



Table of Contents

Introduction.....	1
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
2009 Jackson / Teton County Community Vision	7
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
Promote Stewardship of Wildlife and Natural Resources (Theme 1)	15
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
Manage Growth Responsibly (Theme 2).....	27
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
Uphold Jackson as “Heart of the Region” (Theme 3).....	37
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
Meet Our Community’s Housing Needs (Theme 4).....	45
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
Provide for a Diverse and Balanced Economy (Theme 5).....	53
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

Develop a Multi-Modal Transportation Strategy (Theme 6)	59
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
Provide Quality Community Facilities, Services and Infrastructure (Theme 7)	67
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
Future Land Use Plan	73
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

<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
Administration.....	139
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
Appendices:	
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