







## PLAN AND POLICY SUMMARY

Draft – 09/01/07



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# INTRODUCTION

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This Plan and Policy Summary provides a brief overview of existing plans, studies, and regulations that have bearing during the process of updating the Jackson/Teton County Comprehensive Plan. This summary is intended to serve as a reference for the County Commissioners, Town Council, Planning Commissions, planning team, planning committees, and the public as they work through the plan update process. It should be noted that this summary provides only a general overview of each document. If more detail is required or desired during the course of the plan update process, we encourage you to refer to the actual documents and plans. Each summary includes information on the source, background and purpose, and key recommendations of the document.

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## TOWN OF JACKSON AND COUNTY PLANS AND STUDIES

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### JACKSON/TETON COUNTY COMPREHENSIVE PLAN (1994)

Date: 1994, Updated in 1999.

For: Town of Jackson and Teton County

#### **Purpose**

The Comprehensive Plan was originally adopted in 1994 (1994 Plan) and then amended in 1995 (housing chapter) and 2000 (transportation chapter). The 1994 Plan is the county and town's guiding document that addresses the following topics:

- Population, Economy, and Growth,
- Community Character,
- Natural and Scenic Resources,
- Affordable Housing,
- Commercial and Resort Development,
- Community Facilities,
- Transportation,
- Intergovernmental Coordination, and
- Agricultural Resources.

Each chapter of the plan contains a number of goals and recommended actions that are too lengthy to list here. Appendix A includes excerpts from the 1994 Plan. The purpose of the update in 2007 through 2008 is to update deficient or out-of-date sections of the plan.

## **Vision and Guiding Principles**

### **1994 Plan Vision Statement**

“It is the vision of the citizens, planners and elected officials, who have all contributed to this plan, to guide and manage change and development to:

- support and promote a diverse social and economic population that includes a resident work force;
- preserve the traditions and character of the Rocky Mountain West and Wyoming, including ranching and through architectural design;
- promote economic sustenance that does not depend on population growth;
- set aside, for generations to come, scenic vistas and wildlife habitat;
- maintain and enhance environmental quality, including air and water quality;
- maintain outdoor recreation and adventure opportunities; and
- offer a spectrum of housing types, especially for resident workers.”

Other parts of Chapter 1 also suggest the following topics are important as part of the community’s overall vision:

- Balance between resort and community development,
- Efficient and multi-modal transportation system,
- Community life (schools, parks, neighborhoods),
- Historic preservation,
- Sustainable community and economy, and
- Development that achieves fiscal balance.

### **Guiding Principles**

“The guiding principles shown below have been articulated to reconcile the benefits of growth with the benefits of growth management.

1. Teton County’s wildlife and scenic resources are a local and national treasure, and, therefore, the community recognizes a stewardship responsibility for their protection. Future development in Teton County will take place in this context.
2. Teton County is a community first and a resort second. Social diversity is a defining characteristic of the community, and sufficient housing is seen as essential to retain that characteristic in the future. High end residential and commercial development will not be permitted to dominate the community at the expense of affordable housing opportunities for permanent residents.
3. The intent of this Plan is to create conditions for a sustainable visitor-based economy that reflects the unique small-town, Western commercial character of Jackson, and the outdoor recreational opportunities of Teton County as key components of the visitor experience.
4. As a community grounded in values of individualism, fairness and hospitality, the intent of this Plan is to provide property owners and local businesses with as much flexibility as possible in the use and development of their property. Local elected officials will be entrusted with discretionary decision-making power to protect public health, safety and welfare.”

# SUSTAINING JACKSON HOLE: A COMMUNITY EXPLORATION (2004)

Date: October 2004

For: Jackson Hole community and supporting organizations

By: The Charture Institute, Jackson Hole Chamber of Commerce, and the Northern Rockies Conservation Cooperative

## **Purpose**

The Report explores the question of legacy: What does the community want to be? The report compiles data from all working groups in the community to determine what is needed to improve the community.

## **Definition of Sustainable Community**

The report states that a Sustainable Community is one which meets three criteria:

1. It rigorously defines and quantifies the many aspects of its character;
2. It specifically identifies those qualities which the current generation feels must be made available to future generations; and
3. It acts to measurably preserve and enhance those qualities.

The process was designed to address these criteria. The process in 1994 identifies twelve Areas of Interest and goals for each. Chapter 5 of the report identifies Area of Interest Indicators as well as wish list data.

## **Areas of Interest**

Each group, or area of interest, was asked to create a “wish list” of items needed to make the area excel in the community.

### **Arts – Statement of Ideal**

The Jackson Hole Arts Community encompasses the area’s visual, literary, performing, and musical arts. Goals include:

- A widely recognized, year-round center for the presentation, creation, teaching, learning, and appreciation of the performing, visual, and literary arts.
- A location with the resources needed for artists to fully express their skills.
- A community where those who make their living from the arts are able to live and work.

### **Business and Economy – Statement of Ideal**

Teton County’s economy has four major components: (1) taxable sales, (2) services and other non-taxable transactions, (3) real-estate sales, and (4) other economic activity. Goals include:

- Consistent, reliable, and affordable access to Jackson Hole and
- Those economic activities which allow for viable populations of all native plant and animal species.

## **Civic Affairs – Statement of Ideal**

This topic covers all activities related to government and civic duties. Every Teton resident will:

- Receive all services the community deems appropriate, delivered at exactly the time needed, without waste.
- Feel complete personal safety within the home and community.
- Actively participate in civic affairs by voting in every election, and being involved in volunteer service to the Jackson Hole community.

## **Education – Statement of Ideal**

Teton County education goes beyond the local public schools system, and includes individuals and organizations offering instruction to residents and visitors of all ages, in skills ranging from accounting to zen. The primary goal is:

- All Teton County residents will have available to them any educational opportunity they desire, at the time they want it, taught in the manner best suited to their learning style.

## **Environment – Statement of Ideal**

- Human activities in Teton County will allow for viable populations of all native species, and the preservation of all natural scenic vistas.

## **Health – Statement of Ideal**

The focus of a variety of lifestyle choices and philosophies. Goals include that every Teton County resident, every time, will receive:

- Exactly the right health care and education needed,
- at exactly the right time,
- with no waste,
- in an atmosphere of absolute safety,
- for all parties concerned.

## **Land Use and Housing – Statement of Ideal**

The government owns 97% (2.7 million acres) of the county. This limits development to approximately 76,560 acres of land—most of it located in the southern end of the valley.

- Teton County will use its lands in a way which addresses the housing, business, recreation, transportation, cultural, and other needs of its residents and visitors, and allows for viable populations of all native species.

## **Recreation – Statement of Ideal**

Are aerobic recreational pursuits which occur outdoor activities and those organized by the Jackson/Teton County Parks and Rec Department. Every Teton County resident and visitor will be able to pursue any legal recreational activity of their choosing, as long as that activity:

- Allows for viable populations of all native species.
- Preserves all natural scenic vistas.
- Preserves the recreational environments.

- Does not compromise other user experiences.

### **Resource Sustainability – Statement of Ideal**

Resource Sustainability is “Development that meets the needs of the present without compromising the ability of future generations to meet their own needs” (The United Nation)

Teton County residents and visitors will use fewer resources each year while maintaining or improving their quality of life.

### **Religion – Statement of Ideal**

What is it meant to be spiritual, how does spirituality reflect Jackson Hole, and how is the role of organized religion in a community which does not seem to embrace religious institutions as readily as does the rest of America. Through its institutions, the Jackson Hole religious community will actively:

- Foster and support respect for, and knowledge of all religious traditions, and
- Provide the foundation for civil discourse in way that ensures all voices are heard in a timely fashion, and leads to decreased acrimony and polarization among Teton County residents.

### **Social Services – Statement of Ideal**

Every Teton County resident and worker, every time, will receive exactly the social services he or she needs:

- Without barriers or stigmas,
- At the right time,
- With little waste,
- In an atmosphere of absolute physical, mental, spiritual and legal safety,
- For all concerned (clients, families, and service providers)

### **Transportation – Statement of Ideal**

- The transportation into and out of the valley is very important because of the dependence on workers living in adjacent counties. The second transportation issue is movement within the valley. Limits on the number and size of roadways have made transportation officials interested in creating alternative transportation methods.
- Residents and visitors will be able to safely, efficiently, and economically move into, within, and out of the county with ease
- Allow for viable populations of all native species
- The preservation of natural scenic vistas and the safe, unimpeded movement of wildlife.

# SUSTAINING JACKSON HOLE - UPDATE (2005)

**Date:** October 2005

**For:** Jackson Hole community and supporting sponsors

**By:** The Charture Institute, Jackson Hole Chamber of Commerce, and the Northern Rockies Conservation Cooperative

## **Purpose and Goals**

The 2005 edition of Sustaining Jackson Hole is a continuation of and builds on the 2004 exploration. The groups added a few things to create a more complete document of information to guide the community to better their lifestyles, environment, and achieve a Sustainable Community. Sustaining Jackson Hole aimed to:

1. To work with people throughout the community to identify and report on all basic aspects of life in Jackson Hole.
2. To have participants identify and compile meaningful quantitative data about each of these aspects.
3. To have participants develop a Statement of Ideal for each of these aspects.

The report contains two new sections: Agriculture and Heritage and Philanthropy.

## **New: Agriculture & Heritage Statement of Ideal**

Recognizing that the roots of the community's character and economy lie in its agricultural and western heritage, Jackson Hole will actively support efforts to sustain its agricultural economy; to educate residents and visitors in the history and practices of ranching, dude ranching and other traditional western pastimes and vocations; and encourage participation therein.

## **New Philanthropy Statement of Ideal**

On both the giving and receiving sides – in ways ranging from the number of local non-profits to the amount of time and money given by locals to charities and political campaigns – Teton County residents recognize the importance of the non-profit sector, and support it through both words and actions.

Every Teton County resident will actively participate in the community's philanthropic life by donating meaningful amounts of time and/or money to the Jackson Hole community.

# TETON COUNTY CITIZENS SURVEY (2006)

Date: October 2006

For: Teton County

By: National Research Center, Inc., Boulder Colorado

## **Purpose**

The county conducted this survey of 1,200 random households with response rate of 28% in the County for the Board of County Commissioners to assess the public's perceptions of government services. The survey assesses the following areas:

- Quality of life in Teton County,
- Ratings of Community Characteristics,
- Public Perceptions of Safety,
- Community Participation,
- Public Trust in Local Government,
- Services Provided by Teton County,
- Teton County Employees, and
- Overall Demographics of Teton County.

## **Findings**

The top three issues county leaders should address are:

- Affordable housing,
- Planning/zoning/rate of growth, and
- Traffic/public transit/bike and recreation paths.

Community characteristics that most concerned citizens were:

- Too much growth,
- Traffic congestion, and
- Drugs.

In addition:

- The community feels that the recreational opportunities are very good, along with the air quality and availability of areas to walk.
- The Library was the best public service provided to the citizens.

# FACILITY AND FUNCTIONAL PLANS

## WYDOT EIS

To be added.

## JACKSON / TETON COUNTY PATHWAYS MASTER PLAN (2007)

Adopted: April 2007

For: Town of Jackson and Teton County

By: Alta Planning and Design, Jackson Hole Community Pathways

### **Purpose**

The 2006 Jackson Hole Community Pathways (JHCP) Master Plan is a guide for the efficient development of bicycle, pedestrian, and multi-use paths and trails. JHCP is a document created to create a world-class system of human-powered transportation and recreation.

### **Goals**

The plan includes these goals:

- **Meet needs of all levels of bicyclists.** Create a comprehensive network of on-road and off-road facilities, that connects neighborhoods and provides safe, convenient access to schools, employment centers, and other destinations, and that is integrated with the roadway and transit systems.
- **Meet needs of pedestrians, including persons with disabilities.** Make all streets and intersections “pedestrian-friendly” and accessible.
- **Meet needs of equestrians.** Create a network of trails and trail access points that connect horse friendly areas of the County with public land and provide safe, convenient access to major equestrian destinations.
- **Meet needs of Nordic skiers.** Create a network of winter Nordic trails and trail access points that provide close to home Nordic skiing opportunities on public and private lands.
- **Increase safety through promoting education and enforcement.** Play a constructive role in facilitating the creation of education programs by providing teacher training, curriculum materials, and other support services. Play a constructive role in facilitating enforcement programs with law enforcement officials, the public, and decision-makers.
- **Encourage and promote bicycling and walking.** Achieve modal distributions of 13% for walking and 10% for cycling by the year 2020.

## **Implementation**

To create a safe, and user friendly pathways systems the plan suggests a number of implementation strategies on page 85 ranging from land development review process, long-term funding, staff or partner program, "Owners Manual," a "Design Manual," "Complete Streets and Pathways Policy", safety review process, pedestrian and sidewalk plan, balanced approach, and other strategies.

## **TETON COUNTY TRAVEL STUDY (2001)**

**Prepared:** 2001

**For:** Teton County, Town of Jackson, and WYDOT

**By:** National Research Center, Inc.

### **Purpose**

The purpose of the study was to better understand resident travel patterns and identify opinions about transportation policies.

### **Findings**

Study research showed that over 52% of all travel was done with a motor vehicle that had only one occupant and 29% of all travel was done with a vehicle with more than one occupant. The study also showed that over 19% used a form of human powered transportation (walking, bicycling). A small percentage, less than 1%, indicated some form of transit usage. The overall mode share results were identical to the 1996 travel survey. However, specific travel behavior changes were identified and noted below.

### **All Trips**

- The average number of trips increased to almost 7 trips/ day compared to 5 trips/day in 1996.
- The average distance traveled increased to 33 miles/day compared to 25 miles/day in 1996.
- The average time for a single trip (17 minutes) and the average trip length (5 miles) remained the same.
- 80% of trips between .5 and 2.5 miles are made with a single occupant vehicle
- The average household had more bicycles than automobiles

### **Work Trips**

- Single occupant motor vehicle trips declined 14%, and bicycle usage increased 150%
- The average commute distance was identified as 5 miles, and the average duration of the work commute was 17 minutes.

### **Transportation Planning Survey**

- Expanding the pathways system, improving bike travel and preserving community character were identified as the most important issues in Teton County
- Expanding the START system and reducing congestion were also identified as important, but not the top priority

- Improving the ease of car travel and expanding the roadway system were not identified as priorities

## TOWN OF JACKSON REDEVELOPMENT OPPORTUNITIES AND PARKING ANALYSIS (1999)

Prepared: 1999

For: Town of Jackson

### **Purpose**

This report explored the parking impact and opportunities associated with redevelopment under the “town as heart” land use scenario. As part of the parking analysis a detailed supply/demand calculation was prepared on a block by block analysis. This provided a basis to make policy adjustments to achieve the “town as heart” land use scenario.

### **Findings**

The following information was recommended as part of the study

- Periodically evaluate downtown parking use
- Encourage shared parking between businesses through incentives. Create mechanisms to resolve logistical issues.
- Encourage drivers to utilize public or shared parking
- Identify critical areas and encourage short term parking within them
- Reduce minimum parking requirements
- Examine the current fee-in-lieu system for parking
- Maximize on-street parking supply
- Build parking facilities as needed based on development activity and surveys of parking usage
- Increase allowable FAR to encourage redevelopment of residential or lodging uses
- Increase height limits in a defined downtown area to between 42 and 45 feet to allow three story developments with room for ornamental architectural elements
- Consider applying downtown design standards and new zoning to the lots bordering South Cache Street to encourage development of a new Main Street style
- Consider limiting the second and/or third story floor area to provide for a percentage of employee, affordable, and or seasonal residential units only
- Designate downtown as a Design District and pass appropriate guidelines
- Consider allowing live/work office in and near downtown
- Confine increased densities and mixed-land uses to a distinct area in and around downtown to protect existing low-density neighborhoods
- Consider zoning changes adjacent to West Broadway to allow more residential uses at higher densities

# TETON COUNTY HOUSING NEEDS ASSESSMENT (2007)

Date: January 2007

For: Teton County Housing Authority

By: Economic & Planning Systems, Inc. (EPS)

## **Purpose**

The three primary goals for the study are to:

- Enable the community to recognize the extent and need for affordable housing and endorse a collective effort to address it.
- Clarify priorities and provide an Action Plan for the Housing Authority, and
- Increase resources for affordable housing.

## **Findings**

1. The community should be recognized for its successful efforts to address housing needs in the recent past.
2. Although the community has made great headway in providing affordable housing, much more is needed, as most local workers are simply priced out of free-marked homes.
3. The percent of Teton County employees living outside the County has grown dramatically.
4. The loss of locally residing employees has long-term implications on community character, specifically on local businesses and volunteerism.
5. Current efforts should focus on for-sale housing for households at or below 120 percent of median income, recognizing that long-term needs of the community will be diverse. Future housing policies should address a wider spectrum of housing needs at higher incomes.
6. There is high demand for affordable housing. The survey responses show what housing types are most in demand.
7. The community should set a goal for the percentage of the workforce that it wants to house locally.
8. The community should set two housing targets; one that will allow the community to "Keep Up" with housing needs, another that will allow it to "Catch Up" to housing shortages.
9. The fees-in-lieu of developing housing also need to be updated.
10. In response to current market conditions and trends, the Town and County should adopt update affordable housing policies and apply them consistently.
11. The Teton County Housing Authority should play a leadership role by providing production targets and strengthening relationships with other housing providers.
12. The Housing Authority should continue to raise awareness regarding housing needs.

## **Action Plan**

The Action Plan provides a road map for community leaders to address housing needs. The list of actions is attached.

**Table AP-1**  
**Action Plan**  
**Teton County Housing Needs Assessment**

Description	Tier 1	Tier 2	Tier 3	On-going
<b>I. Policy Guidance</b>				
1.1 Adopt the methodology and findings of this study.	X			
1.2 Establish a goal for the community to house a certain percentage of the local workforce.	X			
1.3 Work with the Town and County to adopt a uniform set of affordable housing regulations.		X		X
1.4 Recognize market trends and adapt policies and regulations to tap into the market.		X		X
1.5 Recognize TCHA for its stewardship of funds and programs on behalf of the community.				X
<b>II. Residential and Commercial Affordable Housing Standards</b>				
2.1 Update residential affordable housing fees to reflect current market conditions.	X			
2.2 Apply updated residential mitigation fees to building permits issued on lots platted prior to 1997, lots formed through the family subdivision exemption, and homes permitted on 35-acre tracts.	X			
2.3 Update commercial affordable housing fees to reflect current market conditions.	X			
2.4 Apply commercial mitigation throughout the County.	X			
2.5 Increase the residential mitigation standards above the current 15 percent level.		X		
2.6 Increase the commercial mitigation standards above the current 15 percent level.		X		
2.7 Modify the residential mitigation fees to base requirements on floor area rather than bedrooms.		X		
2.8 Update commercial mitigation to reflect current year-round employment levels.		X		
<b>III. Land Use Strategies</b>				
3.1 Create an overlay district for affordable housing.	X			
3.2 Establish minimum density standards within the Affordable Housing Overlay.	X			
3.3 Revise the Affordable Housing PUD standards.	X			
3.4 Adopt a growth management policy that ties new housing growth to new affordable housing.			X	
3.5 Continue supporting the development of Accessory Residential Units (ARUs).				X
<b>IV. Housing Production</b>				
4.1 Formalize the selection of mitigation methods, requiring developers to construct the required housing on-site.	X			
4.2 Develop an inventory of potential affordable housing sites and prioritize acquisitions.	X			
4.3 Pursue additional funding opportunities for affordable housing.	X			
4.4 Monitor the rental market and rental housing needs. Look for opportunities to purchase existing rental and lodging properties for affordable housing.		X		
4.5 Develop an inventory of existing multifamily developments including free market and affordable units and identify opportunities for potential acquisition.		X		
4.6 Establish a "No Net Loss" policy.			X	
4.7 Streamline the entitlement process for affordable housing development.			X	
4.8 Develop rental, ownership, and seasonal housing developments that business owners and small-scale developers can buy into to fulfill their mitigation requirements.			X	
4.9 Expand the focus of TCHA to that of a master developer that acquires and entitles land and conveys sites for affordable housing to builders.			X	
4.10 Work with private developers and community organizations to use consistent standards for tenant and buyer qualification and long-term affordability controls.			X	
<b>V. Other Administrative Guidelines</b>				
5.1 Lower the AMI cap for rental mitigation from 120 percent to 80 percent of AMI.	X			
5.2 Update commercial mitigation regulations to allow ownership units to fulfill mitigation requirements.	X			
5.3 Simplify commercial mitigation requirements to eliminate review of changes in use.		X		
5.4 Revise the commercial mitigation requirements to ensure the Town and County use the same methodology.		X		
5.5 Update the Needs Assessment every five years with a survey of residents and businesses in the region.				X

Source: Economic & Planning Systems

# TETON COUNTY AFFORDABLE HOUSING SUPPORT STUDY (2002)

Date: May 2002  
For: Teton County  
By: Teton County

## **Purpose**

This study was performed to provide background and technical documentation to support the updated Affordable Housing program.

Housing in Teton County is approximately 959% of median income levels. The area well exceeds the affordability of most families in the area. This has resulted in:

- Residents must live in smaller residences, or prolong the purchase of a home.
- Employees move out of the area (leaving the economy all together).
- Employees move out of the community, substituting an alternative location where housing is more affordable.
- Reduces the supply of labor, denying the community of critical component needed to ensure the long-term sustainability of the local economy.
- Reduces volunteerism in the community because of increased commuting times by employees.
- General loss of community character and identity.

## **Findings**

There are four different types of affordable housing units available as of 2002 for employees of Teton County:

1. Affordable units developed by the Teton County Housing Authority.
2. Affordable units developed by the Jackson Hole Community Housing Trust.
3. Affordable units constructed by the Jackson Hole chapter of Habitat for Humanity.
4. Affordable units built by the private sector (primarily commercial development) that are restricted to be leased to persons employed in the County.

By 2002, 292 built and unbuilt committed affordable housing units are in Teton County. By 2007 a total of 601 affordable housing units will be available. Most of these units will be multi-family residences.

# REGULATIONS

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## TETON COUNTY MIXED-USE VILLAGE REGULATIONS

**Date:**

For: Teton County

By: Teton County

### **Purpose**

The regulations promote Mixed-Use Villages, communities that are used for a combination of commercial and residential land uses. The villages are designed to provide basic services to the residential occupants. These communities are to be a healthier and more affording place to live and work. These developments would promote alternative transportation modes so that people can reduce their dependency on the automobile.

### **Summary of Regulations**

To add.

# COUNTY LAND DEVELOPMENT REGULATIONS AND ZONING

Fourth Printing: October 2006

## **Purpose**

The purpose of these Land Development Regulations is to implement the Comprehensive Plan and to promote the health, safety, and general welfare of the present and future inhabitants of the County by:

### **Land Use Patterns and Community Character**

1. Establishing a rational land use pattern and encouraging appropriate uses of individual parcels of land, in accordance with the Comprehensive Plan.
2. Dividing the unincorporated area of the County into distinct zoning districts, which control future character through the use of land and buildings, the intensity of such use (including bulk and height,) and the amount of surrounding open space.
3. Providing suitable transitions between areas of different community character.
4. Regulating and restricting the location and use of buildings, structures, and land for trade, industry, residences, and other uses.
5. Limiting the bulk, scale, and density of new and existing structures to preserve the desired character of the community.

### **Natural Resources**

1. Preserving and protecting the County's natural resources.
2. Avoiding or lessening the hazards of flooding and stormwater accumulation and runoff.
3. Avoiding or lessening the hazards of soil erosion.
4. Preserving and protecting natural habitats for wildlife.
5. Controlling the density and intensity of development, open space, and land use so as to prevent ground and surface water contamination.

### **Scenic, Cultural, and Agricultural Resources**

1. Protecting the County's scenic and cultural resources.
2. Protecting scenic vistas and controlling the siting, design, and scale of buildings to retain the scenic qualities and values that promote tourism.
3. Promoting the preservation of historical western architectural styles.
4. Promoting the preservation of agricultural land and the continuation of agriculture.

### **Affordable Housing**

1. Ensuring that an adequate supply of housing affordable to those employed in the County is available.

### **Infrastructure**

1. Ensuring infrastructure systems that are safe from fire, flood, and other dangers.
2. Encouraging the most effective use of existing and planned public facilities and utilities.

3. Ensuring existing infrastructure does not operate below its appropriate levels of service.
4. Reducing the danger and congestion of traffic on roads and highways by both limiting the number of friction points, such as intersections and driveways, and minimizing other traffic-related hazards.
5. Protecting and enhancing a pattern of streets, highways, transit, and pathways that produce a unified, safe, and efficient system for movement within the County.
6. Establishing and regulating setback lines along streets and highways, property lines, irrigation, and drainage facilities.

### **Preservation of Local Economy and Land Value**

1. Protecting the tourism industry that provides most jobs and the majority of the tax revenues by preserving the resources upon which it depends.
2. Protecting and enhancing the values of land and buildings.
3. Minimize adverse impacts on landowners from incompatible neighboring developments.

### **Administration**

1. Defining the powers and duties of officers and bodies necessary to administer these Land Development Regulations.
2. Prescribing penalties for the violation of the provisions of these Land Development Regulations.

## **Zoning District Regulations (Article II)**

The LDRs establish the following zoning districts:

### **Urban Districts**

#### **Auto-Urban Commercial (AC) District**

The AC district provides for commercial development that is oriented to the street and is easily accessed by automobiles, with adequate parking and pedestrian connections... to promote non-vehicular movement.

#### **Auto-Urban Residential (AR) District**

The AR district maintains the character and cohesiveness of residential neighborhoods while allowing a wide range of residential types, including affordable housing.

### **Suburban District**

#### **Suburban (S) District**

The S district provides for low to moderate density residential development with a range of residential uses, and uses associated with residential uses.

## Rural District

### Rural (R) District

The R district preserves the existing character in rural areas of Teton County, typified by expansive open areas, natural features and resources, and agricultural lands. It provides lands for the continuation of agriculture, as well as compatible related uses.

## Conservation Districts

The conservation districts provide for the continuation of existing development patterns.

### Business Conservation District (BC) District

The BC district provides for continuation of existing commercial development where expansion into a commercial node is considered inappropriate.

### Neighborhood Conservation (NC) District

The NC district recognizes existing residential neighborhoods and subdivisions, and allows development to continue in a way that is consistent with the existing neighborhood character.

## Special Purpose Districts

Special purpose districts provide for more specialized uses which need to be recognized and accommodated.

### Office Professional Districts (OP) District

The OP district is to provide for the development of office uses and a limited array of service uses separate from the commercial districts where office uses often cannot compete with retail uses for space.

### Business Park (BP) District

The BP district is to provide suitable locations and environs for a variety of industrial, wholesaling, distribution, and service commercial types of uses to meet general community needs.

### Mobile Home Park (MHP) District

The MHP district aims to provide suitable locations for mobile homes in a park-like setting.

### Public/Semi-Public (P/SP) District

The P/SP district provides locations for new and existing uses and facilities of a public or semi-public nature.

### Park and Open Space (P) District

The P district designates land which is publicly owned and whose primary purpose is to provide recreational opportunities.

### **Planned Unit Development District for Affordable Housing (PUD-AH)**

The PUD-AH district permits relief from the strict application of standards of the traditional zoning districts to allow flexibility for landowners to plan for the development of affordable housing and mixed-use and income neighborhoods.

### **Planned Unit Development District for Planned Resort (PUD-PR)**

The PUD-PR district is a visitor service development district that includes a mix of recreational, retail, and service-oriented activities, which has a high degree of self-containment and provides economic and other benefits to the community. Typical uses include ski slopes and associated facilities, hot springs

## **Overlay Districts**

### **Natural Resources Overlay (NRO)**

The NRO provides protection to the most important and sensitive natural areas throughout the County that provide critical winter habitat and migration routes that are essential for survival of elk, mule deer, and moose, nesting habitat that is essential to the survival of the bald eagle and trumpeter swan, and spawning areas that are essential to the survival of the cutthroat trout.

Section 3240 (page III-20) of the LDRs addresses findings for this district. Section 3270 (page III-29) contains the standards for development, restricting development from migration routs and winter range or within 300 feet of a nest or within 150 feet of cutthroat trout spawning areas or within 400 meters of a bald eagle next.

### **Scenic Resources Overlay (SRO)**

The SRO preserves and maintains the County's most frequently viewed scenic resources that are important to both its character and economy. Section 3250 (page III-26 of the LDRs) addresses findings for this district. The SRO applies to:

- Moose-Wilson Road Scenic Area,
- Highway 22 Scenic Area (Trail Creek Ranch, Wilson Approach, Walton Ranch/Skyline Ranch, and West Gros Ventre Butt/Antelope Butte),
- Spring Gulch Road Scenic Area,
- Highway 89 Scenic Area (Broadway and North Highway 89, South Highway 89, and Snake River Canyon),
- South Park Loop Scenic Area,
- Hoback Canyon Scenic Area,
- Teton Canyon Scenic Area,
- Buffalo Valley Scenic Area,
- Foreground of areas above, and
- Skyline as viewed from highways, Spring Gulch Road, South Park Loop Road, and Alta County Road.

The district establishes foreground development standards and skyline development standards.

### **Lodging Overlay (LO)**

The LO provides lands within the County, which are appropriate for lodging uses, and to insure that a balance is maintained between the amount of lodging uses and other visitor and local-oriented uses.

### **Planned Residential Developments (PRDs)**

The PRDs are described on page II-19 of the County LDRs. The purpose is to improve living and working environments, promote more efficient development, encourage a variety of residential dwellings, encourage ingenuity and originality, allow for denser clustering of development to preserve open space.

### **Official Zoning District Map**

Zoning districts established by the LDRs are bounded and defined as shown on the Teton County Official Zoning District Map.

### **Dimensional Standards**

The LDRs contain Schedules of Dimensional Limitations starting on page II-55 that summarize for each potential activity or land use:

- Minimum Base Site Area
- Maximum Gross Density
- Minimum Open Space and Landscaping Requirements
- Floor Area Ratio
- Minimum Lot Area
- Minimum Street Yard
- Minimum Side Yard
- Minimum Rear Yard and
- Maximum Height

The dimensional requirements are too complex to summarize here. See the LDRs for more information.

# TOWN LAND DEVELOPMENT REGULATIONS AND ZONING

2005

## **Purpose**

The purpose of these Land Development Regulations is to implement the Comprehensive Plan and to promote the health, safety, and general welfare of the present and future inhabitants of the Town by (addressing the same topics in the County LDRs):

- Land Use Patterns and Community Character
- Natural Resources
- Scenic, Cultural, and Agricultural Resources
- Affordable Housing
- Infrastructure
- Preservation of Local Economy and Land Value
- Administration

## **Town Zoning District Regulations (Article II)**

The Town LDRs have more districts than the County LDRs, some of which are the same. The Town LDRs establish the following zoning districts:

### **Urban Districts**

Urban district classification is to identify suitable locations and to provide standards for development which will preserve and enhance the urban environs.

#### **Urban Commercial (UC) District**

The UC District is to provide for relatively intense mixed-use development of lodging, restaurants, financial, retail, and visitor-oriented services, and the full range of residential uses. The district is pedestrian-oriented.

#### **Urban Commercial-Two (UC-2) District**

This district is similar to UC, but with slightly lesser density.

#### **Urban Residential (UR) District**

This UR district provides for high density residential areas and promotes affordable housing types as part of a full range of residential uses in a pedestrian-oriented environment.

#### **Auto-Urban Commercial (AC) District (same in County LDRs)**

The AC district provides for commercial development that is oriented to the street and is easily accessed by automobiles, with adequate parking and pedestrian connections... to promote non-vehicular movement. It primarily serves residents' needs and some tourist service uses.

### **Auto-Urban Residential (AR) District (same in County LDRs)**

The AR district maintains the character and cohesiveness of residential neighborhoods while allowing a wide range of residential types, including affordable housing.

### **Suburban District**

The suburban district provides for places with enough open space and sufficient lot size to provide a moderate predominance of landscape over buildings, where there is less human interaction than in the urban districts, where a stronger sense of privacy is maintained, and where shared open space is provided.

### **Suburban (S) District (same in County LDRs)**

The S district provides for low to moderate density residential development with a range of residential uses, and uses associated with residential uses.

### **Rural District**

The rural district preserves the existing character in rural areas of the Town, typified by expansive open space, natural features and resources, and agricultural lands.

### **Rural (R) District (same in County LDRs)**

The R district preserves the existing character in rural areas of Teton County, typified by expansive open areas, natural features and resources, and agricultural lands. It provides lands for the continuation of agriculture, as well as compatible related uses.

## **Conservation Districts**

The conservation districts provide for the continuation of existing development patterns.

### **Business Conservation District (BC) District (same in County LDRs)**

The BC district provides for continuation of existing commercial development where expansion into a commercial node is considered inappropriate.

### **Neighborhood Conservation**

The NC districts provide for continuation of existing residential neighborhoods and subdivisions, to allow development that is consistent. It is not applied to vacant land, except for infill. The four town districts are:

- Neighborhood Conservation - Single-Family (NC-SF) District
- Neighborhood Conservation – Two Family (NC-2) District
- Neighborhood Conservation – Mobile Home Park (NC-MHP) District
- Neighborhood Conservation – Planned Unit Development (NC-PUD) District

## Special Purpose Districts

Special purpose districts provide for more specialized uses which need to be recognized and accommodated.

### **Office Professional District (OP) District (same in County LDRs)**

The OP district is to provide for the development of office uses and a limited array of service uses separate from the commercial districts where office uses often cannot compete with retail uses for space.

### **Office Professional District-Two (OP-2) District**

This district is the same as OP, except it provides for higher land use intensity and residential density similar to the UC-2 district.

### **Residential Business (RB) District**

The RB district provides for the conduct of small scale businesses on a lot on which the principal use is residential.

### **Planned Resort (PR) District**

The PR district provides for the mix of recreational, retail, and service-oriented activities which has a high degree of self-containment and provides economic and other benefits to the community.

### **Business Park (BP) District (same in County LDRs)**

The BP district is to provide suitable locations and environs for a variety of industrial, wholesaling, distribution, and service commercial types of uses to meet general community needs.

### **Mobile Home Park (MHP) District (same in County LDRs)**

The MHP district aims to provide suitable locations for mobile homes in a park-like setting.

### **Public/Semi-Public (P/SP) District (same in County LDRs)**

The P/SP district provides locations for new and existing uses and facilities of a public or semi-public nature.

### **Park and Open Space (P) District (same in County LDRs)**

The P district designates land which is publicly owned and whose primary purpose is to provide recreational opportunities.

### **Planned Unit Development (PUD) District**

The PUD district permits variation from the strict application of standards to allow for affordable housing.

Planned Sub-Center Development (PSCD) District is also addressed on page 98 of Article II. Described has encouraging development that provides a substantial benefit to the community.

## Overlay Districts

### **Natural Resources Overlay (NRO) (same in County LDRs)**

The NRO provides protection to the most important and sensitive natural areas throughout the County that provide critical winter habitat and migration routes that are essential for survival of elk, mule deer, and moose, nesting habitat that is essential to the survival of the bald eagle and trumpeter swan, and spawning areas that are essential to the survival of the cutthroat trout. The Town standards are the same as the County's, described in the previous section.

### **Scenic Resources Overlay (SRO) (same in County LDRs)**

The SRO preserves and maintains the County's most frequently viewed scenic resources that are important to both its character and economy. The SRO applies to the same areas as described in the County LDRs. It establishes foreground development standards and skyline development standards.

### **Lodging Overlay (LO) (same in County LDRs)**

The LO provides lands within the County, which are appropriate for lodging uses, and to insure that a balance is maintained between the amount of lodging uses and other visitor and local-oriented uses.

### **Town Square Overlay (TSO)**

The TSO provides development standards to preserve and enhance the unique character, qualities and pedestrian dominated environment of the Jackson Town Square and immediate vicinity.

### **Planned Mixed Use Development (PMD) Option**

The Planned Mixed Use Development option provides flexibility within various districts – UC, UC2, AC, OP2, OP, BP-R.

## Official Zoning District Map

Zoning districts established by the LDRs are bounded and defined as shown on the Teton County Official Zoning District Map.

## Dimensional Standards

The LDRs contain Schedules of Dimensional Limitations starting on page 68 of Article II that summarize for each potential activity or land use:

- Minimum Open Space and Landscaping Requirements
- Maximum Gross Density
- Floor Area Ratio
- Minimum Site Area
- Minimum Lot Area
- Minimum Street Yard
- Minimum Side Yard
- Minimum Rear Yard and
- Maximum Height

The dimensional requirements are too complex to summarize here but are generally consistent with County dimensions for density. See the LDRs for more information.

# DEVELOPMENT AND RESORT PLANS

## GRAND TARGHEE RESORT MASTER PLAN (2006)

Date: August 2006

For: Grand Targhee Resort

By:

### **Purpose**

The Master Plan of the Grand Targhee Resort Master Plan is to guide the development for an environmentally, economically and socially sustainable resort.

### **Goals**

The plan's main goals are:

- Provide the best possible vacation experience to visitors of the Resort for all seasons.
- Emphasize family values by developing a program of experiential activities that will instill a lifelong appreciation of the outdoors and provide education in western heritage and values.
- Enhance the identity and character of Grand Targhee Resort, basing tourism on a concept of sustainability by tying more closely with the basic values of the National Park experience.
- Create a viable destination resort by providing an efficient arrangement of lodging, amenities and supporting commercial, at a scale and program size that will fit physically, environmentally and economically with the expansion and improvement of the mountain.
- As a family owned and operated resort, Grand Targhee differentiates itself from other resorts in the country.
- Create a sustainable resort that is viable over the long term.

### **Plan**

The Grand Targhee Resort is a small resort with a capacity of 3,500 guests after the expansion. The resort plans to improve affordable housing situations for residents and employees by creating affordable housing for 29.8 persons and employee housing for 270.7 persons. These houses will meet the standard set forth by Teton County, Wyoming Land Development Regulations.

The resort plan also is expected to improve transportation methods in and out of the area. Only one road leads in and out of the resort. This road is expected to be expanded to meet the needs of the ski resort traffic. Additionally, transit systems will be put into place along with improved parking arrangements to improve mobility throughout the resort area.

Throughout the 10-year land exchange process, project proponents have revised the development proposal to accommodate wildlife and natural resources. The shape of the parcel responds to the

need to protect environmental resources. Wetlands were removed from the Grand Targhee Resort tract and remain in public ownership. The tract and the proposed development within it have been positioned to maximize the siting of development within that area previously disturbed or within cover types of lower potential habitat value. 61.9% of the proposed development would be located in either the disturbed and/or meadow cover types.

- A year-round resort has always been contemplated and supported by the Forest Service and members of the community.
- Comprehensive analysis of the potential environmental, social and economic impacts of development has occurred over the last eleven years. The wide range of potential impacts that were analyzed included all aspects of the physical and biological environment, cultural and aesthetic resources, and all the elements of the socioeconomic environment such as populations, employment, and business indicators.
- The infrastructure improvements, such as the new waste water treatment plant, 2.7 acres of additional parking, a new 25kv underground electrical transmission line, and improvements to County Road 76, that were approved through the EIS processes have been put in place in preparation for future expansion of the resort.

## TETON VILLAGE EXPANSION RESORT MASTER PLAN, PUD (2005)

Date: July 12, 2005

For: Teton Village Resort

By: Snake River Associates, Approved with Conditions by the Teton County Board of County Commissioners

### **Purpose**

The village extension was designed to be environmentally sensitive and to supply the following:

- Conserves open land along a nationally significant scenic corridor
- Brings housing, resort and other uses closer together and into better balance
- Strengthens mixed uses and places density at an existing development node
- Provides multiple transportation options in concert with proven transportation mitigation measures
- Creates a pedestrian friendly environment
- Provides a solution to cap growth so that the public is assured of a predictable future.

### **Strategy**

- **Community and Stakeholder Collaboration in Development Decisions:** This organization has helped Teton County Community grow in a responsible way by taking interest in areas of development and working with the community to develop affordable housing. The Collaboration has also worked with Land Trust to preserve essential open spaces.
- **Compact Building Design:** The building design is developed to complement to existing architecture of the area while creating a unified space at Teton Village PUD.

- **Direct Development Towards Existing Communities:** This proposal clusters development at the existing developed node of Teton Village PUD within an area already slated for future development.
- **Distinctive and Attractive Places:** The addition of commercial services, extensive pathways, landscaping, affordable and employee housing, civic services and improved amenities will allow for the completion of Teton Village Resort District as a vibrant mixed-use village community.
- **Mix Land Uses:** The creation of a true mixed-use village with diverse housing opportunities, local services such as a grocery store, a village green, village parks and pathways is essential to creating a coherent neighborhood.
- **Preserve Open Space and Farmland:** As part of this proposal and through the Conservation Easement Restricting Density, the applicant will permanently protect over 1,182 acres of open land and preserve one and one half miles of the scenic corridor along Highway 390.
- **Range of Housing Choices:** There is considerable variety among the residential units: 225 employee and affordable units; 100 single-family homes; 107 condominiums; 55 townhouses and 18 cabins. The solution to attacking this deficit is unprecedented in that it creates significantly more affordable housing opportunities than employees generated by the development at no net cost to the taxpayer.
- **Variety of Transportation Choices:** The system supports mode choice, minimizes parking requirements and increases safety for pedestrians and bicyclists. By clustering residential and commercial space at the Village Core, employees and residents will be less auto-dependent.
- **Walkable Neighborhoods:** The Teton Village Expansion PUD promotes pedestrian mobility by clustering and mixing commercial and residential spaces at the Village Core and by creating a network of convenient interconnected pathways and open areas that will reduce short distance vehicle trips.

# APPENDIX

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## 1994 PLAN SUMMARY

# **JACKSON/TETON COUNTY**

## **COMPREHENSIVE PLAN**

**EXCERPTS, INCLUDING ALL  
GOALS AND OBJECTIVES**

# CHAPTER 1

## COMMUNITY VISION

### **The Vision Includes:**

- ? scenic vistas preservation;
- ? wildlife diversity and abundance;
- ? a continuation of ranching and other traditional agriculture
- ? good quality air and water;
- ? a strong economy based upon visitation, offering unique visitor experiences in the outdoors;
- ? a balanced community not dominated by lodging and resorts;
- ? nodes and clusters of affordable homes; and
- ? good schools, parks, and other services to support community life.

In addition, the Town of Jackson focused on local and neighborhood concerns:

- ? safe, secure residential neighborhoods with quiet streets;
- ? a variety of housing types to support a diverse community;
- ? an efficient transportation system which is safe for pedestrians and cyclists as well as vehicles;
- ? a vital, pedestrian-oriented downtown area which welcomes both visitors and locals;
- ? major streets which are attractive and set a positive community image;
- ? protected and restored resources, such as the Town's hillside areas, and Cache and Flat Creeks; and
- ? residential and commercial buildings which reflect Jackson's heritage, character, and image.

### **Vision Statement**

It is the vision of the citizens, planners and elected officials, who have all contributed to this plan, to guide and manage change and development to:

- ? support and promote a diverse social and economic population that includes a resident work force;
- ? preserve the traditions and character of the Rocky Mountain West and Wyoming, including ranching and through architectural design;
- ? promote economic sustenance that does not depend on population growth;
- ? set aside, for generations to come, scenic vistas and wildlife habitat;
- ? maintain and enhance environmental quality, including air and water quality;
- ? maintain outdoor recreation and adventure opportunities; and
- ? offer a spectrum of housing types, especially for resident workers.

The vision also includes the intent that development on private land in Teton County be compatible with surrounding public land values and uses, including Grand Teton National Park, Yellowstone National Park, and Bridger-Teton National Forest, because all towns, neighborhoods and resorts in Teton County are integral to the Greater Yellowstone Ecosystem.

## **Guiding Principles**

The guiding principles shown below have been articulated to reconcile the benefits of growth with the benefits of growth management.

1. Teton County's wildlife and scenic resources are a local and national treasure, and, therefore, the community recognizes a stewardship responsibility for their protection. Future development in Teton County will take place in this context.
2. Teton County is a community first and a resort second. Social diversity is a defining characteristic of the community, and sufficient housing is seen as essential to retain that characteristic in the future. High end residential and commercial development will not be permitted to dominate the community at the expense of affordable housing opportunities for permanent residents.
3. The intent of this Plan is to create conditions for a sustainable visitor-based economy that reflects the unique small-town, Western commercial character of Jackson, and the outdoor recreational opportunities of Teton County as key components of the visitor experience.
4. As a community grounded in values of individualism, fairness and hospitality, the intent of this Plan is to provide property owners and local businesses with as much flexibility as possible in the use and development of their property. Local elected officials will be entrusted with discretionary decision-making power to protect public health, safety and welfare.

## **CHAPTER 2**

### **POPULATION, ECONOMY AND GROWTH**

#### **Goals**

1. To manage growth based on the community character vision, so that growth achieves beneficial outcomes throughout the community.
2. To support a balance of growth among residential, commercial, and resort development to preserve and enhance community character.
3. To encourage enhancement of the types of visitor services that emphasize the area's unique outdoor attributes.
4. To define the future boundaries of growth necessary to preserve community character.
5. To manage the rate of growth in the residential, resort and commercial sectors in a way that allows the community to change while preserving community character.

## **CHAPTER 3**

### **COMMUNITY CHARACTER**

#### **Goals**

1. To maintain a sense of place and of community, and a way of life based upon Teton County's western heritage.
2. To protect Teton County's natural and scenic resources, including wildlife as a primary element of community character.
3. To maintain social and economic diversity.
4. To maintain a balance between visitation and community life.
5. To preserve the character of some existing neighborhoods and commercial centers and to enhance others through redevelopment.

#### **Objectives**

1. Maintain open space in continuous tracts, to allow the continuation of agricultural options and to protect rural character where appropriate.
2. Protect key natural resources and features.
3. Identify and protect critical wildlife habitat and migration corridors.
4. Protect key scenic vistas and scenic areas.
5. Establish the spatial and functional relationships of structures to a site as the basis for regulating development.
6. Facilitate the protection of important natural, scenic and agricultural areas through conservation easements to the extent that minimum development may be allowed on sensitive parcels to facilitate protection of large parcels.

## **CHAPTER 4**

### **NATURAL AND SCENIC RESOURCES**

#### **Goals**

1. To preserve and protect wildlife habitat, including continuous migration corridors.
2. To protect environmentally sensitive and physically unsafe areas from development.
3. To preserve the scenic quality of the environment.
4. To protect significant natural features and land forms.
5. To encourage restoration of environmentally degraded areas.
6. To preserve open space.
7. To foster, promote and encourage ranching.

#### **Objectives**

1. Protect natural areas, including critical wildlife habitat and migration corridors, through incentives and flexible options for land development.
2. Identify and preserve key image-setting scenic vistas and corridors.
3. Improve the visual quality of existing development.
4. Preserve important natural resources through clustering incentives and “level of protection” requirements.
5. Adopt regulations that discourage development in natural and hazard areas, and which require responsible, effective mitigation when such areas are developed.
6. Continue air quality monitoring, and continue proactively to implement programs to improve and protect the ambient air quality of Teton County.
7. Protect surface water quality county wide through adequate setbacks and the required use of “best management practices” for point and non-point pollution sources.
8. Provide and manage public access to natural resource areas in a manner consistent with natural resource protection goals.
9. Facilitate the protection of important natural, scenic and agricultural areas through Conservation easements to the extent that minimum development may be allowed on sensitive parcels to facilitate protection of large parcels.
10. Work with the Forest Service to ensure retention of grazing leases and access rights for ranchers in Teton County.
11. Support the work of other agencies to find equitable means for protecting and maintaining open space.
12. Educate Teton County residents and visitors about ranching operations and ways to minimize potential conflicts.

13. The Town and County shall promote and encourage the use of conservation easements in-lieu of deed restrictions, platted open space, and other less effective and comprehensive methods of land protection.

## **CHAPTER 5**

### **AFFORDABLE HOUSING**

#### **Goals**

1. To provide a variety of quality affordable housing for Teton County's socially and economically diverse population.
2. To establish a balanced program of incentives, requirements, and public and private actions to provide affordable housing.

#### **Objectives**

1. Monitor affordable housing needs County-wide, by maintaining current and historical income, employment, and housing cost data.
2. Encourage innovation in development of affordable housing.
3. Allow a variety of housing types and sizes that are likely to be affordable to Teton County residents.
4. A portion of all residential development be housing that is affordable to Teton County residents.
5. Create housing stock to meet the needs of at least a portion of the County's seasonal employees.
6. Plan for and designate areas in both the Town and the County for varieties of housing types that are likely to diversify the affordable housing market.
7. Monitor the performance of affordable housing measures and make adjustments where possible to improve their effectiveness.
8. Support the efforts of the Jackson Hole Community Housing Trust to provide long-term solutions to the affordable housing problem.
9. Develop creative strategies to obtain land, which is to be used exclusively for affordable housing.
10. Work with the State Legislature to create a dedicated tax-based funding source for affordable housing.
11. Explore public-private programs to provide affordable housing.

## **CHAPTER 6**

### **COMMERCIAL AND RESORT DEVELOPMENT**

#### **Goals**

1. Economic development efforts shall be consistent with community character, natural resources and affordable housing goals.
2. To preserve and protect the economic vitality of the community by ensuring that The quality of the natural and built environment and unique western character are maintained.

#### **Objectives**

1. To achieve commercial development which is sensitive to the scale and character of Teton County and which minimizes disruption of existing neighborhoods.
2. To ensure that commercial development places the most minimal possible economic and natural resource demands on the community.
3. To control sprawl and strip commercial development, and to provide for the effective control of commercial signs.
4. To develop effective mechanisms for providing employee housing.
5. To encourage the continuation of ranching and to minimize the disruption of agricultural activities by new development.
6. To encourage further economic growth only when the higher priority objectives of community character, natural resources, and affordable housing are achieved.
7. To allow resort expansion only in a community-wide context, and to achieve balance between the community and the resorts.

## **CHAPTER 7**

### **COMMUNITY FACILITIES**

#### **Goals**

1. Anticipate community facility needs due to planned levels and locations of growth.
2. Maintain up-to-date Town and County development exactions, and/or adopt impact fees which ensure that growth pays its fair share of the costs of park and recreation facilities, transportation, water supply and wastewater treatment facilities, fire protection facilities, government facilities and schools.

#### **Objectives**

1. Reserve locations for new facilities in accordance with the planned areas of growth and build these new facilities when the demand exists.
2. Maintain a 5-10 year capital facilities program which sets priorities for construction necessary facilities which are consistent with and implement the Comprehensive Plan.

## **CHAPTER 8**

### **TRANSPORTATION**

#### **Goals**

1. To provide an efficient, cost effective transportation system with reliance upon all modes, including transit, pedestrian, and bicycle.
2. To enhance the safety of the street and highway system in Teton County for the benefit of motorists, pedestrians, and cyclists.
3. To systematically plan for future transportation needs within the context of community character.

#### **Objectives**

1. Investigate the feasibility of expanding transit service to meet total community needs.
2. Develop a functional street classification system for the Town of Jackson, with standards and criteria for, at a minimum:
  - minor streets,
  - collector streets, and
  - arterials.
3. Initiate a program of pedestrian safety improvements, including sidewalks and crosswalks.
4. Prioritize pathway projects in order to begin implementation of the Pathways Plan through Town and County capital improvement programming and development exactions, where appropriate.
5. Review the Teton County Transportation Master Plan, with respect to any new issues and future land use possibilities raised by this comprehensive plan.
6. Continue to investigate options for easing traffic congestion and pedestrian conflicts in the downtown area.
7. Investigate more effective long-range solutions to downtown parking problems.

## **CHAPTER 9**

### **INTERGOVERNMENTAL COORDINATION**

#### **SUMMARY STATEMENT OF GOALS AND OBJECTIVES**

**Goal** To achieve a high level of cooperation and coordination among the various state, federal and local agencies operating in Teton County.

**Objectives** To provide structures for ongoing coordination between Town and County government as well as joint review of planning issues.

To provide formalized structures and open lines of communication between Town and County government, state, and federal agencies as well as with other individual quasi-governmental jurisdictions within the County.

## CHAPTER 10

### AGRICULTURAL RESOURCES

#### Goals

To encourage agricultural activities in Jackson Hole because:

1. It is productive use of land.
2. It contributes to Jackson Hole's unique community character.
3. It provides and maintains critical habitat for wildlife.
4. It is the primary foreground view for the scenic vistas so popular among tourists and residents alike.
5. It is a tourist attraction in and of itself and as well as providing a context for such attractions as the rodeo and County Fair.
6. It lends diversity and tradition to a rapidly changing area.

Ranching will be encouraged by the following policies:

1. The adoption of a County policy on the significant public values of agriculture in Teton County.
2. The Town and County will work with the State Legislature to create a dedicated tax-based funding source for the Jackson Hole Land Trust, Teton County Scenic Preserve Trust, and the Nature Conservancy to acquire easements from ranchers.
3. Agricultural and ranching uses and activities will be exempted from many of the regulations contained in the Teton County Comprehensive Plan.
4. The Town and County will assist ranchers during spring and fall cattle drives, including traffic control and announcements not to jog or bicycle along routes.
5. The Town and County will provide information for visitors and residents about ranching operations and potential conflicts.

