

District 9: Teton Village

Priority: Manage Growth Responsibly

Teton Village is identified as a County Node on the Future Land Use Plan because it is one of the most intensive development districts in the county and does not contain mapped crucial habitat or migration corridors. The priority in the Teton Village district is the maintenance and support of the approved resort uses upon which the community's economy depends. By continuing to allow for the economic and housing needs of the community in this district, the community will be able to conserve areas with higher wildlife habitat and natural resource value.

The development allowed by the existing resort master plan remains consistent with the community vision. Recent development has been oriented toward higher-end visitor services. While these services are important to our economy and are appropriate in Teton Village, additional resort development beyond what is approved should not occur.

Additional development potential should only occur if it is to support the vibrancy and sustainability of the resort by providing restricted workforce housing (100% restricted units) and limited locally-oriented commercial to serve the workforce.

In fact, Teton Village needs restricted workforce housing and local convenience commercial opportunities to become more sustainable and self-sufficient and reduce traffic. The district already has provisions for sewer, emergency services, recreation and transit, so it is an appropriate location. Providing restricted housing for resort employees in Teton Village would put workers within walking distance of their jobs—reducing transportation network impacts. Furthermore, local convenience commercial that serves the workers living in the Village will also help reduce impacts. Both types of uses can be developed in the Village with minimal impact to scenic and natural resources, because of the existing intensity of development. The major hurdle is the administrative process of amending the resort master plan. The county will accommodate efforts to amend the resort master plans to accommodate community needs.

Development and redevelopment occurring at the Village should consider natural and scenic resource impacts and mitigate for them. The largest impact will

be on Highway 390 traffic. Increasing transit service and the percentage of trips made by alternate modes of transportation is essential to the realization of the community's responsible growth value.

Teton Village is the preferred location of a west bank satellite Sheriff's Office. Additional community facilities beyond the existing water, sewer, Fire/EMS, and medical clinic are not likely needed.

While Teton Village will grow according to its master plan and to provide for community needs, The Town of Jackson should remain as the professional, retail, and civic heart of the region.

THEME PRIORITIZATION IN THIS DISTRICT

RESPONSIBLE GROWTH

- Appropriate for development that provides for community needs (i.e., housing, satellite facilities).

BALANCED ECONOMY

- Approved resort development important and appropriate.
- Additional locally-oriented commercial appropriate.
- Focus on morning-through-evening viability and livability.

WORKFORCE HOUSING

- Appropriate location for additional restricted workforce housing.
- Provide a variety of housing opportunities within walking distance of services.

TRANSPORTATION

- Increase viability of alternate modes of transportation through nodal development.
- Increase year-round transit frequency and proportion of Hwy 390 trips by alternate modes.

COMMUNITY FACILITIES

- Satellite Sheriff's Office appropriate.

WILDLIFE AND NATURAL RESOURCES

- Design development for wildlife permeability at periphery of district.
- Maintain dominance of natural forms.

TOWN AS HEART

- No additional resort, professional, retail, or civic uses appropriate.

Conceptual Future Land Use Map

