# District 11: Wilson

## Priority: Manage Growth Responsibly

The Wilson district—located within walking distance (~1/4 mile) of the Wilson commercial core—is a County Node appropriate for town-level densities. The priority in Wilson is the provision of housing opportunities to benefit the community. Wilson is an already developed community that contains provisions for education, local convenience commercial, sewer, emergency services, recreation, and transit. Providing for community housing needs in Wilson allows for protection of wildlife, natural, and scenic resources in the broader region, while enhancing the vibrancy and sustainability of Wilson.

Increased residential development potential above 2009 zoning levels is intended to provide workforce housing or off-site open space. Because of existing development patterns, infill development and redevelopment will likely occur incrementally on one or two properties at a time. New development must be consistent with the existing town-style development pattern (generally as 50x150 lots with one or two dwelling units on each). The units should be of a detached or duplex character and emphasize pedestrian access. More dense residential development is most appropriate near mixed-use areas and away from Fish Creek and other riparian lands. All development in Wilson should be designed to protect riparian corridors.

Maintenance of the existing local commercial use in Wilson is important to its continued function as a node and community. Additional rooftops in Wilson will increase the viability and sustainability of locally-oriented commercial. The most appropriate non-residential uses in the Wilson commercial core are those that reduce the need for residents of Wilson and surrounding areas to travel into Jackson for basic needs, while not attracting trips from elsewhere in the county. Limited professional office use may create daytime vibrancy in Wilson. Lodging is not appropriate. Redevelopment of the Wilson commercial core should be of a mixed-use nature to provide housing opportunities and protect riparian corridors.

Increasing the vibrancy of Wilson as a town-style node will also facilitate community-desired shifts to alternate transportation modes to reduce traffic. Pedestrian travel within Wilson on daily basic service trips will decrease traffic on Highway 22 and will increase viability of the
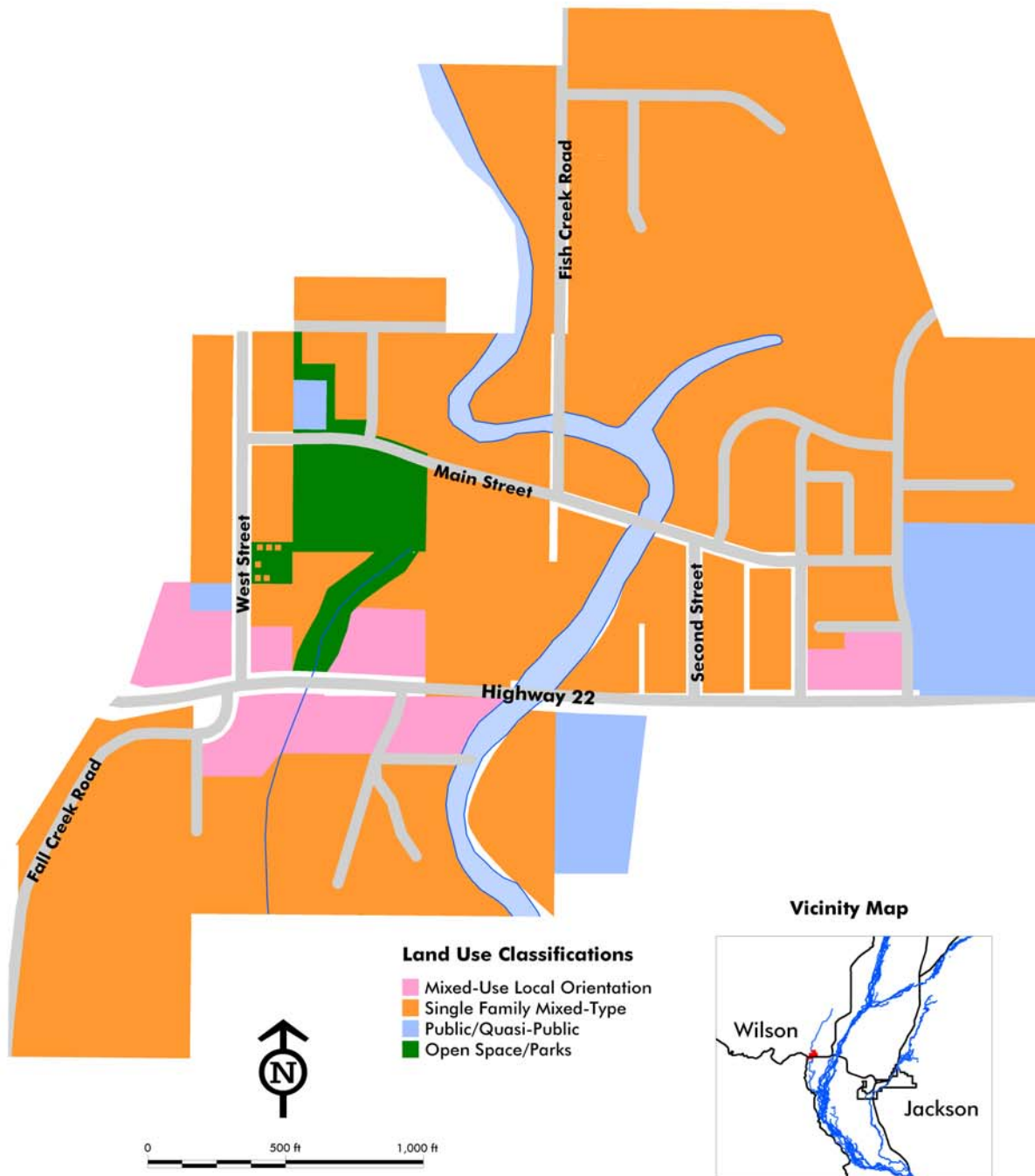
Wilson transit stops. If Highway 22 through Wilson is reconstructed, the community will work with WYDOT to implement the desired Highway 22 cross section from the 2001 Wilson Charrette.

The existing community facilities in Wilson can accommodate town-level densities. Additional parks may be appropriate as larger properties (re)develop. Wilson may be an appropriate location for a satellite westbank Sheriff's Office, if one cannot be provided in Teton Village.

While Wilson is designated as a node to accommodate some community needs such as housing, the Town of Jackson should remain the lodging, retail, professional, and civic center of the region.

| THEME PRIORITIZATION IN THIS DISTRICT |
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| **RESPONSIBLE GROWTH** |
| ▪ A county node appropriate for contextually-sensitive development that provides for community needs. |
| **WORKFORCE HOUSING** |
| ▪ Appropriate location for density bonuses for workforce housing. <br> ▪ Mixed-use redevelopment of commercial core will provide variety in housing types. |
| **BALANCED ECONOMY** |
| ▪ Protect local convenience commercial. <br> ▪ Limited professional office space appropriate. <br> ▪ Lodging not appropriate. |
| **TRANSPORATION** |
| ▪ Increase viability of alternate modes of transportation with this nodal development. <br> ▪ Work with WYDOT to use Wilson Charrette cross-section for reconstruction of Hwy 22. |
| **WILDLIFE AND NATURAL RESOURCES** |
| ▪ Design development to protect Fish Creek and riparian areas. |
| **COMMUNITY FACILITIES** |
| ▪ Satellite Sheriff's Office may be appropriate. |
| **TOWN AS HEART** |
| ▪ No additional resort, retail, or civic land use appropriate. |

**Conceptual Future Land Use Map**



**Land Use Classifications**

- Mixed-Use Local Orientation
- Single Family Mixed-Type
- Public/Quasi-Public
- Open Space/Parks

**Vicinity 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