

Northern South Park

Pre-Application Conference Request for: Zoning Map Amendment

Submitted: July 1, 2020

Owner:

Buckrake, LLC
Leeks Canyon Ranch, LLC
Big Mountain Enterprises, LLC

Applicant

HH Land Strategies, LLC
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Background:

The parcels that are the subject of this Northern South Park Zoning Map Amendment request are owned by a sixth generation Jackson Hole ranching family. The family actively ranches their agricultural lands and intends to continue with this practice well into the future, as long as the agricultural use remains feasible.

In conjunction with the ranching activities, the family actively manages their land and water rights to maintain their agricultural use and protect their property for future generations. This is evidenced most recently by their efforts, in partnership with Wyoming Game and Fish and many other governmental and non-governmental agencies in a collaborative and coordinated effort to restore a portion of Flat Creek as it flows through the family ranch in Northern South Park.

The continued agricultural use of large parcels of land such as the Lockhart Cattle Company has consistently been a goal of the Teton County Comprehensive Plan. Through a rezone of a small portion of the overall family lands, the agricultural use of the majority of their lands can remain feasible.

Property Description

The lands that are the subject of this application are located south and west of the Jackson Hole High School. Mainly zoned R-1, with a portion zoned Suburban, the lands are currently in active agricultural use. All of the property proposed for rezone is within the Scenic Resource Overlay. (Please see attached "Northern South Park Zoning Map Amendment Exhibit")

As Illustrated in the attached Zoning Map Amendment Exhibit, all lands included within this application are located west of Flat Creek. The subject lands are bordered on the north by High School Road and Jackson Hole High School. A proposed Central Wyoming College campus is also located north and east of the subject property. Two access easements exist to the properties proposed for rezone. These include: 1) from the north, at the Gregory Lane and High School Road intersection; 2) from the north, at the Middle School Road and High School Road intersection. A third potential access to the subject lands can be achieved from the east through family lands via an approved access from State Highway 89. With the exception of a small area at the southwest corner of the property proposed for rezone, the land is within half a mile from the nearest commercial use. (Please see attached "Half Mile Radius Exhibit")

The property is currently used as an irrigated pasture for cattle ranching and agricultural uses. There are no protected resources on the site. There are several conveyance ditches on the properties proposed for rezone and Flat Creek flows along the eastern boundary.

The site is physically appropriate for residential neighborhood development. The slope of the land is about 0.5% from NE to SW. The entire area to be rezoned is outside of the Flat Creek Flood Zone with the exception of a small area within FEMA Flood Zone X, an area of low flood risk. Soils according to the Conservation District Soil Survey are classified as Tetonville and Tineman gravelly loam. These soils are consistent with soils found in the Cottonwood Park area

and nearby school campuses. The existing vegetation is cultivated pasture and hay crop supported by irrigation from the Leek Ditch. There is a narrow linear strip of cottonwood trees running south from High School Road for 1,900 feet adjacent to the Leek Ditch.

The lands proposed for rezone are within Comprehensive Plan Subarea 5.6- Northern South Park. The Comprehensive Plan states “this TRANSITIONAL Subarea is identified as possible location for future development at a similar density to the adjacent West Jackson Residential neighborhoods.” The community has been in discussions for the past several years about the development of the Northern South Park subarea to meet local housing needs. Most recently, in the Growth Management Process meeting, the County and Town voted to start discussions about the future of Northern South Park and begin planning processes. Recent Comprehensive Plan Update meetings have also proposed revisions to the Northern South Park subarea description that would encourage development under a “neighborhood plan”. Under either the existing or proposed Comprehensive Plan language the subject lands are anticipated to permit the rezone of these properties from Rural 1 (R-1) and Suburban (S) to Auto Urban Residential – County (AR-TC), thereby allowing for housing to support the goals of the Comprehensive Plan.

The vast majority of the subject properties are within walking distance (up to ½ mile) to schools, bus routes, complete neighborhoods, and commercial uses, including a supermarket, medical clinic and other local services. Throughout the Comprehensive Plan, this ½ mile proximity to commercial and institutional uses is consistently referenced as necessary to allow for complete neighborhood density consistent with Auto Urban Residential (AR-TC) zoning.

The main sewer line that runs to the Town of Jackson wastewater plant passes through the property. In addition, the applicant will be developing a concept neighborhood plan with the formal rezone application to show circulation, access, anticipated density, parks, and daycare services in the rezoned area.

The properties included in this application have been the topic of discussion for future residential development for years. The most recent joint elected official’s discussion recognized that action on Northern South Park needs to be taken and a neighborhood plan needs to be developed. This rezone application is the opportunity for the County Commissioners and County Planning Staff to 1) work with the applicant to develop meaningful housing that benefits the community; 2) create a comprehensive neighborhood plan; and 3) meet the goals of the Comprehensive Plan.

Zoning Map Amendment Description:

With this Pre-application conference request, we are describing our conceptual plan for a phased rezone and development of the subject lands. The purpose of this approach is to ensure that, as demand for housing evolves, only the lands necessary to accommodate the demand is developed. This approach allows for existing agricultural land to remain in active agricultural use until such time as it is needed to achieve community goals for housing. Should additional demand dictate that additional lands be provided for housing, this approach identifies these properties and reserves them for this purpose.

Considering this, we are proposing to rezone approximately 59 acres in closest proximity to Jackson Hole High School, allowing for the development of a neighborhood plan for this portion of the subject property that will accommodate transportation impacts, particularly considering its proximity to the school and commercial uses. We anticipate that, in an initial neighborhood plan for these 59 acres, an appropriate number of housing units would be developed and can be accommodated by existing transportation and utility infrastructure.

As these 59 acres begin to build out, we anticipate that a secondary access to the neighborhood may become necessary. This secondary access is contemplated within Comprehensive Plan Subsection 5.6 – Northern South Park, which states that a neighborhood planning effort should address traffic congestion along High School Road, stating that “One possible option to be considered is a future east-west connector road between South Park Loop Road and Highway 89.” In this phased development and phased rezoning approach, we are seeking to respond to this Comprehensive Plan approach by anticipating the need for access to the rezoned land but only providing it as housing needs and traffic congestion dictates.

In addition to a proposal to rezone the initial 59 acres first, we are seeking to rezone other lands as Phase II and Phase III. Phase II is located southeast of the initial 59-acre rezone and could be accessed via the Highway 89 access that we anticipate would be necessary upon buildout of the Phase I rezoned land. Phase III, located west of the Phase I rezone, would then be developed last as it is farthest from commercial and institutional services. Access to Phase III would include the access provided on Highway 89, with secondary access via High School Road.

Conclusion:

We recognize the importance of these lands to the community. We have considered the community when thinking about how these lands may benefit the community for housing while allowing for the continued agricultural use of the overall ranch. The approach we are presenting seeks to provide for housing that can be developed in a thoughtful, manner using a neighborhood plan approach. This approach allows development to occur as demand dictates. It also includes solutions to difficult issues, such as traffic congestion.

With this request, we are seeking community input with the hope of further improving upon our proposed approach and achieving all the Comprehensive Plan goals.

Findings for Approval:

Below are the findings for approval of a Zoning Map Amendment to be considered when discussing this Pre-application Conference Request.

Zoning Map Amendment Findings for Approval

LDR Section 8.7.2.C. Zoning Map Amendment Findings for Approval

The advisability of amending the Official Zoning Map is a matter committed to the legislative discretion of the Board of County Commissioners and is not controlled by any one factor. In deciding to adopt or deny a proposed zoning map amendment the Board of County Commissioners shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. Is consistent with the purposes and organization of the LDRs;

Complies: The purpose and organization of the LDRs is to implement the Comprehensive Plan. The Comprehensive Plan envisions rezoning of the subject properties to provide for housing as proposed in this pre-application conference request.

2. Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan;

Complies: The Our Vision chapter of the Comprehensive Plan contemplates the rezoning of the land subject to this application to a zone district appropriate for housing as presented in this request.

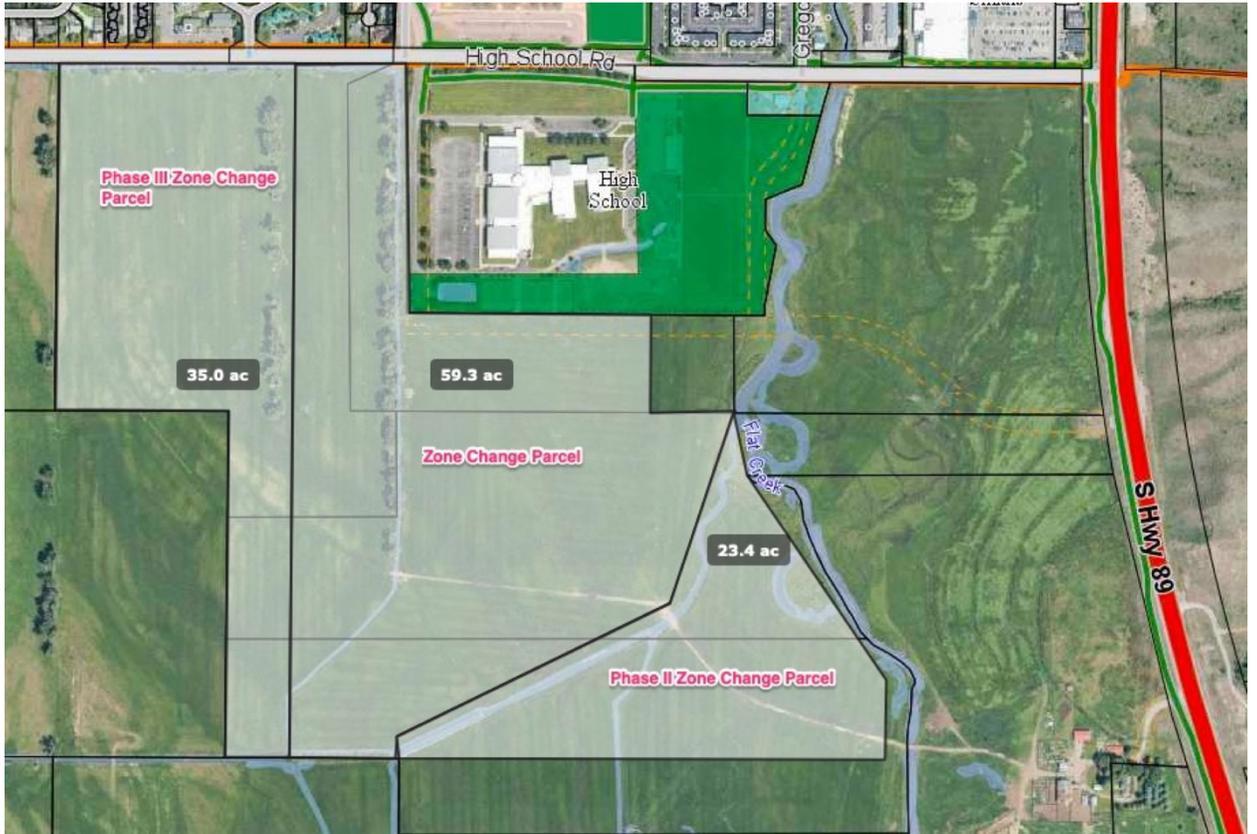
3. Is necessary to address changing conditions or a public necessity;

Complies: The changing conditions of the community necessitate providing additional land for housing. It has been made clear that the goal of the community is to provide housing for local community members in close proximity to where they work. This request will achieve these goals and meet the needs of changing conditions and the stated public necessity for providing housing.

4. Is consistent with the other adopted County Resolutions.

Complies: Other adopted County resolutions can effectively be met through a neighborhood plan process.

Northern South Park Zoning Map Amendment Exhibit



Half Mile Radius Exhibit

