

## District 7: Hog Island/Game Creek

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

The Hog Island/Game Creek district is a County Rural District located south of Jackson along Highway 89. This district contains the Snake River as well as Game Creek, Porcupine Creek, and Horse Creek and their associated riparian areas. It also contains Munger Mountain and many steep south and west-facing slopes that are valuable habitat. The priority in this district is protection of the crucial wildlife habitat. While much of the crucial habitat is on neighboring public lands, it is important that development on private land respects and is compatible with habitat areas and the greater ecosystem. Conservation easement incentives and non-regulatory conservation efforts are appropriate to protect habitat and migration corridors on both sides of the Snake River and to maintain water quality in the district.

While wildlife prioritization means that development in this district should generally be minimized, Hog Island is appropriate for development of combined housing and light industries. Many landscaping and similar contracting business are already operated out of homes in the area. Home businesses within the Single Family Dispersed area (located between Evans Road and KDC Subdivision) are appropriate, because they respond to the community's economic and social need for light industry. Hog Island is the only location in the county appropriate for development that is more dense than rural and less dense than town. Generally, development in Hog Island should be of a predominantly detached residential character that provides both housing and light industry opportunities needed by the community. A mix of residential and light industry uses is expected on most properties. Development should still provide wildlife permeability and minimize wildlife impacts.

Development in the rest of the district should be minimal and of a modest, rural scale. The existing mobile home parks in this district are recognized as appropriate because of the housing opportunities they provide, however no expansion or addition of mobile home parks is appropriate.

South Highway 89 is an important transportation corridor into the community and should be maintained as a safe travel corridor for all modes and minimize wildlife, natural, and scenic resource impacts. The community will continue to work with WYDOT on this issue.

No additional public facilities are necessary or appropriate in this district.

#### THEME PRIORITIZATION IN THIS DISTRICT

##### WILDLIFE AND NATURAL RESOURCES

- Protect Snake River, other water bodies, wildlife habitat, and migration corridors.

##### RESPONSIBLE GROWTH

- Limit residential development potential.
- Appropriate location for additional light industry at home business intensity.

##### BALANCED ECONOMY

- Make provision for light industry home businesses.

##### TRANSPORTATION

- Limit wildlife and natural and scenic resource impact in the reconstruction of South Highway 89.

##### WORKFORCE HOUSING

- Not an appropriate location for workforce housing density bonuses.
- Provide housing opportunities through light industry home business development.

##### COMMUNITY FACILITIES

- Additional community facilities not appropriate.

##### TOWN AS HEART

- Limit residential development outside of the town.
- No additional resort, professional, retail, or civic use appropriate.

# Conceptual Future Land Use Map

