

JACKSON | TETON COUNTY COMPREHENSIVE PLAN

Illustration of Our Vision

PHASE I : IDENTIFYING OUR CHARACTER DISTRICTS

***COMMUNITY WORKSHOP SUMMARY
SEPTEMBER 28 - 29, 2011***

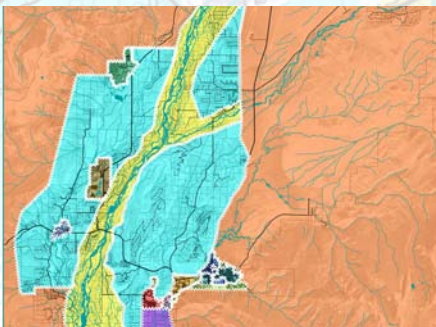






Table of Contents

Introduction	4
District 1: Town Square Comments	10
District 2: Town Commercial Core Comments	11
District 3: Town Residential Core Comments	14
District 4: Mid-Town Comments	17
District 5: West Jackson Comments	19
District 6: Town Periphery Comments	20
District 7: South Highway 89 Comments	21
District 8: River Bottom Comments	23
District 9: County Valley Comments	24
District 10: South Park Comments	26
District 11: Wilson Comments	29
District 12: Aspen/Pines Comments	30
District 13: Teton Village Comments	32
District 14: Alta Comments	34
District 15: County Periphery Comments	35
General Comments	36



Introduction

With the Jackson/Teton Comprehensive Plan unanimously approved, it is time to continue the community planning effort by Illustrating Our Vision. The Character Districts that Illustrate Our Vision will depict where and how our approved Comprehensive Plan policies will be put into action on the ground. These districts will inform land development regulations and zoning district boundaries.

To kick-off the Illustrating Our Vision process, a two-day community workshop was held in the Community Center for the Arts on September 28th and 29th, 2011. The public was invited to learn about the comprehensive plan process, and to share their thoughts on draft boundaries and definitions for 15 Character Districts. About 200 Town of Jackson and Teton County residents attended the two-day workshop. Within small discussion groups, these participants provided extensive input on the characteristics of each district.

The information collected at these workshops will be used to further define character districts and shape the visioning process in Phase II of Illustrating Our Vision.

Participants first went through an explanatory overview of the entire comprehensive planning and character district definition process. Participants then proceeded to working group tables, where they discussed their thoughts with county and town staff. Participants were specifically asked to describe the character of two or more districts, and to outline issues and opportunities associated with these areas. After discussing their “top two” districts, participants were asked to determine the general character of all 15 districts. Districts were identified as either “rural areas” or “complete neighborhoods,” as defined in the callouts on the following page.



complete neighborhoods provide:

- defined character and high-quality design;
- public utilities (water, sewer, and storm sewer);
- quality public spaces;
- a variety of housing types;
- schools, childcare, commercial, recreation, and other amenities within walking distance (1/4 to 1/2 mile) of residences; and
- connection by complete streets that are safe for all modes of travel.



rural areas provide:

- viable wildlife habitat and connections between wildlife habitat
- natural scenic vistas
- agricultural and undeveloped open space
- abundance of landscape over built form
- limited, detached single family residential development
- minimal additional nonresidential development

Each group of participants was equipped with two matrices for describing all 15 districts, as shown below. These included a strike (definite existence) or spare (partial existence) method for identifying definitional elements that exist within each district. County and town staff had previously described each district using the matrices, and attendees were asked to provide additional input. Staff members used the matrices to record public thoughts, comments and ideas. Base maps for each district were available for reference at each table.

In total, 58 groups of participants provided comments and completed matrices describing the districts. Over 100 traced overlays with new boundary ideas and additional comments were also generated by the groups.

The following document presents the comments collected from the matrices and the maps for each of the 15 Character Districts. Original matrices and maps were photographed and can be found in the Appendix.

Matrix 1: Complete Neighborhood + Rural Area Elements

	COMPLETE NEIGHBORHOOD OR RURAL AREA?	Defined character and high quality design	Public utilities (water, sewer)	Quality public space	Variety of housing types	Walkable schools, commercial, rec., etc.	Connection by complete streets	Viable wildlife habitat and connectivity	Natural scenic vistas	Agricultural and undeveloped open space	Abundance of landscape over built form	Limited, detached single family res. dev.	Minimal nonres. dev.
<i>District 1: Town Square</i>	Complete	X	X	X		X							
<i>District 2: Town Commercial Core</i>	Complete		X	X	\	X	X	\					
<i>District 3: Town Residential Core</i>	Complete		X	X	X	\	\						X
<i>District 4: Mid-Town</i>	Complete		X	X	X	\	\	\	\				
<i>District 5: West Jackson</i>	Complete		X	X	X	\	X						X
<i>District 6: Town Periphery</i>	Complete		X	\				\		\	\	\	X
<i>District 7: South Highway 89</i>	Rural/Complete		\		\			X	\	\	\		
<i>District 8: River Bottom</i>	Rural		\	\				X	\	\	X	X	X
<i>District 9: County Valley</i>	Rural		\	\				\	X	X	X	X	X
<i>District 10: South Park</i>	Rural/Complete		X	\				\	X	X	X	X	X
<i>District 11: Wilson</i>	Complete	\	\	X	\	X	\			\	\		
<i>District 12: Aspens/Pines</i>	Complete	\	X	X	\					\	\		
<i>District 13: Teton Village</i>	Complete	X	X	X	X				X	\			
<i>District 14: Alta</i>	Rural			\				\	\	X	X	X	X
<i>District 15: County Periphery</i>	Rural							X	\	\	X	X	X
		Complete Neighborhood					Rural Area						

Matrix 2: Common Value 1 - Community Elements

	Crucial Habitat - 1 LDR Species	Crucial Habitat - 2 LDR Species	Crucial Habitat - 3 LDR Species	Crucial Habitat - 4 LDR Species	Crucial Habitat - 5-6 LDR Species	Wildlife Vehicle Collision Hotspots	Waterbodies and Buffers	Scenic Resources Overlay	Agricultural Land (> 70 ac)	Conservation Easements
<i>District 1: Town Square</i>										
<i>District 2: Town Commerical Core</i>	\	\	\			\	\			
<i>District 3: Town Residential Core</i>						\				
<i>District 4: Mid-Town</i>	X	\	\			X	X	\		\
<i>District 5: West Jackson</i>						\				
<i>District 6: Town Periphery</i>	X	\	\	\	\	X				\
<i>District 7: South Highway 89</i>	X	X	\	\	\	X	\	\	\	\
<i>District 8: River Bottom</i>	X	X	X	X	X	X	X	\	\	\
<i>District 9: County Valley</i>	X	\	\			X	X	X	X	X
<i>District 10: South Park</i>	\	\	\			\	\	X	X	\
<i>District 11: Wilson</i>	\	\				X				\
<i>District 12: Aspens/Pines</i>	\					X				\
<i>District 13: Teton Village</i>						\	X			\
<i>District 14: Alta</i>	X	\	\			\	\	X	\	\
<i>District 15: County Periphery</i>	X	\	\	\	\	X	\	\	\	\
	CV-1									

Matrix 3: Common Value 2 - Community Elements

	High Res. Density (> 18 du/acre)	Med. Res. Density (4.5-18 du/acre)	Low Res. Density (< 4.5 du/acre)	High NonRes. Intensity (> 1.3 FAR)	Med. NonRes. Intensity (.35-1.3 FAR)	Low NonRes. Intensity (< .35 FAR)	Slopes > 25%	Floodplain
<i>District 1: Town Square</i>			X	X	X			
<i>District 2: Town Commerical Core</i>	X	X		X	X	X		\
<i>District 3: Town Residential Core</i>	X	X	\			\		
<i>District 4: Mid-Town</i>	X	X	X		X	X	\	\
<i>District 5: West Jackson</i>	X	X	X			\		
<i>District 6: Town Periphery</i>		\	X				\	\
<i>District 7: South Highway 89</i>		\	X		X	X	\	\
<i>District 8: River Bottom</i>		\	X		\	\	\	X
<i>District 9: County Valley</i>		\	X			\	\	\
<i>District 10: South Park</i>		\	X			\		\
<i>District 11: Wilson</i>		X	X			X		
<i>District 12: Aspens/Pines</i>		X	X		X	X		
<i>District 13: Teton Village</i>	X	\	X	X	X	\		
<i>District 14: Alta</i>			X		\	\		
<i>District 15: County Periphery</i>		\	X			\	X	\
	CV-2							

Matrix 4: Common Value 3 - Community Elements

	Complete Streets	Pathways	Elem. School (1/2 mile radius)	Middle/High School (5 mile radius)	Neighborhood Park (1/4 mile radius)	Community Park (4 mile radius)	START Stop (1/4 mile radius)	Convenience Commercial (1/4 mile radius)	Public Water	Public Sewer	Emergency Response - HIGH	Emergency Response - MEDIUM	Emergency Response - LOW	Other facilities within 1/4 mile
District 1: Town Square			X	X	X	X	X	X	X	X				X
District 2: Town Commerical Core	X		X	X	X	X	X	X	X	X				X
District 3: Town Residential Core	\		\	X	X	X	X	\	X	X	X			X
District 4: Mid-Town	\	\		X	X	X	X	X	X	X	X			X
District 5: West Jackson	X	X	X	X	X	X	X		X	X	X			X
District 6: Town Periphery				X		X	\		X	X	X			\
District 7: South Highway 89	\	X	\	\	\	\	\	\	\	\	\	\	\	\
District 8: River Bottom	\	\		\	\	\	\	\	\		X	\	\	\
District 9: County Valley	\	\	\	\		\			\		X	\	\	\
District 10: South Park	\	X	\	X	\	X	\	\	X		X		\	\
District 11: Wilson	\	\	X	X	X	X	X		X		X		X	X
District 12: Aspens/Pines	\	\		X	\	X	\	\	X	X		X		\
District 13: Teton Village		\			\		\	\	X	X		X		\
District 14: Alta			\		\		\	\				X	\	\
District 15: County Periphery			\				\	\				X		
CV-3														

District 1: Town Square Comments

1. Complete Neighborhood or Rural Area

Complete 13 groups

Rural None

Both None

2. Special Characteristics

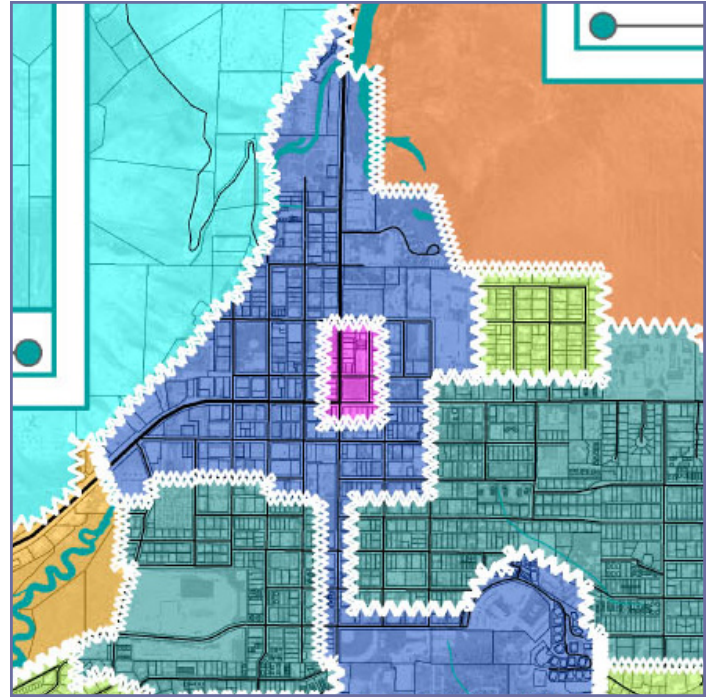
- “Historic Core”
- Antler arches
- Density/high FAR
- Historic buildings
- Gathering node
- Park
- Transit center of town

3. Issues

- Empty commercial spaces
- Needs better signage
- Needs better walkability and bike access
- Make safer
- “Identity Crisis”
- Limited services, markets, etc.
- Keep western, not modern in style
- New west vs. old west
- Not enough balance between tourists and locals
- District is too small
- Area needs to be upgraded/modernize
- Needs more variety

4. Opportunities

- Pedestrian mall at Center Street
- Expand/enlarge area or boundary
- Smaller local businesses downtown on smaller lots
- Prime for redevelopment
- Expand square and make more ped friendly
- Add more allowable uses, local commercial, like on Pearl Street -flexibility
- Don’t close square permanently for peds. Maybe just for events
- Boundary could extend to historic buildings
- FAR of 2.0



Town Square

- North of square – expand square characteristics, staying Western
- Express history
- Make distinct area
- Reroute traffic to place more emphasis on parking garage, garage is invisible now
- Include more uses similar to town square in this district
- Make Town Square pedestrian
- Make truck route the main traffic route and move traffic better
- Provide outdoor seating and street interconnection
- Diversity, businesses catering to locals

District 2: Town Commercial Core Comments

1. Complete Neighborhood or Rural Area

Complete 14 groups

Rural None

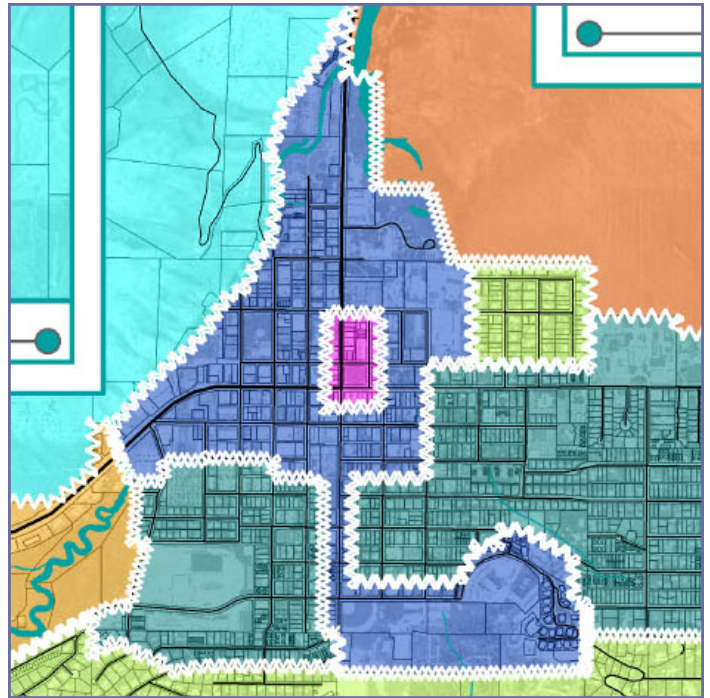
Both 1 group

2. Special Characteristics

- Quiet in off-season
- Center of activity, lots of pedestrians
- Transitions to Snow King
- Feels like a large city
- Commercial/Residential mix
- Feels like Snow King
- Is the 'real' Jackson Hole
- Heritage, Old Playhouse, drugstore etc.
- This is Jackson to visitors
- Visitor-oriented
- Good green spaces/public spaces
- High amenity area
- Economic center
- Diverse
- Gateway from square to Snow King through Cache
- Walkability
- Bike-friendly
- Snow King is master planned
- Snow King Avenue activity corridor
- Town Square to Snow King along Cache/
Snow King Ave is the vital core
- Flat Creek corridor
- Gathering space
- Visitor-based

3. Issues

- Inconsistency of character
- No mercantiles or local businesses. No locals go here
- Rents too high
- Traffic and parking issues
- Protection of Flat Creek. Dumpsters, pavement and commercial backing up to creek
- Height limitations
- Don't allow forest service to be sold



■ Town Commercial Core

- No big box stores
- Biking could be improved to be better for kids
- Improve walkability for town and visitors
- Incompatibility of commercial and residential midblock
- Include Cowboy Village
- 1st floor office space is a problem
- Future of Snow King-more commercial
- Corridor along S. Cache is too restrictive
- Should limit design review/Design Review Committee
- Empty commercial spaces, including along the Cache Corridor
- No new commercial buildings-use what we already have that is vacant
- Snow King resort area
- Wildlife conflicts
- How to blend Snow King with this area?
- Gateway not addressed at north end museum - needs character
- North Cache needs to be cleaned up as entrance/gateway
- Better pedestrian amenities needed at 5-way

- How to mesh 3 distinct characters of Town Square, Snow King Resort and the transition to mixed use along south Cache
- Northern gateway lacks character that's consistent in other areas of core commercial (same with N. Cache Corridor) it lacks "you're arriving somewhere special"
- Need different types of commercial on North and South Cache than those found on Broadway
- Lodging overlay needs to be much smaller

4. Opportunities

- Add more community resources
- Add more local uses/businesses
- Pearl Street should be one lane street
- Not taking full advantage of this area
- Can add more development on Snow King Avenue
- Enhance pedestrian/bicycle
- Allow limited commercial in areas where commercial has already been expanded
- Strengthen connection between Snow King and the Core-make more relevant amenity
- Move east boundary to Hansen-near Willow
- Expand L.O. to encompass all of District #2
- Complete streets –enhancement at N. Cache
- Widen connection by one block
- Promote recreational amenities
- Gateway opportunities
- Streetscape and architectural consistency
- Expand commercial from town square north to Cache (raise FAR)
- Opportunity with public lands
- Streetscape elements south of Flat Creek Bridge
- Pathway on Flat Creek
- Partner with public lands north of gateway
- Connect greenspaces and parks
- Street trees
- Instill community character feel
- Mixed-use
- Variety of housing types
- Tighten lodging overlay around square
- Pedestrian inlet/corridor along Snow King corridor
- Better connections to rodeo grounds
- Strengthen S. Cache Commercial Corridor without automobile reliance
- Wider sidewalks
- Street art
- Ripe for redevelopment
- Enhance diversity
- Use incentives to support multi-use
- Extend fingers of TCC into Town Residential Core
- Food market
- Maintain western feel
- Could use workout facility and year-round ice facility
- Higher density development
- Emphasize park
- Finish sidewalks along Cache Street corridor
- Widen corridor to King and Millward
- Rework north entrance to town
- Widen bike path at north end of town
- Expand S. Cache corridor and add diversity
- Buy parking lot south of Center St.
- Better lighting and sidewalks on Willow
- Respect existing uses and lodging overlay
- Enhance Flat Creek access
- Redevelop downtown for greater vitality, vibrancy, and local housing; zone for workforce housing
- Flat Creek enhancement/access and pedestrian connection: west of creek-residential, east - commercial with trail along east bank of creek
- Mixed use area along North Cache to Visitor Center
- Commercial, residential, office Mercill to Visitor Center
- Core high density on Forest Service parcel
- Permanent residential high density south of Rec. Center/Elementary School
- Small scale mixed use, convenience store in Snow King ball field area

- Higher FAR, second floor residential, mixed use on Forest Service parcel
- Sidewalk improvements, continuation of business area on north Cache
- Possible workforce housing on south Cache and Snow King
- Leave south Cache pedestrian connector residential to mitigate after hours affect on residents
- Gateway, landscaping and northern boundary
- Lodging overlay proposal: 1 block either side of Cache south to Mercill, 2 blocks either side of Cache south to alley between Pearl and Simpson
- Welcome, vibrant north entrance
- Mixed use due to walkability on Forest Service parcel
- Traffic bottleneck on Broadway and North Cache
- Lodging at 5-way including Cowboy Village based on existing character

- Not sure if Snow King should be included with downtown
- Expand vibrancy of off-square businesses and Town Square district 1 block north and ½ block east, west, south
- Expand at least one block south on southeast boundary
- North of Mercill west of Cache is residential housing, classify as Town Periphery
- Expand Town Square to include historic buildings
- Expand Town Square to include church and Wort historic properties
- Snow King District on its own?
- Character changes at Snow King
- New district for Mercill/Forest Service parcel north
- South Cache from Kelly to Snow King to Residential Core
- Future commercial expansion potential in ½ block wider south Cache Corridor, but infill and develop commercial potential in core before expansion

5. Map Comments

- Expand Town Square boundary ½ block
- Keep Snow King as its own district
- South Cache corridor would fit in either the Town Commercial or Residential Core
- Expand Town Square district 1 block north, east, south and 2 blocks west
- South Cache to Town Residential Core
- South Cache and Snow King not like north part of district, different nonresidential character, should be described differently
- Expand Town Square ½ block west and south, and ½ block east south of Deloney
- South Cache and Snow King ball field area to Town Residential Core
- Include South Cache in Town Residential Core - like Redmond it should be more pedestrian friendly
- Expand Town Square along Broadway to Millward and extend Town Square western characteristics and densities north to Game & Fish



District 3: Town Residential Core Comments

1. Complete Neighborhood or Rural Area

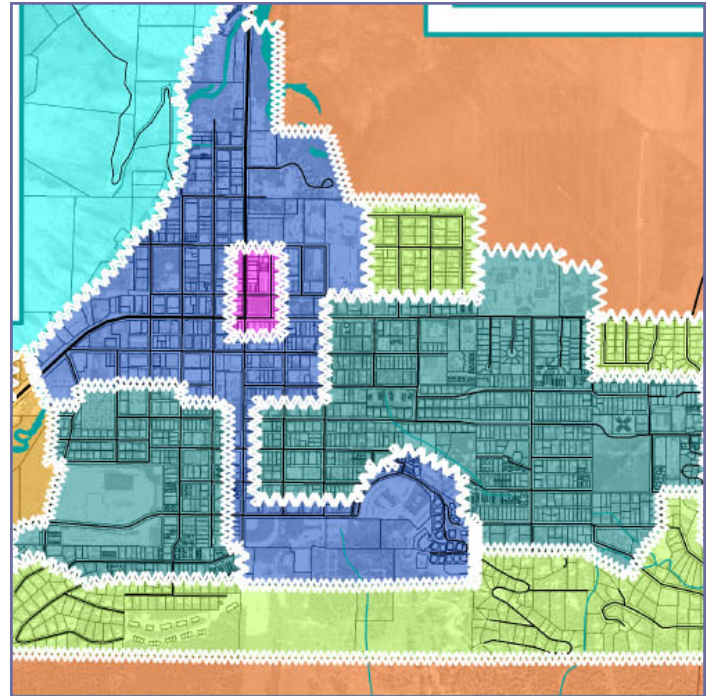
Complete 17 groups

Rural None

Both None

2. Special Characteristics

- Predominantly residential with some commercial
- Quiet in summer
- Access to trail systems
- Good neighborhood
- Good transit
- Pedestrian-friendly
- Historical
- Mix of single-family and multi-family
- Hospital as employment center
- Good bike paths
- Some office/non-residential
- Commercial on East Broadway
- Lodging
- Has higher density housing
- Rodeo Grounds
- Old trees
- Vibrant with older feel
- Diverse
- Community/workforce housing
- Close amenities
- Includes mix of commercial
- Underground parking
- Transitional gateway to Mid-Town at greater Snow King Ave/Flat Creek Dr area
- Single-family Absaroka/Nelson/Rancher plus east ¼ mile of Simpson
- Old motels – commercial Willow to Gros Ventre, Broadway to Snow King
- Northern boundary of western portion is transitional area between residential and commercial, need to consider buffer between uses, historically commercial
- Many rentals with a lot of young people
- Historical significance



Town Residential Core

3. Issues

- Development around hospital
- Traffic problems
- Don't want to be overrun by commercial
- Maintain Snow King as area of town, not outside resort catering to wealthy
- Hodgepodge of housing types
- Commercial lands locked up in this area - creates residential concerns
- Becoming more second homes and housing for service workers
- County dumping ground
- Parking overflow
- Sidewalks not consistent
- Need sidewalk access along Broadway
- Let neighborhoods decide character issues
- Mobile home parks
- May Park should remain passive park, not active park
- Redevelopment potential
- Area needs cleaning/maintenance
- Zone changes could jeopardize long-standing businesses
- Need law enforcement connection to park

- Noise pollution
- Park needs improvements
- How to allow gentrification while preserving workforce housing?
- Greater Karns Meadow/Rodeo Grounds area not appropriate for development because of wildlife
- Need for additional mixed use/coffee shop/convenience commercial in eastern part of district
- Redmond should not have changed
- District #3 needs to be larger

4. Opportunities

- Could use some local commercial/ convenience
- Townhouses would be appropriate development
- 10-story apartment buildings
- Art on Redmond
- Expand ped friendly areas
- Keep Broadway/Cache and close others for peds
- Add more local business/commercial to outskirts of commercial
- Create plans to improve traffic
- Add more density
- Alleys would be good
- Multi-family lots would work
- More walkable areas
- Allow local convenience businesses
- Maintain variety of housing types
- Add more complete streets
- Redevelop fairgrounds to residential and move fairgrounds
- Maintain character
- Add buffering between zones
- Allow walkways through existing parking areas
- Need more mixed-use/live work –west street
- Reinvest in the brew/pub –CCA is new investment in this area
- Sidewalks on Cache, King, Willow
- Add sidewalks
- Keep office and retail on Cache face
- Employee housing
- Mixed Use along residential corridors, East Broadway, Redmond, S. Cache
- East Jackson variety of housing types
- More affordable housing
- Could narrow streets to slow traffic
- Add more density for rentals around rodeo grounds
- Preserve diversity
- Recognize corridors of exceptional diversity like Redmond
- Could make more office space available around hospital
- Better connection to Mid Town other than Snow King Ave.
- Boulevards with median to calm traffic?
- Reduce traffic speeds
- Opportunity for small-scale residential
- More underground housing
- Candidate for redevelopment
- Bring Town Commercial Core into area between Cache and Glenwood south of Snow King
- Allow local convenience store on southeast corner of May Park
- Possibly some convenience commercial could be directed toward the hospital campus
- Redevelopment of 1 ½ block area northeast of fairgrounds
- Redevelopment between Gros Ventre and Redmond along Simpson and Hansen
- Live/work in western portion and northwest part of eastern portion
- Affordable housing on fairgrounds
- Allow office space for doctors associated with the Hospital in Hospital area
- Workforce housing 1 block north/south of east Broadway to Hospital
- More local convenience stores within a block of Willow and Kelly

- Create a mixed use higher density corridor 2 blocks south of Broadway and along Redmond
- Lower density east of Redmond
- Potential local convenience, restaurants, etc. to serve local and medical community in Hospital area
- Multi-family housing growth along Snow King Ave

- East Broadway to and including Hospital to Town Commercial Core
- Extend Town Commercial to include Cowboy Village
- Hospital with medical offices should be separate from residential area
- Include Snow King

5. Map Comments

- Separate hospital district and offices from Town Residential Core
- Include Millward/Kelly elbow in Town Commercial Core
- Include from alley between Snow King and Karns south in Town Periphery
- Area between Glenwood and Cache south of Snow King into Town Commercial Core
- Aspen Dr east of Sage Townhouses and Millward south of Snow King Ave to Town Periphery
- Cowboy Village to Town Commercial Core and include in lodging overlay
- Expand connection corridor between downtown and Snow King 1 ½ blocks
- East Broadway to Hospital to Commercial Core with services and shops
- In eastern portion, add 1 block to south and east to Town Commercial, it has similar office
- Include Cowboy Village and the Brew Pub in Commercial Core
- Cache to King to Commercial Core with smaller scale than scale east of Miller Park
- Mid-Town should include Rodeo grounds
- Fairgrounds are more like Mid-Town, preserve from infill pressure
- Expand south Cache corridor to Glenwood to King with high density residential
- East Broadway to and including Hospital and Snow King Ave to fairgrounds to Commercial Core
- Entire western portion to Town Commercial Core



District 4: Mid-Town Comments

1. Complete Neighborhood or Rural Area

Complete 16 groups

Rural None

Both None

2. Special Characteristics

- Mix of residential and commercial
- Karns Meadow, open space
- Strip development along hwy with high-density residential
- Lots of local services
- Serves community rather than tourists
- Commercial development
- Transportation hub
- Teton Village employee housing
- One of most complete neighborhoods
- Good separation between residential and commercial
- Lots of potential
- Walkable
- Complete services
- Residential for locals
- The 5-way is the downtown core gateway
- Complete neighborhood south east of the highway strip development
- Developed from the Virginian west, undeveloped to the east
- Businesses to the north, walkable residential neighborhood to the south
- Center of town (locals) moving to Mid-Town
- Commercial focus in northern Mid-Town, visitor commercial at Virginian
- South Mid-Town residential
- Flat Creek corridor

3. Issues

- Not as walkable-too far to walk downtown
- Disjointed
- Wildlife/Vehicle collisions near Centennial
- Concerns with changing residential uses to commercial/illegal commercial uses
- Connectivity to downtown
- Limited bike and pedestrian opportunities



Mid Town

- Protection of Flat Creek
- Housing is outdated/dilapidated for families, working class, the employment base
- Transportation congestion-busy bus stops
- Low on WYDOT priority list
- Mule deer migration route crosses through busy area
- Hodgepodge mix of uses
- Walking and biking scary in this area
- Need safe/convenient road crossings at 89
- Keep single family, not multi-family on hillside north of 89
- Piecemeal approach between Snow King and Broadway
- Cottage houses
- Broadway is mishmash
- Contemporary architecture is inconsistent
- Big blocks
- Concerns with fill near Karns Meadow
- Need a West Broadway wildlife crossing at Karns Meadow
- West Broadway is a wildlife corridor with high traffic mortality, need to control traffic and wildlife access onto highway
- Broadway southwest of 5-way animal interaction, need better lighting
- Karns Meadow is “centerpiece” of Town, but lacks enhancements/character/identity

- Need the services along Broadway between the Y and Movie Theater in a different form
- Need to coordinate intersection with pathway at Y
- West Broadway at Karns Meadow is a corridor of wildlife
- The Y feels chaotic, clean up and define future entrance to Town, it's a gateway but there are traffic and transportation issues at the intersection
- Greater Karns Meadow/Rodeo Grounds area not appropriate for development because of wildlife

4. Opportunities

- Building/wildlife and highway crossings
- Add bike trail/paths through Karns Meadows or make recreational amenity
- Add more bike/ped connections
- Add more multi-family/density
- Maintain access to public lands-preserve public lands
- W. Broadway to town core needs to be complete
- Update workforce housing
- Add parks
- Can make 'heart of community' with own character, like local cafes, parks, etc
- Potential for commercial expansion
- New sidewalks on north Broadway
- Mid-block corridors
- Buildings should address street
- Boulevard design on 89
- Centennial Building and parking areas
- Open space area between Virginian and proposed bus transfer station?
- Add lodging
- Great place for mixed-use
- Pedestrian amenity at 5-way
- Could do higher density
- Wildlife connections
- Flat Creek Corridor
- Extend streets for residential development
- Pathway design controls
- Parking in rear
- Street front growth/mixed-use along Broadway near Virginian
- Enhance diversity

- More commercial
- Use incentives to support multi-use
- Local convenience businesses
- More local residential
- Karns Meadows is important to conserve
- Focus on historic feel and look
- Good place for redevelopment
- Better connectivity to town core
- Intensification at the Y
- Provide access to meadow from Broadway
- North Mid-Town great for mixed use in future
- Mixed use live-work in south Mid-Town
- Overpass animal crossing at Y
- Connect Broadway/Snow King via road on west edge of Karns Meadow
- Landscape parking lot and provide access into Karns Meadow from Broadway, concerns with fill near Karns Meadow
- Along Broadway there is opportunity for growth/infill, but the pedestrian connectivity needs to be improved
- More connectivity to encourage pedestrians between Scott and Virginian
- Make District complete, reinforce Flat Creek, mix of housing, affordable housing
- Keep northern hillside single family not multi-family
- Live/work at Y
- More development in north Mid-Town, well served
- More mixed use along West Broadway
- Y intersection is a mess - Town should take parcels across intersection

5. Map Comments

- Karns Meadow should be part of Town Periphery or completely separate
- Move Karns Meadow & West Broadway to County Valley
- West Broadway from the Y east doesn't match character
- Add south Mid-Town to Town Residential Core
- Move upper northern hillside, residential, to County Valley
- West Broadway north of Karns Meadow can go Mid-Town or Town Commercial Core

District 5: West Jackson Comments

1. Complete Neighborhood or Rural Area

Complete 13 groups

Rural None

Both None

2. Special Characteristics

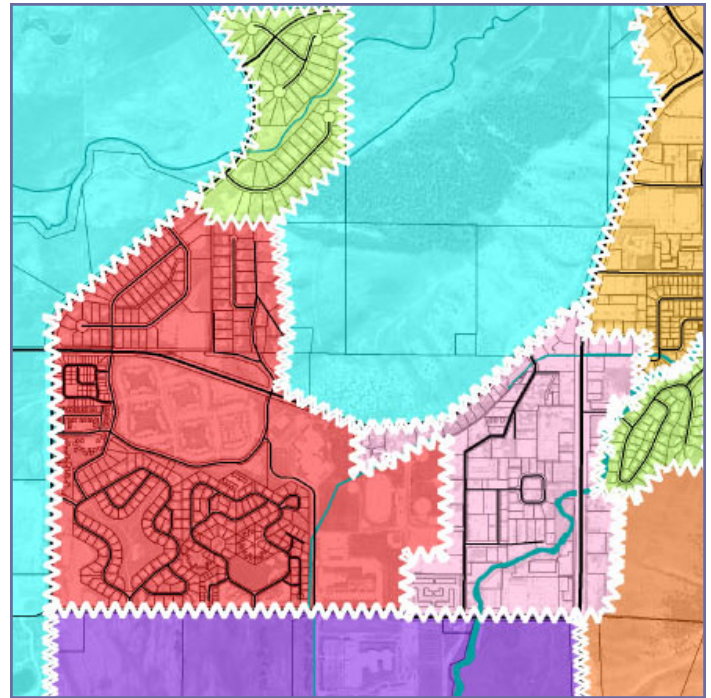
- Amenities good – parks, bus, pathways
- Community feeling
- Walkable
- Strong housing
- Close to schools
- Theater, etc. within walking/bicycling distance
- Mix of apartments, single-family homes
- Density feels right
- Area caters to families
- Near commercial areas
- Hi-Country is family oriented area, issues with unleashed dogs on pathway

3. Issues

- New development needs public parks
- Traffic needs to be addressed on school campus by Highway 22 connector
- Why is Indian Trails separate? Should be included in West Jackson
- Potential congestion on High School Road caused by development

4. Opportunities

- Variety of housing
- Reintroduction of wildlife
- Fence on Porter estate
- Lots of potential south of Y
- Wouldn't change a thing
- Might be opportunity for START bus facility
- Include northern piece of South Park
- Include Indian Trails in this district
- Areas of Poodle Ranch that include high density could also be included in the West Jackson District



West Jackson

5. Map Comments

- Some mistakes were made with Cottonwood

District 6: Town Periphery Comments

1. Complete Neighborhood or Rural Area

Complete 7 groups

Rural 3 groups

Both 2 groups

2. Special Characteristics

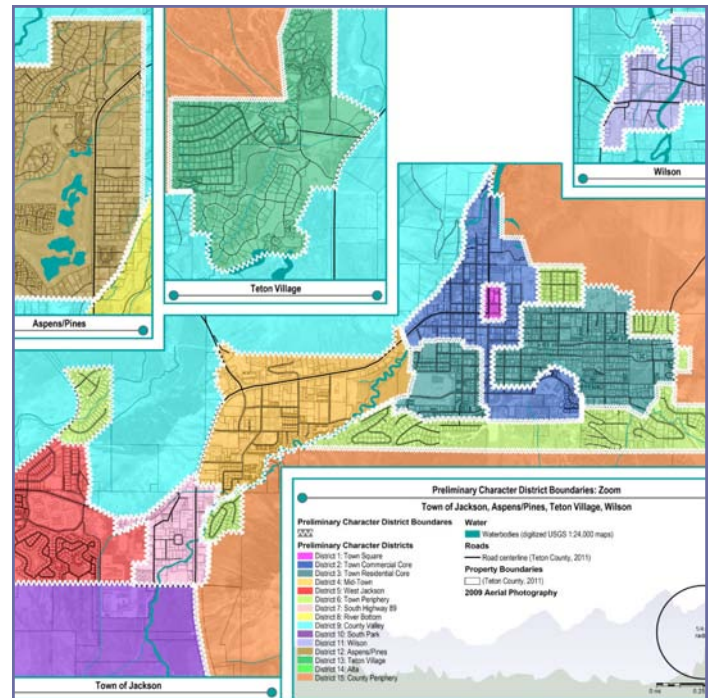
- Gateway to forest
- Easy recreational access
- Lower density
- Water features
- Pine Drive has connections to town services, Snow King, trails and recreational opportunities
- Truly residential
- More second homes/seasonal
- Important wildlife connectivity (not recognized by Game and Fish data)
- Horse properties are the distinguishing characteristic of Upper Cache Creek area

3. Issues

- Steep hills should not have been developed
- Further density
- Wildlife-vehicle collisions
- Pine Glades was a mistake
- No Brown Connector
- Name of this district suggests that there is potential for change. In fact, there's not.

4. Opportunities

- Gill Add, Wapiti, Absaroka have walkability
- Connect with complete streets
- Should be stable-maintain as is
- Needs wildlife permeability
- Cottages appropriate for lot size
- Could be smaller lots
- Gill Addition should be residential core
- Residential infill along Snow King Avenue corridor



Town Periphery

5. Map Comments

- Upper Cache Creek/Snow King is more like Town Residential Core
- Southern hillside west of Snow King feels like Town Residential Core
- Gill Addition similar in character to Residential Core
- Absaroka/Nelson/Rancher similar in character to Residential Core
- Snow King avenue contains substantial density, Residential Core boundary should be adjusted south one parcel
- Indian Trails to West Jackson complete neighborhood
- Absaroka/Nelson/Rancher same as rest of Town Residential Core
- Indian Trails has similar neighborhood character to West Jackson
- Gill Addition, Absaroka/Nelson/Rancher, Forest Service housing to Town Residential Core
- Indian Trails to West Jackson
- Southern hillside west of Snow King to Town Residential Core

District 7: South Highway 89 Comments

1. Complete Neighborhood or Rural Area

Complete 2 groups

Rural 4 groups

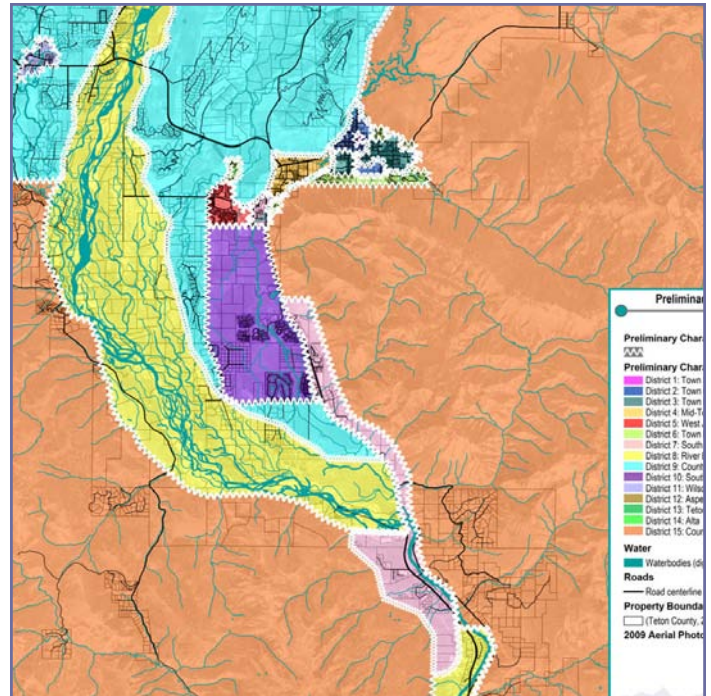
Both 9 groups

2. Special Characteristics

- Variety-working class residential
- Businesses in homes
- Generally rural-needs to transition towards complete neighborhood with light industrial
- Whole district is changing area
- Lower Valley ends near road
- Is necessary industrial area
- Mixed development
- Multi-use industry/housing
- Not 1/35 rich property
- New non-residential/live work well done
- Hog Island character includes working class, horses, sense of history, proud residents, and family
- Variety of housing types
- Sense of community
- Not really a wildlife area
- Southern Lower Valley to Snake River Bridge is scenic gateway and river corridor with wildlife migration and crucial habitat
- West Broadway is corridor not industrial
- Light industrial at Gregory Lane, South Park Service Center, Evan's
- Creek shown through Robertson property doesn't exist
- Weed and Pest, Evan's WyDOT are not consistent with the NRO/SRO designation and are dissimilar to other SRO lands
- Flat Creek corridor

3. Issues

- Need these uses, but makes for bad gateway
- Zoning limits use to less intense –could be more
- Residential near industrial uses can be tough
- Residential must be combined with structure
- Maintenance of 3 - 5 acre lots tough



South Highway 89

- No real places for contractors
- Remove SRO - did it get shifted?
- Lower area should be in District
- Protect Snake River
- Not much bus service south of town
- Conflict between wildlife and industrial
- Lack of public water
- Non-industrial "creeps" into industrial
- Crossings move north thru Hog Island
- Not enough room for some uses
- Southern end is out of character
- Is dumping ground for county services
- Is it too late to consider wildlife?
- Don't expand on bad land use decisions
- Don't put non-conforming uses on creek
- Struggling due to downturn in construction
- Not great wildlife habitat, need permeability

4. Opportunities

- Landscape west side of Hog Island wall
- Screen Evans Construction
- Improve appearance
- Live/work

- Residential/ Contractor zone already occurring
- Public/ semi-public on plateau
- Variety and flexibility
- Lot size-match BP
- No need for public space
- Mom/ pop shops
- Keep Hog Island residential-no commercial or industry
- Add higher density/infill for worker/ affordable housing with variety of housing types
- Mixed use and employee housing
- Remove southern end from District
- Area requires careful screening and screening in new development
- Opportunity to make Hog Island more like Gregory Lane
- In Hog Island, need access to park/river
- In Hog Island, need bike path connections
- Could add community park to Hog Island
- Could add public access to BTNF in Hog Island
- Add bus stop for SV commuters
- Live/work in Hog Island with quality design and screening requirements
- Consider including Little Horsethief in this district
- In Hog Island, make all residential and remove commercial sites
- More mixed use along highway in Town
- Hog Island: expand river setback, no residential on east side of highway because of pollution and visual concerns, live/work light industry on west side of road is a reasonable compromise
- WyDOT/ Evans/ Weed & Pest/ Hunt's – keep commercial with rest of South Highway 89 District
- Keep/ consolidate industrial in the Valley View/ South Park Service Center area
- Highway corridor in Town is appropriate for industrial – direct industrial to this area
- Workforce housing Gregory Lane area

- Light industry/ housing mixed use on the Robertson property
- Would like to see more business park on Ross property
- Ross Plateau should remain a gravel pit
- Live/work light industrial in the Robertson/ Ross/ KDC area
- Live/ work possibilities at Hog Island Subdivision
- Parking enhancement along highway in Town
- Needs more diversity of uses – high-tech?
- Flexibility – small flex space, live/work, nice landscaping, can look good
- Small parcels could be used for contractor yards

5. Map Comments

- Add highway strip in Town to Mid-Town
- Southern Lower Valley to Snake River Bridge should be in County Periphery, don't perpetuate past bad land use decisions or expand/ create nonconforming uses
- Munger hillside to County Periphery to protect natural resources from business park type uses
- From feed grounds to South Park Bridge to River Bottom
- Hog Island to a new Hog Island Residential Neighborhood – remove the commercial site, limit to only residential
- Little Horsethief through Hog Island along highway to County Valley, it's residential/ rural, industrial
- Munger hillside/Ross Plateau to County Periphery
- River corridor to River Bottom but grandfather/ acknowledge Evan's neighborhood
- Ross Plateau should not be in the district because of wildlife overlays
- Little Horsethief to bridge to County Periphery

District 8: River Bottom Comments

1. Complete Neighborhood or Rural Area

Complete None

Rural 11 groups

Both None

2. Special Characteristics

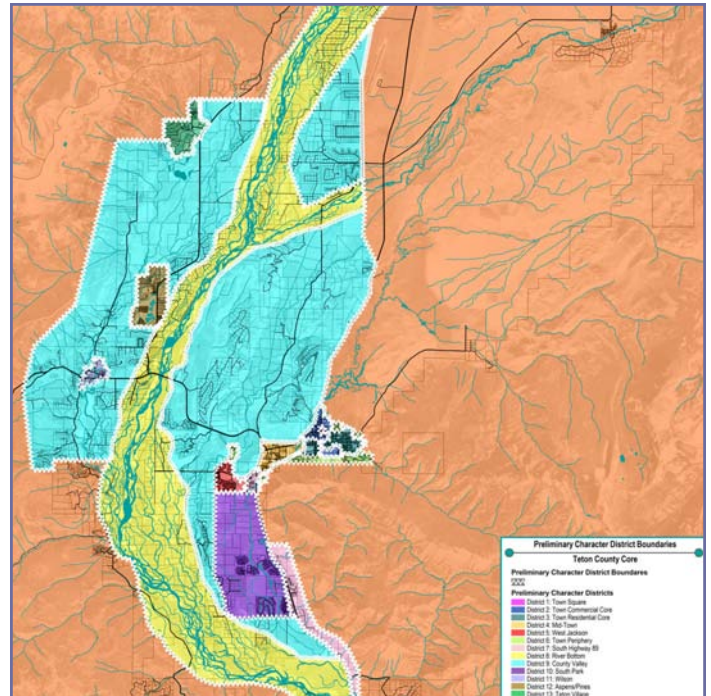
- Good boundary
- Rich in wildlife
- Important to economy
- Scenic/beautiful
- Unevenly used by wildlife and recreational
- 3 to 50 acre lots with much conservation in place

3. Issues

- Inaccessibility
- Fencing is hard on wildlife
- Encroachment of oil and gas-forbid this eventually, if possible
- Oil and gas incompatible with other uses wildlife, air quality, water, scenery

4. Opportunities

- Move density out of this area (TDR)
- Protection areas are good
- More public access/preserve public access
- Adequate parking for aforementioned public access
- No more density
- Create incentives to reduce density?
- Recognize existing property rights
- No mandatory transfer of DU's from River Bottom
- Build north bridge
- Live/work
- Landscaping that supports wildlife
- Intergovernmental coordination here to protect area from harmful industries and to protect existing wildlife/scenic resources
- Sensitivity to nature should result in lower residential densities
- Better use of publicly-owned land along river (public park development vs. non-development, for example, recycling, empty space.



River Bottom

Could create seasonal recreational opportunities in wildlife-dependent areas)

- Very limited commercial use (ex. wildlife tours, fishing, etc.)
- Sensitive area calls for less density
- Preserve land for wildlife

5. Map Comments

- Extend South Highway 89 District to Hoback Junction
- Add Stilson Lot to Teton Village District, corridor linkages in Village context, many diverse uses – not all anticipated

District 9: County Valley Comments

1. Complete Neighborhood or Rural Area

Complete None

Rural 13 groups

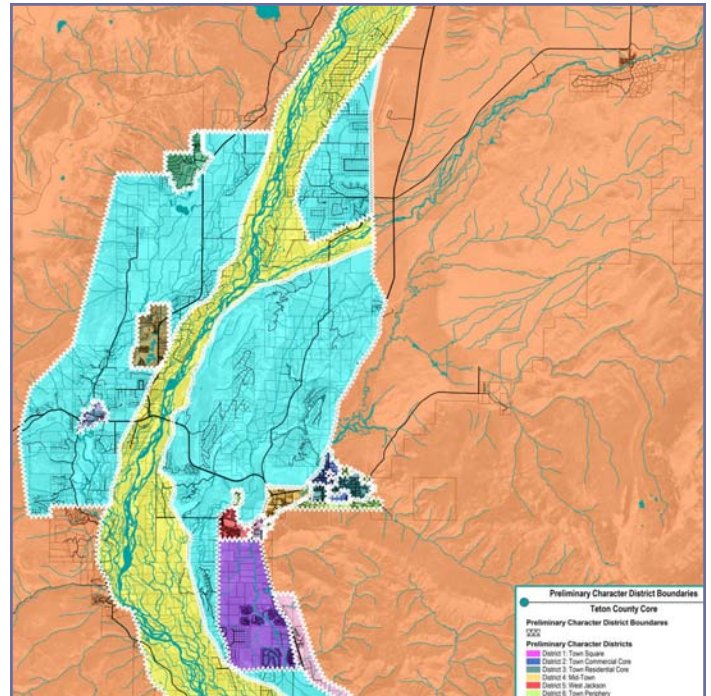
Both None

2. Special Characteristics

- JHGT not a complete community - simple resort/residential community
- Great bike path
- Great night sky
- Should remain as rural as possible
- Golf and tennis
- Urban/ wildland interface
- Single-family residential
- Scenic and rural
- Abundant wildlife
- Skyline Ranch and Butte area provide great views and wildlife
- Unique, yet only 5 minutes from Town
- Lot of wildlife movement through Skyline Ranch area not reflected on the matrix

3. Issues

- Skylining on hillsides and buttes
- Should not allow skylining anywhere
- Transportation issues - bus doesn't go here
- Traffic on road
- Wildlife not recognized
- PUD inappropriate
- Unfortunate development patterns, balancing property rights with open space
- Encroaches on wildlife, but was developed 30-40 years ago
- Empty homes and no affordable housing
- Lack of commercial zones, though commercial uses exist
- Dissatisfaction with some commercial uses like fire wood operations that interfere with scenic resources
- Need screening for commercial uses from highway (specifically those that negatively impact scenic resources)
- "Spot zoning" of commercial
- Dead end subdivisions



County Valley

- Impact on wildlife if ranch property west of Pines developed, riparian corridors are important for wildlife that use Aspens/Pines as refuge
- Don't encourage more density

4. Opportunities

- NC parcels-allow them to exist or sell unbuilt rights without having subdivision. Ex. bigger home in exchange for lower density
- Expand walking paths
- Protect rural/dark night sky if commercial moves in
- Could do northern connector to Teton Village from JHG+T for employees
- Transfer units/development rights out of this zone
- New development only allowed if they provide improvements to public service
- Guide unbuilt NC lots into CN's – if not put more density in this district
- Stop light at Teton Science School/ Indian Springs Ranch
- Local convenience appropriate at JHGT

- Less sprawl development
- Transfer development rights from this area to northern South Park
- Continue to encourage open space and clustered development (with existing development)
- Stabilize scenic corridors
- Keep Aspens/ Wilson, etc. within strict boundaries but make them complete
- Use increase in FAR to incentivize fewer residences on large lots
- No changes to Skyline/Butte areas
- Include flexibility to accommodate future needs
- Open spaces could be used for recreation and special events
- Transit opportunities
- Limit commercial opportunities
- Workforce housing along Village Road
- Complete Tribal Trails Connector
- Pave Spring Gulch Road
- Build a north bridge for connectivity
- Allow a convenience store at Sagebrush and Spring Gulch
- Improve bike paths through Spring Gulch to 22 and to Airport

- Include Bickner property west of Flat Creek in Town Commercial Core
- Include hillside properties on west bank of Flat Creek in Town Periphery

5. Map Comments

- Move the John Dodge area into River Bottom
- Move area west from County Valley to Aspens/ Pines boundary into Aspens/ Pines District
- Add lower Melody Ranch, Canadian Drive 5/10 acre lot area and 3 Creek to South Park
- Area between River Bottom and South Park south of Boyles Hill Road into South Park due to approved residential lots and similar open space and wildlife concerns
- Both sides of highway north through John Dodge and properties off Nethercott are part of the Aspens/ Pines complete neighborhood
- Willowbrook south to Stilson have services, include in Aspens/ Pines



District 10: South Park Comments

1. Complete Neighborhood or Rural Area

Complete 8 groups

Rural 11 groups

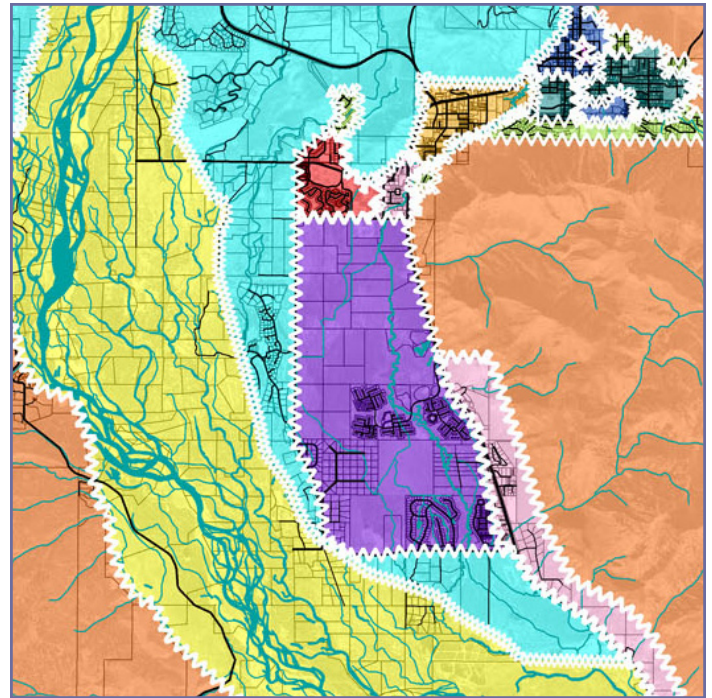
Both 3 groups

2. Special Characteristics

- Variety of housing types
- Lots of wildlife/ wildlife corridors
- Access to schools
- Quiet –preserve this
- Residential pocket of density
- Public utilities – could connect to gas and fiber optic coming soon
- Pathway connectivity
- Open space
- Scenic vistas
- Agricultural backs up to higher density at north
- Larger lots
- Lack of commercial
- Lack of density
- Is the gateway to Town and Tetons
- Flat Creek
- Mostly rural character
- Not a good fit for meeting complete neighborhood
- Gateway to Jackson with historic agricultural, scenic and wildlife elements
- Large wildlife/scenic close to town parks, elk migration corridor, wildlife design
- Flat Creek corridor

3. Issues

- Not walkable/no connectivity
- Melody Ranch starting to become second home community – not a neighborhood with absent owners
- Fear of one big subdivision in South Park
- No real use for fishing at Flat Creek-map is wrong
- No more gravel
- No more commercial
- No more golf courses
- Challenges to START bus line



South Park

- Lacks transit
- Road structure and density present challenges
- No connection between Rafter J and Melody Ranch
- Harm to wildlife - development would further harm wildlife
- Messed up NSP means taller buildings in Town later
- Lacks amenities
- Don't make same mistakes that were made with earlier subdivisions-dead ends
- Why does district stop at loop road? Why is west rural not included in South Park?
- Don't make same mistakes already made (i.e. transit connections)

4. Opportunities

- Schools (elementary)
- Local convenience store
- If infill development - make similar to Melody Ranch/Rafter J
- Preserve wildlife
- More preservation of open space for wildlife
- No high density

- South Park to become own community – should be complete neighborhood
- Want public amenity like park or pool (no gated/ private amenities)
- Improve connectivity between little communities
- Higher density development at Porter like High School the northern part; develop with open space
- Porter as growth area.
- Workforce/affordable housing opportunities
- Could extend light industrial along High School Road
- Add parks
- Another Cottonwood type development
- Some expansion south from Cottonwood to South Park
- Preserve open space in exchange for density
- Develop everything except east and west buffers
- Complete streets connectivity
- Parkway along water
- Medium density surrounding High School Road and market
- Buffer along Highway
- Northern portion could be devoted to Jackson workforce housing
- Cottonwood-type neighborhood here
- High density workforce housing on north end
- Preserve Flat Creek Corridor
- Link Rafter J and Melody Ranch
- Make school center of development
- Would like to see 1:35 density
- Could put rodeo grounds here
- Pathway at Flat Creek
- Annexation into town for Rafter J?
- Make self-sufficient
- Development as dense as Creekside/Elk Run with lots of preserved open space
- Add portions of Melody Ranch Lower/ 3-Creek/ Canadian to district boundary
- Make south South Park its own district
- Make mid South Park agricultural space that is maintained
- Extend services into north South Park
- Widen road and shoulders between South Park Loop and Highway
- Buffer of Porter Ranch should be maintained
- Preserve scenic strips along Highway and South Park Loop
- Restore/maintain east/west migration corridors to highway crossings
- Scherr-Toss as Rural/stable (maybe)
- Highway corridor buffer in northern South Park
- Northern South Park has to be done right or will be forced to do high rises in Town later, if we don't need it now save it for later
- Connect Melody Ranch and Rafter J with complete streets
- Connect southern South Park residential areas to services
- Highway/ South Park Loop Connector ¼ mile south of High School Road
- High School to South Park Loop for residential workforce
- Residential/ rural transition at High School Road
- Maintain wildlife corridor/ connectivity through Big-Trails/ Valley View
- Neighborhood connectivity, START, local service retail required in Rafter J area
- Agricultural area except north ½ mile stay rural
- 1 per 35 no density increases on Scherr-Toss
- Highway/South Park Loop connector ½ mile south of High School Road, wide road with wide shoulders with existing services extended
- Southern residential area has less service now but increased service and density would be a benefit, convenience service similar to post office service that exists
- Scherr-Toss as open space
- Connect Rafter J, South Park Ranches, Melody support convenience commercial, greenway connections along Flat Creek,
- Maintain central mile as open space

- Schools on southern Scherr-Toss
- Make southern residential area into internally supporting complete neighborhood
- Some development on southern Scherr-Toss with local convenience commercial
- Through connection $\frac{1}{4}$ south of High School Road to remove pressure from High School Road
- Possible additional development in northern $\frac{1}{2}$ mile
- Keep central mile open corridor/views important as gateway to Jackson
- Wildlife open space east of Flat Creek
- Connect lower residential areas to commercial (ditch)
- Could provide a variety of homes, connectivity/grid, cluster homes, open space
- Redo services in south
- Master Plan! To achieve a variety of things: open space, homes, pathways, walkability to services
- Allow development $\frac{1}{4}$ mile south of Town in exchange for open space within South Park
- Expand commercial opportunities to northeast corner of Lockhart property

5. Map Comments

- Move Town boundary south, a road should never define an edge
- Move north $\frac{3}{4}$ mile west of Flat Creek to West Jackson
- Whole district should be at 1:35 density and become County valley because of wildlife and scenic considerations
- Northwest $\frac{1}{2}$ mile by $\frac{1}{2}$ mile should go with West Jackson
- Northern (mile) South Park should be a complete neighborhood the rest is rural
- Rafter J, Melody, South Park Ranches to County Valley
- Northern $\frac{1}{2}$ mile To West Jackson as residential with medium density west of high school, high density south of high school
- Northern $\frac{1}{2}$ mile to West Jackson – Higher

- North $\frac{1}{2}$ mile to West Jackson
- North central mile to West Jackson
- Expand commercial to the north $\frac{1}{2}$ mile east of Flat Creek and move to South Hwy 89
- To West Jackson, Phase I: northern Lockhart, Phase II: southern Lockhart
- North $\frac{1}{2}$ mile mixed use residential/ commercial rather than part of South Park district
- Central mile to County Valley with agriculture maintained
- North $\frac{1}{4}$ mile to West Jackson, cluster development, workforce housing, pathways, traffic issues on High School Road
- Central mile and Lucas to County Valley
- North of South Park Ranches/Rafter J to County Valley and conserve for wildlife
- Central $\frac{3}{4}$ mile and east of creek to County Valley as wildlife open space
- Northwest $\frac{3}{4}$ mile to West Jackson as high density or like Cottonwood or both
- From $\frac{1}{4}$ south of High School Road south except Rafter J/Melody/north Scherr-Toss plus Little Horsethief to County Valley
- Rafter J, north Scherr-Toss, Melody, South Park Service Center, Valley View as new complete neighborhood
- Extend District 5 South past as complete neighborhood
- Use north South Park to make West Jackson a complete neighborhood
- Shift West Jackson/South Park boundary to south (west of high school)
- North end could be extension of West Jackson with addition of amenities
- Move boundary to include northern part of South Park as piece of West Jackson

District 11: Wilson Comments

1. Complete Neighborhood or Rural Area

Complete 18 groups

Rural 1 groups

Both None

2. Special Characteristics

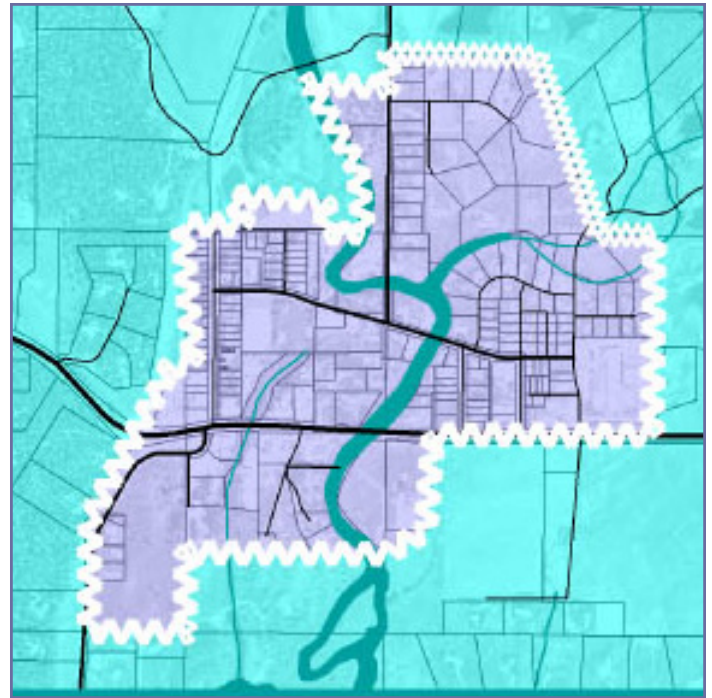
- Low density
- Rural/ horse area
- Duplexes, affordable and smaller homes
- Small scale commercial
- Complete amenities
- Strong sense of community
- Stable
- Unique/ small community feeling/ character
- Provides housing for locals/ workforce
- Has all amenities including school, park, market, post office, coffee shop, restaurant
- Walkable
- Access to river
- Historic
- Kookiness
- Trail accessibility

3. Issues

- Heavy traffic issues on Highway 22
- No commercial strips along highway
- No more golf
- Highway is negative characteristic
- Poor walking conditions
- Lack of START bus to Teton Village
- Parks connections not financially feasible
- NIMBY-ism
- Not many agricultural uses in Wilson, but it is surrounded by agriculture
- Lacks housing variety

4. Opportunities

- Improve transportation facilities
- Preserve character
- More public amenities
- Make into own community (similar to South Park)
- Well-defined commercial core
- Traffic calming elements
- Roundabout at Wilson signal
- Encourage local businesses/new local conveniences



Wilson

- No change to area – commercial to stay as is
- Complete streets
- No opportunity to create complete neighborhood because of conservation easement
- More local community housing
- Gondola to Victor
- More restaurants and small shops
- START bus stop for Village employees
- Residential development north of Highway 22 if plat would agree, move up Fish Creek, including Wilson Meadow
- Residential areas proximate to Wilson and using Wilson services should be included in the Wilson District and “Greater Wilson” area
- Neighborhood should include more of surrounding rural areas
- Preserve workforce housing
- Commercial core: officially designate and limit commercial to just that area
- Improve connections to school

5. Map Comments

- Move large lot Wilson Meadows to County Valley
- Waldron property character more like County Valley

District 12: Aspen/Pines Comments

1. Complete Neighborhood or Rural Area

Complete 16 groups

Rural 1 group

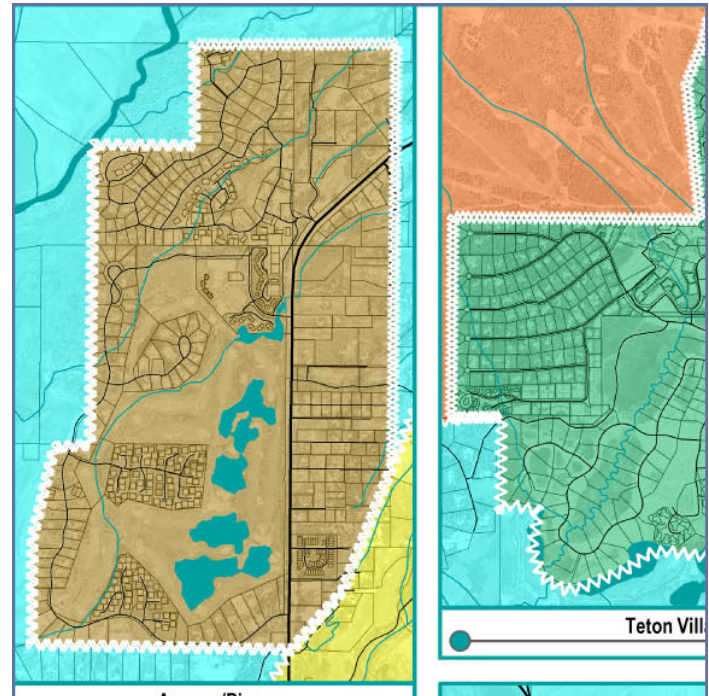
Both 1 group

2. Special Characteristics

- Wildlife/ moose hotspot
- Diverse housing and population
- Local convenience
- Dense
- Scenic vistas
- Open space around perimeter
- More recreation/tourist on west side of road, more residential on east side of road - separate this into two districts?
- Complete facilities, except school
- More community than resort
- Is a neighborhood/own community
- Great residential focus
- Multi-family with some single-family
- More master-planned, second home community
- Characterized by private open spaces
- Walkable
- Partially complete
- Provides residential to locals
- Resort vs. rural type of residential
- Highway 390 through the District is already complete
- Pines is retirement housing
- The front of Aspens is rental, the rest of Aspens is full-time resident owners
- East of the Highway are full-time resident owners
- Area in highway elbow is not walkable to services, pretty rural, and has nearly as much wildlife as Whitegrass Ranch

3. Issues

- Hodgepodge of not well-completed development
- Needs more services/support for both locals and tourists
- Bad traffic and issues at intersection



Aspens/Pines

- Vanderwater Ranch development affecting water quality
- Aspens is down grade from Teton Village - worry about wells
- Consequences of commercial/industrial on No changes needed to Aspens
- Should not be expanded
- Teton Village Road is already too busy - traffic and wildlife conflicts
- Concerns about large density
- No more hotels or offices
- Needs schools
- Wildlife/vehicle collisions
- NIMBY-ism
- Short-term rental housing compromises home values
- Character has been changing
- District west of Highway is "complete", but CC&Rs limit what can be done
- Match new amenities to demographics, amenitize for retirees
- Don't add workforce housing, there are no family amenities
- Hotspot for vehicle - moose collisions

- Encroachment of development into habitat - wildlife have nowhere else to go
- Non-conformities and variances
- Village Road is at maximum capacity and already complete neighborhood

4. Opportunities

- Mixed density
- Could be community
- East side workforce
- Add wildlife crossings on Teton Village Road
- No more commercial needed, existing is appropriate
- Add density at northern end
- Could be workforce/starter homes
- Add density with incentives at east side of Teton Village Road
- Increase commercial down by Bar J/ Rabbit Row/ Osprey Landing
- Add access to river area
- Want hardware store
- Redevelop existing Aspens
- Roundabout
- Increase complete neighborhood character
- Open space
- Commercial to residential conversions
- More local housing
- Aspens could be more dense
- More local conveniences
- Don't change land use
- Better commuter START service
- Potential for offices
- Workforce housing on the Raines property – no covenants

5. Map Comments

- East of highway up to Aspens in River Bottom
- Area north of highway, east of Aspens is more similar to County Valley
- Area in highway elbow maybe remains in Aspens/Pines
- In order to protect existing uses the northern area in the highway elbow should be a stable area or moved to another district
- Remove area in highway elbow from Aspens/ Pines
- Eliminate as separate district from County Valley
- Area in highway elbow into River Bottom
- Raintree is more similar to County Valley district
- Should east side of Highway 390 be included in this district?



District 13: Teton Village Comments

1. Complete Neighborhood or Rural Area

Complete 11 groups

Rural 1 groups

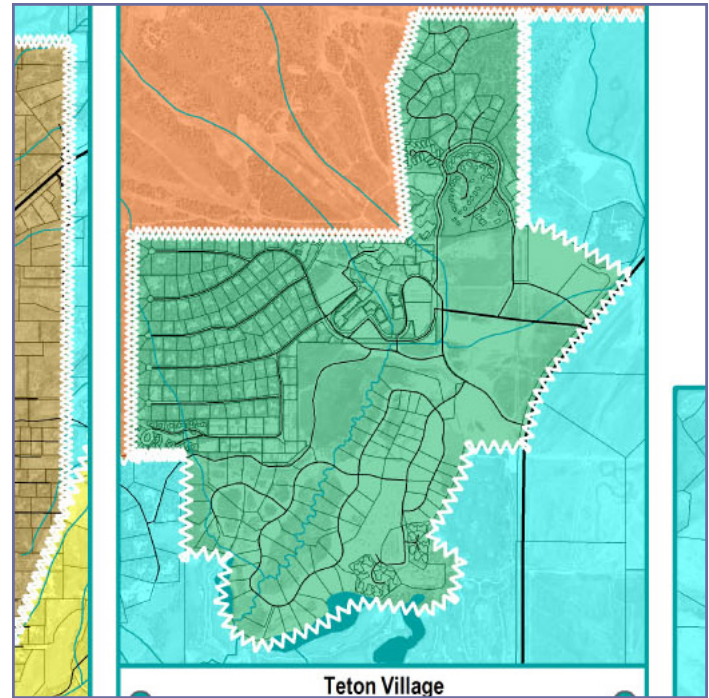
Both None

2. Special Characteristics

- Large open space and vistas at SRA are huge asset
- Value transition of rural from town
- Business draw for community
- Winter commercial engine
- On its way to becoming complete neighborhood
- Great affordable/employee housing
- Provides local housing

3. Issues

- What happens with large ranch parcels?
- Concerns about string of density along Teton Village Road
- Village will grow again. Workforce housing would be a problem
- Outer areas of village not walkable - remote locations
- Possible loss of post office
- Need ADA accessibility to Village amenities
- Amount allocated to commercial does not make it competitive – is too spread out - needs to be concentrated to make impact
- Transit center
- Public and institutional facilities
- Stilson lot used as a dumping ground –should be incorporated into village district
- View Teton Village as self-contained community outside of municipal context to allow infrastructure fundraising
- All pedestrian activity centered in one area
- Not walkable enough
- Tourists shouldn't have to rent a car
- NIMBY-ism
- Need to balance residential and transportation
- No change, no expansion
- Walkability from Ski Corp. single family questionable



Teton Village

4. Opportunities

- Preserve areas of adjacent state school sections
- Improve accessibility for more services
- Improve pedestrian experience
- Amenities (but don't want it to be new Jackson)
- Local convenience uses
- Allow village to have as much commercial zoning as they think necessary
- Very important contributor to START
- Could improve transportation infrastructure
- More local housing
- Allow flexibility to create sense of place
- Hardware store, grocery
- Add mixed growth that makes sense
- Less timeshares/condos
- Keep community ski area
- Better pedestrian access could be achieved from outside mall into mall and within mall
- More commercial and more full time residents east of existing core

- Walkway plaza growth area south and east of existing core, local convenience plus offices – get the 9-5 workers
- Connection between hotels and businesses
- Regular START service
- Housing service
- Pedestrian friendly streets (narrower, bikes)
- Emphasis on landscaping

5. Map Comments

- Move triangle not in Granite Ridge to County Periphery



District 14: Alta Comments

1. Complete Neighborhood or Rural Area

Complete 3 groups

Rural 6 groups

Both None

2. Special Characteristics

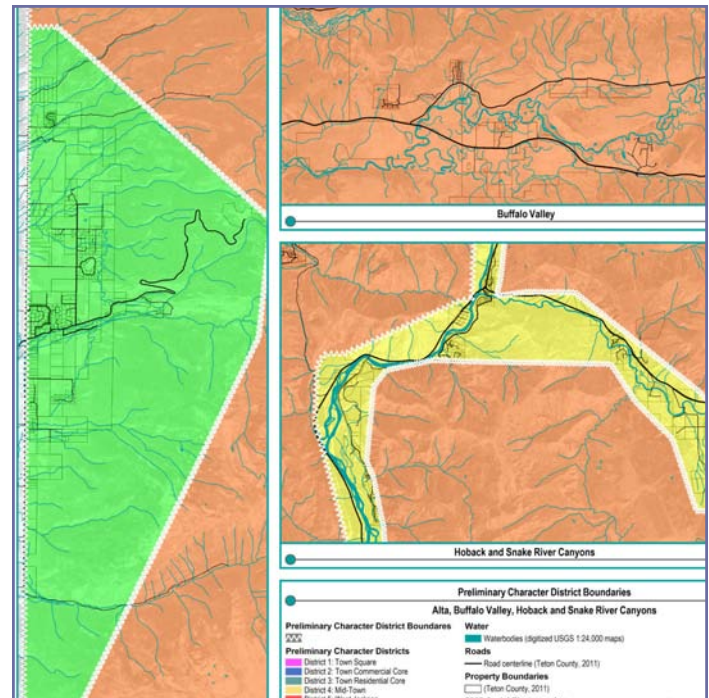
- Relationships with Idaho community
- Good public facilities (school, library, etc.)
- Strong sense of community
- Golf course
- Lots of wildlife
- USFS forest edge
- Idaho commercial location at Southwest corner of Ski Hill and State Line

3. Issues

- Connections with state line
- Community split on commercial
- State line doesn't connect to S. Leigh. Is 20 miles around/ through Driggs
- Reevaluate crossings at S. Leigh. Are more children now
- Pedestrian/bike access to Driggs is dangerous
- Fire doesn't get here
- Need better Forest Service access along Perimeter Drive
- Make Perimeter a County Road
- No connection to State Line Road
- Beard property development could impact water quality

4. Opportunities

- School, library, church, commercial and eventual services
- St. line road finished to north
- Convenience uses
- Services for workforce
- Wilson-style commercial in village core
- Need Bridge crossing
- Improve S. Leigh Road –make safer - is in poor condition
- Need better coordination with Teton County, Idaho



Alta

- Need connectivity
- Improve trailhead at S. Leigh – gets heavy use
- Top 2 USFS access points –needs maintenance
- Clustered commercial
- Pathways/bike lanes for access to clustered commercial
- Need better forest service access on Perimeter Road
- Make Perimeter Road a county road
- Convenience commercial in southern Altamont area
- Connect State Line or Alta North Road to north Leigh
- Conservation easement on Beard property
- Targhee–let some of permitted development expire, there is no longer economic market for it

5. Map Comments

- Move everything not between Alta North and Perimeter road to County Valley
- Distinguish Targhee from the rest of Alta

District 15: County Periphery Comments

1. Complete Neighborhood or Rural Area

Complete None

Rural 8 groups

Both None

2. Special Characteristics

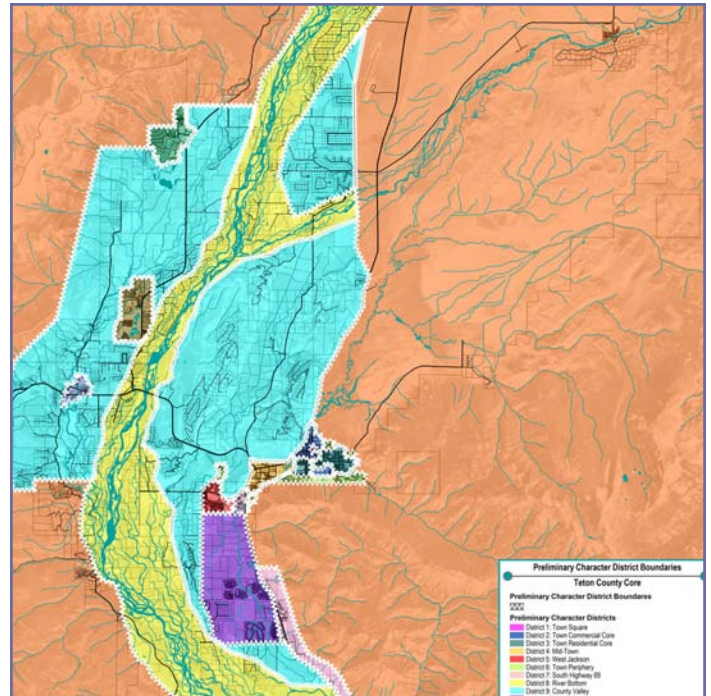
- South Park bridge is a wildlife highway crossing hotspot, more game east than west

3. Issues

- Need consideration in map plan
- Poor road system east of South HWY 89 in county periphery
- Game/ Squaw/ Porcupine Creek - inadequate road system and no emergency evacuation
- Poor road system on Squaw Creek plateau
- Frustrated by regulation in exercising development rights on Squaw Creek plateau
- Needs some connectivity and limited housing
- Rural, how to make it viable as a community

4. Opportunities

- No mandatory transfer of DU's
- Recognize existing property rights
- County periphery needs some community, but limited housing
- Look at existing commercial stress connections to other jurisdictions



County Periphery

General Comments

- Maintain western heritage in architecture as in Banff. Do not allow “anywhere, USA.”
- Thankful we don’t have large franchises. Preserve local businesses and character.
- Public/Private ownership should be shown on maps.
- No 5-story buildings.
- Add affordable housing near Snow King.
- Too much traffic.
- Generally, if we protect the quality of habitat/ecology, the rest will take care of itself. Hold onto that which we cannot replicate.
- Let property owners do what they want (expressed by lumber yard owners).
- Don’t impede construction.
- Don’t let transitional areas on margins of developed areas get too large. Grow into areas with rural characteristics.
- In general, the town district boundaries need to be finer-grained - street by street, etc.
- We need a zoning district for workforce housing that is NOT in districts 2, 3 or 4.
- In complete neighborhoods, look at the kinds of families before adding amenities



This page intentionally blank