



Jackson Teton County



Fiscal Year 2023 Implementation Work Plan April 11, 2022

Comp Plan ITP Housing Action Plan Approved: 6/7/2021

Fairgrounds Neighborhood Plan

Future Tasks

Progress	0%	
Timeframe	TBD – Likely 1.5 -2 years of work	
Task Lead	Joint Long-Range Planning	
Resources	TBD	Total
Consulting Services (Town & County split TBD)	\$0	\$400,000
Long-Range Planning	960 hrs	960 hrs
County Planning Director	40 hrs	40 hrs
Town Planning Director	100 hrs	100 hrs
Town Com. Dev. Director	200 hrs	200 hrs
Town Planning	40 hrs	40 hrs

Task: Prepare a conceptual neighborhood plan for the Fairgrounds site (Subarea Sub Area: 3.3 - Rodeo Grounds Institutional Area) to best allocate the community’s remaining residential density within the overall cap in a manner that optimizes balanced Comprehensive Plan goals and informs future zoning decisions and development patterns. Although this task is identified as joint under the organizing principle of community-wide allocation of density, plans for this area can be led by Town staff. The neighborhood plan will include:

- Density and land use
- Affordability – Housing – Job Generation
- Project Goals and Objectives
- Market Analysis and Projected Population
- Fiscal Impacts
- Site design and general bulk and scale characteristics
- Multi-modal transportation connectivity and traffic impacts
- Community amenities and services (parks, schools, playgrounds, open space, etc.)
- Infrastructure (drinking water, sewer, drainage, electricity, etc.)
- Environmental impacts
- Implementation of Comprehensive Plan values
- Community and stakeholder engagement and participation

Status: Significant amounts of staff hours and funding are anticipated for this project. The first step will be to evaluate available staff and fiscal resources relative to other active and upcoming projects. No funding has been allocated to this project, but staff estimates that a minimum of \$400,000 will be required by a consultant to complete the neighborhood plan. Staff recommends tabling this item until implementation of the Northern South Park project is completed.

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.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.
- 3.2.S.10: Identify locations in the County that may be appropriate for higher residential density to meet community-wide workforce housing goals but is also consistent with all three common values.
- 3.3.S.4: Develop neighborhood plans for specific areas within Character Districts as necessary.
- 3.3.S.6: Begin neighborhood planning (see Policy 3.3.c) the current Fairgrounds. The neighborhood planning effort should include:
 - An analysis of the appropriate use and amount of development, given the impact such development will have on existing infill opportunities elsewhere in Town (see Policy 3.1.a);
 - Discussion of the future location of the Teton County Fair; and
 - A resulting plan with enough detail to demonstrate and define how future development will optimize all 8 Chapter goals.
- 4.2.S.3: Initiate neighborhood plans for specific mixed-use subareas.