

## District 5: Eastbank

### Priority: Promote Stewardship of Wildlife and Natural Resources

The Eastbank is a large County Rural District located north, east, and southeast of Jackson and along the east bank of the Snake River. A key factor in the district is stewardship of wildlife habitat, protection of natural and scenic resources, and conservation of agricultural land. Another priority is transportation system improvements to alleviate congestion at the "Y" intersection.

This district contains some of the valley's most important wildlife habitat and natural resources along the east bank of the Snake River and the associated riparian habitat. East and West Gros Ventre Butte and the Walton, Poodle, and Spring Gulch Ranches are located within this district and are perhaps the most viewed and iconic privately owned scenic resources in the valley.

In general, the majority of the district is appropriate only for agricultural or rural land use that minimizes impacts to wildlife habitat and natural and scenic resources. Regulatory and non-regulatory efforts should be made to conserve existing undeveloped areas in this district. Development is generally discouraged.

While conservation is paramount in this district, transportation network improvements are also necessary for the community to achieve our responsible growth principle. Construction of the Tribal Trails connector to alleviate traffic congestion at the "Y" is one project slated for the area. Also, the redesign of Highway 22 from the "Y" to Highway 390 and pathway construction along that same stretch are planned. These projects should minimize impacts to wildlife and focus on all modes of transportation to make alternate modes of transportation more convenient. Efforts should also be made to bury the power lines along Highway 22 to help achieve scenic corridor enhancement and protection.

The community does not need or desire expansion of the existing visitor oriented non-residential uses in this district. New community facilities are not appropriate in this district. However, limited expansion of existing institutional development and the town sewer treatment facility may be appropriate as needed.

The Eastbank district is not an appropriate location for density bonuses for workforce housing. Residential

development should be limited to rural character on unplattd parcels and development of platted parcels that minimizes wildlife, natural, and scenic resource impacts. The bulk and scale of all residential development should continue to be of a modest, rural character.

THEME PRIORITIZATION IN THIS DISTRICT	
<b>WILDLIFE AND NATURAL RESOURCES</b>	
▪ Protect Snake River corridor and associated riparian habitat.	▪ Maintain migration routes.
▪ Protect the prevalent privately-owned scenic and agricultural resources.	
<b>TRANSPORTATION</b>	
▪ Construct the Tribal Trails connector to relieve congestion at the "Y".	▪ Redesign Hwy 22 from the "Y" to Hwy 390 and construct adjacent pathway.
<b>RESPONSIBLE GROWTH</b>	
▪ Limit residential development potential.	▪ Provide for community needs in town and South Park, interior to district.
<b>BALANCED ECONOMY</b>	
▪ Keep approved non-residential uses at current intensities	
<b>WORKFORCE HOUSING</b>	
▪ Not an appropriate location for workforce housing density bonuses.	
<b>COMMUNITY FACILITIES</b>	
▪ New facilities should be located adjacent to town or a county node.	▪ Expand town sewer treatment facility as needed.
<b>TOWN AS HEART</b>	
▪ Limit development outside of the town.	

## Conceptual Future Land Use Map

## Land Use Classifications

- Mixed-Use Visitor Orientation
- Mixed-Use Local Orientation
- Single Family Dispersed
- Agricultural/Rural
- Public/Quasi-Public
- Open Space/Parks

