

District 2: Buffalo Valley

Priority: Promote Stewardship of Wildlife and Natural Resources

Buffalo Valley is identified as a County Rural District in the Future Land Use Plan and is an appropriate area in which to promote the stewardship of wildlife and conservation of natural resources. Private land in Buffalo Valley lies along the Buffalo Fork of the Snake River and Pacific Creek and contains crucial wildlife habitat and migration corridors. The existing open spaces in Buffalo Valley are a valuable scenic resource.

Conservation easement incentives and non-regulatory conservation efforts are appropriate in this district to protect the abundant natural and scenic resources. Residential development must be limited and development that does occur should maintain the rural character.

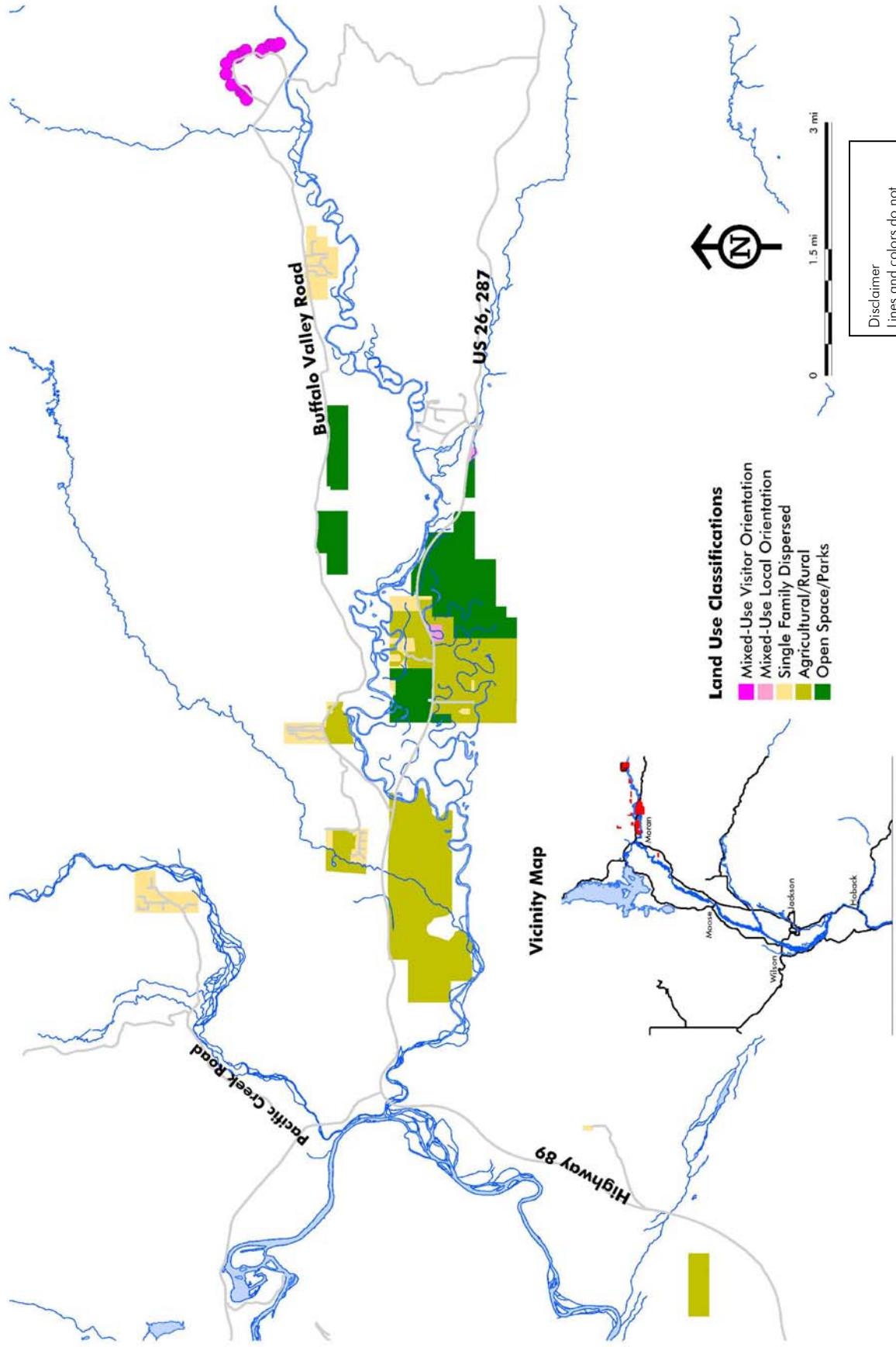
The residents of Buffalo Valley have identified a strong desire to remain a small and rural community. Viability of the elementary school and preservation of the livability of the community for families is essential to meeting this community objective. Year-round livability requires housing options for families and convenience commercial that reduces dependence on trips to town.

The sites of the Hatchet Resort and Grand Teton KOA have been identified as appropriate locations for mixed-use, locally-oriented, non-residential redevelopment. Limited lodging is appropriate in Buffalo Valley (unlike other areas of the town and county classified as Mixed-Use Local Orientation) in association with the development of local convenience commercial. With limited residential development potential in the area, the viability of year-round convenience commercial is reliant on additional lodging use.

Housing on private land in the Buffalo Valley district should be of a rural density and intensity. Density bonuses for workforce housing are not appropriate in this district because of the abundance of wildlife, natural and scenic resources and the distance from economic and social services. However, there may be opportunities for the community and federal agencies to develop mutually beneficial workforce housing solutions in the district.

THEME PRIORITIZATION IN THIS DISTRICT	
WILDLIFE AND NATURAL RESOURCES	
▪ Protect abundant wildlife habitat and migration routes.	▪ Protect the Buffalo Fork and Pacific Creek, and associated riparian areas.
▪ Conserve rural, agricultural character and associated scenic resources.	
RESPONSIBLE GROWTH	
▪ Limit residential development potential.	▪ Redevelop local services in existing locations.
BALANCED ECONOMY	
▪ Local convenience mixed use at two locations with existing commercial use.	▪ Limited continued lodging to sustain local convenience use.
COMMUNITY FACILITIES	
▪ Maintain the viability of the school, which is important to community character.	▪ Continue cooperation with Grand Teton National Park for some services.
WORKFORCE HOUSING	
▪ Not an appropriate location for workforce housing density bonuses.	▪ Local convenience mixed-use redevelopment provides opportunity for variety in housing types.
TRANSPORTATION	
▪ Provide local convenience commercial to reduce trips.	
TOWN AS HEART	
▪ Limit development outside of the town.	

Conceptual Future Land Use Map



Disclaimer
 Lines and colors do not represent fixed regulatory boundaries and are only to be used as a starting point for more specific future planning