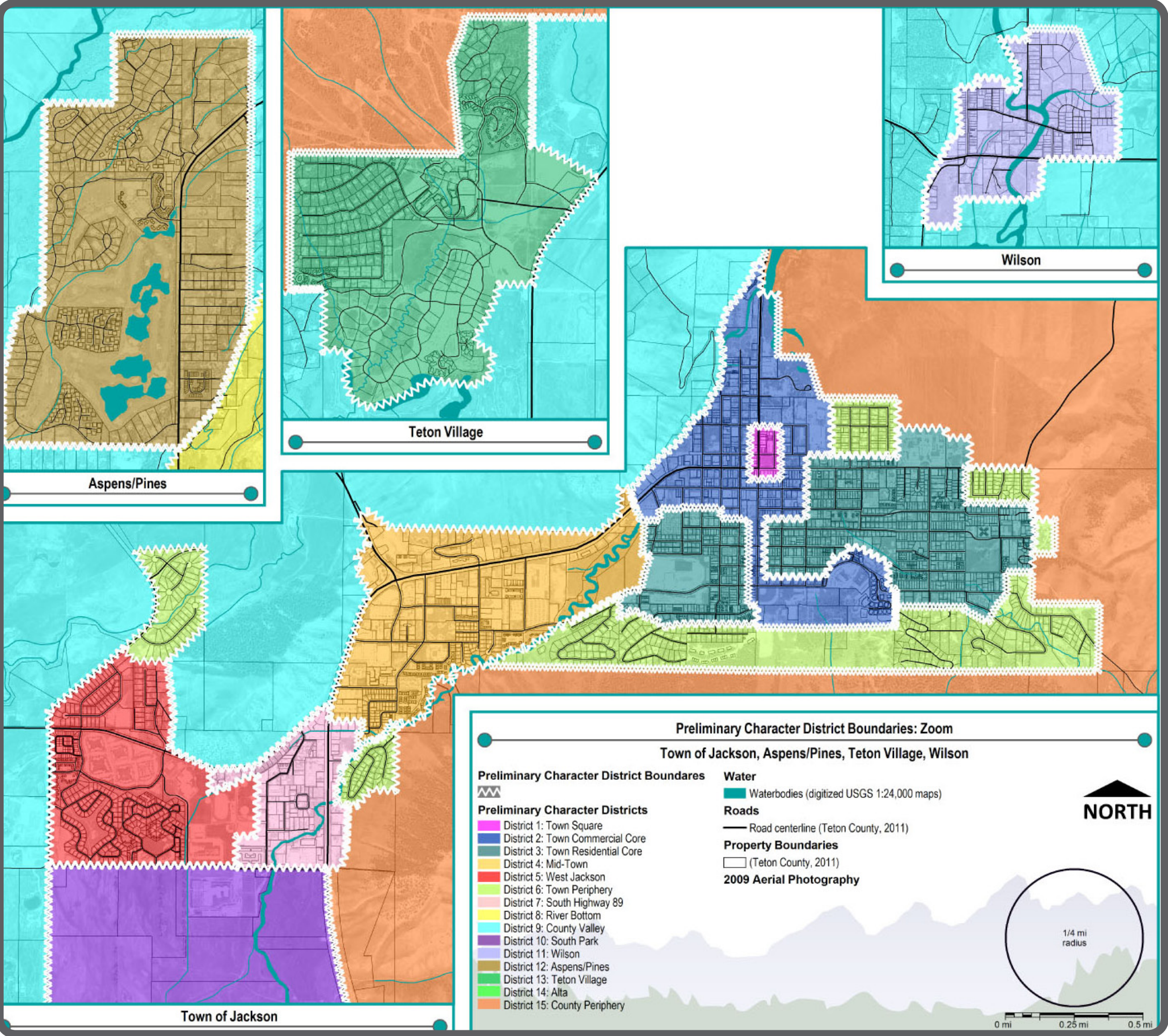


# DISTRICT 1: TOWN SQUARE



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Historic core of Jackson Hole
- High intensity urban built form
- Iconic buildings + public spaces
- Gathering node for community + tourists

## ISSUES

- Design character; “New West” vs. “Old West”
- Balance between tourist and locally-oriented commercial
- Empty commercial spaces
- Lack of walkability/ bike access

## OPPORTUNITIES

- Expansion of pedestrian areas on the square
- Include outlying historical buildings in the town square area
- Promotion of locally-oriented commercial
- Provision of outdoor seating + street connections
- Traffic re-routing
- More flexibility in providing live/ work + accessory units

## OBJECTIVES

- 4.1.c: Promote compatible infill and redevelopment that fits Jackson’s neighborhoods
- 4.2.c: Create vibrant walkable mixed use districts
- 4.2.d: Create a Downtown Retail Shopping District
- 4.2.e: Protect the image and function of Town Square
- 4.2.f: Maintain lodging as a key component in the downtown
- 4.4.a: Maintain and improve public spaces
- 4.4.c: Continue traditions and community events
- 4.5.a: Identify and preserve historically significant structures and sites
- 6.3.e: Balance housing, nonresidential development, and civic uses
- 7.2.a: Create a transportation network based on “complete streets” and “context sensitive” solutions

# COMPLETE NEIGHBORHOOD

## BOUNDARY COMMENTS/AREAS OF FOCUS:

- Make District larger



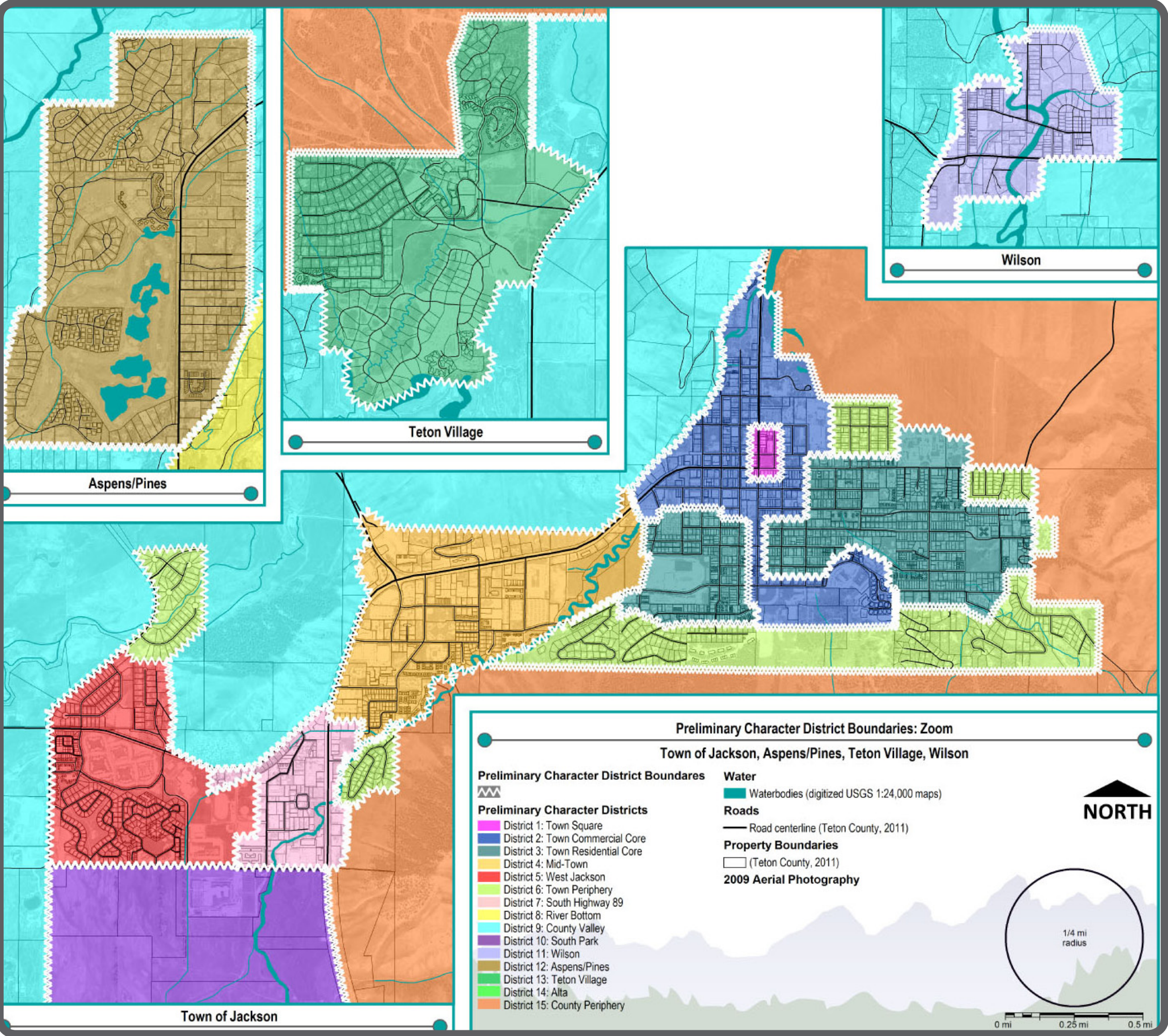
### complete neighborhoods provide:

- 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.





# DISTRICT 2: TOWN COMMERCIAL CORE



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Commercial/ residential mix
- Undefined building form + character
- Well served by complete neighborhood amenities
- Snow King Resort
- Economic center
- Quiet in the off-season
- Walkable/ bike-friendly

## ISSUES

- High rents
- Lack of protection for Flat Creek
- First floor office space/empty spaces
- Connection/transition between Snow King + Downtown
- Aesthetics as a community gateway

## OPPORTUNITIES

- Pedestrian/ bike enhancements
- Strengthen connection between Downtown + Snow King
- Pathway on Flat Creek/Enhance Flat Creek
- Provision of workforce housing
- Small scale convenience commercial at/ near Snow King
- Pedestrian/ visual enhancements on North Cache

## OBJECTIVES

- 4.1.b: Emphasize a variety of housing types, including deed-restricted housing
- 4.2.c: Create vibrant walkable mixed use districts
- 4.2.d: Create a Downtown Retail Shopping District
- 4.2.f: Maintain lodging as a key component in the downtown
- 4.4.b: Enhance Jackson gateways
- 4.4.d Enhance natural features in the built environment
- 5.2.d: Encourage deed-restricted rental units
- 6.3.e: Balance housing, nonresidential development, and civic uses
- 7.2.a: Create a transportation network based on “complete streets” and “context sensitive” solutions

# COMPLETE NEIGHBORHOOD

## BOUNDARY COMMENTS/AREAS OF FOCUS:

- Snow King should be its own District
- Include South Cache in this District?
- Certain areas in this District should be included in the Town Square District
- North Cache should be its own district



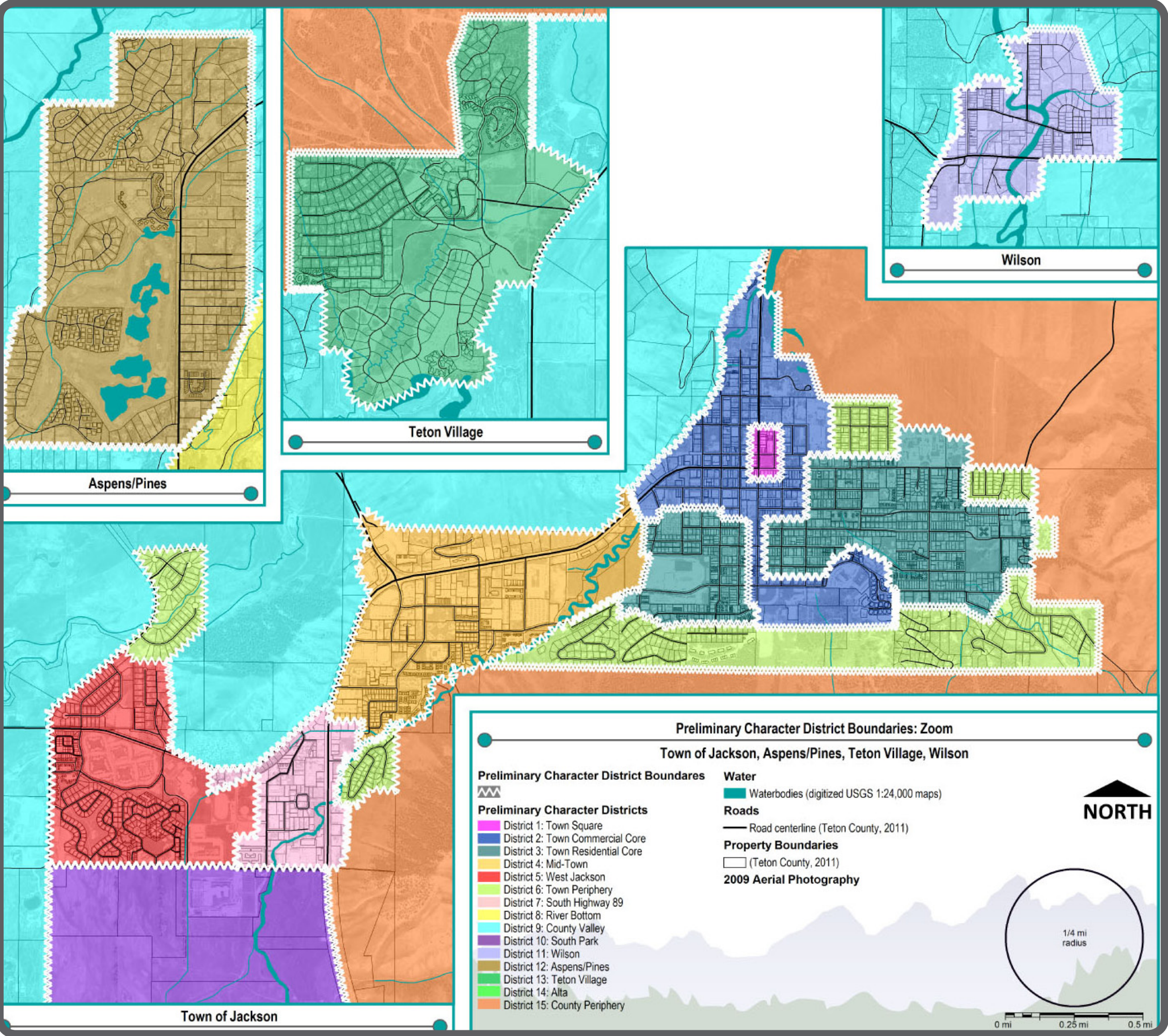
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- quality public spaces;
- a variety of housing types;
- schools, childcare, commercial, recreation, and other amenities within walking distance (1/4 to 1/2 mile) of residences; and
- connection by complete streets that are safe for all modes of travel.





# DISTRICT 3: TOWN RESIDENTIAL CORE



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Good transit, pedestrian-friendly
- Mix of residential types (single-family, duplex, multi-family)
- Variety of building forms + sizes
- Well served by complete neighborhood amenities
- Old trees
- Some office/ nonresidential uses

## ISSUES

- Traffic
- Commercial/residential balance
- Lack of sidewalks/ complete streets
- Substandard workforce housing
- Enhancement while preserving workforce housing

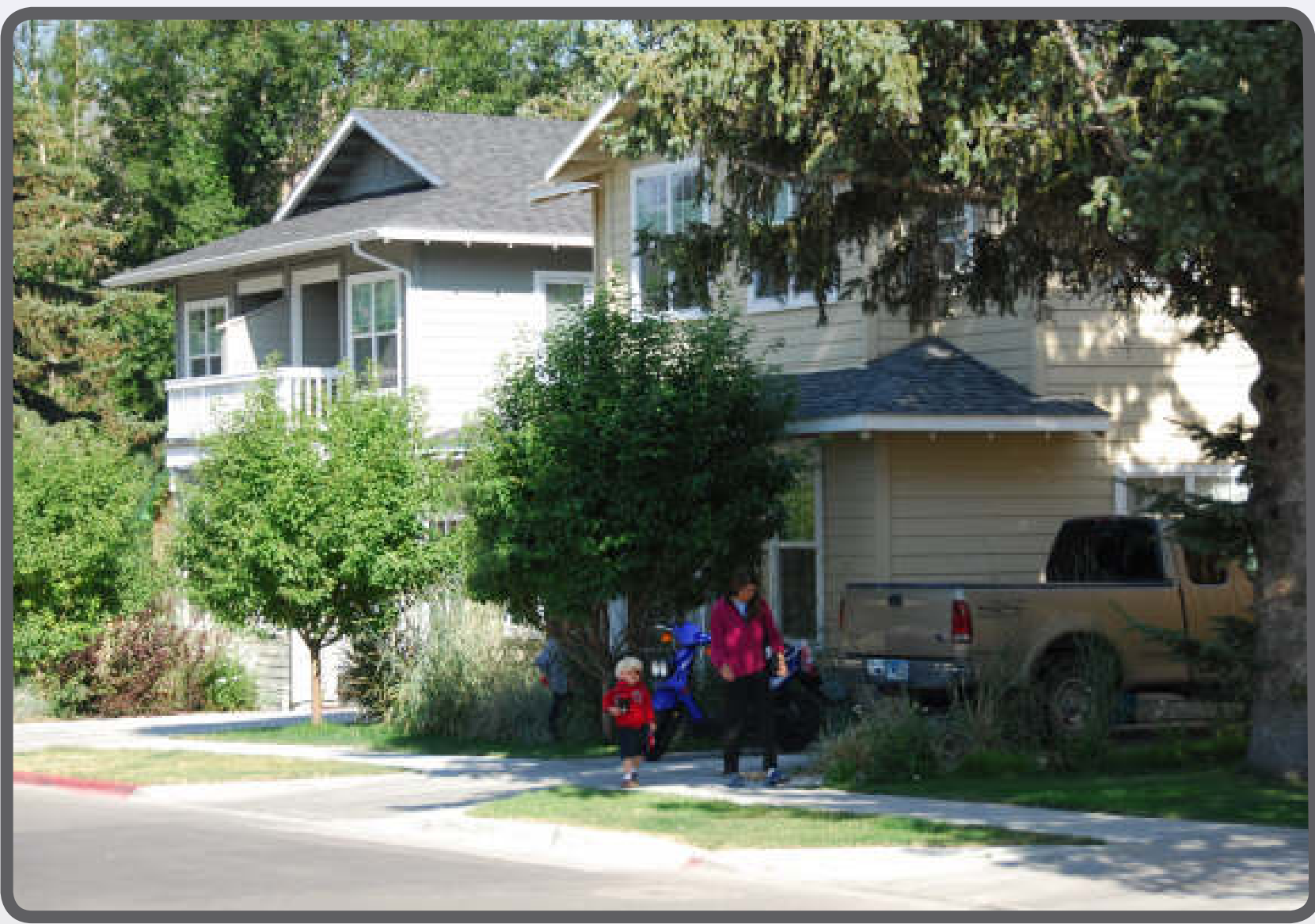
## OPPORTUNITIES

- Limited convenience commercial
- Variety of housing types
- More sidewalks/ complete streets
- Traffic management/ calming
- Redevelopment in certain areas desirable

## OBJECTIVES

- 4.1.b: Emphasize a variety of housing types, including deed-restricted housing
- 4.1.c: Promote compatible infill and redevelopment that fits Jackson's neighborhoods
- 4.4.d: Enhance natural features in the built environment
- 4.3.S.2: Identify locations for locally-oriented nonresidential use
- 5.2.d: Encourage deed-restricted rental units
- 5.3.b: Preserve existing workforce housing stock
- 7.2.a: Create a transportation network based on "complete streets" and "context sensitive" solutions

# COMPLETE NEIGHBORHOOD



## BOUNDARY COMMENTS/AREAS OF FOCUS:

- Separate the hospital + adjacent office districts from the Town Residential Core
- Include Cowboy Village + the Brew Pub in Commercial Core
- Area between Glenwood + Cache south of Snow King into Town Commercial Core
- Mid-Town should include rodeo grounds
- South Cache Corridor into this district



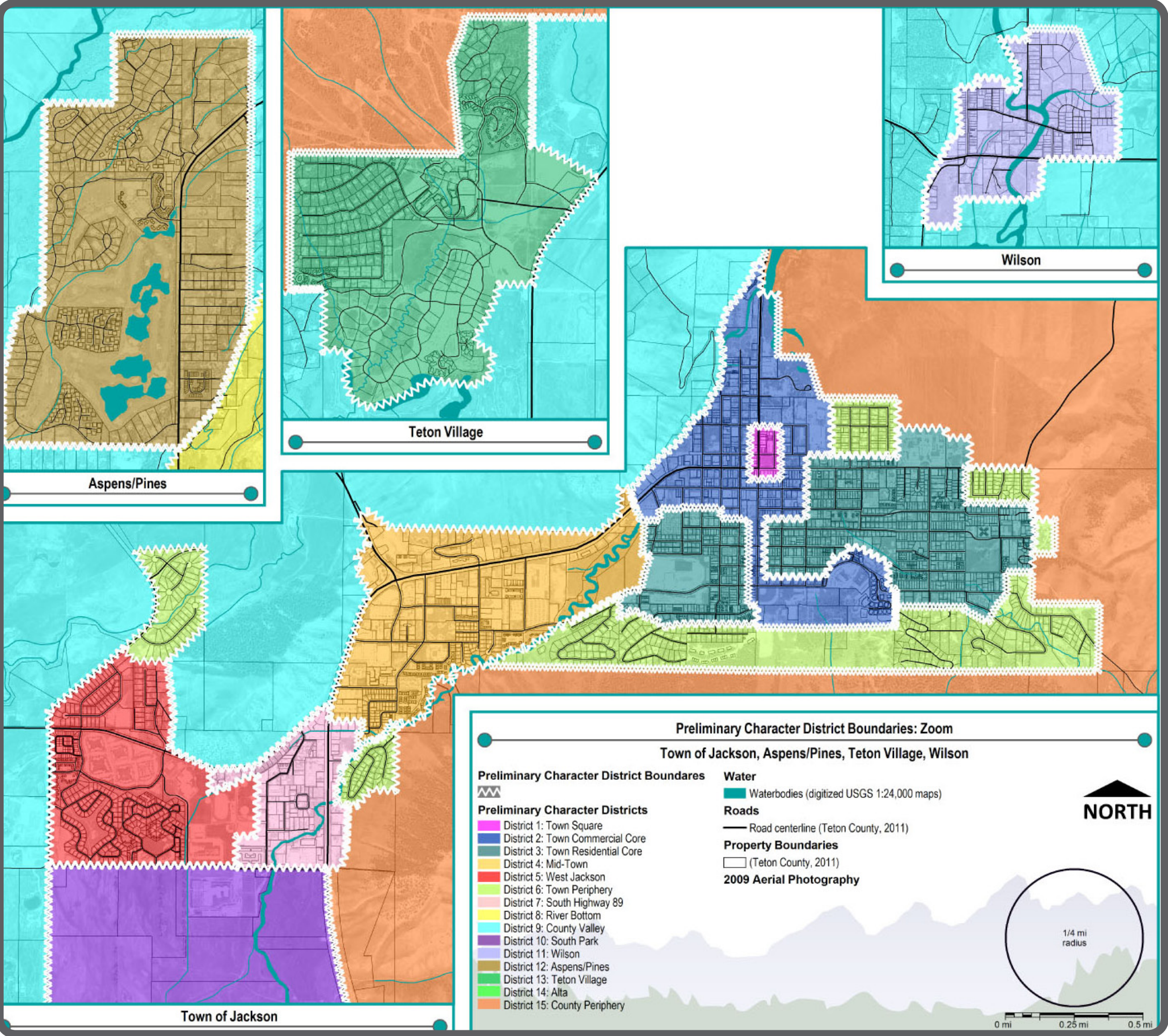
## complete neighborhoods provide:

- 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.





# DISTRICT 4: MID TOWN



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Mix of residential + commercial uses
- Wildlife movement corridor with some crucial habitat
- Karns Meadow
- Well served by complete neighborhood amenities
- Big blocks + highway strip commercial
- Large parking lots + small buildings

## ISSUES

- Limited bike/pedestrian infrastructure
- Limited connection to Town Commercial + Residential Core Districts
- Wildlife vehicle collision hotspot
- Aesthetics as a community gateway
- Protection of Flat Creek/Karns Meadow
- Lack of coherency/ consistency in built environment

## OPPORTUNITIES

- Wildlife crossings
- More bike/ pedestrian connectivity to Town Core
- Infill mixed use redevelopment
- Access/ preservation of public lands
- Flat Creek/ Karns Meadow enhancement

## OBJECTIVES

- 4.1.b: Emphasize a variety of housing types, including deed-restricted housing
- 4.2.c: Create vibrant walkable mixed use districts
- 4.4.b: Enhance Jackson gateways
- 4.4.d: Enhance natural features in the built environment
- 6.2.b: Support businesses located in the community because of our lifestyle
- 6.2.c: Encourage local entrepreneurial opportunities
- 7.2.a: Create a transportation network based on “complete streets” and “context sensitive” solutions
- 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts

# COMPLETE NEIGHBORHOOD

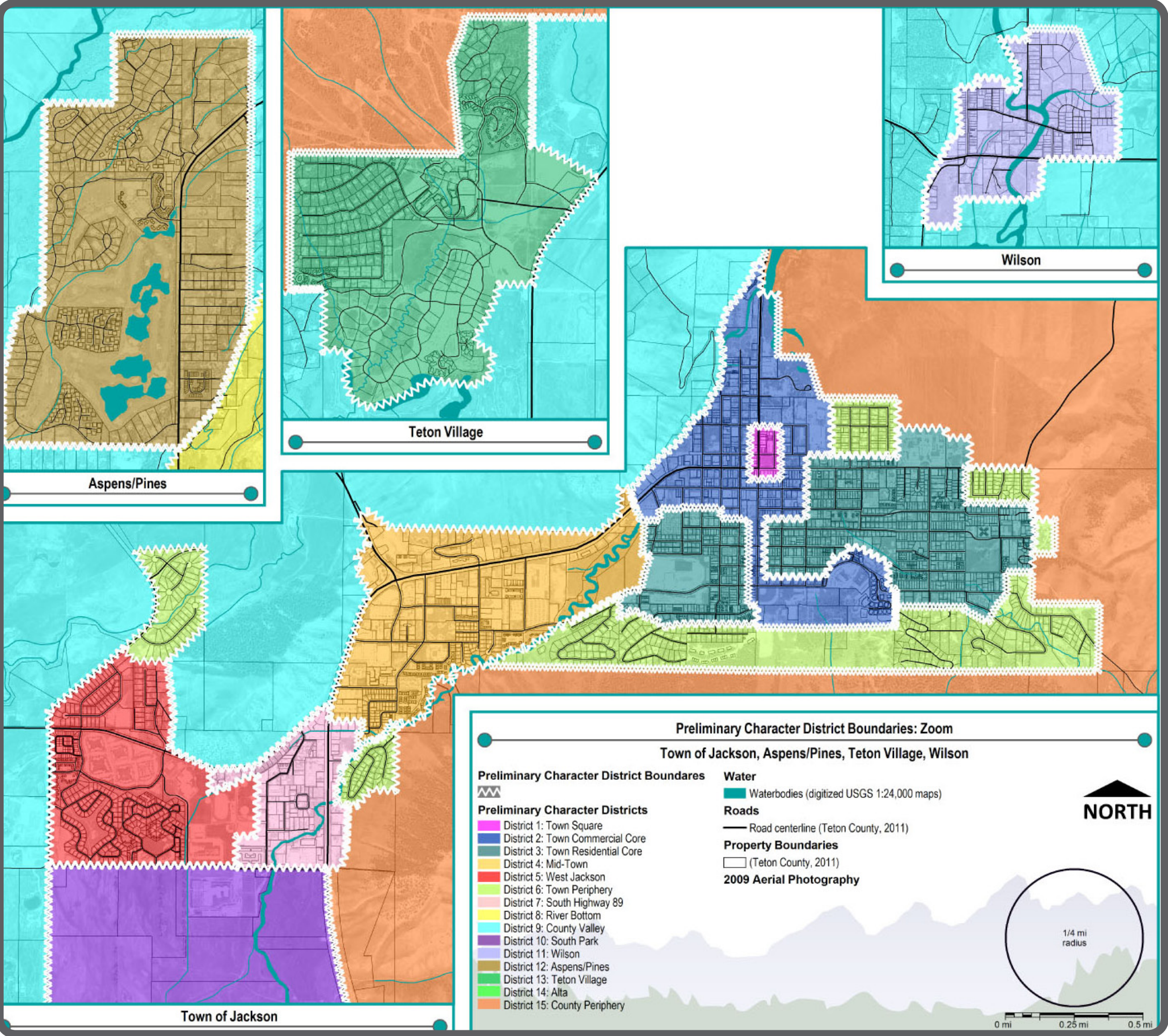
### complete neighborhoods provide:

- 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.





# DISTRICT 5: WEST JACKSON



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Well served by complete neighborhood amenities
- Good transit, pedestrian-friendly
- Family-oriented, sense of community
- Lots of workforce housing
- Variety of residential density

## ISSUES

- Traffic associated with school campus

## OPPORTUNITIES

- Improve multimodal amenities

## OBJECTIVES

- 4.1.b: Emphasize a variety of housing types, including deed-restricted housing
- 4.1.c: Promote compatible infill and redevelopment that fits Jackson's neighborhoods
- 4.3.a: Preserve and enhance stable neighborhoods
- 5.3.b: Preserve existing workforce housing stock
- 7.2.a: Create a transportation network based on "complete streets" and "context sensitive" solutions

## BOUNDARY COMMENTS/AREAS OF FOCUS:

- Consider including northern Indian Trails and northern South Park in District



# COMPLETE NEIGHBORHOOD

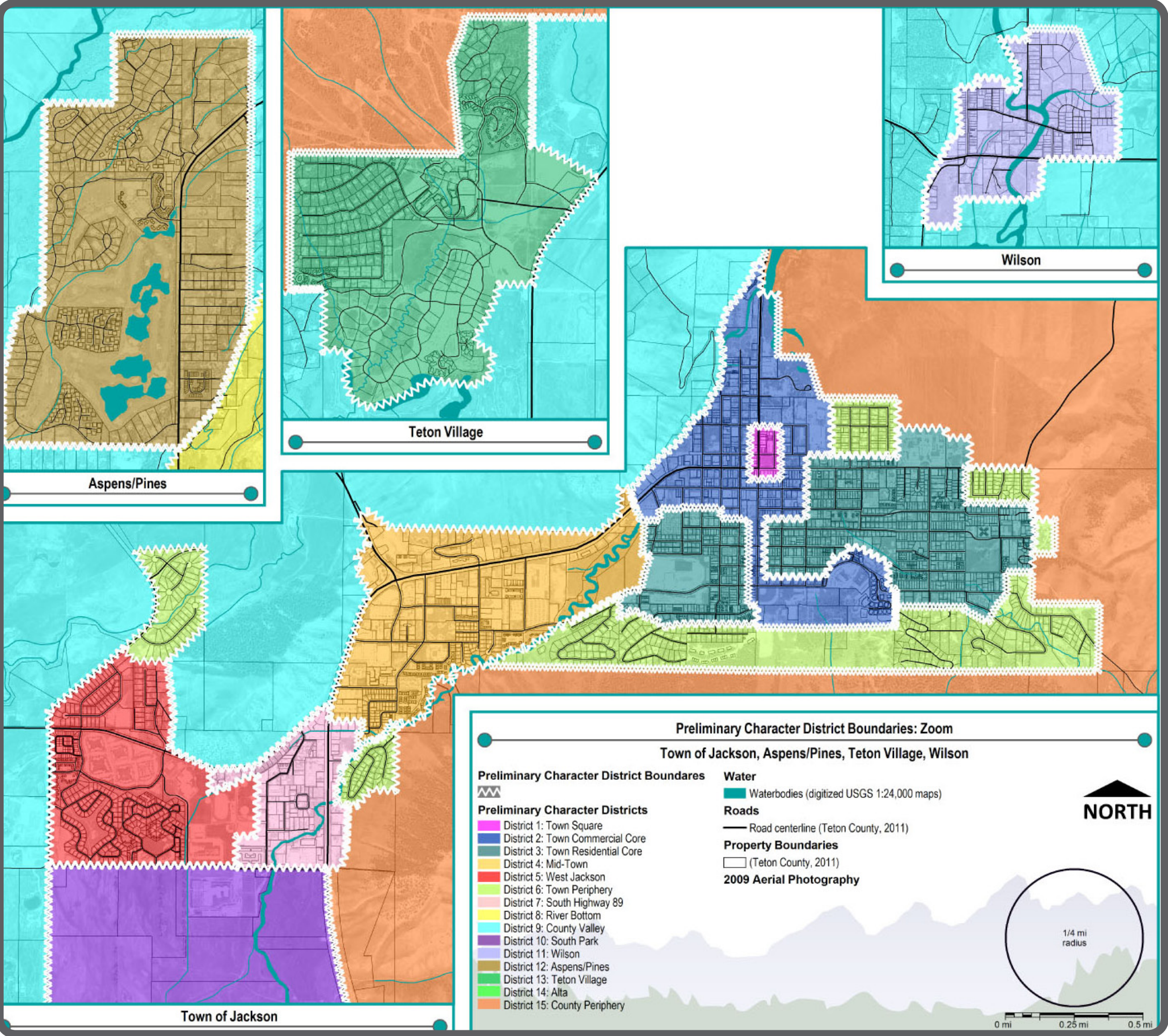
## complete neighborhoods provide:

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- 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.





# DISTRICT 6: TOWN PERIPHERY



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Low density single family residential development, with pockets of medium density
- Wildlife present
- Minimal complete neighborhood amenities
- Gateway to Bridger-Teton National Forest

## ISSUES

- Development on steep slopes
- Density pressure on neighborhood character

## OPPORTUNITIES

- Connections by complete streets

## OBJECTIVES

- 1.1.c: Design for wildlife permeability
- 1.3.b: Maintain expansive hillside and foreground vistas
- 4.1.c: Promote compatible infill and redevelopment that fits Jackson’s neighborhoods
- 4.3.a: Preserve and enhance stable neighborhoods
- 4.4.d: Enhance natural features in the built environment
- 5.3.b: Preserve existing workforce housing stock
- 7.2.a: Create a transportation network based on “complete streets” and “context sensitive” solutions

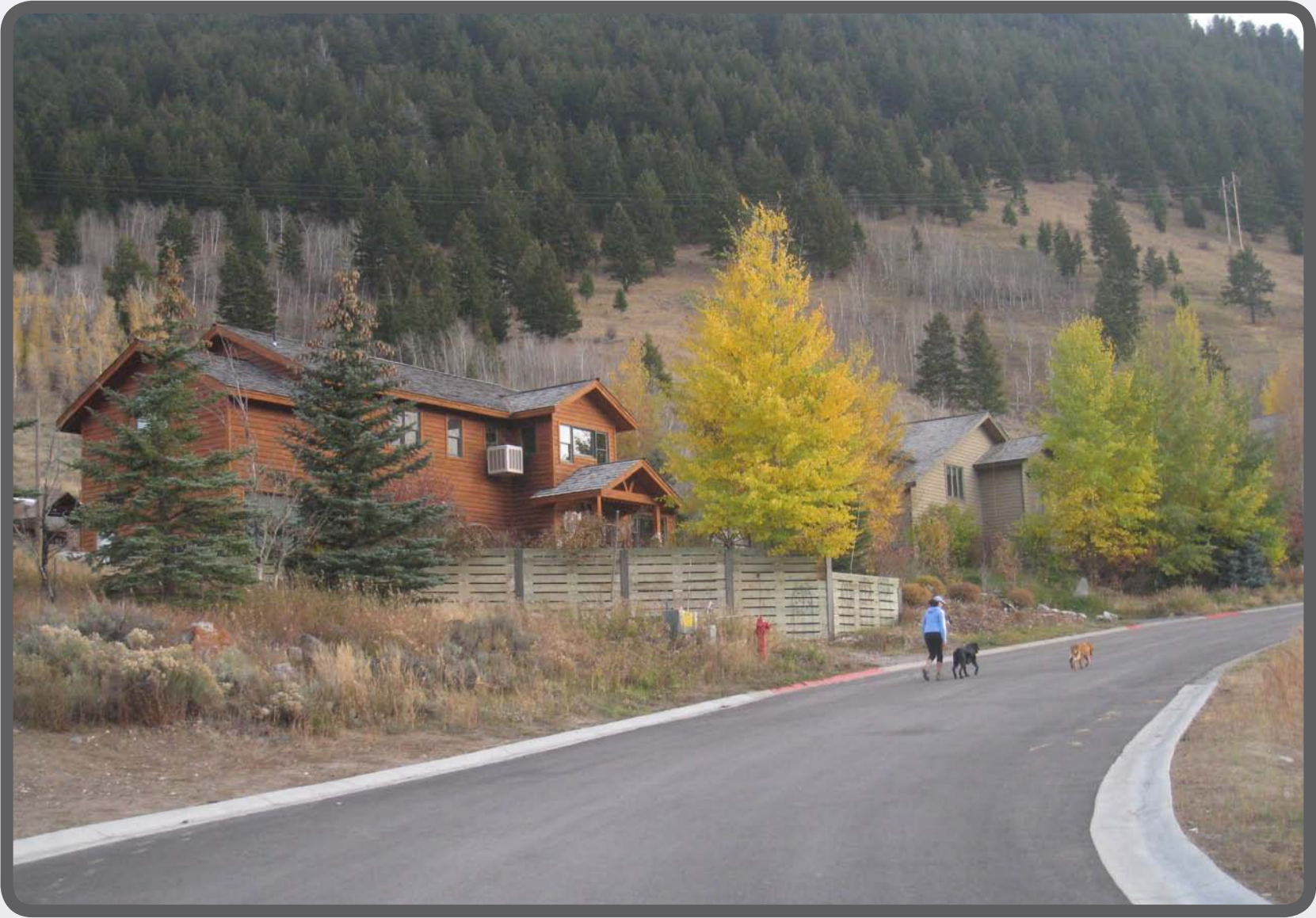
## BOUNDARY COMMENTS/AREAS OF FOCUS:

- Upper Cache Creek/ Snow King Drive is more like Town Residential Core
- Absaroka/ Nelson/ Rancher similar in character to Town Residential Core
- Gill Addition similar in character to Town Residential Core
- Southern hillside west of Snow King feels like Town Residential Core

# COMPLETE NEIGHBORHOOD

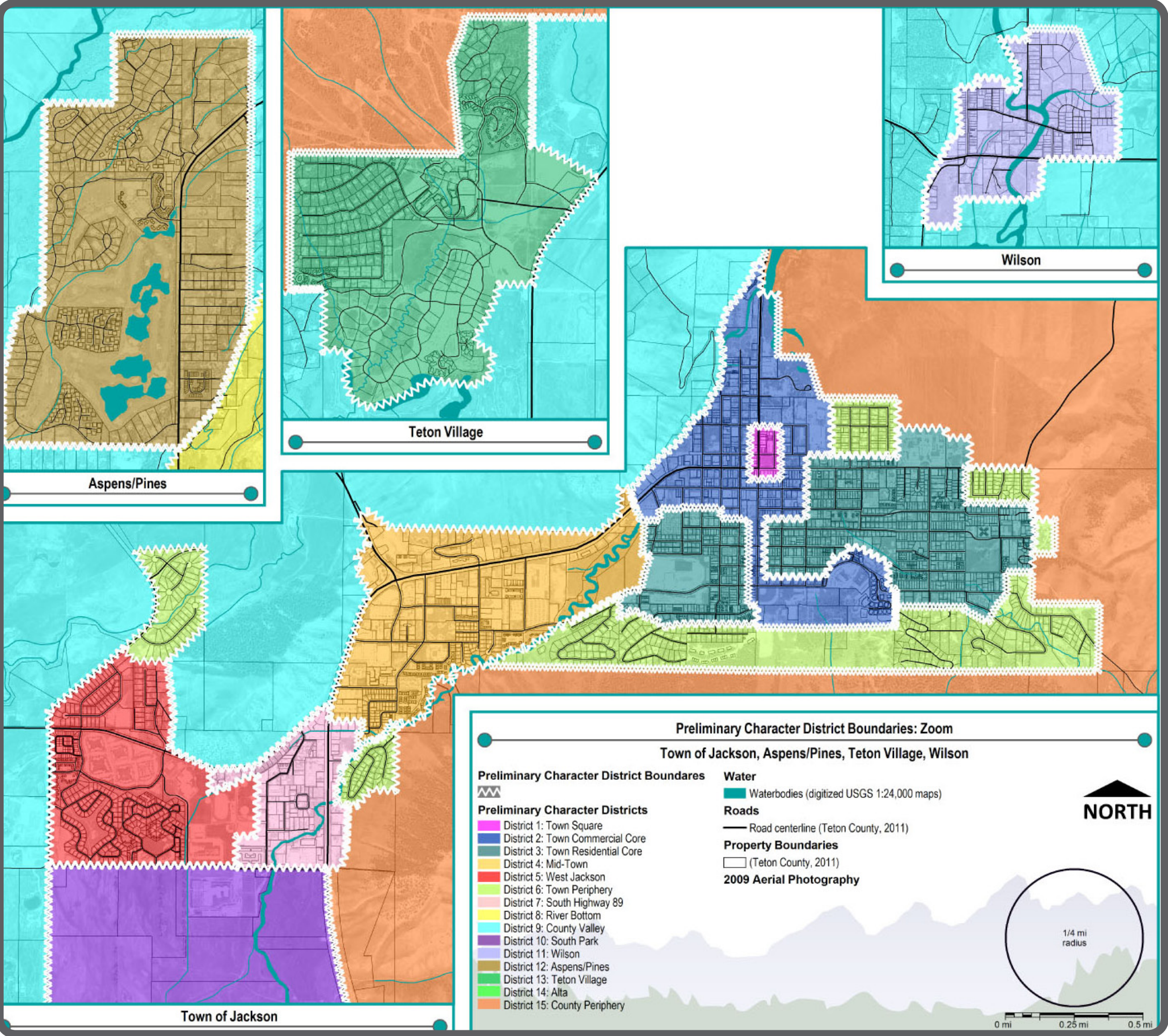
### complete neighborhoods provide:

- 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.





# DISTRICT 7: SOUTH HIGHWAY 89



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Crucial hillside + riparian habitat
- Agricultural scenic foreground with dispersed light industrial home business in Hog Island
- Rural/ industrial interface at medium density + intensity
- Variety of housing types (agricultural single family, industrial ARUs, trailer parks)

## ISSUES

- Wildlife vehicle collision hotspot
- Livability of industrial/ residential mix of uses
- Wildlife habitat, industrial use interface
- Aesthetics as a community gateway
- Protecting industrial opportunities

## OPPORTUNITIES

- Protect wildlife movement corridors + habitat
- Improve appearance of corridor as a community gateway
- Preserve residential character of Hog Island
- Additional industrial allowances
- High-tech/ research + development light industry
- More flexibility in providing live-work and accessory units

## OBJECTIVES

- 1.1.c: Design for wildlife permeability
- 4.4.b: Enhance Jackson gateways
- 5.2.e: Allow accessory residential units (ARUs) and County guesthouses
- 6.2.c: Encourage local entrepreneurial opportunities
- 6.2.d: Promote light industry
- 6.3.d: Facilitate viable local businesses
- 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts

## BOUNDARY COMMENTS/AREAS OF FOCUS:

- Hog Island as its own district
- South Park Service Center area grouped into a southern South Park district
- Town area grouped with a Town district



# COMPLETE + RURAL

## 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

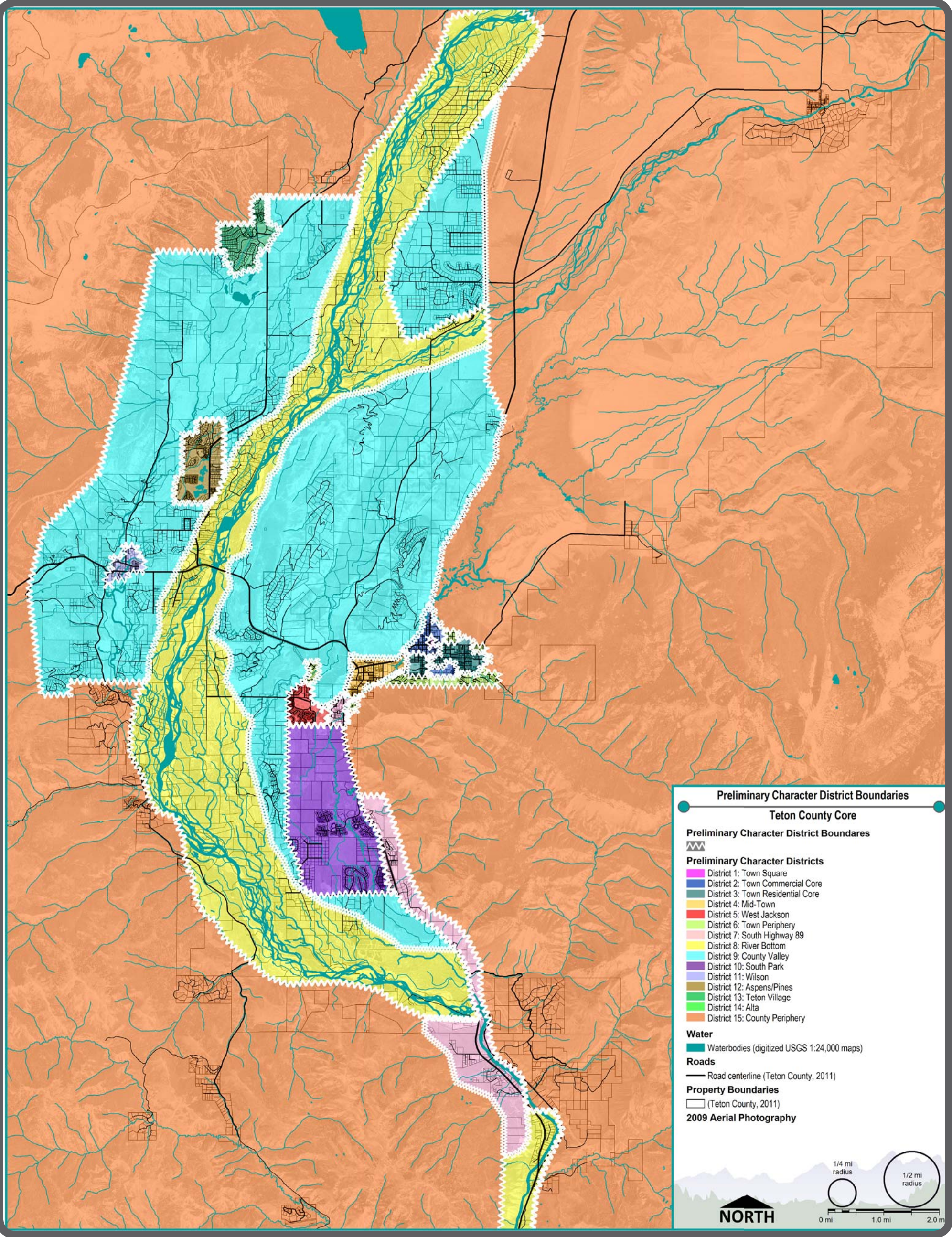
## complete neighborhoods provide:

- 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.





# DISTRICT 8: RIVER BOTTOM



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Crucial riparian habitat, used consistently by a variety of species
- Agricultural and conserved open space, but not visible from public roads
- Low density single family residential development, with pockets of medium density
- Two planned resorts + one locally-oriented commercial hub (Hoback Junction)
- Minimal services + limited walkable complete neighborhood amenities

## ISSUES

- Impacts of growth on wildlife + nature resource quality
- Wildlife vehicle collisions
- Wildlife unfriendly fencing
- Potential oil and gas development
- Addressing existing platted potential + respecting property rights

## OPPORTUNITIES

- Open space conservation + reduced residential density
- Public access, public amenities + limited commercial use of the River
- Increased access + connectivity by all modes of transportation
- Employee housing at the resorts

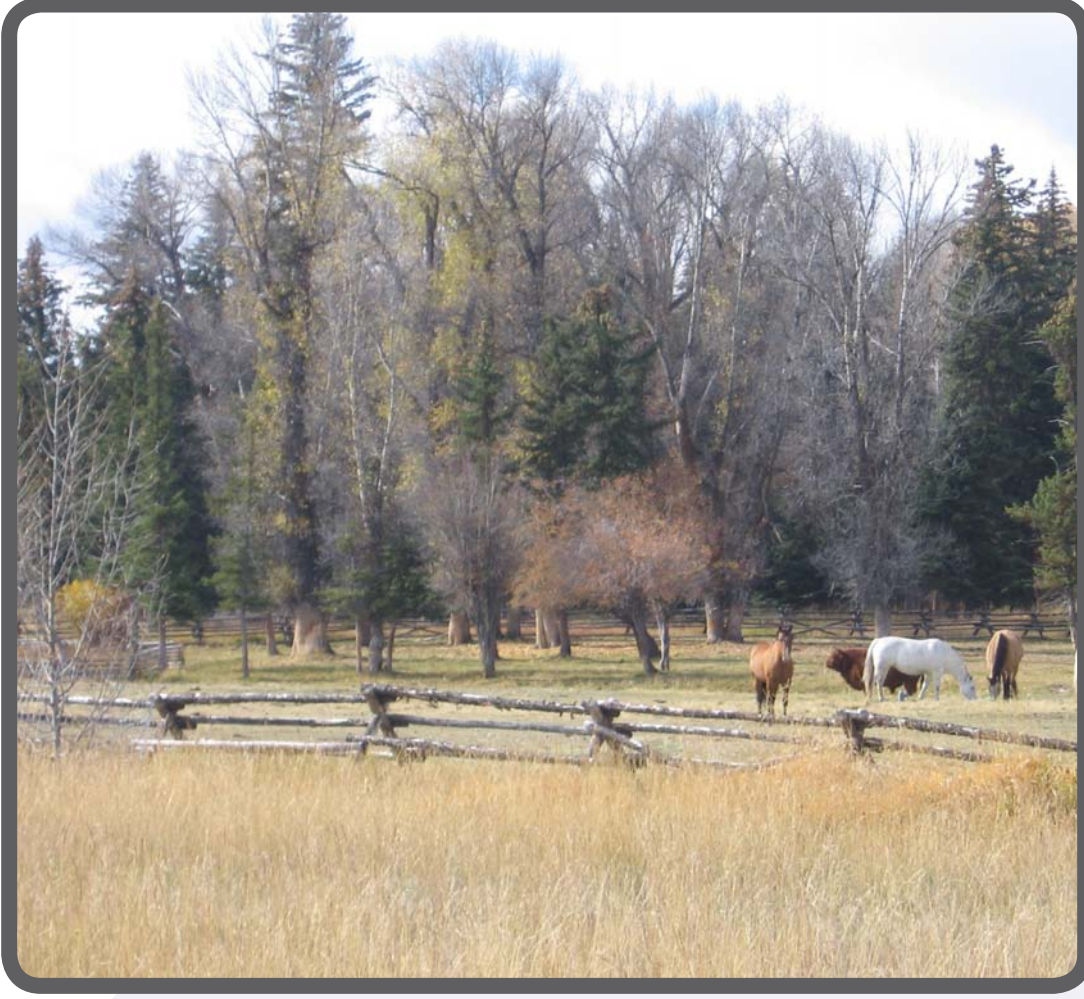
## OBJECTIVES

- 1.1.b: Protect wildlife from the impacts of development
- 1.4.a: Encourage non-development conservation of wildlife habitat
- 1.4.c: Encourage rural development to include quality open space
- 3.1.b: Direct development toward suitable areas for complete neighborhoods
- 6.1.b: Promote eco-tourism

## BOUNDARY COMMENTS/AREAS OF FOCUS:

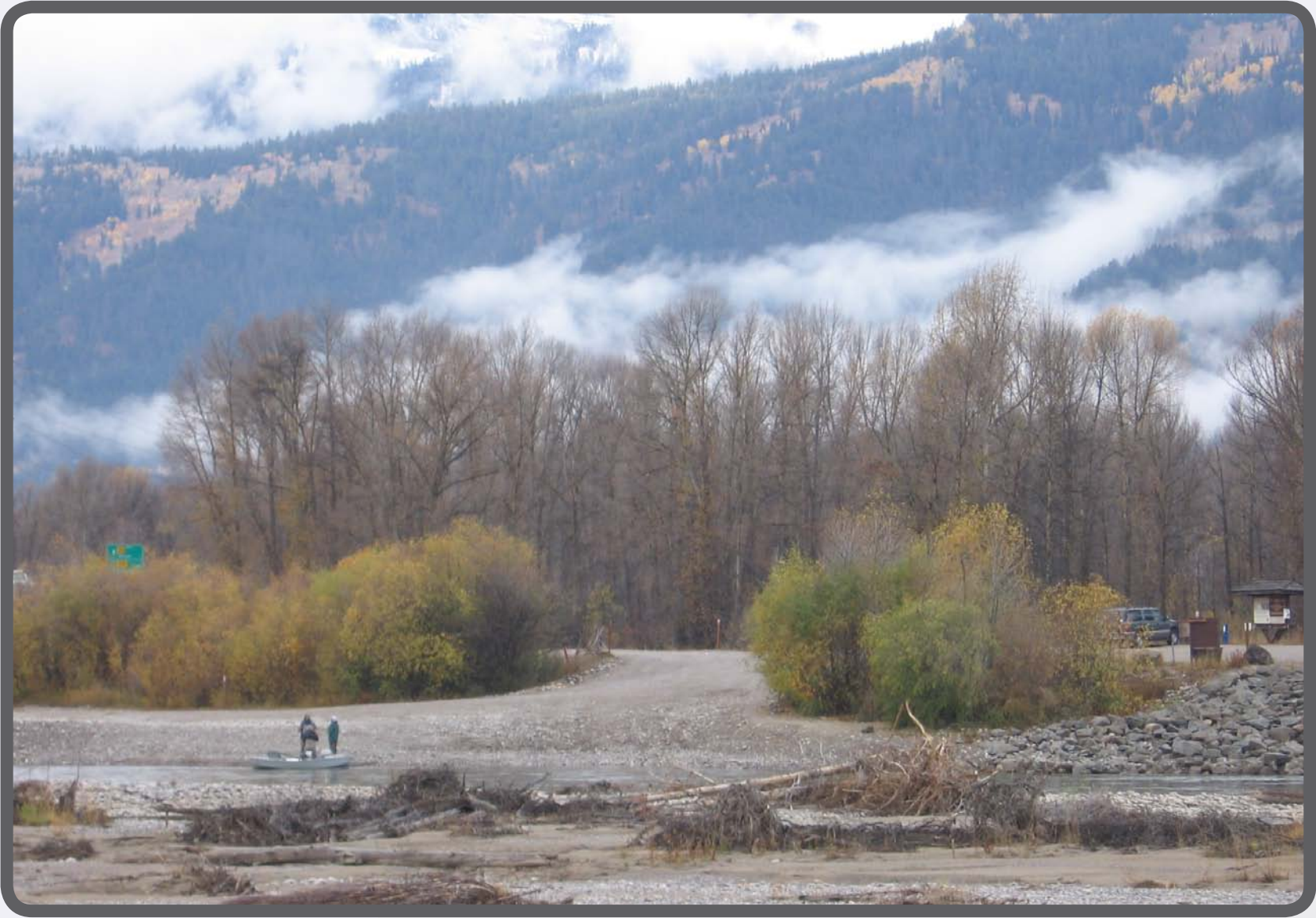
- Distinguish Hoback Junction

# RURAL AREA



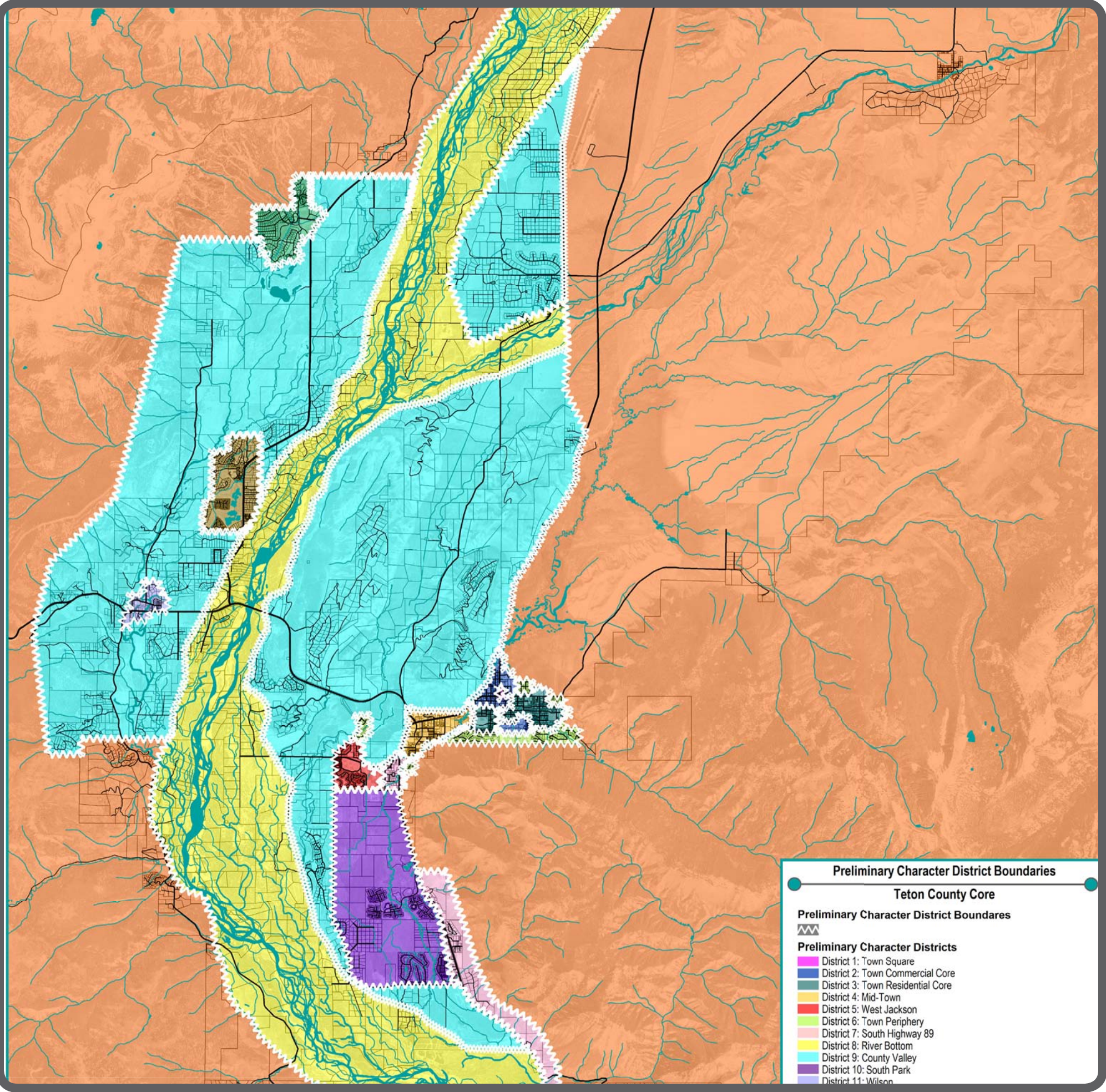
### rural areas provide:

- 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





# DISTRICT 9: COUNTY VALLEY



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Scenic open, agricultural foregrounds + butte skylines
- Wildlife movement corridor with some crucial habitat
- Low density residential development with pockets of medium density
- Dispersed, low intensity nonresidential development
- Pockets of public utilities + limited walkable complete neighborhood amenities

## ISSUES

- Development of existing agricultural open space
- Loss of natural skylines + dark skies
- Wildlife vehicle collision hotspot
- Lack of access to transit + pathways
- Lack of housing variety, with second homes + other underutilized housing
- Respect for property rights

## OPPORTUNITIES

- Scenic protection – protect foregrounds + skyline, bury power lines
- Cluster + otherwise preserve more open space through development
- Additional Road Projects: Tribal Trails, pave Spring Gulch, north bridge
- Convenience commercial at Jackson Hole Golf & Tennis
- Coordinate alternate transportation opportunities with Park
- Accessory use of agricultural lands to protect ag/open space character

## OBJECTIVES

- 1.1.c: Design for wildlife permeability
- 1.3.a: Maintain natural skylines
- 1.3.b: Maintain expansive hillside and foreground vistas
- 1.4.b: Conserve agricultural lands and agriculture
- 3.1.b: Direct development toward suitable areas for complete neighborhoods
- 7.2.a: Create a transportation network based on “complete streets” and “context sensitive” solutions
- 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts

# RURAL AREA

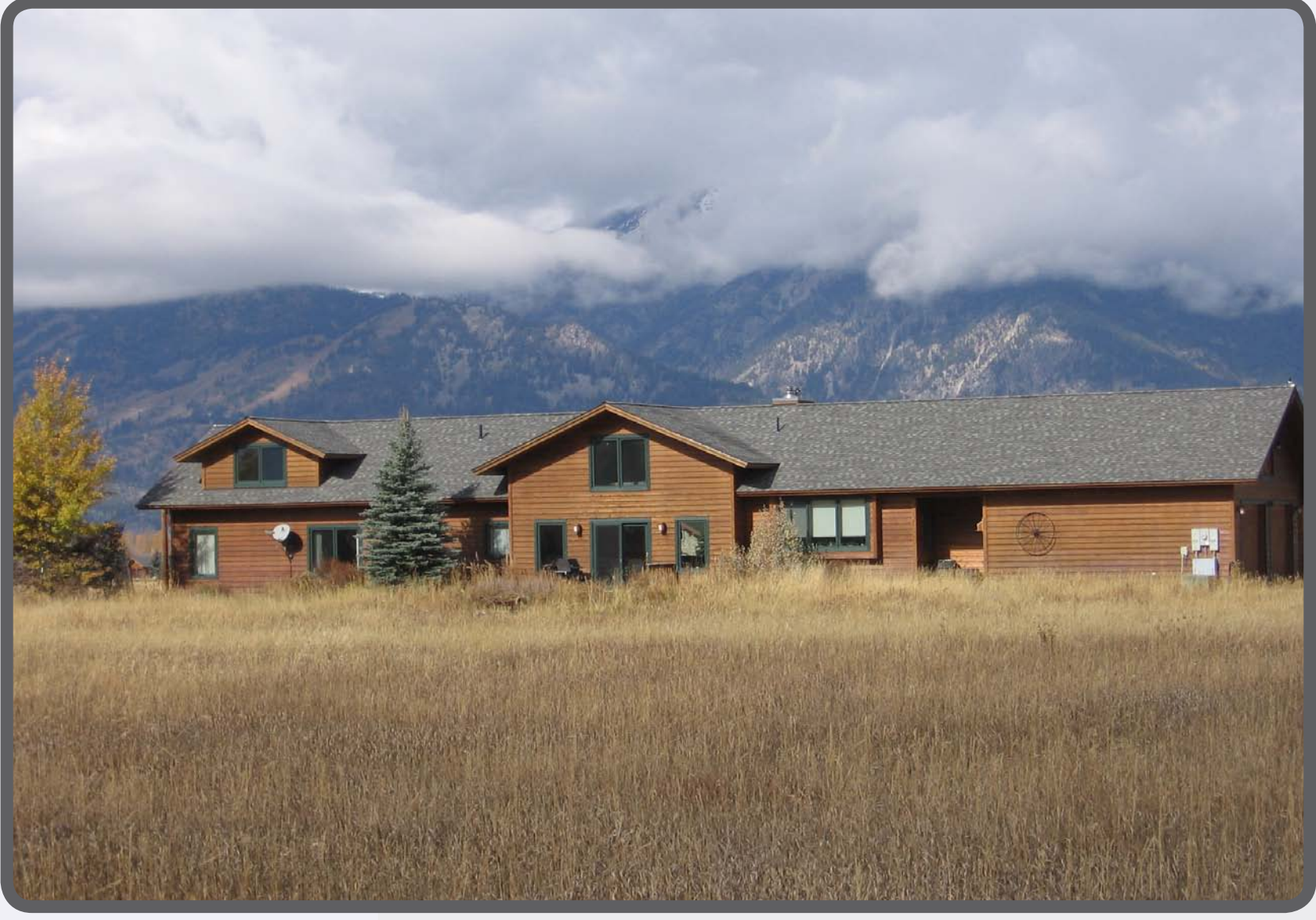
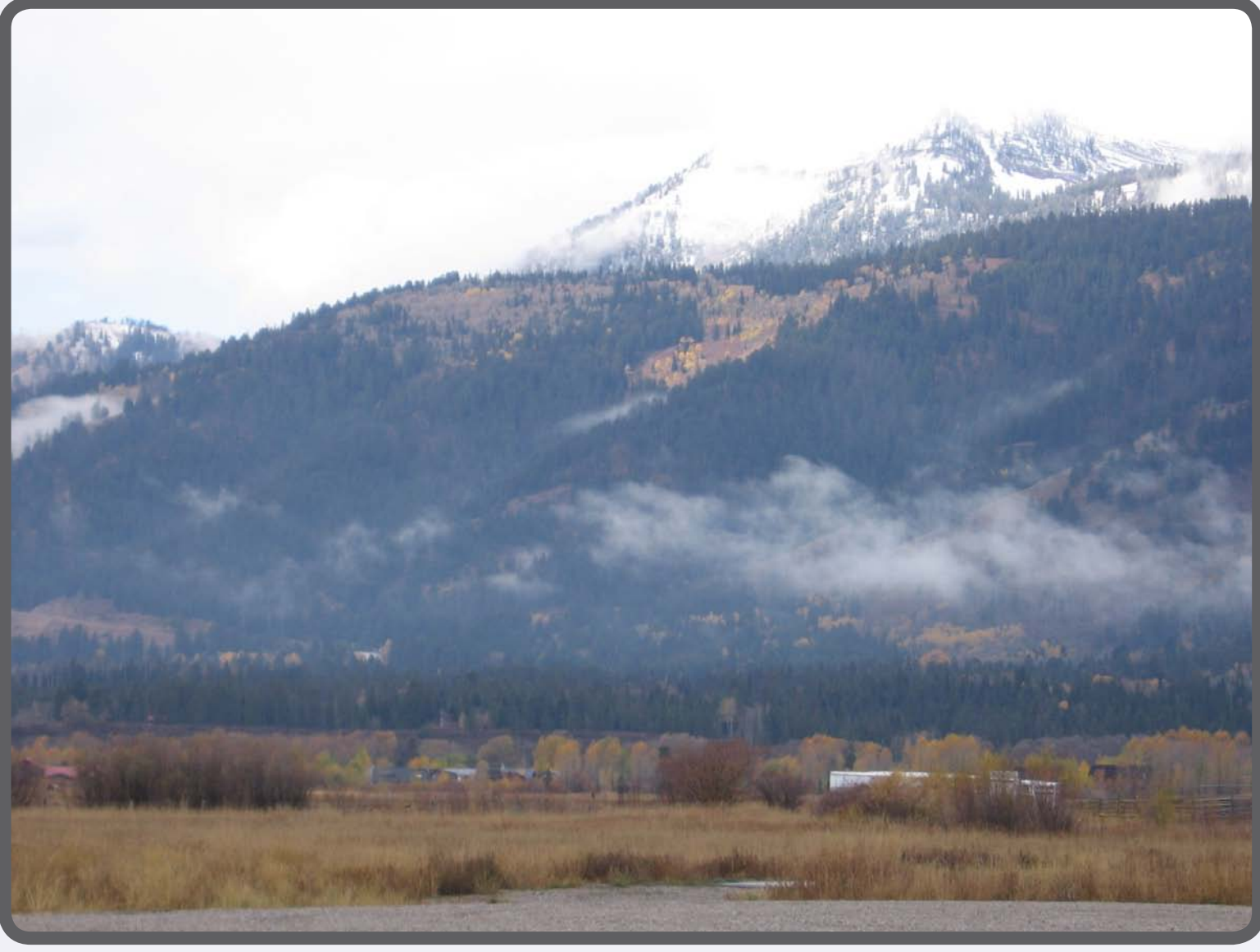
**BOUNDARY COMMENTS/AREAS OF FOCUS:**

- Areas surrounding the Aspens/Pines
- Areas to the west and south of South Park Loop Road
- Areas in Town west of Flat Creek



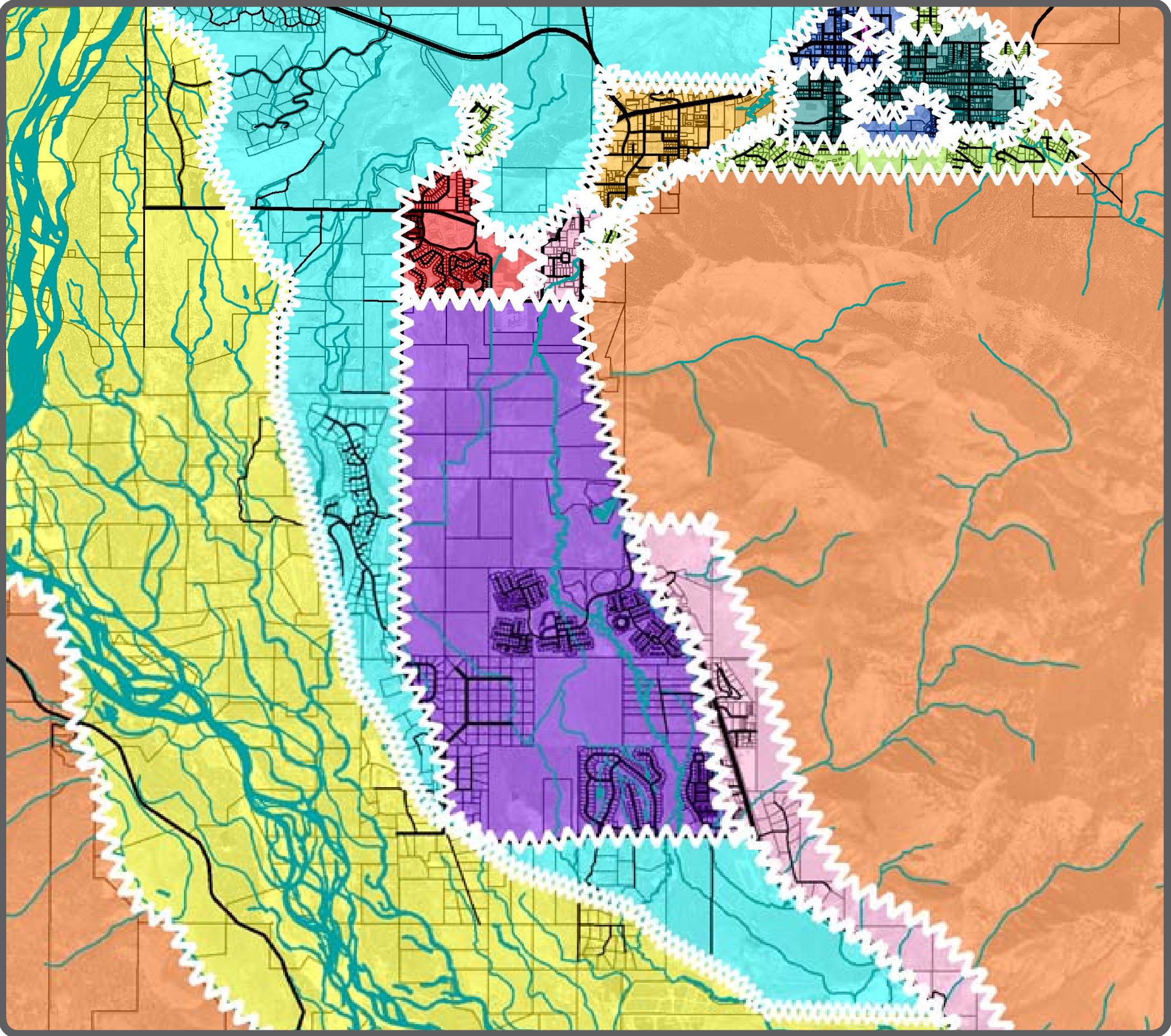
**rural areas provide:**

- 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





# DISTRICT 10: SOUTH PARK



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Crucial wildlife habitat along Flat Creek
- Wildlife movement corridor + wildlife-vehicle collision hotspot
- Scenic agricultural open space
- Variety of housing types at low to medium density with minimal non-residential
- Gateway to Jackson + the Tetons

## ISSUES

- Lack of connectivity + walkability in dead-end subdivisions
- Limited access to transit + lack of walkable complete neighborhood amenities
- Impacts of development on wildlife, open space + rural character
- Compatibility of commercial + industrial with residential character
- Development of South Park should only occur following infill of already developed areas

## OPPORTUNITIES

- Additional schools, convenience commercial, parks + other amenities
- Additional workforce housing
- Preserve rural character + agricultural open space
- Preserve wildlife movement corridors + Flat Creek corridor
- East - west connector between Highway 89 + South Park Loop south of High School Road
- Improve connectivity between developments by complete streets

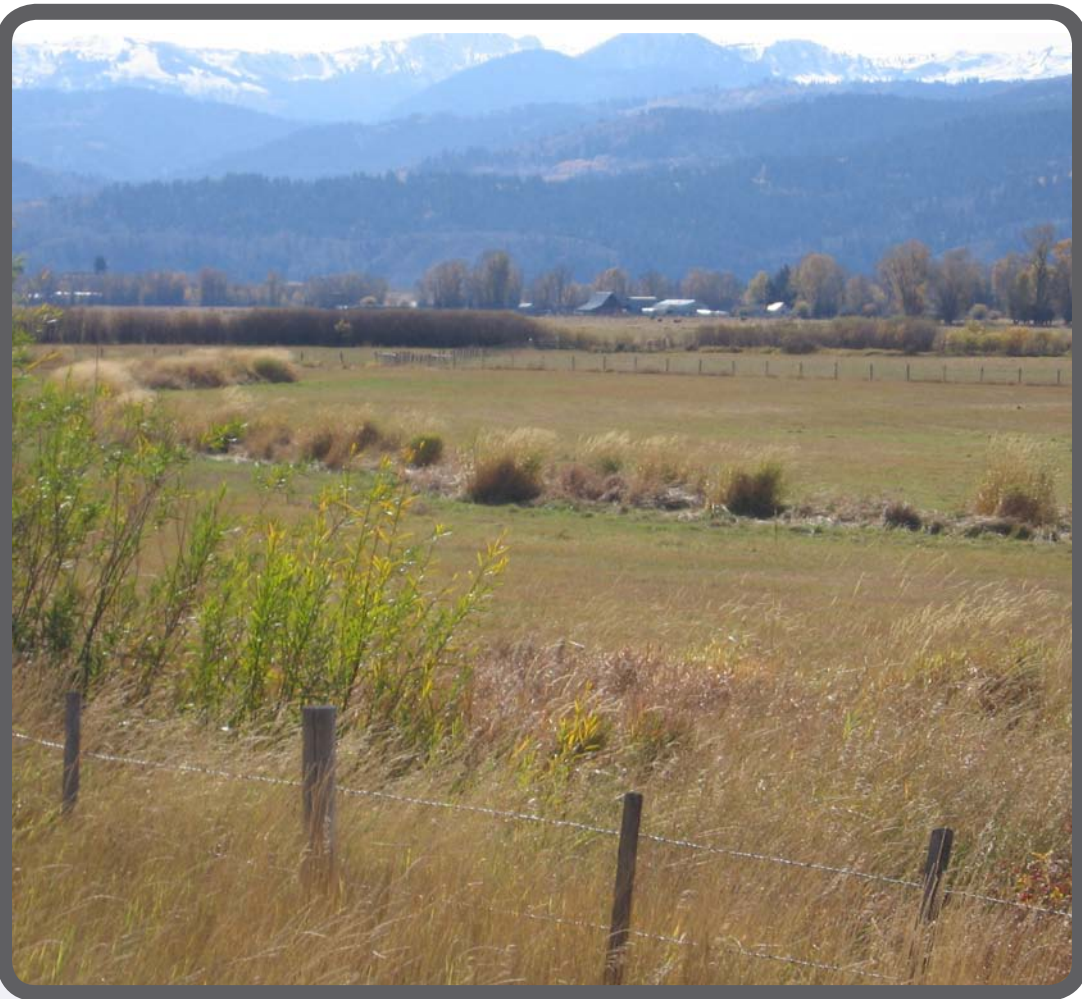
## OBJECTIVES

- 1.1.c: Design for wildlife permeability
- 1.3.b: Maintain expansive hillside and foreground vistas
- 1.4.b: Conserve agricultural lands and agriculture
- 3.1.b: Direct development toward suitable areas for complete neighborhoods
- 5.2.a: Provide a variety of housing options
- 7.3.a: Develop a land use pattern based on transportation connectivity

# COMPLETE + RURAL

## BOUNDARY COMMENTS/AREAS OF FOCUS:

- Northern 1/4-1 mile as expansion of Town development pattern
- Central mile or so as agricultural open space
- Rafter J, South Park Ranches, Melody, Scherr-Toss area as its own complete neighborhood

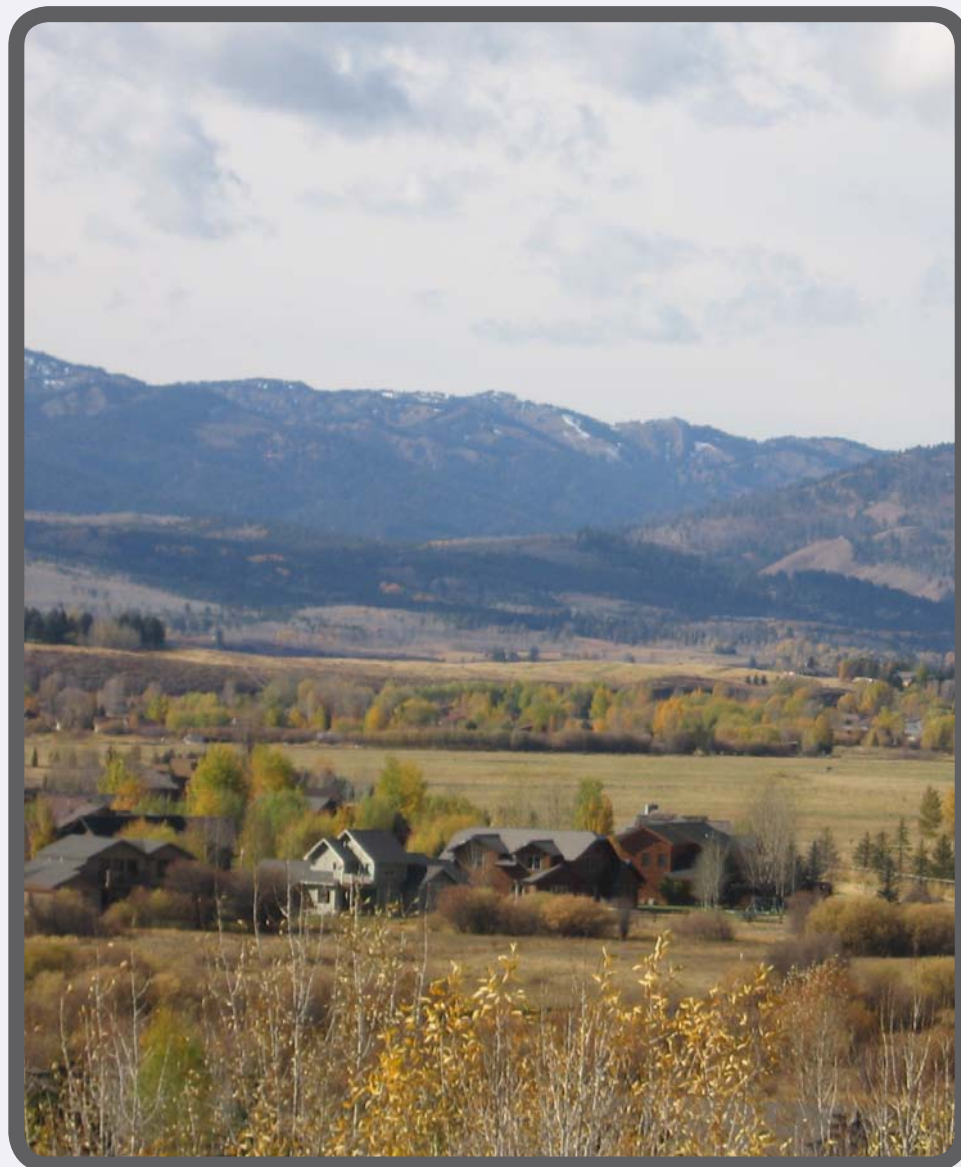


### rural areas provide:

- 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

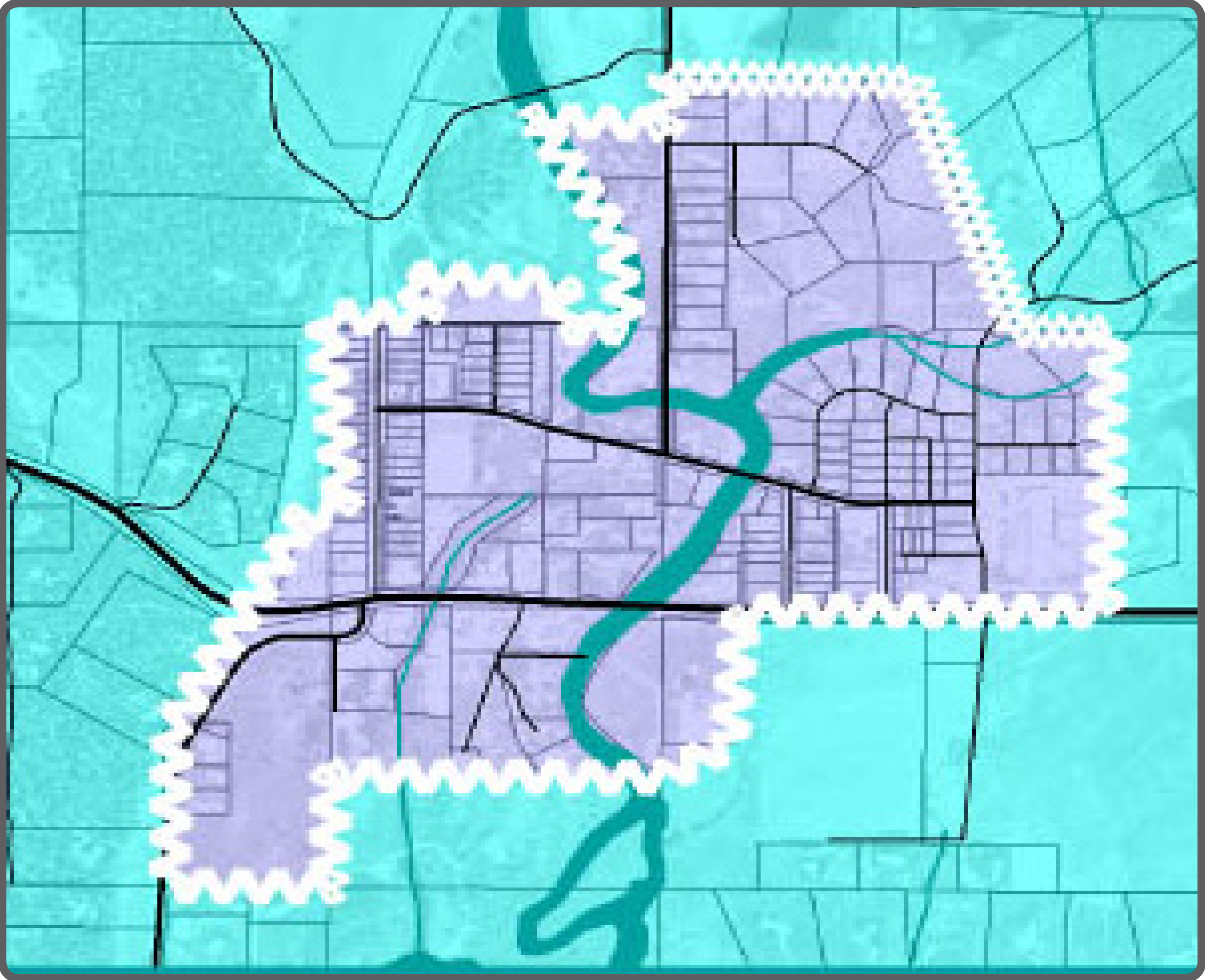
### complete neighborhoods provide:

- 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.





# DISTRICT 11: WILSON



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Strong sense of community + identity
- Crucial riparian habitat
- Variety of housing types at low to medium density surrounded by agricultural open space
- Low intensity, highway, locally oriented nonresidential development
- Well served by complete neighborhood amenities

## ISSUES

- Heavy through traffic
- Wildlife-vehicle collisions
- Inadequate access to transit
- Preservation of existing character/ residential density
- Impacts of growth on wildlife, traffic + character
- Inappropriate for additional housing because of lack of jobs

## OPPORTUNITIES

- Improved pedestrian infrastructure + START service
- Mixed-use redevelopment of a well defined commercial core to add complete neighborhood amenities/ services
- Preserve wetlands, riparian habitat + wildlife movement corridors
- Additional workforce housing
- Implement Highway 22 cross-section from 2001 Charrette

## OBJECTIVES

- 1.1.c: Design for wildlife permeability
- 3.2.a: Enhance the quality, desirability, and integrity of complete neighborhoods
- 3.2.b: Locate nonresidential development to complete neighborhoods
- 3.2.d: Emphasize a variety of housing types
- 3.2.f: Enhance natural features in the built environment
- 6.2.b: Support businesses located in the community because of our lifestyle
- 6.2.c: Encourage local entrepreneurial opportunities
- 7.1.c: Increase the capacity for use of alternative transportation modes

# COMPLETE NEIGHBORHOOD

## BOUNDARY COMMENTS/AREAS OF FOCUS:

- Include surrounding areas in district
- Large Wilson Meadows lots + Waldron parcel to County Valley



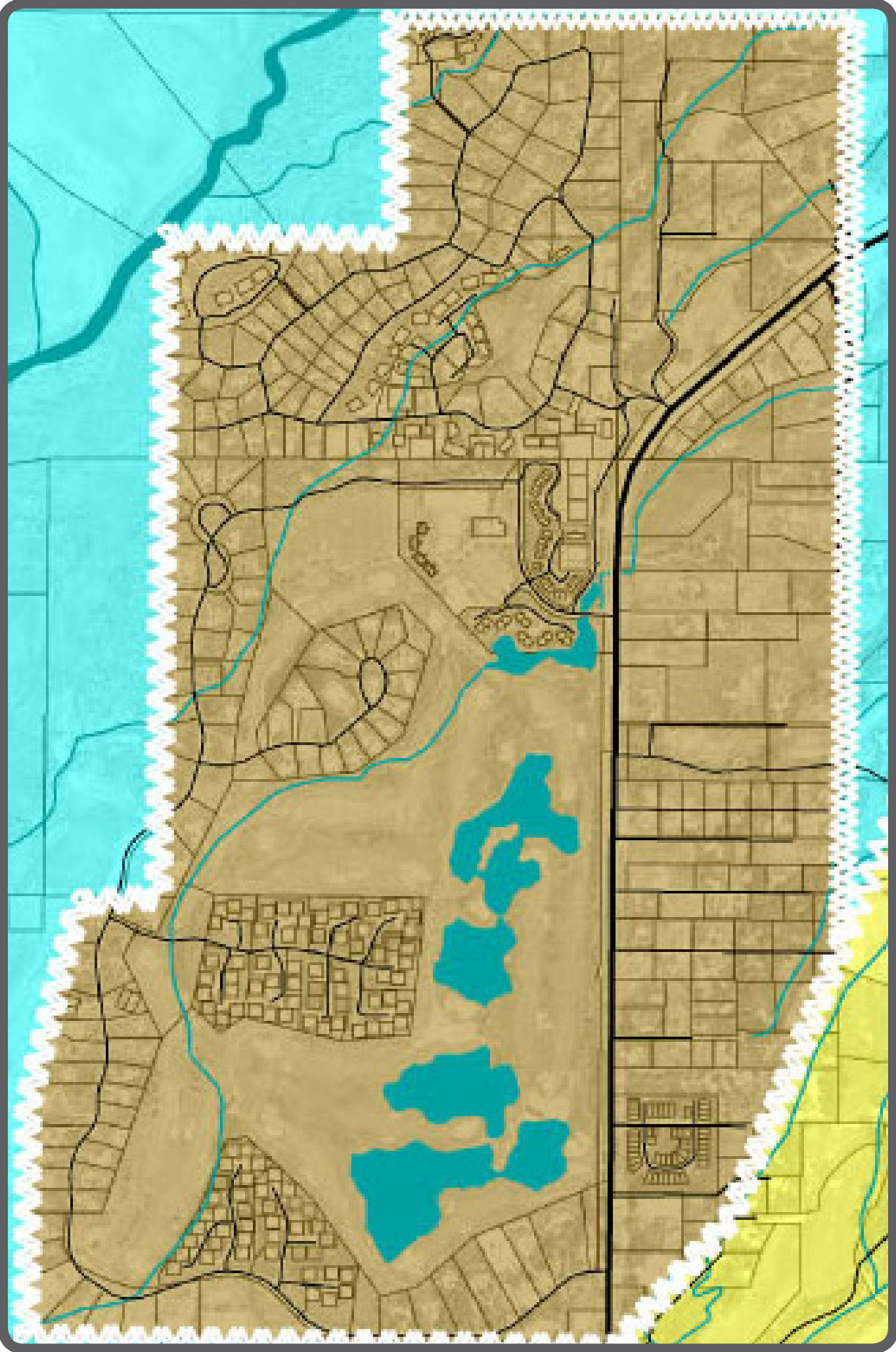
## complete neighborhoods provide:

- 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.





# DISTRICT 12: ASPENS/PINES



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Crucial riparian habitat
- Variety of housing types primarily at high or low densities with adjacent agricultural open space
- Diverse population of renters, visitors, retirees + workforce
- Variety of nonresidential intensity with both local + visitor orientation
- Services + amenities, but not walkable for entire district

## ISSUES

- Preservation of community character + quality of life
- Preservation of wildlife habitat and movement corridors
- Vehicle-wildlife (especially moose) collisions
- Pedestrian connectivity across highway
- Consistency of residential density
- Lack of walkable jobs/ services/amenities precludes workforce housing

## OPPORTUNITIES

- Additional workforce housing at a variety of densities
- Regular START service
- Additional local amenities + convenience commercial
- Wildlife crossings on Moose-Wilson Road
- Improve access to Moose-Wilson Road + connectivity to adjacent districts

## OBJECTIVES

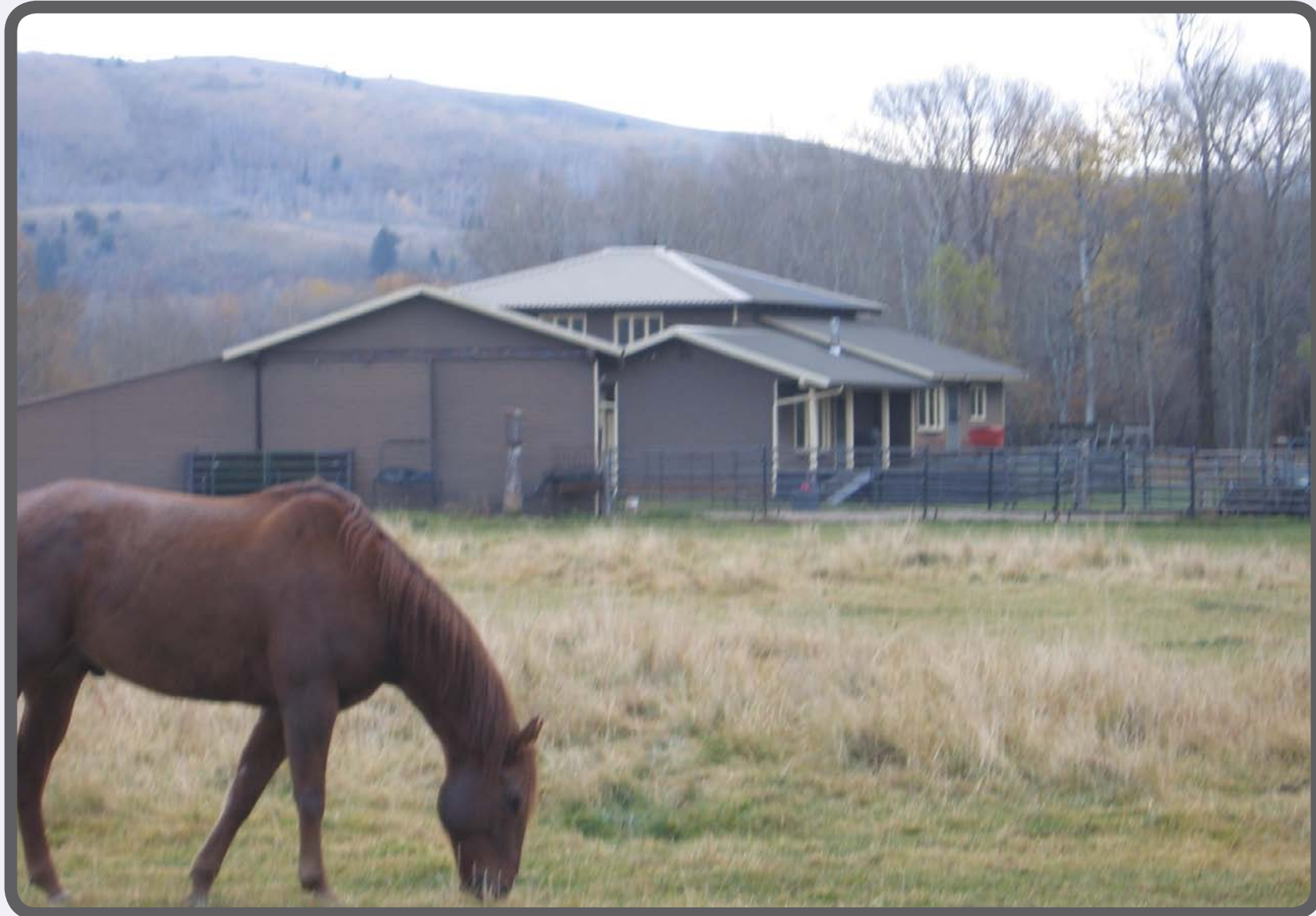
- 1.1.c: Design for wildlife permeability
- 3.2.b: Locate nonresidential development to complete neighborhoods
- 3.2.d: Emphasize a variety of housing types
- 3.2.e: Promote quality public spaces in complete neighborhoods
- 6.2.b: Support businesses located in the community because of our lifestyle
- 6.2.c: Encourage local entrepreneurial opportunities
- 7.1.c: Increase the capacity for use of alternative transportation modes
- 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts

# COMPLETE NEIGHBORHOOD

- BOUNDARY COMMENTS/AREAS OF FOCUS:**
- East of highway in River Bottom or County Valley
  - West of Aspens subdivision, north of road in County Valley
  - Pines in County Valley
  - Include adjacent areas to the south + northeast

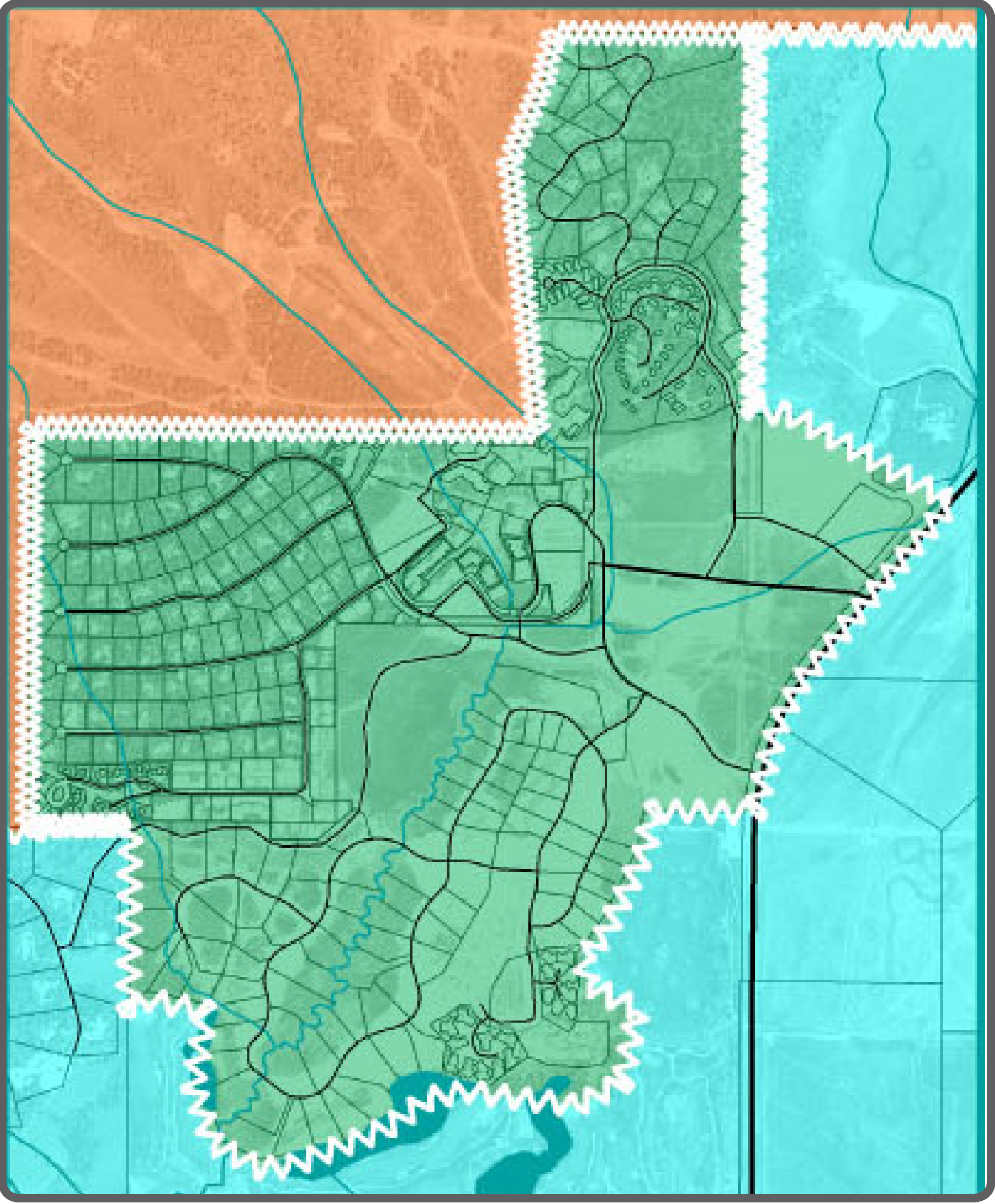


- complete neighborhoods provide:**
- defined character and high-quality design;
  - public utilities (water, sewer, and storm sewer);
  - quality public spaces;
  - a variety of housing types;
  - schools, childcare, commercial, recreation, and other amenities within walking distance (1/4 to 1/2 mile)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





# DISTRICT 13: TETON VILLAGE



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Seasonal resort on its way to become a complete neighborhood
- High intensity nonresidential, especially lodging, employment center
- Development surrounded by scenic agricultural open space
- Mix of housing all housing types at all densities with great affordable/employee housing
- Public utilities, but limited walkable complete neighborhood services/amenities for residents

## ISSUES

- Expansion of resort area or entitlements
- Walkability from outlying areas in the district
- Workforce housing proportional to growth
- Balance of residential and commercial for both visitors and residents
- Lack of full-time residents and supporting commercial
- Moose-Wilson Road traffic

## OPPORTUNITIES

- Better pedestrian access from outside the mall into the mall
- Regular START service
- Additional workforce housing
- Additional or reallocated commercial floor area to become a sustainable community center
- Coordinate and combine the two master plans

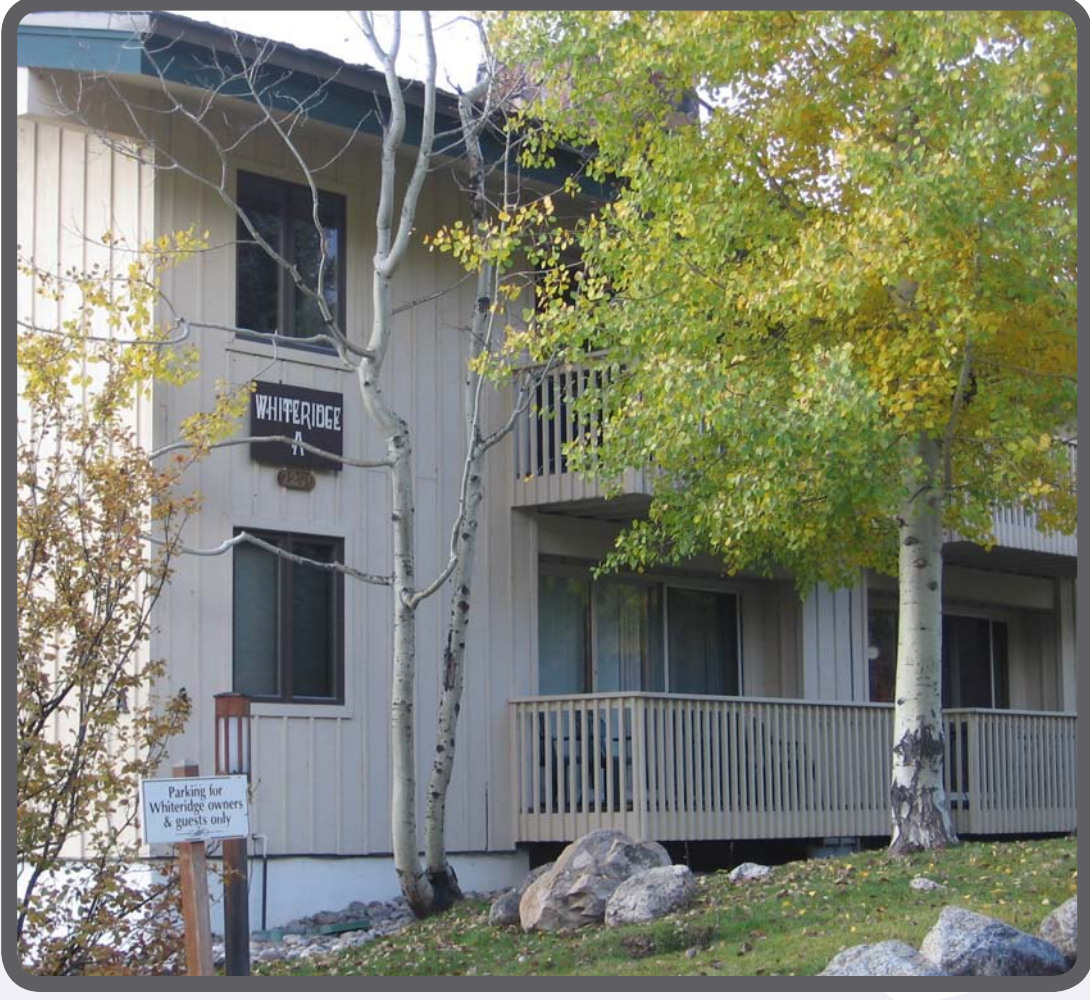
## OBJECTIVES

- 3.2.a: Enhance the quality, desirability, and integrity of complete neighborhoods
- 3.2.b: Locate nonresidential development to complete neighborhoods
- 3.2.c: Limit lodging to defined areas
- 3.2.d: Emphasize a variety of housing types
- 3.2.e: Promote quality public spaces in complete neighborhoods
- 6.2.b: Support businesses located in the community because of our lifestyle
- 6.2.c: Encourage local entrepreneurial opportunities
- 7.1.c: Increase the capacity for use of alternative transportation modes

# COMPLETE NEIGHBORHOOD

## BOUNDARY COMMENTS/AREAS OF FOCUS:

- Areas not under master plan: Shooting Star clubhouse, Granite Ridge triangle



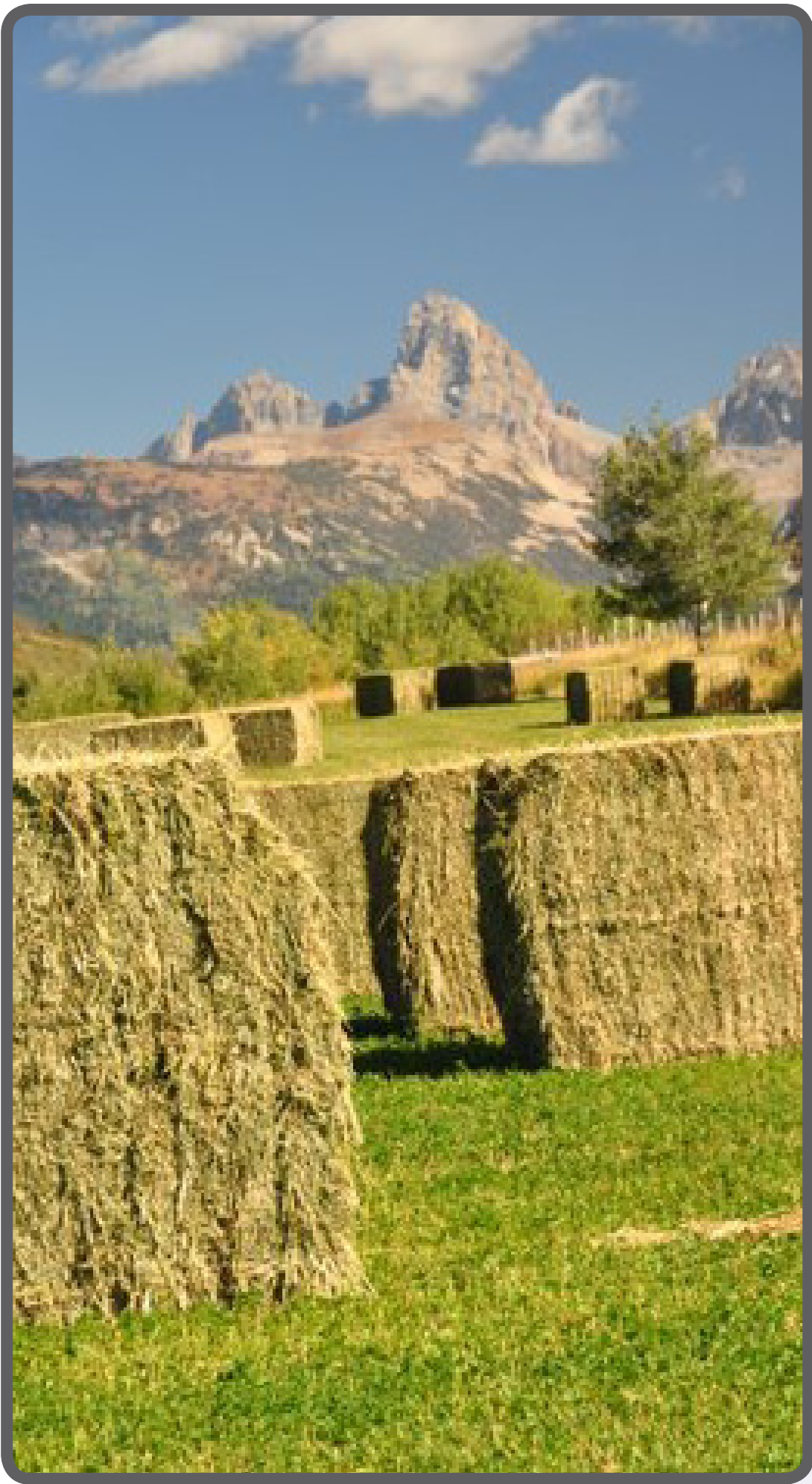
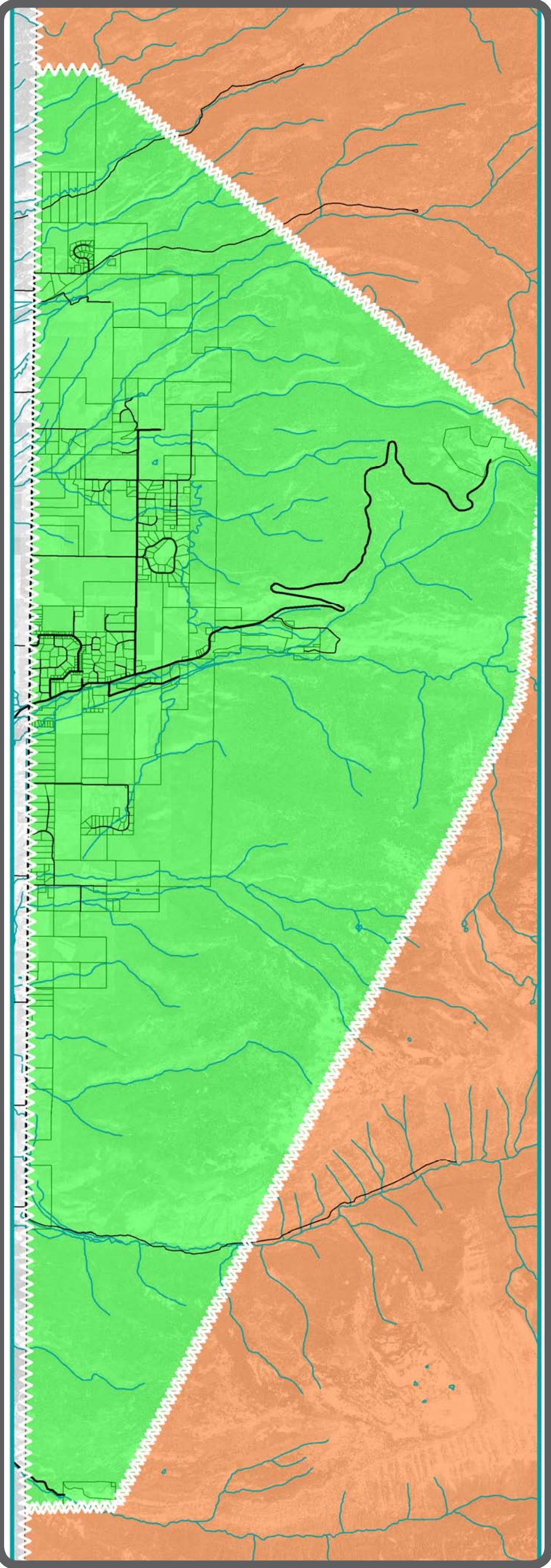
## complete neighborhoods provide:

- 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.





# DISTRICT 14: ALTA



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Interrelated with neighboring Idaho communities
- Good public facilities with school, library, park, but not walkable
- Strong sense of community
- Crucial habitat for multiple species especially in drainages
- Agricultural open space with low density residential development
- Dispersed nonresidential development with more intense concentration at Grand Targhee

## ISSUES

- Lack of commercial allowance
- Access to public services + amenities
- Road connectivity to the Leigh Creek area
- Continued viability of agriculture

## OPPORTUNITIES

- Conservation of agricultural open space
- Small commercial area for small businesses/convenience commercial
- Improved alternate mode capacity
- Coordinated service provision + connection with Idaho jurisdictions

## OBJECTIVES

- 1.1.c: Design for wildlife permeability
- 1.4.b: Conserve agricultural lands and agriculture
- 1.4.c: Encourage rural development to include quality open space
- 3.1.b: Direct development toward suitable areas for complete neighborhoods
- 3.5.a: Cooperate with regional communities and agencies to implement this Plan
- 6.3.d: Facilitate viable local businesses

## BOUNDARY COMMENTS/ AREA OF FOCUS:

- Distinguish Targhee
- Leigh Canyon + south of Perimeter Drive to County Periphery

# RURAL AREA

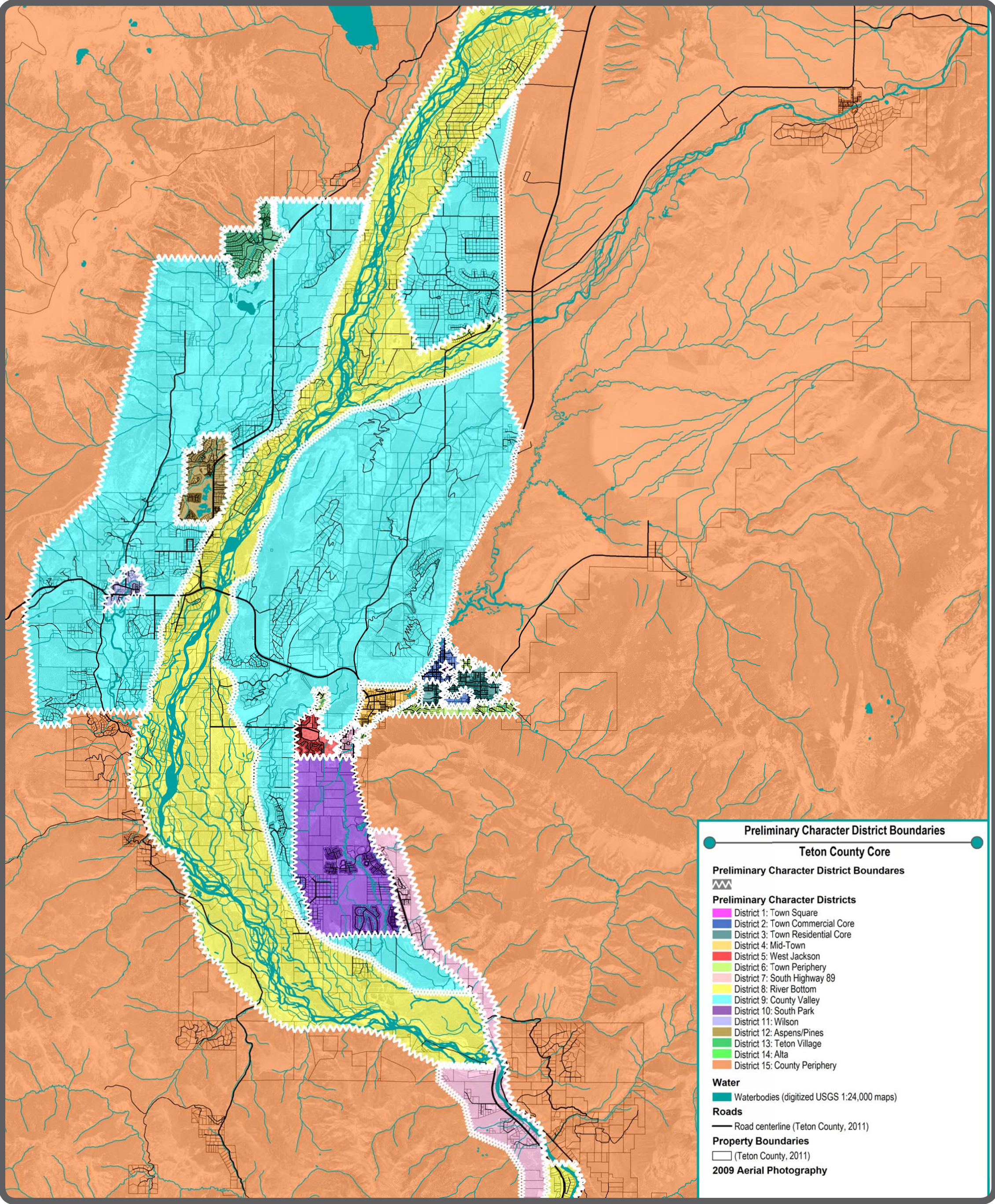
### rural areas provide:

- 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





# DISTRICT 15: COUNTY PERIPHERY



## DESCRIPTION & SPECIAL CHARACTERISTICS

- Crucial migration corridors + habitat at interface with federal land
- Scenic foregrounds in Buffalo Valley
- Low density residential on large lots
- Dispersed nonresidential uses
- Small, remote communities with strong identity + limited complete neighborhood amenities: Buffalo Valley, Red Top, Kelly

## ISSUES

- Poor road systems in many areas
- Lacks connectivity
- Respect for property rights
- Impacts of growth on existing open spaces + wildlife habitat
- Airport traffic + noise generation

## OPPORTUNITIES

- Coordination with other jurisdictions for service provision + housing solutions
- Improve sense of community with minimal, if any, additional housing
- Pathways in areas of heavy bicycle use
- Reduce development potential
- Convenience commercial in remote communities as accessory use

## OBJECTIVES

- 1.1.b: Protect wildlife from the impacts of development
- 1.3.b: Maintain expansive hillside and foreground vistas
- 1.4.a: Encourage non-development conservation of wildlife habitat
- 3.1.b: Direct development toward suitable areas for complete neighborhoods
- 6.3.e: Balance housing, nonresidential development, and civic uses
- 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts



## RURAL AREA

### 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
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