The management plan was completed in 2019. In the summer and fall of 2022, staff started the process of rezoning the tracts in the property and developing the site master plan. Both are scheduled for completion by June of 2023. If approved, the team can begin the conditional use permit process and phase one development in Summer/Fall 2023 and/or Spring/Summer 2024.

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.
- 3.2.S.6: Evaluate and update design regulations to encourage quality public space.

<i>Progress</i>	25%			
<i>Timeframe</i>	July 2021-June 2024			
<i>Task Lead</i>	Ecosystem Stewardship Position			
<i>Resources</i>	<i>FY 22</i>	<i>FY 23</i>	<i>FY24</i>	<i>Total</i>
<i>Other Town Staff</i>	100 hrs	100 hrs	50 hrs	250 hrs
<i>Ecosystem Stewardship</i>	0 hrs	250 hrs	800 hrs	1050 hrs
<i>Long-Range Planning</i>	20 hrs	0 hrs	0 hrs	20 hrs

Comp Plan Strategies:

2.G.S.2 Develop an Emissions Reduction and Climate Action Plan to identify potential solutions and strategies to reduce our contribution to climate change and better position the Town and County to be able to deal with potential impacts of a changing climate. The Plan should outline implementation responsibilities and include adaptation measures specific to the potential impacts of climate change on our economy.

Task: Town staff will continue to work with the Jackson Hole Climate Action Collective (JHCAC) and Teton Climate Action Partnership (TCAP) by providing staff time to assist with project information, facilitation, or leadership in order to help with climate action and equity projects. Town staff will build upon the work of those groups to draft a Town Sustainability Plan.

Status: The Town of Jackson hired an Ecosystem Stewardship Administrator (ESA) in May of 2022. 20% of their time is allocated to helping TCAP and JHCAC with their efforts. The ESA and other Town staff serve on several TCAP committees and attend quarterly coordinating meetings. They assist TCAP with and JHCAC identification of funding opportunities and by serving as a liaison between the group and the Town. The ESA is currently working with both groups to build their work into the Town of Jackson Sustainability Plan. A draft of the plan should be completed by December 2023. If approved, implementation of the Sustainability Plan will follow, along with potentially updating Comp Plan Chapter 2 as needed.

Highway 22 Capital Multi-Modal Transportation Projects

FY 23-24

Progress	Varies		
Timeframe	Varies		
Task Lead	County Public Works		
Resources	FY23	FY 24	Total
Long Range Planning	0 hrs	0 hrs	0 hrs
County Planning Director	0 hrs	0 hrs	0 hrs
Town Com. Dev. Director	0 hrs	0 hrs	0 hrs
County Public Works	400 hrs	Ongoing	400 hrs
Regional Transportation Planning Administrator	200 hrs	Ongoing	200 hrs

ITP ***Action*** ***Items:***
Chapter 5- Major Capital Projects

Task:.

- Highway 22 Jackson to Wilson Corridor Study, i.e. the Hwy22 NEPA study. **Status:** WYDOT is project lead and has moved up the planning in their STIP to WYDOT’s FY2023. This project is now underway.
- WY22 Pathway, Wilson to Stilson.

Status: Project is nearing bid letting. This project is included in the 2020 Teton County BUILD grant. Planning will be completed in FY2023 (full construction documents, easement acquisition, and permitting). Construction intended to be complete by October of 2023.

Develop Comp Plan Indicators for Chapter 1 (Ecosystem Stewardship)

FY 23-24

<i>Progress</i>	20%		
<i>Timeframe</i>	FY23 & FY24		
<i>Task Lead</i>	Ecosystem Stewardship Position		
<i>Resources</i>	<i>FY23</i>	<i>FY24</i>	<i>Total</i>
<i>Ecosystem Stewardship</i>	200 hrs	200 hrs	400 hrs
<i>Long Range Planning</i>	10 hrs	10 hrs	20 hrs
<i>Town Com. Dev. Director</i>	20 hrs	10 hrs	30 hrs

Comp Plan Strategies:

- 1.G.S.1: Identify appropriate indicators that measure achievement of the Chapter goal. For example, measuring stewardship of natural resources may include establishing indicators for percent change of site development within the Town and County, or tracking contaminant loading from wastewater discharge at the Town of Jackson treatment facility.
- 1.G.S.2: Establish an Ecosystem Stewardship target for an Adaptive Management Program that will be used to track the Town and County's progress toward goals related to this chapter.

Task: The Town and County jointly use the annual Indicator Report and Adaptive Management Program to evaluate progress in achieving the Comp Plan goals, but measurable and meaningful indicators for ecosystem stewardship need to be evaluated.

Status: The Ecosystem Stewardship Administrator has begun this work by 1) looking at indicators used by other communities, and 2) gathering stakeholder groups to discuss what data is being collected, where there are gaps in current data collection, and 3) which data sets provide the best indicators of ecosystem health. Stakeholder meetings are scheduled for winter and spring of 2023. Staff will then compile information and present recommendations for the Town and County for indicators to be included in the annual Indicator Report and for any additional monitoring of ecosystem health.

New Fiscal Year 24 Tasks

The following tasks have not yet begun, and prioritization of timeline, staff and fiscal resources is needed. *This section is the primary focus of setting the FY 24 Work Plan.*

New Fiscal Year 24 Tasks

Project	Estimated Timeframe
Joint Annual Indicator Report	TBD
Large Building and Workforce Housing Bonus Review	Oct 2023- June 2024
County Water Quality LDRs	TBD following Water Quality Master Plan
County Review of Accessory Residential Units in Nonresidential Zones	July 2023-December 2023

Joint Annual Indicator Report Review

FY 24

<i>Progress</i>	0%
<i>Timeframe</i>	TBD
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	FY 24
<i>Long-Range Planning</i>	50 hrs
<i>County Planning Director</i>	5 hrs
<i>Town CD Director</i>	2 hrs
<i>Town Planning Director</i>	5 hrs

Comp Plan Strategies:

Policy 9.2.a: Monitor indicators annually

Task: Each year the Town and County compile and publish annual indicator data (see ongoing task in workplan below). Staff turnover has made it difficult to train internal staff to complete this in 2021 and 2023, therefore a contract with a local vendor was utilized as needed. Due to ongoing staffing issues, staff requests that the County and Town complete a new Request for Proposals for this task to investigate whether there are better ways to complete the indicator report, or if there is an opportunity to create a less staff-intensive format such as an online dashboard. Other ideas and methodologies from an outside consultant could be beneficial for the Town Council and Board of County Commissioners to research.

Status: This task has not begun.

Large Building and Workforce Housing Bonus Review

FY 24

<i>Progress</i>	0%	
<i>Timeframe</i>	October 2023-June 2024	
<i>Task Lead</i>	Town Planning	
<i>Resources</i>	<i>FY24</i>	<i>Total</i>
<i>Consultant Resources</i>	\$20,000.00	\$20,000.00
<i>Town Planning Director</i>	100 hrs	100 hrs
<i>Town Senior Planner</i>	20 hrs	20 hrs
<i>Joint Long Range Associate Planner</i>	10 hrs	10 hrs

Task: This task will look at the Town various LDRs and recent LDR changes that have incentivized or facilitated the development of large buildings in the Town. In particular, changes to the LDRs regarding maximum building size, workforce housing bonuses (2:1 bonus and 4th-story bonus), development review thresholds, and the trend of landowners aggregating larger sites, have contributed to creating larger projects in recent years, especially for multi-family development. The intent for this project is to reevaluate some or all of these tools to see if changes are necessary to better balance community character concerns, the need for true workforce housing, and the market limitations of private developers to construct workforce housing at a scale that make financial sense.

Status: This project has not yet begun.

Comp Plan Strategies:

- Policy 3.3.c Provide predictability in land use decisions
- Policy 4.1.b Emphasize a variety of housing types, including deed-restricted housing
- Policy 4.1.c Promote compatible infill and redevelopment that fits Jackson neighborhoods
- Policy 5.4.d Provide incentives for the provision of workforce housing

<i>Progress</i>	0%
<i>Timeframe</i>	After completion of County Water Quality Master Planning
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	To be determined

Task: Utilizing the completed Water Quality Master Plan (scheduled to be complete Jan. 2024), begin the process of updating the water quality LDRs, specifically focusing on protection standards, water filtration standards, management of wastewater, surface water and groundwater, and implementing tools to protect drinking water.

Status: This task will begin when the Water Quality Master Plan is complete and adopted by the County Commission. The consultant Trihydro is tasked with making recommendations on future water quality LDRs.

Comp Plan Strategies:

- 1.2.S.1: Evaluate and update natural resource protection standards for waterbodies, wetlands (including jurisdictional and non-jurisdictional) and riparian areas.
- 1.2.S.2: Evaluate and update surface water filtration standards, focusing on developed areas near significant
- 1.2.S.5: Investigate updates to the Land Development Regulations and other County resolutions and Town ordinances to provide further protection for Public Water Systems, surface water, and groundwater, including, incentives for wastewater system best management practices, facility regulations, monitoring wells, and buffering distances.
- 1.2.S.6: Enhance existing water quality protection tools and explore the development of new tools such as an aquifer protection overlay or a water quality commission.

County Review of Accessory Residential Units in Nonresidential Zones

FY 24

<i>Progress</i>	5%		
<i>Timeframe</i>	July 2023 – December 2023		
<i>Task Lead</i>	County Long Range Planning		
<i>Resources</i>	<i>FY 23</i>	<i>FY 24</i>	<i>Total</i>
<i>County Planning Director</i>	20 hrs	40 hrs	60 hrs
<i>Long-Range Planning</i>	5 hrs	120 hrs	125 hrs
<i>County Planning</i>	5 hrs	20 hrs	25 hrs

Comp Plan Strategies:

Policy 3.3.b: Provide predictability in land use decisions – Updating these regulations may increase predictability by all including landowners wishing to complete infill development, and neighbors to said development so that folks can generally expect what to see as the result of additional infill being constructed.

Policy 5.2.c: Provide workforce housing solutions locally Our primary housing goal is to limit the percentage of the local workforce commuting from other counties. Therefore, required workforce housing mitigation and public investments in workforce housing will be located within our community. However, achievement of our housing goal could still mean that a large portion of our workforce will reside outside of the community and commute into the Town or County. The community will continue to pursue efforts to limit the impacts of commuters on the ecosystem and neighboring communities.

Policy 5.4.b: Avoid regulatory barriers to the provision of workforce housing The Town and County will avoid regulatory barriers that inadvertently preclude workforce housing in a manner that is consistent with the community's Common Values. This may include providing exemptions from certain requirements for developments that provide new subsidized workforce housing that reduces the shortage of housing that is affordable to the local workforce.

Task: Review the County LDRs for nonresidential Accessory Residential Units (ARUs) to determine if the regulations are achieving the desired outcome, including review of the required permitting process. Consider policies to facilitate and streamline the creation of deed-restricted ARUs in nonresidential zones that support local business while ensuring an appropriate level of review, notice, and public comment.

Status: This item was suggested by the Board in March 2023 for consideration of inclusion in the Work Plan.

Ongoing Tasks

The following tasks are projects completed annually or on an ongoing basis. Resource allocation to these tasks may be seasonal, as in the case of Indicator Report preparation, or LDR or Zoning Map Amendment applications made by the public. No prioritization of these tasks is needed for FY 23 unless there is interest to remove or add continuous or regular tasks.

OngoingTasks

Project
Joint Annual Indicator Report
Joint Annual Work Plan
Teton County Scenic Preserve Trust
County Biennial LDR Cleanups
Town Biennial LDR Cleanups
County LDR and Zoning Map Amendments
Town LDR and Zoning Map Amendments
LDR and Comp Plan Education and Outreach
Data Requests
Other Comp Plan Coordination

Joint Annual Indicator Report

Ongoing Tasks

<i>Progress</i>	Annual
<i>Timeframe</i>	December-April
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	FY 24
<i>Long-Range Planning</i>	200 hrs
<i>County Planning Director</i>	5 hrs
<i>Town CD Director</i>	20 hrs
<i>Town Planning Director</i>	5 hrs
<i>Housing Department</i>	5 hrs

Comp Plan Strategies:

Policy 9.2.a: Monitor indicators annually

Task: Compile and publish annual indicator data. Analyze indicator data and execution of the past year's Implementation Work Plan to inform an Implementation Work Plan for the following year. Constantly monitor community trends and understand how to best achieve the vision of the Comprehensive Plan. Additional hours may be necessary for next year's Indicator Report since the GMP/Comp Plan Update and Data Standardization are underway and will require adjustments to the Indicator Report.

Status: This task occurs annually and is a part of every year's work plan.

Joint Annual Work Plan

Ongoing Tasks

<i>Progress</i>	Annual
<i>Timeframe</i>	December – April
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	FY 24
<i>Long-Range Planning</i>	100 hrs
<i>County Planning Director</i>	10 hrs
<i>Town CD Director</i>	10 hrs
<i>Town Planning Director</i>	10 hrs
<i>Housing Department</i>	5 hrs

Comp Plan Strategies:

Policy 9.2.b: Establish an implementation work plan annually

Task: Analyze indicator data and execution of the past year's Implementation Work Plan to establish an Implementation Work Plan for the upcoming year.

Status: This task occurs annually and is a part of every year's work plan.

<i>Progress</i>	Annual
<i>Timeframe</i>	Spring-Fall
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	FY24
<i>Long-Range Planning</i>	150 hrs
<i>County Planning</i>	10 hrs
<i>County Planning Director</i>	10 hrs
<i>Consultant Services</i>	\$19,595 (for FY23—varies annually)

Task: Administer the Teton County Scenic Preserve Trust easement. This includes working with a consultant to administer the program. Staff reviews and administers the contract with the consultant team each year. Staff also facilitates any new easements or amendments through the hearing process.

Status: This is an ongoing annual task.

Comp Plan Strategies:

1.4.S.4 – Explore establishment of a dedicated funding source for the acquisition of permanent open space for wildlife habitat protection, scenic vista protection, and agriculture preservation.

1.4.S.6 – Reevaluate the purpose and staffing of the Teton County Scenic Preserve Trust to provide full-time management for the organization and consider the adoption of higher operational standards.

County LDR Cleanups

Ongoing Tasks

<i>Progress</i>	Biennial
<i>Timeframe</i>	July-December
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	<i>FY24</i>
<i>Long-Range Planning</i>	80 hrs
<i>County Planning Director</i>	5 hrs
<i>County Planning</i>	15 hrs

Comp Plan Strategies:

3.3.S.2: Evaluate and update base allowances to predictably allow development that is consistent with our Vision.

3.3.S.3: Evaluate and update incentives so that they are performance based, tied to measurable community benefits, limited, and more consistent with base allowances.

Task: Revisit LDR updates that have been made in the recent past to cleanup errors and address unintended consequences. Ensure the LDRs are kept current, unlike the period from 1994-2015 when they were largely unattended and became unmanageable. Major unintended consequences that merit more specific review will be addressed as separate tasks. Other annual updates that are required by the LDRs include the housing fee in lieu rate and exaction fee rate.

Status: The County went through its latest cleanup in January of 2023.

Town LDR Cleanups

Ongoing Tasks

<i>Progress</i>	Biennial
<i>Timeframe</i>	December - July
<i>Task Lead</i>	Town Planning
<i>Resources</i>	<i>FY24</i>
<i>Town Planning Director</i>	100 hrs
<i>Town Planning</i>	25 hrs
<i>Consultant Services</i>	\$10,000 - \$14,000

Comp Plan Strategies:

3.3.S.2: Evaluate and update base allowances to predictably allow development that is consistent with our Vision.

3.3.S.3: Evaluate and update incentives so that they are performance based, tied to measurable community benefits, limited, and more consistent with base allowances.

Task: Revisit LDR updates that have been made in the recent past to cleanup errors and address unintended consequences. Ensure the LDRs are kept current, unlike the period from 1994-2015 when they were largely unattended and became unmanageable. Major unintended consequences that merit more specific review will be addressed as separate tasks. Other annual updates that are required by the LDRs include the housing fee in lieu rate and exaction fee rate.

Status: The Town of Jackson Planning Department completed one LDR cleanup in January 2019. A second, and more comprehensive, cleanup is needed to keep the Town LDRs updated. These cleanups should occur annually in the second half of the year to keep the LDRs up to date in incorporate any Planning Director interpretations or changes to State law. The County Attorney's office has identified the following changes resulting from the 2021 Wyoming Legislative season that may require updates to the LDRs:

- HB79: relates to State-exempt land subdivisions for gift to family
- HB157: terms of connection to municipal infrastructure
- HB158: relationship between zoning, land use plans (Comp Plan) and land use decisions

County LDR and Zoning Map Amendments

Ongoing Tasks

<i>Progress</i>	Ongoing
<i>Timeframe</i>	As Requested
<i>Task Lead</i>	Various
<i>Resources</i>	<i>FY 24</i>
<i>Long-Range Planning</i>	600 hrs
<i>County Planning Director</i>	60 hrs
<i>Housing Department</i>	20 hrs

Comp Plan Strategies: variable depending on the amendment proposed by the public, other department, or elected officials.

Task: Acknowledge the time and resources required for the various day-to-day tasks for which staff is responsible. For the Long Range Planning Team, this includes LDR and zoning map amendments. These are projects that are proposed by the public or other departments that are not otherwise a part of this work plan, and in recent years have required significant staff, public, and elected official resources. For this task, it should be noted that the time estimates provided in the chart represent the typical amount of time available to spend on these projects, but that the resources required are variable depending on the number and complexity of applications submitted by the public or requested by other departments and elected officials. Projects under this task may be recategorized as separate projects in this work plan if they represent a greater priority.

Status: This is an ongoing task that is a part of every year's Work Plan.

List of Projects completed in FY 23:

- *Dark Skies Amendments*
- *Business Park Rezone for 89 LLC*
- *CWC rezone*
- *Housing Trust Horse Creek Project*

Town LDR and Zoning Map Amendments

Ongoing Tasks

<i>Progress</i>	Ongoing
<i>Timeframe</i>	As Requested
<i>Task Lead</i>	Various
<i>Resources</i>	FY 24
<i>Long-Range Planning</i>	10 hrs
<i>Town Planning Director</i>	50 hrs
<i>Town Planning</i>	150 hrs
<i>Town CD Director</i>	10 hrs
<i>Housing Department</i>	10 hrs

Comp Plan Strategies: variable depending on the amendment proposed by the public, other department, or elected officials.

Task: Acknowledge the time and resources required for the various day-to-day tasks for which staff is responsible. For the Long Range Planning Team, this includes LDR and zoning map amendments. These are projects that are proposed by the public or other departments that are not otherwise a part of this work plan, and in recent years have required significant staff, public, and elected official resources. For this task, it should be noted that the time estimates provided in the chart represent the typical amount of time available to spend on these projects, but that the resources required are variable depending on the number and complexity of applications submitted by the public or requested by other departments and elected officials. Projects under this task may be recategorized as separate projects in this work plan if they represent a greater priority.

Status: This is an ongoing task that is a part of every year's Work Plan.

List of Projects completed in FY 23:

- Dark Skies Amendments
- NL-5 LDR Text Amendment re. ownership
- Hitching Post Zoning Map Amendment
- NH-1 LDR Text Amendment for minimum density
- Electric Vehicle Text Amendment
- NL-5 Text Amendment allowing four deed restricted units

LDR and Comp Plan Education and Outreach

Ongoing Tasks

<i>Progress</i>	Ongoing
<i>Timeframe</i>	Ongoing
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	FY 24
<i>Long-Range Planning</i>	80 hrs
<i>County Planning Director</i>	20 hrs
<i>County Planning</i>	20 hrs
<i>Town Planning Director</i>	20 hrs
<i>Town CD Director</i>	40 hrs
<i>Town Planning</i>	20 hrs

Comp Plan Strategies:

3.3.S.1: Consider a joint Town and County staff person to execute the Growth Management Program and otherwise implement the Comprehensive Plan.

Task: Ensure the public is engaged in the implementation of the Comp Plan. Coordinate the public engagement requirements of the tasks in this Work Plan. Communicate the community vision, where it came from, and how it is being achieved. This task includes regularly updating the Long-Range Planning website, emailing subscribers to planning updates, coordinating with other departments and local or regional agencies, and providing funding and staffing to public workshops, charrettes and stakeholder meetings.

Status: This is an ongoing task that evolves with different projects.

Data Requests

Ongoing Tasks

<i>Progress</i>	Ongoing
<i>Timeframe</i>	As Requested
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	FY 24
<i>Long-Range Planning</i>	50 hrs

Comp Plan Strategies:

Policy 8.1.a: Maintain current, coordinated plans for delivery of desired service levels.

Task: As government and non-government organizations plan for service delivery, Long-Range Planning staff can provide consistent data and projections on the population and demographics of the community, limiting consultant fees and standardizing level of service planning across the community.

Status: This task occurs annually and is a part of every year's work plan.

Other Comp Plan Coordination

Ongoing Tasks

<i>Progress</i>	Ongoing
<i>Timeframe</i>	Ongoing
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	FY 24
<i>Long-Range Planning</i>	100 hrs
<i>County Planning Director</i>	75 hrs
<i>Town Com. Dev. Director</i>	75 hrs

Comp Plan Strategies:
Varies

Task: In addition to the specific tasks described above, Long-Range Planning will assist other departments and agencies to coordinate consistency with the Comp Plan.

Status: This task occurs annually and is a part of every year's work plan.

Future Tasks – Non-Budgeted and/or Unscheduled

The following tasks are in the line-up for implementation in future years but are not recommended to begin in Fiscal Year 23. Staff and fiscal resources for these tasks will be considered and updated in a future Work Plan, unless there is interest to identify any of these tasks as an immediate priority to be added to the FY 23 Work Plan. Based on limited Staff resources, adding items to the FY 23 Work Plan will require removing other priorities.

Future Tasks – Non-Budgeted and/or Unscheduled

Project
Early Childcare/Education LDR Amendments
Town Sign Standards Update
Town Water Quality Initiatives
Town Review of Character Change in Stable and Transitional Districts
County Aspens Commercial Zoning Update
County Development Exactions Update
Town Lodging and Short Term Rental Review Phase II
ITP Transportation Demand Management Plan
Town Natural Resource LDRs
Joint Local Connectors Capital Project Group 4 Charter/Concept Design East West Connector
Town & County Business Park Zoning
County Road/Utility LDRs

Early Childcare/Education LDR Amendments

FY 25+

<i>Progress</i>	0%	
<i>Timeframe</i>	To be Determined	
<i>Task Lead</i>	Long-Range Planning	
<i>Resources</i>	<i>FY 24+</i>	<i>Total</i>
<i>Consultant Services</i>	TBD	TBD
<i>Long Range Planning</i>	300 hrs	300 hrs
<i>County Planning Director</i>	20 hrs	20 hrs

Comp Plan Strategies:

Policy 4.2.b Promote a balanced mix of nonresidential uses.

Policy 6.3.e. Balance housing, nonresidential development, and civic uses

Policy 8.1.b Coordinate with independent service providers

Task: The County has included looking at supporting early childcare and education as a part of the 2023 Areas of Focus discussion. This topic includes work from multiple departments through creation of an action plan and ultimately lead to a recommendation for future LDR amendments. This task will get flushed out through the work on the action plan and recommendations from a policy committee.

Status: This task has not yet begun.

Town Sign Standards Update

FY 25+

<i>Progress</i>	0%		
<i>Timeframe</i>	July 2025 – July 2026		
<i>Task Lead</i>	Town Planning		
<i>Resources</i>	<i>FY 23</i>	<i>FY 24+</i>	<i>Total</i>
<i>Long-Range Planning</i>	0 hrs	10 hrs	10 hrs
<i>Town Planning</i>	0 hrs	50 hrs	50 hrs
<i>Town Planning Director</i>	0 hrs	130 hrs	130 hrs

Comp Plan Strategies:

3.2.S.6: Evaluate and update design regulations to encourage quality public space.

Task: Update Town sign standards to fix inconsistencies and deficiencies in current standards created by emergency LDR amendment required by federal law. In addition, make overdue improvements to design and materials standards and permitting procedures.

Status: This task has not yet been started and based on recent Council input it will not begin sooner than FY26.

Town Water Quality Initiatives

FY 25+

Progress	60%				
Timeframe	December 2021-March 2024				
Task Lead	Town Public Works				
Resources	FY 21	FY 22	FY 23	FY24	Total
Long-Range Planning	0 hrs	10 hrs	0 hrs	0 hrs	10 hrs
Town Public Works	0 hrs	100 hrs	285 hrs	220	605 hrs
Ecosystem Stewardship	0 hrs	0 hrs	10 hrs	20 hrs	30 hrs
Town Com. Dev. Director	5 hrs	20 hrs	20 hrs	20 hrs	65 hrs
Town Planning Director	0 hrs	10 hrs	20 hrs	10 hrs	40 hrs

Comp Plan Strategies:

1.2.S.1: Evaluate and update natural resource protection standards for waterbodies, wetlands and riparian areas.

1.2.S.2: Evaluate and update surface water filtration standards, focusing on developed areas near important waterbodies.

Task: A clear priority of the 2020 Comprehensive Plan update was the need to maintain and enhance water quality, which is essential to both ecosystem and human health. This task includes three action components:

1. Wastewater Treatment Facility Study (Town)
2. Stormwater Management Program (Town)
3. Wastewater Master planning effort (support County)

Status:

1. The Town's Wastewater Treatment Plant Technical Review is complete and staff presented findings and recommendations to Town Council in September 2022 and March 2023.
2. The Town's Stormwater Management Program is in development with the hired consultant team. The effort includes a review of existing data and rules from Town and other peer communities, development of a comprehensive Stormwater Management Program that addresses multiple pollution sources, and implementation recommendations.

Town Review of Character Change in Stable & Transitional Districts

FY 25+

<i>Progress</i>	30%			
<i>Timeframe</i>	July 2025 – July 2026			
<i>Task Lead</i>	Community Development Director			
<i>Resources</i>	<i>FY 22</i>	<i>FY 23</i>	<i>FY 24+</i>	<i>Total</i>
<i>Town Planning Director</i>	30 hrs	5 hrs	5 hrs	40 hrs
<i>Town Com. Dev. Director</i>	60 hrs	5 hrs	0 hrs	65 hrs
<i>Housing Department</i>	10 hrs	0 hrs	0 hrs	10 hrs

Task: Review the Town stable and transitional residential areas regarding desired community character compared to observed and data-based recent changes. Data collection and analysis has been completed and LDR amendments are being considered.

Status: This item was postponed by the Council until at least FY26 at which time this project will be evaluated again for possible inclusion in the Work Plan.

Comp Plan Strategies:

Policy 3.2.a Enhance Quality, Desirability and Integrity of Complete Neighborhoods - This Policy is in place for stable neighborhoods which may “be enhanced by infill that is consistent with existing patterns and scale of development and includes additional amenities to make the most appropriate places for development more enjoyable places to live.” Many developed neighborhoods are seeing a shift in character as many infill projects include purchase of an older residence, tear down, and re-build with a much larger structure.

3.3.b Provide predictability in land use decisions – Updating these regulations may increase predictability by all including landowners wishing to complete infill development, and neighbors to said development so that folks can generally expect what to see as the result of additional infill being constructed.

3.3.e Preserve historic Structures and Sites – While this Policy speaks to preservation of historic structures, much of a historic building also includes the character of the site around it. New infill development adjacent to historic sites must consider existing character and how the new development will fit within the historic context of the existing neighborhood.

4.1.c. Promote Compatible Infill and Redevelopment that fits Jackson’s neighborhoods – “...redevelopment will be compatible in scale, use and character in Stable Subareas...”

<i>Progress</i>	0%	
<i>Timeframe</i>	TBD	
<i>Task Lead</i>	Long-Range Planning	
<i>Resources</i>	<i>FY24+</i>	<i>Total</i>
<i>Consulting Services (County)</i>	TBD	TBD
<i>Long-Range Planning</i>	800 hrs	800 hrs
<i>County Planning Director</i>	90 hrs	90 hrs
<i>County Planning</i>	20 hrs	20 hrs

Task: Second phase of the Aspens Character District zoning update to implement the 2020 Comprehensive Plan. This portion of the Aspens update is expected to be more time consuming than the first phase as there are several PUDs and commercial properties to examine (Aspens commercial and residential areas, Teton Pines). The County will create new County zones and clean up Master Plans for these Subareas that balance the existing character of the multi-family and commercial development with the goals outlined in the Comprehensive Plan. Due to the complexities of the existing regulations and plans in place, the need for outreach and facilitation with an engaged neighborhood, and the potential transformational nature of this project it is expected to be a similar timeframe and budget to the Northern South Park neighborhood planning process.

Status: This task has not yet begun. Staff has anticipated that this task will begin once Northern South Park Implementation and Natural Resource LDRs have been completed.

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.
- 3.2.S.6: Evaluate and update design regulations to encourage quality public space.

County Development Exactions Update

FY 25+

<i>Progress</i>	0%	
<i>Timeframe</i>	To be Determined	
<i>Task Lead</i>	Long-Range Planning	
<i>Resources</i>	<i>FY 24+</i>	<i>Total</i>
<i>Consultant Services</i>	TBD	TBD
<i>Long Range Planning</i>	200 hrs	200 hrs
<i>County Planning Director</i>	20 hrs	20 hrs

Comp Plan Strategies:

Policy 10.2b Use adaptive management to ensure we are achieving our vision.

Task: Contract with a consultant to complete a nexus study to update the County's development exaction requirements. Currently, the County requires exactions (land dedication or a fee in lieu) for the school district and parks to offset the impacts of residential development that increases the need for these services. The objective of this task is to evaluate the current nexus between residential development and the induced need for these services to ensure that the exaction requirement is accurate. Also, this task will explore moving from an exaction requirement to an impact fee requirement that more comprehensively accounts for development impacts to schools and parks, but also other important community services such as Fire/EMS, law enforcement, road maintenance, etc.

Status: This task has not yet begun.

Town Lodging & Short Term Rental Review Phase II

FY 25+

Progress	0%	
Timeframe	TBD	
Task Lead	Town Planning	
Resources	FY24	Total
Consulting Services	TBD	TBD
Town Planning Director	TBD	TBD
Town Com. Dev. Director	TBD	TBD
Town Planning	TBD	TBD
Housing Department	TBD	TBD

Comp Plan Strategies:

4.2.S.5: Review the Lodging Overlay boundary and associated regulations and incentives to determine the desired location, type and size of lodging.

Task: Upon completion of Phase 1: Data Collection and Review, Council will determine the appropriate next step. Staff have described below four (4) possible alternatives that could be considered by Council upon completion of Phase 1.

- **Alternative 2a: Review of the Amount, Location and Type of Lodging**
 - Scope: This alternative would be similar to the initiative undertaken by the Town in 2012-13 as described above which looked at the desired location of and type of lodging in the community based upon a lodging overlay district.
 - Outcomes: Potential outcomes of this effort would be changes to the current lodging overlay boundaries and types of lodging uses allowed therein
 - Timeframe: 12 months as this would include a public process with a lot of public engagement
- **Alternative 2b: Amendments to the LDRs based upon the current lodging overlay and current allowed uses**
 - Scope: Consideration of potential LDR amendments within the current lodging overlay boundary (no changes) to address issues identified during review of development over the past 10 years and consistency with the Comprehensive Plan including but not limited to:
 - Size of individual units, buildings and facilities
 - Mix of lodging types, i.e., short term rental and conventional lodging, timeshare, fractional, etc.
 - Outcomes: Potential outcomes of this effort would be amendments to the current LDRs
 - Timeframe: 6 months, including public hearing process at Planning Commission and Town Council
- **Alternative 2c: Amendment to the Comprehensive Plan regarding Lodging and LDR amendments**
 - Scope: Consider what role lodging should play in the community town and/or town/county different from what is currently envisioned
 - Outcomes: Possible amendment to the Comprehensive Plan
 - Timeframe: 12-18 months, including a Comprehensive Plan and LDR amendments as this would include a public process with a lot of public engagement and joint consideration by the Town and County
- **Alternative 2d: No further action taken at this time, continue to monitor lodging development only**
 - Scope: Retain current Comprehensive Plan and LDRs
 - Outcomes: Continued monitoring
 - Timeframe: 2 months, no public involvement

Status: This task has not begun and the timeframe is TBD based on workloads.

ITP Transportation Demand Management/Emerging Mobility Plan

ITP Action Items: Chapter 4, Transportation Demand Management: Establish a TDM Program.

Progress	10%
Timeframe	To be determined
Task Lead	Regional Transportation Planning Administrator
Resources	TBD

Task: ITP Chapter 4 discussed potential Travel Demand Management strategies. Many technology-enabled opportunities, or partnership and data sharing opportunities, were not discussed in the ITP. These could include incentives for businesses or non-profit sectors to more seamlessly connect with existing transportation options. The RTPA has issued an RFQ and will negotiate with the highest-scoring consultant to develop a plan that addresses different markets (commuters, visitors, seniors, youth), opportunities (technology, partnership, infrastructure improvements), and locations (existing parking or mobility hubs). The resulting plan will provide specific tasks that existing staff or the proposed TDM Coordinator (ITP Chapters 4 and 7) would perform to ‘move the needle’ on TDM and emerging mobility.

Status: The managed parking study completed by Town for residential and downtown areas are the first phase of the TDM program. Staff has not been directed to focus on this in the near-term. This work will be reviewed in Fall 2023 by the Regional Transportation Planning Administrator with the goal to initiate Phase 3 of the parking study (regional park ‘n rides) in January 2024.

Town Natural Resource LDRs

FY 25+

<i>Progress</i>	0%
<i>Timeframe</i>	After completion of County Natural Resource LDRs
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	To be determined

Task: Update Town natural resource protection LDRs based on the update to the County natural resource protections update. Utilize a series of small projects, such as stormwater quality regulations, Flat Creek protections, etc. to update the Town's natural resource protections.

Status: This task will begin when the County Natural Resource Regulations have been completed. It may alternatively be addressed through corridor plans and water resource protections.

Comp Plan Strategies:

- 1.1.S.3: Establish a monitoring system for assessing the impacts of growth and development on wildlife and natural resources. Implement actions in response to what is learned to provide better habitat and movement corridor protection.
- 1.1.S.4: Evaluate and amend wildlife protection standards for development density, intensity, location, clustering, permeability and wildlife-human conflict.
- 1.1.S.5: Evaluate mitigation standards for impacts to critical habitat and habitat connections and update as needed.
- 1.1.S.6: Identify areas for appropriate ecological restoration efforts.
- 1.2.S.1: Evaluate and update natural resource protection standards for waterbodies, wetlands and riparian areas.
- 1.2.S.2: Evaluate and update surface water filtration standards, focusing on developed areas near important waterbodies.
- 4.4.S.5: Develop a Flat Creek Corridor Overlay to addresses the ecological, recreational, and aesthetic values of the corridor, while respecting the existing uses and/or property rights along the corridor.

Joint Local Connectors Capital Project Group 4/Concept Design Northern South Park East-West Connector

FY 25+

<i>Progress</i>	1%
<i>Timeframe</i>	Now – January 2024
<i>Task Lead</i>	Long-Range Planning
<i>Resources</i>	RTPA- 200 hours

ITP Action Items: Chapter 4, Transportation Demand Management: Establish a TDM Program.

Task: These projects will be planned and designed to serve travel to, from and within Jackson Hole and to improve connectivity between local neighborhoods. Teton County is seeking a consultant to enter into a process of planning and preliminary design for a series of multimodal transportation projects located west of US-89, and along South Park Loop Road. The resulting plans and 30% designs will be used to draft a project narrative to pursue a Rural Surface Transportation Grant (RSTG) in March 2024.

Status: Transportation planning and modeling work has been completed as part of Neighborhood Plan for Northern South Park. The East West Connector will be dependent upon the phasing of the buildout of the planning area and obtaining necessary easements. The RTPA, in partnership with Town of Jackson Public Works and County Engineering, aims to release an RFQ in late April 2023 for consultant planning and 30% design services of a range of projects to modernize infrastructure in Northern South Park and expand pathway, transit, complete street, and intersection capacity consistent with the Comp Plan and ITP goals.

County & Town Business Park Zoning

FY 25+

Progress	0%
Timeframe	To be determined
Task Lead	Long-Range Planning
Resources	To be determined

Task: Update zoning allowing light industrial uses. This area specifically includes South Park Business Park (Subarea 7.1).

Status: This Task could begin after the Aspens zoning updates are completed.

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.
- 3.2.S.6: Evaluate and update design regulations to encourage quality public space.
- 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.

Progress	0%
Timeframe	To be determined
Task Lead	County Public Works
Resources	To be determined

Comp Plan Strategies:

7.2.S.1: Develop a Countywide Integrated Transportation Plan

7.2.S.5: Discuss with neighboring jurisdictions and State and Federal officials the costs and benefits of funding sources and planning options, such as a Regional Transportation Authority.

7.3.S.2: Consider specific provisions for current planning review to require alternative transportation components in new development.

Task: Utilizing the Town Community Streets Plan for guidance, the County will work with road, pathway, and utility designers to update the County road, utility, and easement standards. Updating the County road standards and LDRs would require more time and probably some public outreach and coordinated planning and would probably cost accordingly more.

Status: This Task was identified as a priority task by the Transportation Advisory Committee upon the hiring of a Transportation Director.

Completed Work Plan Tasks

The following section includes is a list of the implementation work completed or substantially completed since Comp Plan adoption in 2012 to date.

Comprehensive Plan Implementation		
Task	Date Complete	Comp Plan Strategies Implemented
Land Development Regulation Updates/Studies		
Joint Standardized Indicator Data Collection – Smart Gov	April 2022	Principle 9.2
Northern South Park Neighborhood Plan	July 2022	3.3.S.5
County Hog Island LDR and Zoning Map Amendment	April 2022	3.2.S.1
County Wildlife Feeding & Bear Conflict LDR Update	April 2022	1.1.S.4
Housing Nexus Study	April 2022	5.3.S.1
Housing Nexus Study	October 2013	5.3.S.1
Vegetation Mapping	December 2013	1.1.S.1
Joint LDR Restructure	December 2014	3.3.S.2, 3.3.S.3
County Rural LDRs Updates	December 2015	1.4.S.1, 1.4.S.2, 1.4.S.3, 3.1.S.1, 3.1.S.2, 3.3.S.2, 3.3.S.3
Town District 2 and LO Zoning	November 2016	4.1.S.1, 4.2.S.2, 4.2.S.4, 4.2.S.6, 4.4.S.3, 4.4.S.4
Focal Species Study	April 2017	1.1.S.2
Nonconformities LDRs Cleanup	May 2016	3.3.S.2, 3.3.S.3
County Nuisance LDRs	July 2016	3.1.S.1, 3.2.S.2
Town Adult Entertainment LDRs	March 2017	3.2.S.1
Exterior Lighting LDRs Update	September 2016	1.3.S.2
Town ARU Allowance	November 2016	5.2.S.2
Wildland Urban Interface LDRs	December 2016	3.4.S.2, 3.4.S.3
2016 LDR Cleanup	January 2017	3.3.S.2, 3.3.S.3
Housing Mitigation LDRs	July 2018	5.1.S.1, 5.2.S.2, 5.3.S.2, 5.4.S.3, 5.4.S.4
Town District 3-6 Zoning	July 2018	4.1.S.1, 4.1.S.2, 4.2.S.4, 4.3.S.1, 4.4.S.3, 5.2.S.1, 5.4.S.3, 5.4.S.4
County Natural Resource LDRs	75% complete	1.1.S.3, 1.1.S.4, 1.1.S.5, 1.1.S.6, 1.1.S.7, 1.2.S.1, 1.2.S.2
Joint Comprehensive Plan Review (GMP)	November 2020	Policy 9.1.a and 9.1.d
LDR Cleanup	July 2020	3.3.S.2, 3.3.S.3
Hog Island Zoning Update	March 2022	
Wildlife Friendly Fencing Update	November 2021	1.1.S.4

Comprehensive Plan Administration		
2012 Work Plan	June 2012	Principle 9.2
2013 Indicator Report & Work Plan	May 2013	Principle 9.2
Standardize Data Collection	70% complete	Policy 9.2.a
2014 Indicator Report & Work Plan	May 2014	Principle 9.2
2015 Indicator Report & Work Plan	August 2015	Principle 9.2
2016 Indicator Report & Work Plan	April 2016	Principle 9.2
2017 Indicator Report & Work Plan	April 2017	Principle 9.2
2018 Indicator Report & Work Plan	April 2018	Principle 9.2
2019 Indicator Report & Work Plan	April 2019	Principle 9.2
2020 Indicator Report & Work Plan	April 2020	Principle 9.2
2021 Indicator Report & Work Plan	May 2021	Principle 9.2
2022 Indicator Report & FY 23 Work Plan	April 2022	Principle 9.2
2023 Indicator Report & FY 24 Work Plan	April 2023	Principle 9.2
Joint Comprehensive Plan Review (GMP)	November 2020	Policy 9.1.a and 9.1.d
Joint Public Engagement	Continuous	3.3.S.1
Other Coordination	Continuous	
Integrated Transportation Plan (ITP) Implementation		
ITP	September 2015	7.1.S.1, 7.1.S.4, 7.1.S.6, 7.1.S.8, 7.1.S.9
Town Community Streets Plan	April 2015	7.2.S.1
Town District 3-6 Parking Study	December 2017	4.1.S.1, 4.1.S.2, 5.4.S.3, 7.3.S.1
Joint Regional Traffic Model	January 2019	7.2.S.6
Downtown Parking Study	July 2019	4.1.S.1, 4.1.S.2, 5.4.S.3, 7.3.S.1
ITP Technical Update	December 2020	7.1.S.1, 7.1.S.4, 7.1.S.6, 7.1.S.8, 7.1.S.9
ITP Transportation Lead	February 2022	

Housing Action Plan Implementation		
Housing Action Plan (HAP)	November 2015	5.4.S.1, 5.4.S.2
Housing Authority Restructure	December 2016	HAP: 1
2016 Housing Supply Plan	October 2016	HAP: 2
Housing Rules and Regulations	July 2018	HAP: 3B
2017 Housing Supply Plan	November 2017	HAP: 2
2018 Housing Stock Portfolio	75% complete	HAP: 2F
Online Intake Form	February 2018	HAP: 2F, 3C, 4B
2018 Housing Supply Plan	June 2018	HAP: 2
2019 Housing Supply Plan	April 2019	5.4.S.1
2020 Housing Supply Plan	January 2020	5.4.S.1
2022 Housing Needs Assessment	March 2022	