



# Table of Contents

|   |           |
|---|-----------|
| <b>Introduction.....</b>  | <b>1</b>  |
| Purpose of this Plan .....  | 1         |
| Jackson/Teton County: Our comprehensive planning history.....                                       | 1         |
| The 1970s .....   | 1         |
| The 1980s .....   | 1         |
| The 1994 Plan .....   | 2         |
| Planning over the Past Decade.....  | 3         |
| This Plan's Organization .....  | 5         |
| <b>2009 Jackson / Teton County Community Vision .....</b>   | <b>7</b>  |
| The Community Vision and Sustainability Concept.....  | 7         |
| Balancing Community Values .....  | 8         |
| Past comprehensive plans dealt with separate, unrelated elements .....                              | 8         |
| This Plan balances and prioritizes the community's values using the concept of sustainability ..... | 9         |
| Prioritizing Community Values .....   | 10        |
| Promote Stewardship of Wildlife and Natural Resources (Theme 1).....                                | 10        |
| Manage Growth Responsibly (Theme 2).....  | 11        |
| Maintain Town as the "Heart of the Region" (Theme 3) .....  | 11        |
| Meet Our Community's Housing Needs (Theme 4).....   | 12        |
| Provide for a Diverse and Balanced Economy (Theme 5) .....  | 12        |
| Develop a Multi-Modal Transportation Strategy (Theme 6) .....                                       | 13        |
| Provide Quality Community Services, Facilities, and Infrastructure (Theme 7) .....                  | 13        |
| Relationship of the Themes and Future Land Use Plan .....   | 14        |
| <b>Promote Stewardship of Wildlife and Natural Resources (Theme 1) .....</b>                        | <b>15</b> |
| Why is this theme addressed? .....  | 15        |
| What the community has said about this theme .....  | 17        |
| Principles and Policies.....  | 18        |
| Principle 1.1—Maintain viable populations of all native species.....                                | 18        |
| Principle 1.2—Preserve the quality of natural resources.....  | 20        |
| Principle 1.3—Promote sustainable use of resources and reduce greenhouse gas emissions.....         | 21        |
| Principle 1.4—Limit development in naturally hazardous areas .....                                  | 22        |
| Principle 1.5—Maintain the scenic resources of the area.....  | 23        |
| Principle 1.6—Conserve remaining agricultural resources .....                                       | 24        |
| Principle 1.7—Maintain public access to public lands .....  | 25        |
| Strategies .....  | 25        |
| Indicators .....  | 26        |
| <b>Manage Growth Responsibly (Theme 2).....</b>   | <b>27</b> |
| Why is this theme addressed? .....  | 27        |
| What the community has said about this theme .....  | 29        |



|   |           |
|---|-----------|
| Principles and Policies .....   | 30        |
| Principle 2.1—The Town of Jackson and identified county nodes are the most appropriate location for development .....           | 30        |
| Principle 2.2—Conservation and development will occur in a predictable pattern as described in the Future Land Use Plan.....    | 32        |
| Principle 2.3—Development regulations will protect existing character and promote sustainable development.....                  | 33        |
| Principle 2.4—A regional perspective should be considered in all local planning decisions .....                                 | 34        |
| Principle 2.5—Continue intergovernmental coordination to achieve growth management.....   | 35        |
| Strategies .....  | 36        |
| Indicators .....  | 36        |
| <b>Uphold Jackson as “Heart of the Region” (Theme 3).....</b>   | <b>37</b> |
| Why is this theme addressed? .....  | 37        |
| What the community has said about this theme .....  | 39        |
| Principles and Policies .....   | 39        |
| Principle 3.1—Maintain the Town of Jackson as the population center of the region .....   | 39        |
| Principle 3.2—The Town of Jackson will continue as the regional hub for retail and commercial development in the county.....    | 40        |
| Principle 3.3—Foster healthy residential neighborhoods .....  | 41        |
| Principle 3.4—Promote targeted residential growth within identified town growth districts.....                                  | 41        |
| Principle 3.5—Recognize the importance of civic spaces and social functions as a part of maintaining a sense of community ..... | 42        |
| Principle 3.6—Preserve historic structures and sites.....   | 43        |
| Strategies .....  | 44        |
| Indicators .....  | 44        |
| <b>Meet Our Community’s Housing Needs (Theme 4).....</b>  | <b>45</b> |
| Why is this theme addressed? .....  | 45        |
| What the community has said about this theme .....  | 46        |
| Principles and Policies .....   | 47        |
| Principle 4.1—House a diverse population in a variety of housing types .....  | 47        |
| Principle 4.2—Require that development and redevelopment mitigate the workforce housing impacts .....                           | 48        |
| Principle 4.3—Prioritize the preservation of existing workforce housing stock.....  | 48        |
| Principle 4.4—Incentivize the creation of workforce housing.....  | 49        |
| Strategies .....  | 50        |
| Indicators .....  | 51        |
| <b>Provide for a Diverse and Balanced Economy (Theme 5).....</b>  | <b>53</b> |
| Why is this theme addressed? .....  | 53        |
| What the community has said about this theme .....  | 54        |
| Principles and Policies .....   | 55        |
| Principle 5.1—Maintain a strong and diverse economy.....  | 55        |
| Principle 5.2—Balance economic development with workforce housing and community character.....                                  | 56        |
| Strategies .....  | 57        |
| Indicators .....  | 57        |

|  |           |
|--|-----------|
| <b>Develop a Multi-Modal Transportation Strategy (Theme 6) .....</b>   | <b>59</b> |
| Why is this theme addressed? .....   | 59        |
| What the community has said about this theme .....   | 61        |
| Principles and Policies.....   | 61        |
| Principle 6.1—Increase the share of trips made by alternate modes, especially transit .....                      | 61        |
| Principle 6.2—Reduce reliance on single occupancy vehicle travel .....   | 62        |
| Principle 6.3—Maintain a safe, efficient, interconnected, multi-modal transportation system.....                 | 63        |
| Potential Transportation Network Projects .....  | 64        |
| Strategies .....   | 65        |
| Indicators .....   | 66        |
| <b>Provide Quality Community Facilities, Services and Infrastructure (Theme 7) .....</b>                         | <b>67</b> |
| Why is this theme addressed? .....   | 67        |
| What the community has said about this theme .....   | 68        |
| Principles and Policies.....   | 68        |
| Principle 7.1—Provide quality services and facilities to residents in a safe, efficient, and timely manner ..... | 68        |
| Principle 7.2—Adequately fund existing and future public services and facilities.....                            | 69        |
| Principle 7.3—Ensure that services and facilities are distributed equitably and efficiently.....                 | 70        |
| Strategies .....   | 71        |
| Indicators .....   | 71        |
| <b>Future Land Use Plan.....</b>   | <b>73</b> |
| What is the Future Land Use Plan?.....   | 73        |
| What is its Purpose? .....   | 74        |
| Future Land Use Plan Reflects Values.....  | 74        |
| Future Land Use Plan Parts.....  | 75        |
| Land Use Classifications .....   | 77        |
| Future Land Use Map .....  | 82        |
| Buildout Calculations .....  | 85        |
| Residential Buildout .....   | 85        |
| Non-residential Buildout.....  | 85        |
| Projected Growth.....  | 86        |
| Districts .....  | 87        |
| <i>County Rural Districts</i>  |           |
| District 1: Alta .....   | 88        |
| District 2: Buffalo Valley.....  | 90        |
| District 3: Gros Ventre/Kelly .....  | 92        |
| District 4: North of Town.....   | 94        |
| District 5: Eastbank.....  | 96        |
| District 6: Westbank .....   | 98        |
| District 7: Hog Island/Game Creek.....   | 100       |
| District 8: Canyons/Hoback Junction .....  | 102       |
| <i>County Nodes</i>  |           |
| District 9: Teton Village.....   | 104       |
| District 10: Aspens .....  | 106       |
| District 11: Wilson.....   | 108       |
| District 12: South Park .....  | 110       |



## TABLE OF CONTENTS

|  |            |
|--|------------|
| <i>Town Stable Districts</i>   |            |
| District 13: West Jackson.....   | 112        |
| District 14: Southern Hillside.....  | 114        |
| District 15: East Jackson.....   | 116        |
| District 16: Town Square .....   | 118        |
| <i>Town Targeted Growth Districts</i>  |            |
| District 17: The "Y" .....   | 120        |
| District 18: Karns Meadow .....  | 122        |
| District 19: Rodeo Grounds .....   | 124        |
| District 20: Southeast Jackson.....  | 126        |
| District 21: North Cache .....   | 128        |
| <i>Town Commercial Districts</i>   |            |
| District 22: Southern Highway 89 .....   | 130        |
| District 23: Central Business District.....                                      | 132        |
| District 24: South Cache/Snow King Corridor.....                                 | 134        |
| District 25: Snow King Resort .....  | 136        |
| <b>Administration.....</b>   | <b>139</b> |
| Why Is An Administration Chapter Important?.....                                 | 139        |
| Administration Chapter Purpose .....   | 139        |
| Who is Responsible? .....  | 139        |
| The Community .....  | 140        |
| The Town and County Planning Departments.....                                    | 140        |
| Elected Officials.....   | 140        |
| Governmental, Quasi-Governmental, and Non-Profit Agencies and Organizations..... | 140        |
| How to Monitor Progress of this Plan .....                                       | 141        |
| Annual Analysis.....   | 141        |
| 5-Year Review.....   | 141        |
| How the Community will Respond to Changing Conditions.....                       | 141        |
| Future Land Use Plan Amendments .....  | 142        |
| Vision, Theme, Policy, and Administration Amendments.....                        | 142        |
| <b>Appendices:</b>   |            |
| Appendix A: Plan and Policy Summary.....   | A-1        |
| Appendix B: 1994 Plan Analysis .....   | B-1        |
| Appendix C: Existing Conditions Snapshot.....                                    | C-1        |
| Appendix D: Four Scenarios and Key Pad Results .....                             | D-1        |
| Appendix E: UW Survey Results .....  | E-1        |
| Appendix F: Outline Survey Results.....  | F-1        |
| Appendix G: Survey Summary .....   | G-1        |
| Appendix H: Travel Demand Modeling .....   | H-1        |
| Appendix I: Buildout Numbers and Assumptions .....                               | I-1        |
| Appendix J: Affordable Housing (1994 Plan—Chapter 5, Appendix A & B) .....       | J-1        |
| Appendix K: Transportation (1994 Plan—Chapter 8).....                            | K-1        |
| Appendix L: Public Outreach Summary .....  | L-1        |
| Appendix M: Statutory Authorization .....  | M-1        |