

Illustration of Our Vision



Why Illustrate Our Vision?

Realizing our vision means proactively planning for what we want – rural open spaces and high quality complete neighborhoods – and identifying where we want them. Our Vision and Common Values describe how we will direct development toward suitable areas in order to preserve and protect the ecosystem and design development to enhance our quality of life. The Illustration of Our Vision identifies where those suitable areas are located.

As important as location, is the type of preservation or development desired. Unlike the past, a principle of growth management in this Plan is predictable implementation. By defining the desired character for each area of the community, all community members know what to expect as a result of preservation and development regulations and incentives. In areas suitable for development, the Illustration of Our Vision describes how we will protect the character we love while ensuring that the development contributes to the goals of the Comprehensive Plan. The Illustration of Our Vision also describes how we will preserve and enhance all other areas to provide wildlife habitat, wildlife connectivity, scenery, and open space.

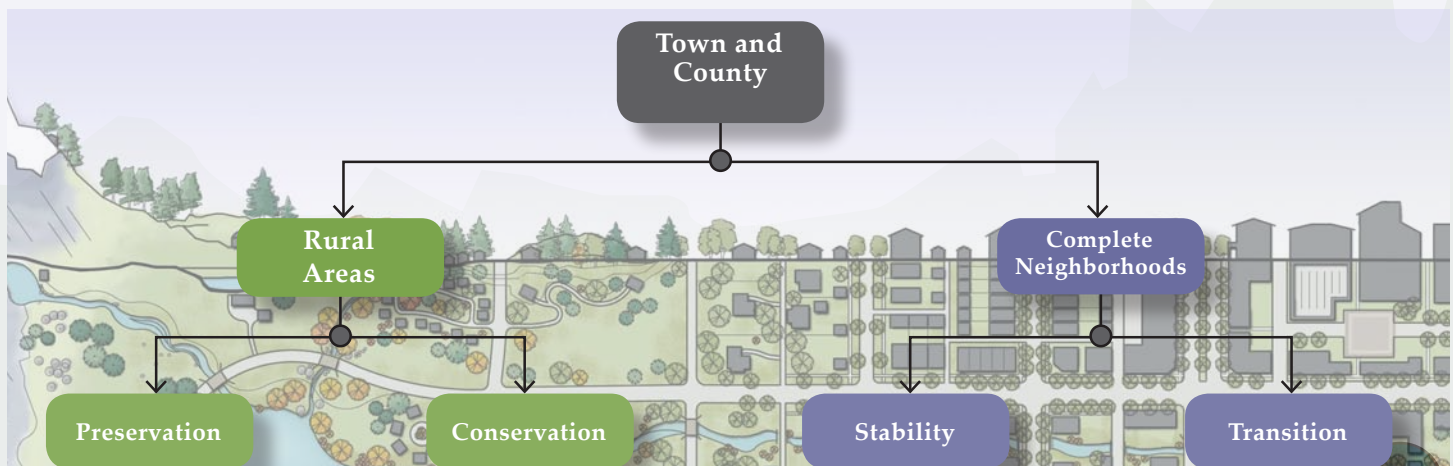
The community is committed to continually adapting our implementation strategies to ensure preservation and development occurs in the desired amount, location, and type. This can only be realized if we define desired location and character for the preservation and development. Adapting our implementation also requires rigorous analysis of our successes and failures. The Illustration of Our Vision defines existing, baseline character in addition to desired future character; allowing implementation strategies to be adapted based on analysis rather than theory.

Our community's many districts share common values, but also have unique identities. While each of our community's policies is important to achieving our Vision, not all policies apply communitywide. Each individual preservation and development project should be a contributing piece in the communitywide plan for achieving our Vision. The Illustration of Our Vision is the communitywide picture of where we will place all the pieces – ensuring that all policies of this Plan are implemented in the context of our Vision and no policies are forgotten.

How is the Vision Illustrated?

The Character Districts that make up the Illustration of Our Vision place the policies of the community's three Common Values on the ground through levels of character classifications and definitions. At the highest level, the private lands of the community are divided into Character Districts – areas with common natural, visual, cultural, and physical attributes, shared values and social interaction. Each Character District is classified as either a Rural Area focused on

ecosystem stewardship; or a Complete Neighborhood focused on enhancement of community character. Within each Character District areas of Stability, Transition, Preservation and Conservation are identified based on the existing character of the specific area and the desired future character for the entire District. For each subarea, Character Defining Features specific to that are described textually and visually to ensure the desired character is achieved.



Complete Neighborhoods + Rural Areas

Character District boundaries are determined by layering the best available quantitative and qualitative data for each of the three Common Values (Ecosystem Stewardship, Managed Growth, Community Character) to identify areas of the community that share similar characteristics. This layering of data also describes the existing character of each District. Based on the presence of Complete Neighborhood and/or Rural Area characteristics each District is classified and issues and opportunities are identified.

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
- Connection by complete streets that are safe for all modes of travel

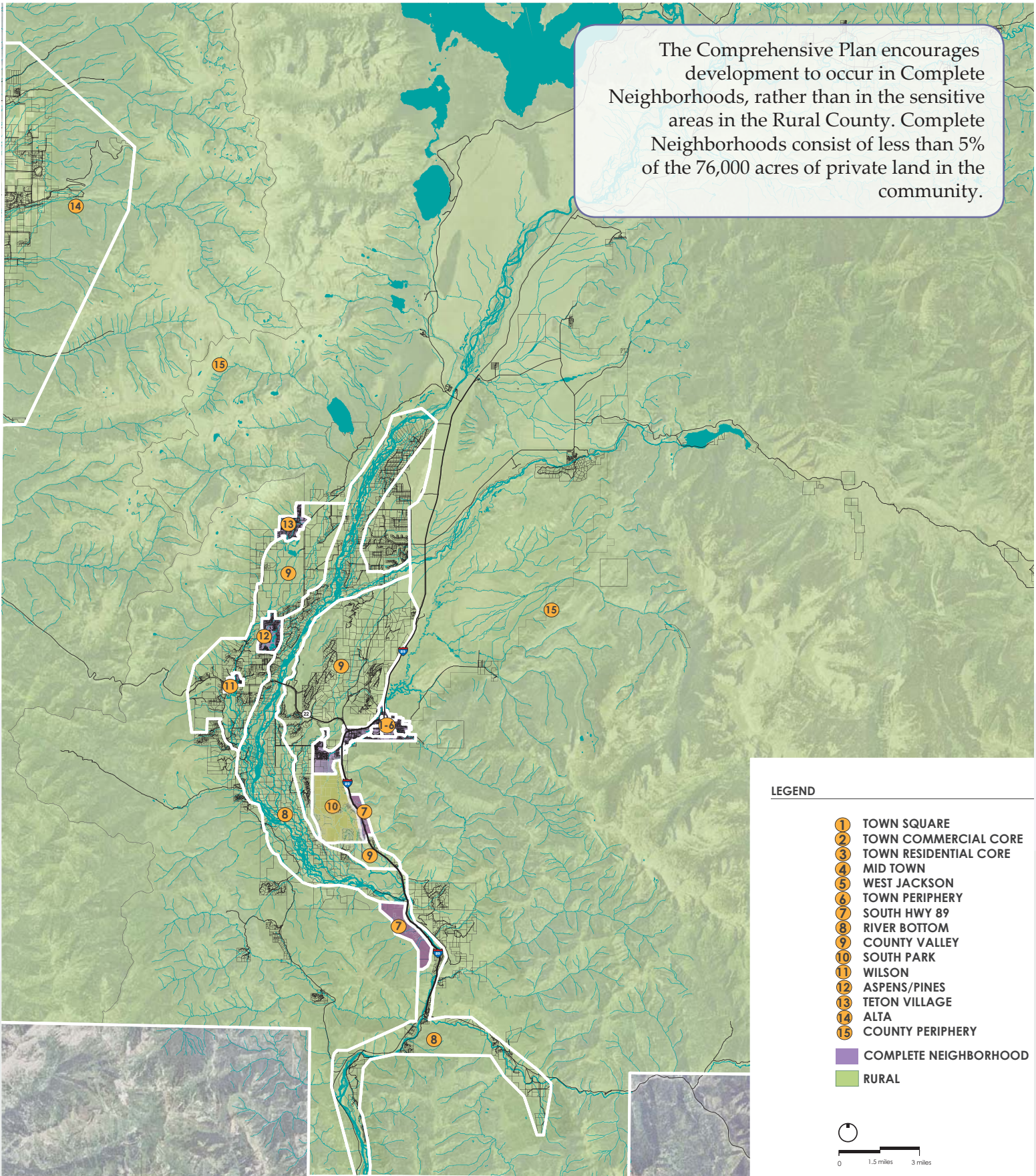
Rural areas provide:

- 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

Existing Complete Neighborhood + Rural Area Characteristics by Character District

	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.
District 1: Town Square	●	●	●	●	●	●						
District 2: Town Commercial Core		●	●	●	●	●	●					
District 3: Town Residential Core		●	●	●	●	●	●					●
District 4: Mid-Town		●	●	●	●	●	●	●	●			
District 5: West Jackson		●	●	●	●	●						●
District 6: Town Periphery		●	●				●		●	●	●	●
District 7: South Highway 89		●		●			●	●	●	●		
District 8: River Bottom		●	●				●	●	●	●	●	●
District 9: County Valley		●					●	●	●	●	●	●
District 10: South Park		●	●				●	●	●	●	●	●
District 11: Wilson	●	●	●	●	●	●	●			●		
District 12: Aspens/Pines	●	●	●	●			●		●	●		
District 13: Teton Village	●	●	●	●				●				
District 14: Alta			●			●	●	●	●	●	●	●
District 15: County Periphery							●	●	●	●	●	●
	Complete Neighborhood Elements						Rural Area Elements					

The Comprehensive Plan encourages development to occur in Complete Neighborhoods, rather than in the sensitive areas in the Rural County. Complete Neighborhoods consist of less than 5% of the 76,000 acres of private land in the community.



Areas of Stability, Transition, Preservation + Conservation

Each Character District is divided into areas of Stability, Transition, Preservation or Conservation. The areas appropriate for people to live, work and play are the areas of stability and transition. Those areas where we will focus on ecosystem stewardship are the areas of preservation and conservation. These areas and their classifications are determined based on the existing character of the area in relationship to the desired future character for the District in which the area is located.

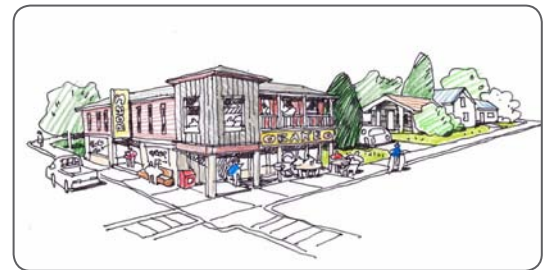
Complete Neighborhood Areas of Stability

- Areas in which no change to the existing character is necessary
- Development will be infill that maintains the existing identity or vitality
- Area may benefit from strategic infill or development of non-existing Complete Neighborhood amenities



Complete Neighborhood Areas of Transition

- Areas where most of the community would agree that development/ redevelopment or a change in character would be beneficial
- Areas that would benefit from reinvestment and revitalization
- Goals for development include improving access to jobs, housing and services and reducing reliance on single-occupancy trips



Rural Areas of Preservation

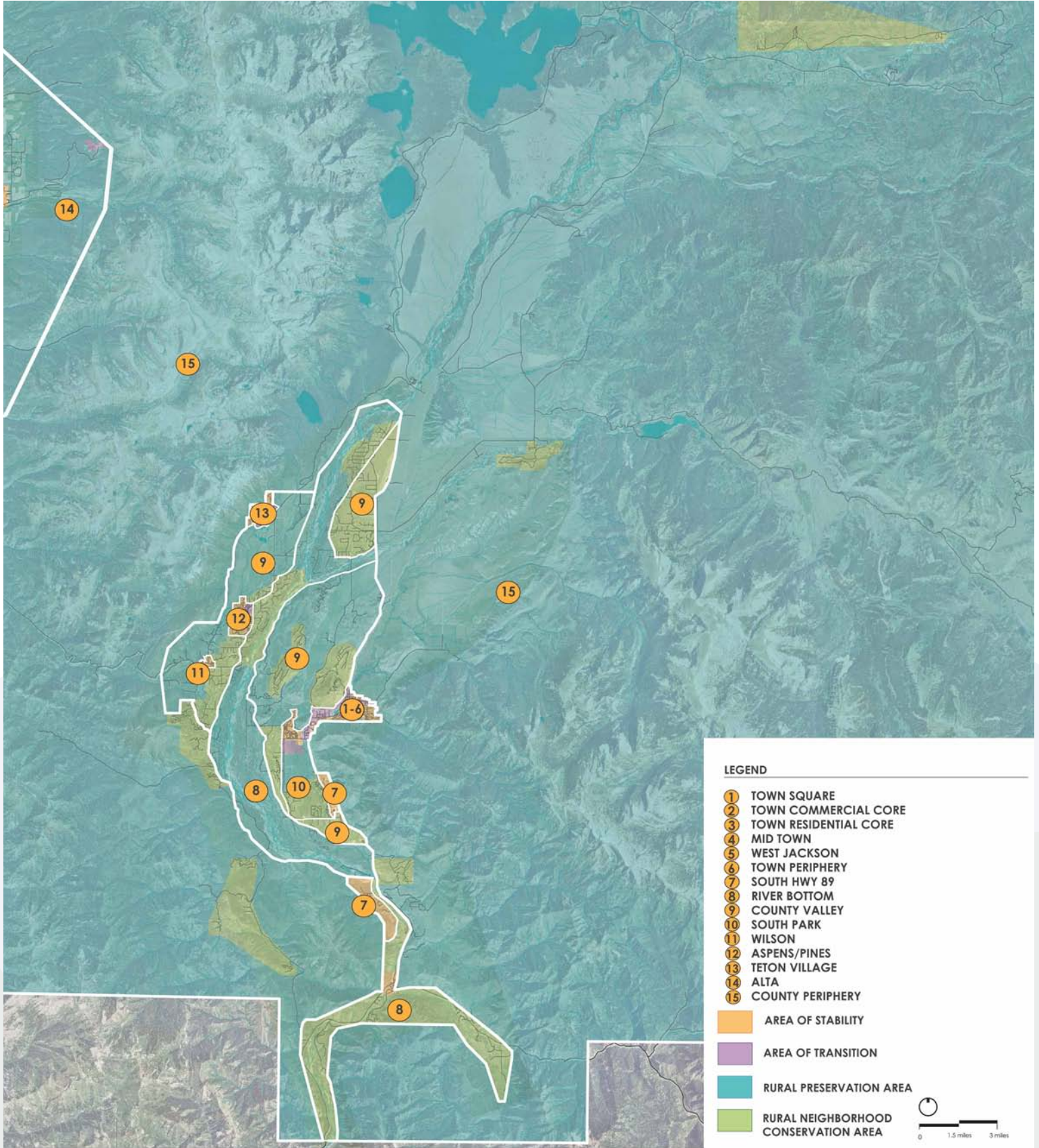
- Areas in which no change to the existing undeveloped character of the scenic resources and wildlife habitat is necessary
- Additional amenities and infrastructure are inappropriate
- May benefit from some clustered residential development that improves the overall preservation of open space



Rural Neighborhoods with Conservation Opportunities

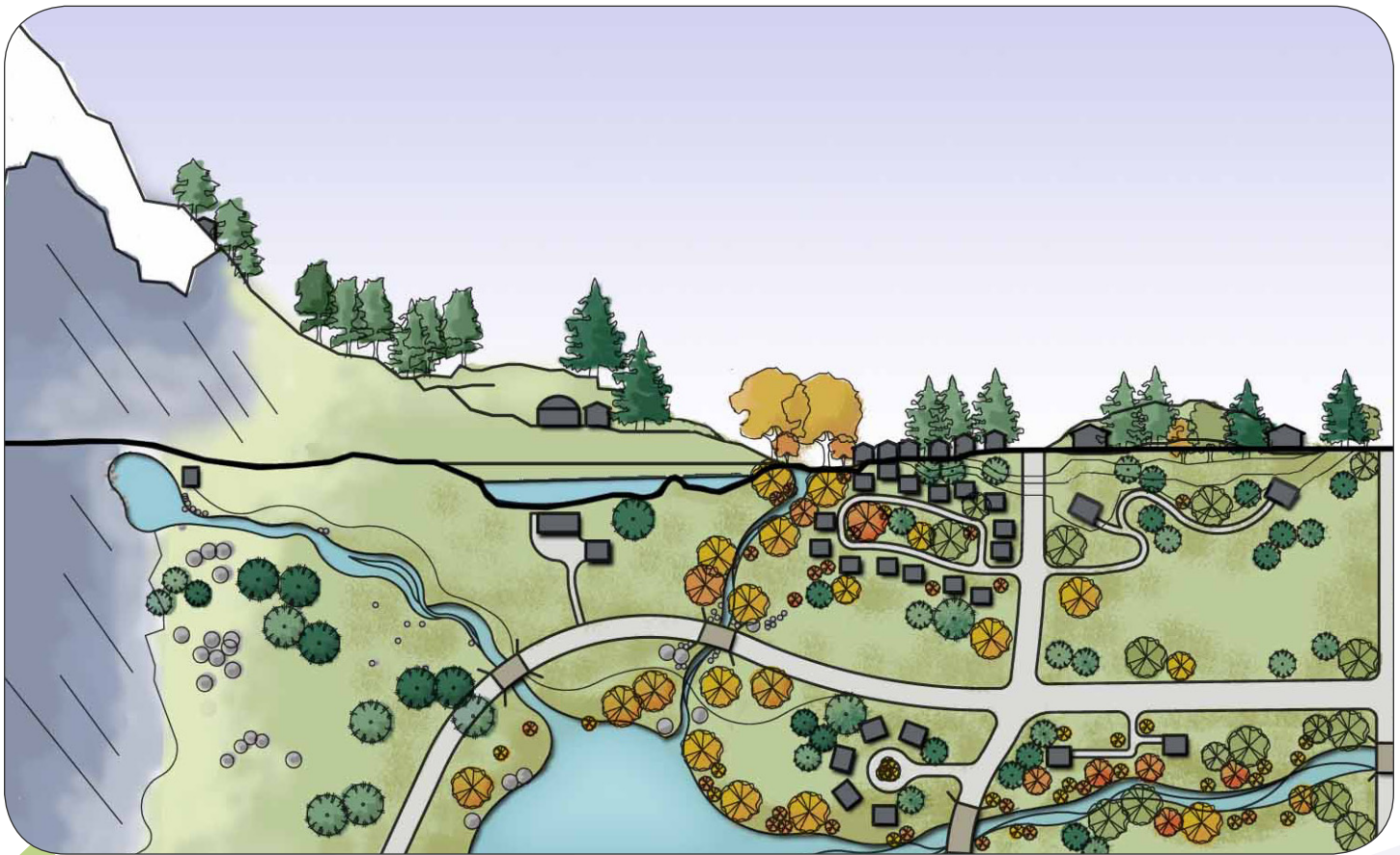
- Areas of existing development and platted neighborhoods with high wildlife values, where development/ redevelopment should focus on improved conservation
- Areas that benefit from an increase in open space, scenic resources, and habitat enhancement
- Goals include balancing existing development with improved wildlife permeability and scenic enhancements.





Character Defining Features

Character Defining Features are identified for each Character District as a whole as well as each specific subarea within the Districts. The character defining features for the District as a whole include identification of the appropriate types of development in the range land use patterns that exist in the community. Each type begins to identify the appropriate pattern and intensity of the desired development in the District, however the specifics of desired character are described through text, photos, and drawings for each subarea that illustrate and emphasize the most important aspects of the character to be preserved or achieved in that particular area.



	Preservation	Agriculture	Clustering	Habitat/Scenic
Size	n/a	70+	± 160	35
Height	n/a	n/a	2 story	2 story
Use	Preservation	Residential, Conservation	Residential, Conservation	Residential, Conservation
Special Considerations	Preserved open space, wildlife habitat	Barns biggest structures, agricultural exemptions + incentives	Better wildlife/scenic protection than 1 per 35	Design for wildlife and/or scenery, limit house size



Conservation	Residential	Village	Mixed Use	Town	Resort/Civic
1-5	± 1	n/a	n/a	n/a	n/a
2 story	2 story	2-3 story	2-3 story	2-3 story	n/a
Residential	Residential	Residential, Local Convenience Commercial, Civic	Residential, Commercial, Industrial, Civic	Residential, Commercial, Civic	Resort, Civic
Design for wildlife and/or scenery, limit house size	Design for wildlife and/or scenery, limit house size	Variety of housing types, complete streets, workforce housing	Mixed use, pedestrian oriented, workforce housing, complete streets	Pedestrian oriented, public spaces, complete streets, employment center, workforce housing	Master Planned, more intense development

What Does the Illustration of the Vision Address?

The community's Vision is illustrated through 15 Character Districts. A character district is an area with common natural, visual, cultural, and physical attributes, shared values and social interaction. Although we are one community, each Character District has unique issues and opportunities in Achieving Our Vision and therefore different objectives. Each Character District is part of the overall implementation of the approved policies of the Comprehensive Plan and will ensure that preservation and development occurs in the desired amount, location, and type.

Each Character District is composed of 7 parts:

1. The Vicinity Map identifies the location and size of the Character District in relation to the rest of the community.
2. The District Complete Neighborhood/Rural Table indicates whether the district currently contains the characteristics of Complete Neighborhoods and Rural Areas. It also indicates and whether those characteristics will be maintained or enhanced in the future. This serves to explain the classification of the district and identify the district's broad focus and basic issues and opportunities.
3. Existing + Future Characteristics describes in words the existing and future character for the district as a whole focusing on the elements of elements of character that should be preserved, enhanced and introduced in the future. This section provides the overall goals and vision for the district.
4. The Policy Objectives are the policies from the Common Values that are particularly relevant in this district. There are many other policies that apply to the district but these are the key objectives to be met in the District in order for the community to achieve its Vision as a whole.



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DEFINITION	EXISTING	FUTURE	
Defined Character/High Quality Design	●	●	One and two-story buildings with western character, street wall creating a vibrant pedestrian mixed use area
Public Utilities	●	●	Water, sewer, storm sewer
Quality Public Space	●	●	George Washington Memorial Park
Variety of Housing Types	●	●	Condominiums, lofts, apartments
Walkable Schools, Commercial + Recreation	●	●	Post Office, START, Limited Convenience Commercial, Schools, Parks
Connection by Complete Streets	●	●	accommodations for alternative transportation modes a priority
Viable Wildlife Habitat + Connectivity	●	●	
Natural Scenic Views	●	●	
Agricultural + Undeveloped Open Space	●	●	
Abundance of Landscape over Built Form	●	●	
Limited, Detached Single Family Res. Development	●	●	
Minimal Nonresidential Development	●	●	

● Full ● Partial ○ Absent

IV-10

3

Existing + Future Desired Characteristics

The Town Square district is the historic core of Jackson Hole and the central gathering space for residents and visitors alike. The district is home to iconic buildings and public spaces, including the Cowboy Bar, George Washington Memorial Park (the "Town Square"), and the sawtooth building profiles along the Square. The community has strongly expressed a desire to preserve the existing western character and heritage found in the buildings and public spaces in this district. The district is the center of the visitor experience in town and plays an important role in defining our community's western heritage and community character.

In the future, the district will focus on maintaining a western character by retaining or replicating the existing built environment. Building heights should not exceed two stories and buildings should be located near the street to create an attractive street front. A desired western Architectural style and approach will be consistently defined. The continuation of covered wooden boardwalks is vital to maintaining the desired western character. Parking will be provided predominantly in public lots and on street as a way to create a vibrant walkable area not dominated by the automobile.

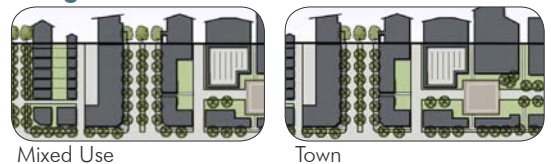
A future goal of the district is to have visitors and residents visit the area more often and stay longer increasing the vitality of the area and supporting the local economy. To support this goal, commercial uses that create an active and engaging pedestrian experience including restaurants, bars, a variety of retail shops and commercial amusement supported by both visitors and locals will be located on the first and second floors of buildings. As the center of a Downtown Retail Shopping District, office, residential and lodging uses will be located on upper floors.

- 4
- ### Policy Objectives
- 4.1.d: Maintain Jackson as the economic center of the region
 - 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
 - 4.4.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
 - 6.2.a: Enhance tourism as the basis of the economy

5. The Neighborhood Forms are the land use patterns from the range of land use patterns that exist in the community that are appropriate in the district. They begin to identify the appropriate type, location, and intensity of development for the district.

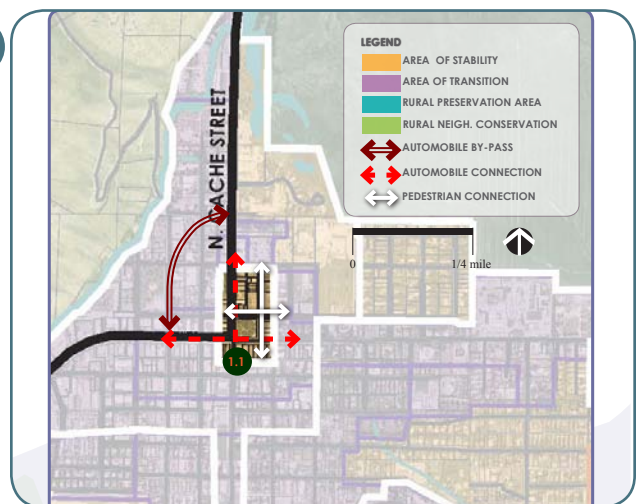
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Neighborhood Form



6. The Character Defining Features Map identifies the areas of stability, transition, preservation, and conservation within the district. Other key character defining features that are best described through mapping are also included; however the map not intended to represent the specific location or extent of these characteristics.

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7. The Character Defining Features section of the district describes each area of stability, transition, preservation and conservation through text and photos or drawings. The focus of the description is the character priorities for that area that will allow the future character of the District, and consequently the community Vision, to be achieved.

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Character Defining Features

1.1: Town Square

This STABLE district has a two story height limit with buildings fronting the street to create a pedestrian atmosphere. Pedestrian amenities are an important focus, with focus on automobiles secondary. The district features a western character and style.



District 1: Town Square



DEFINITION		EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design	●	●	One and two-story buildings with western character, street wall creating a vibrant pedestrian mixed use area
	Public Utilities	●	●	Water, sewer, storm sewer
	Quality Public Space	●	●	George Washington Memorial Park
	Variety of Housing Types	○	◐	Condominiums, lofts, apartments
	Walkable Schools, Commercial + Recreation	●	●	Post Office, START, Limited convenience commercial, schools, parks
	Connection by Complete Streets	◐	●	Accommodations for alternative transportation modes a priority
RURAL	Viable Wildlife Habitat + Connectivity	○	○	
	Natural Scenic Vistas	○	○	
	Agricultural + Undeveloped Open Space	○	○	
	Abundance of Landscape over Built Form	○	○	
	Limited, Detached Single Family Res. Development	○	○	
	Minimal Nonresidential Development	○	○	

Full
 Partial
 Absent

Existing + Future Desired Characteristics

The Town Square district is the historic core of Jackson Hole and the central gathering space for residents and visitors alike. The district is home to iconic buildings and public spaces, including the Cowboy Bar, George Washington Memorial Park (the “Town Square”), and the sawtooth building profiles surrounding the Square. The community has strongly expressed a desire to preserve the existing western character and heritage found in the buildings and public spaces in this district. The district is the center of the visitor experience in town and plays an important role in defining our community’s western heritage and community character.

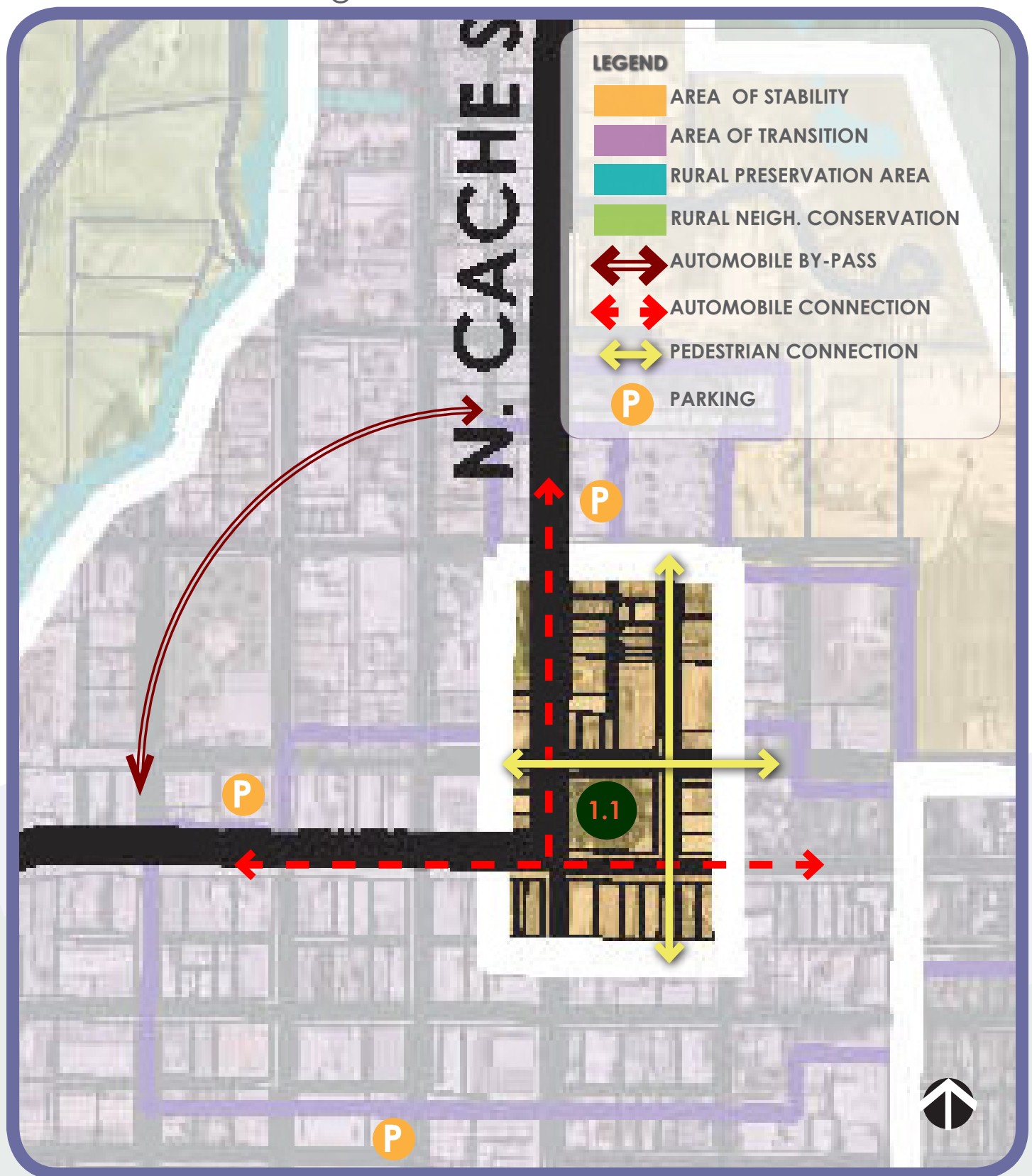
A future goal of the district is to have visitors and residents visit the area more often and stay longer increasing the vitality of the area and supporting the local economy. To support this goal, commercial uses that create an active and engaging pedestrian experience, including restaurants, bars, a variety of retail shops and commercial amusement supported by both visitors and locals, will be located on the first and second floors of buildings. As the center of a Downtown Retail Shopping District, office, residential and lodging uses will be located on upper floors.

The community will reinvest in this district to create great public spaces and amenities for residents and visitors alike. Ongoing investment will not only create a positive visitor experience supporting our local economy but continue the tradition of the Town Square as the gathering place for the community. The district will continue to be the center of community life hosting a variety of events, and community celebrations for residents and visitors. In order to support this function, the closure of streets and other public amenities will be encouraged. Moving forward the community will take great care and consideration in all future planning and redevelopment in the Town Square district.

Policy Objectives

- 4.1.d: Maintain Jackson as the economic center of the region
- 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
- 4.4.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
- 6.2.a: Enhance tourism as the basis of the economy
- 6.3.a: Ensure year-round economic viability
- 7.1.c: Increase the capacity for use of alternative transportation modes

Character Defining Features



Neighborhood Form

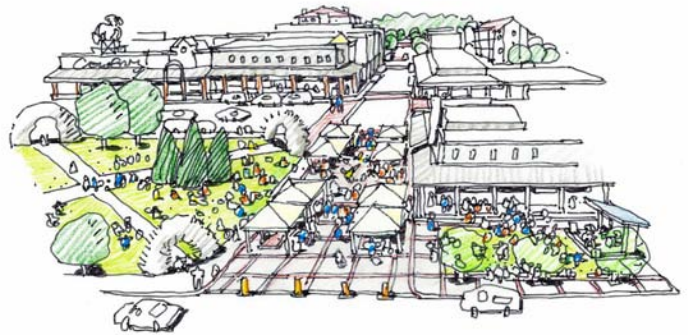


Town

Character Defining Features

1.1: Town Square

In the future, this STABLE district will focus on maintaining a western character by retaining or replicating the existing built environment. Building heights should not exceed two stories and buildings should be located near the street to create an attractive street front. A desired western architectural style and approach will be consistently defined. The continuation of covered wooden boardwalks is vital to maintaining the desired western character. Parking will be provided predominately in public lots and on street as a way to create a vibrant walkable area not dominated by the automobile.



District 2: Town Commercial Core



DEFINITION		EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design			Two- to three-story buildings, street wall creating a vibrant pedestrian mixed use area
	Public Utilities			Water, sewer, storm sewer
	Quality Public Space			Miller Park, Phil Baux Park, Snow King, Center for the Arts
	Variety of Housing Types			Duplex, condominiums, apartments, multi-family
	Walkable Schools, Commercial + Recreation			Post Office, START, Limited convenience commercial, schools, parks, pathways
	Connection by Complete Streets			Accommodations for alternative transportation modes a priority
RURAL	Viable Wildlife Habitat + Connectivity			Flat Creek/Cache Creek enhancements
	Natural Scenic Vistas			
	Agricultural + Undeveloped Open Space			
	Abundance of Landscape over Built Form			
	Limited, Detached Single Family Res. Development			
	Minimal Nonresidential Development			

Full Partial Absent

Existing + Future Desired Characteristics

The Town Commercial Core is the economic hub of Teton County. The district contains a significant amount of the community's commercial uses, employment opportunities and lodging capacity. The future goal in this area will be to create a vibrant pedestrian oriented mixed use district with a variety of non-residential and residential uses.

A future goal of the district will be to have visitors and residents visit the area more often and stay longer increasing the vitality of the area and supporting the local economy. A key component of this will be to increase the availability of lodging and residential units while finding the right balance of nonresidential, non-profit, civic and other uses in the district to support the local economy and meet workforce housing goals.

The community must strive to find creative solutions to develop the district into a vibrant mixed use district year-round paying particular attention to maintaining high lodging occupancy and sales tax collections during the shoulder seasons (April-May and October-November). Finding the correct balance of non-residential, non-profit, and residential uses will be key to ensuring that the district remains economically and socially viable for the business community, residents, and visitors to the region for years to come.

Historically, buildings have ranged from one-, two- or three-story, oriented both to the street and to large parking areas provided onsite. New buildings should be pulled to the street, creating an attractive street wall with parking located underground or out of sight. A key characteristic of the area and future goal is to provide parking in strategically located public parking lots and on street to create a welcoming pedestrian experience where visitors and residents park once and enjoy the variety of uses and community events that occur in the area on foot. The existing gridded network of streets and alleys create connectivity and redundancy for both pedestrians and the automobile and should be maintained.

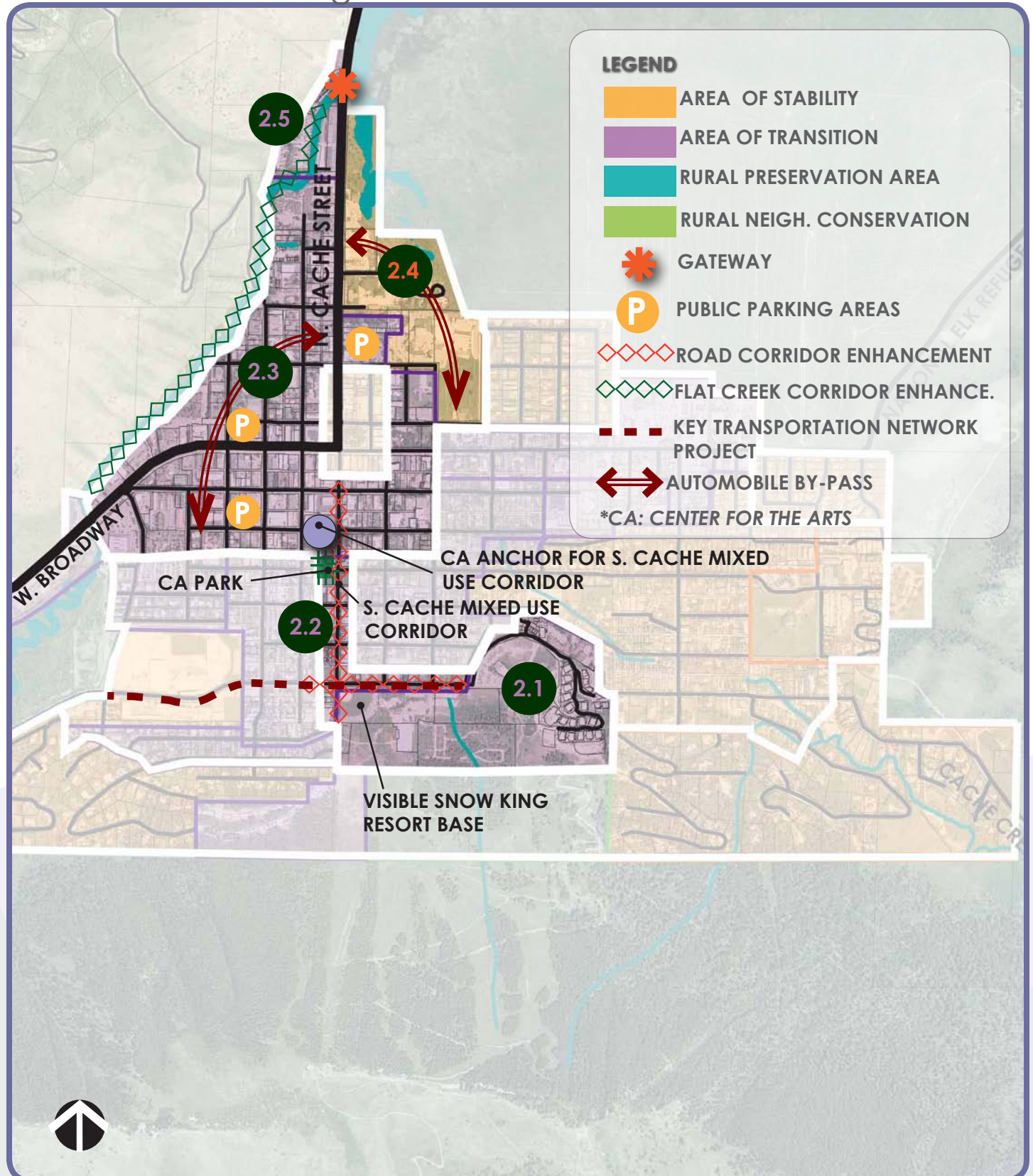
The enhancement of the public streetscape in the district will be essential to achieving a vibrant mixed use district. By enhancing the public realm, select corridors can provide inviting public spaces with street amenities including benches, trees, and planter boxes while focusing on accommodating improvements for all alternative transportation modes. The community will reinvest in this district to create great public spaces and amenities for residents and visitors alike.

The district can easily be divided into two primary economic and community centers each with their own unique identity and role; Downtown, and Snow King Resort. A key goal of the district will be to better link these centers in order for each to benefit from the other's vitality, complimentary uses, and activities while supporting tourism as the basis of the local economy.

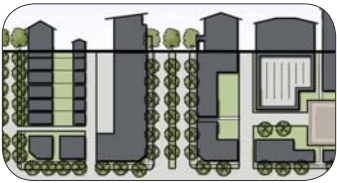
Policy Objectives

- 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

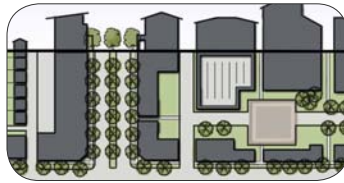
Character Defining Features



Neighborhood Form



Village



Civic

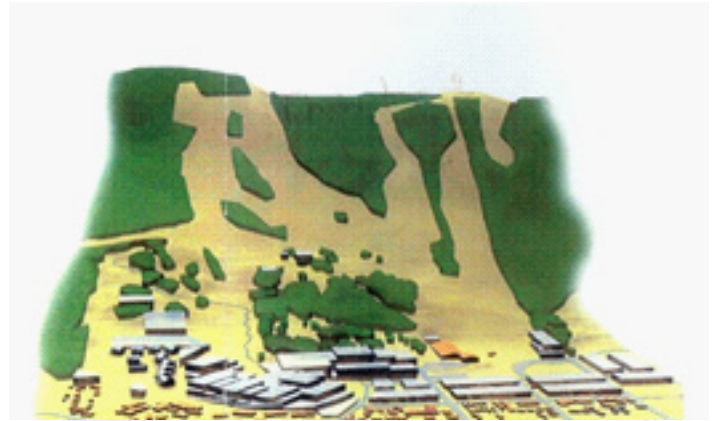
Character Defining Features

2.1: *Snow King Resort*

This TRANSITIONAL area is currently subject to the Snow King Resort Master Plan. The plan seeks to create a vibrant mixed use resort complex including a multi-faceted conference/convention center and community facility that contributes to the economy of downtown and also serves as a permeable border between the town and Snow King Mountain.

The resort has long been an integral part of the community, playing the role of the “Town Hill,” providing a host of winter and summer recreational amenities while providing a complementary area to the downtown for tourism.

In the future the resort will strive to implement its goal of creating a vibrant mixed use resort focused around conference/convention amenities while providing a variety of lodging units, from hotel rooms to condominiums, in order to support the local tourist based economy. In addition, the master plan calls for the development of a mixed use corridor including a variety of commercial uses along Snow King Avenue. The size and scale of structures in the area will be allowed to be much larger than those typically allowed in other areas of town. The Master Plan is far from complete and all future development should support the overall district goal to create one vibrant mixed use area containing Snow King, and Downtown with complimentary uses and activities. In the future, it will be important for the area to create a more visible and attractive base area along Snow King Avenue to attract residents and visitors to the many amenities and recreational opportunities found there.



2.2: Snow King and South Cache Corridors

This TRANSITIONAL area is envisioned to be a pedestrian oriented mixed-use corridor. Most importantly, the corridor will play an essential role connecting the two economic and community centers in the district, Downtown and the Snow King Resort. The corridor is anchored by the Center for the Arts, the hub of cultural events and opportunities in the community and many other public spaces, including the Center for the Arts Park, Phil Baux Park, and the Snow King Base Area.

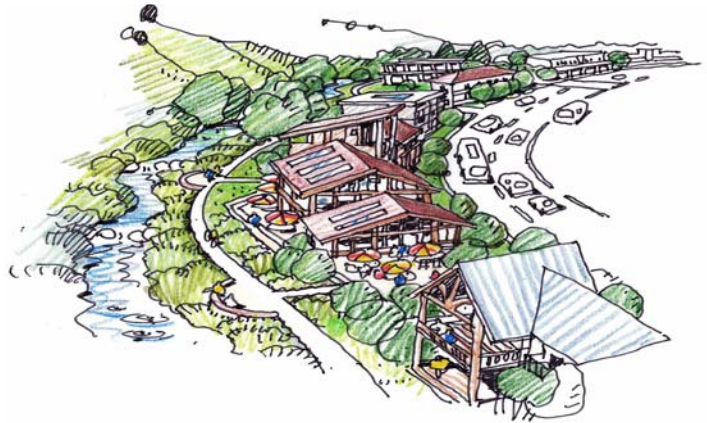
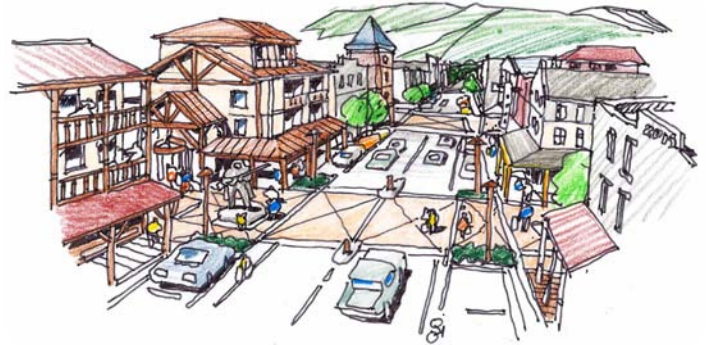


In the future, the goal of the corridor will be to provide an attractive pedestrian link between Downtown, Snow King and the many under-utilized public spaces in the area. In order to achieve this ground-level, uses should add vitality and street life to the corridor supporting the Center of the Arts and attracting residents and visitors to the area while upper floors will be used to provide workforce housing. Buildings should be two (2) stories and located fronting the street. Particular care and attention will need to be given to ensure a successful integration between the mixed use corridor and the adjacent residential area. The location of buildings and parking, types of uses and overall intensity of use should be considered to ensure a successful blending of these two generally compatible districts. Creating an attractive complete street corridor will be essential, to connecting the facilities and amenities found in this area.

2.3: Downtown

This large TRANSITIONAL area currently consists of a variety of retail, restaurant, office, and other commercial activities, along with long-term residences and lodging in a variety of building sizes and forms. As such, Downtown is the center of civic, cultural, economic, and social activity for the community while serving as the center of the town visitor experience with a significant amount of lodging located here. The existing character and built form is varied and inconsistent.

The goal of this area will be to create a vibrant mixed use area with a consistent building size and form while accommodating a variety of uses and amenities. The area represents the new boundary and continuation of the Lodging Overlay. The only other location in town where short term lodging is allowed is in the Snow King Resort Master Plan. A key challenge for this area in the future will be to provide a balance between lodging and long-term residential housing. Commercial uses that create an active and engaging pedestrian experience such as restaurants, bars, a variety of retail shops, and commercial amusement, will primarily be located on the first and second floors of buildings. Office, residential and lodging uses will be located on the upper floors. Lodging has been expanded to the “five-way” intersection as a means to encourage a desired change to the character of the area and to enhance the Flat Creek corridor for recreational and ecological purposes. In the future, a variety of two to three story buildings are desired. Buildings should be located to create an attractive street wall and take advantage of good urban design principles including massing, articulation, and providing public spaces. The pedestrian realm will be of great importance in the area, and emphasis should be placed on adding alternative mode improvements focusing on the pedestrian experience. Parking should continue to be provided predominately in public lots and on street side as a way to create a vibrant walkable area not dominated by the automobile. On-site parking should be underground or screened from view.



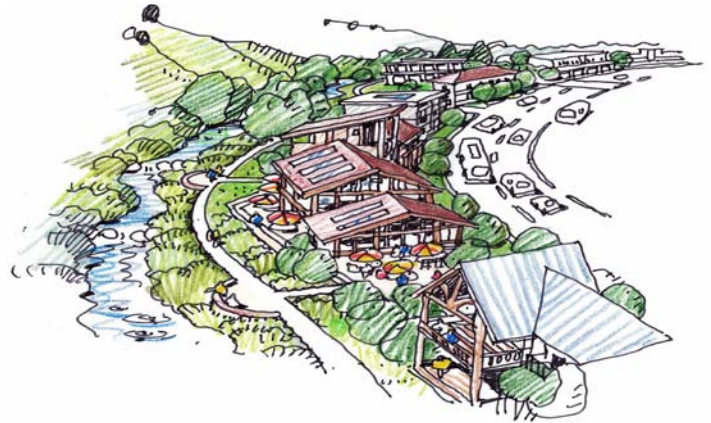
2.4: Public/Civic

This STABLE area is dominated by institutional facilities such as Davey Jackson Elementary School, the Teton County/Jackson Recreation Center, and the various State and Federal Agencies along North Cache. This area will continue to provide these essential public services in a central location, consistent with the sustainability and community service policies of the Plan. In the event that lands within this district are conveyed into private ownership, any development for non-public uses will require this plan to be amended.



2.5: North Cache Gateway

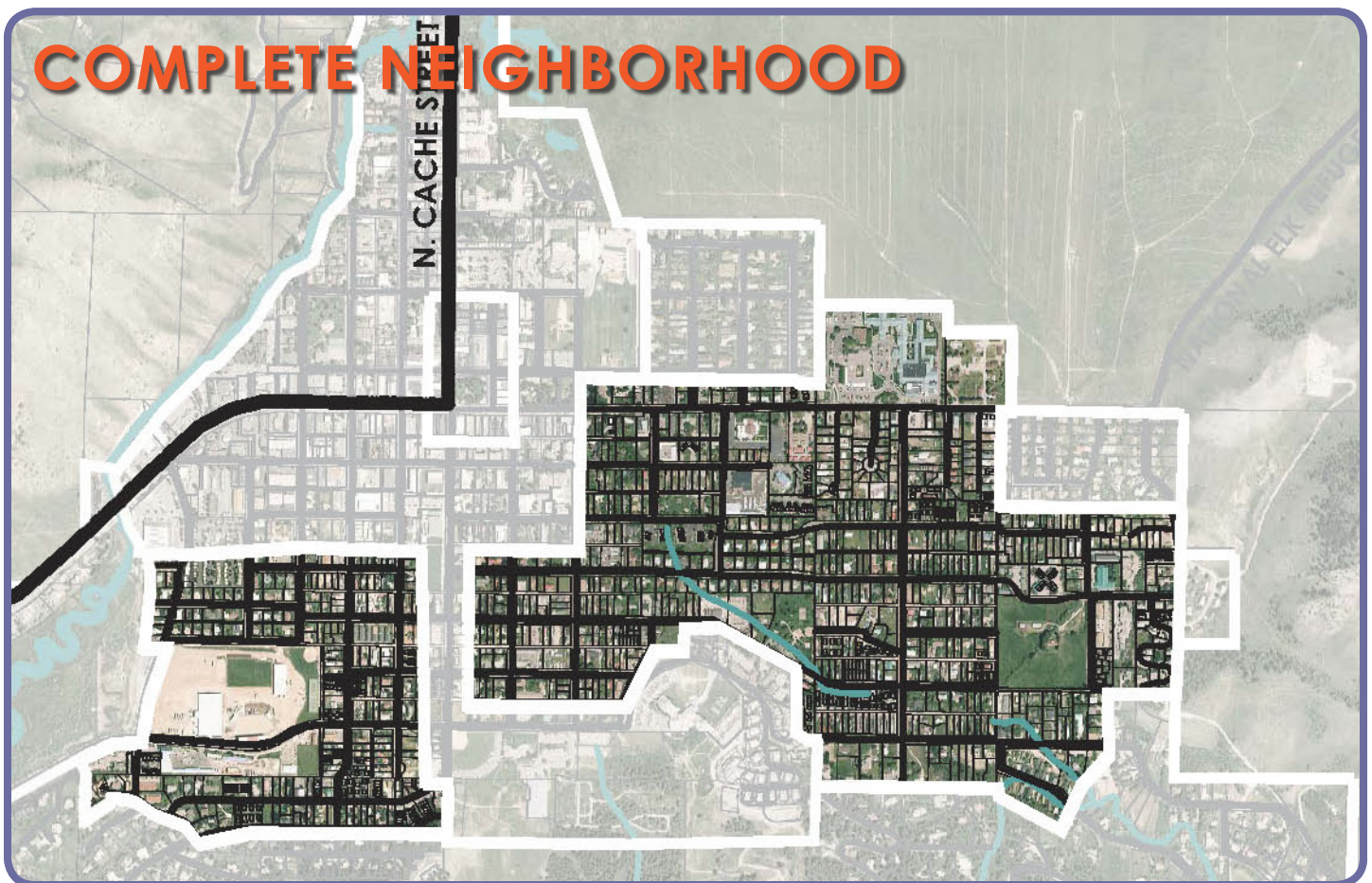
This TRANSITIONAL area will be characterized as a key gateway into the Town of Jackson from the National Parks and the Airport to the north. Flat Creek enhancement is of great importance here and redevelopment should seek to promote Flat Creek as a recreational and ecological amenity. The existing mix of non-residential and workforce housing uses are appropriate and the redevelopment of these uses should take the form of 2 and 3 story buildings that address North Cache and the Flat Creek corridor, with an emphasis on providing workforce housing.



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District 3: Town Residential Core



DEFINITION		EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design			Variety of residential building sizes and forms; two to three story buildings
	Public Utilities			Water, sewer, storm sewer
	Quality Public Space			Mike Yokel Park, May Park, Rodeo Grounds
	Variety of Housing Types			Single-family, duplex, tri-plex and multi-family
	Walkable Schools, Commercial + Recreation			START, limited convenience commercial, schools, parks, pathways
	Connection by Complete Streets			Accommodations for alternative transportation modes a priority
RURAL	Viable Wildlife Habitat + Connectivity			Flat Creek and Cache Creek enhancement
	Natural Scenic Vistas			
	Agricultural + Undeveloped Open Space			
	Abundance of Landscape over Built Form			
	Limited, Detached Single Family Res. Development			
	Minimal Nonresidential Development			Limited convenience commercial

Full Partial Absent

Existing + Future Desired Characteristics

Town Residential Core is comprised of a variety of housing types and forms including single family, duplex, tri-plex and multi-family occupied primarily by the local workforce. Some of the districts key strengths are its proximity to the Commercial Core with employment and complete neighborhood amenities, its existing gridded transportation network and a mix of low to high density residential development. The district is in need of redevelopment and reinvestment in order to ensure it is a highly desirable residential neighborhood with a strong sense of ownership in the future.

In the future, a variety of low to high residential densities, a variety of residential types including single family, duplex, tri-plex and multi-family and variety of building sizes will be encouraged in order to maintain and meet our community's workforce housing goals. The community strongly discourages the consolidation of multiple lots to create larger single-family home sites, as they are not consistent with community character and inconsistent with our growth management goals. An important goal of the community will be to reestablish a more neighborhood feel with a strong sense of ownership by all residents. The existing gridded transportation system, including areas with and without alleys, provides great connectivity for all modes and should be maintained and enhanced whenever possible. Complete street amenities are appropriate and should be added with every opportunity in keeping with the existing residential character including continued and expanded START service. It is also important to recognize Snow King Avenue as a primary transportation corridor that will need to be maintained and improved in order to support regional transportation goals. The district is well served by a majority of Complete Neighborhood amenities that should be maintained and enhanced in the future. Some limited local convenience commercial and mixed use office development exists and will continue in the future in order to achieve the complete neighborhood and economic sustainability goals of the plan.

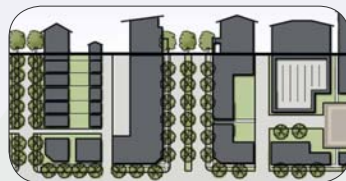
Policy Objectives

- 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."

Neighborhood Form

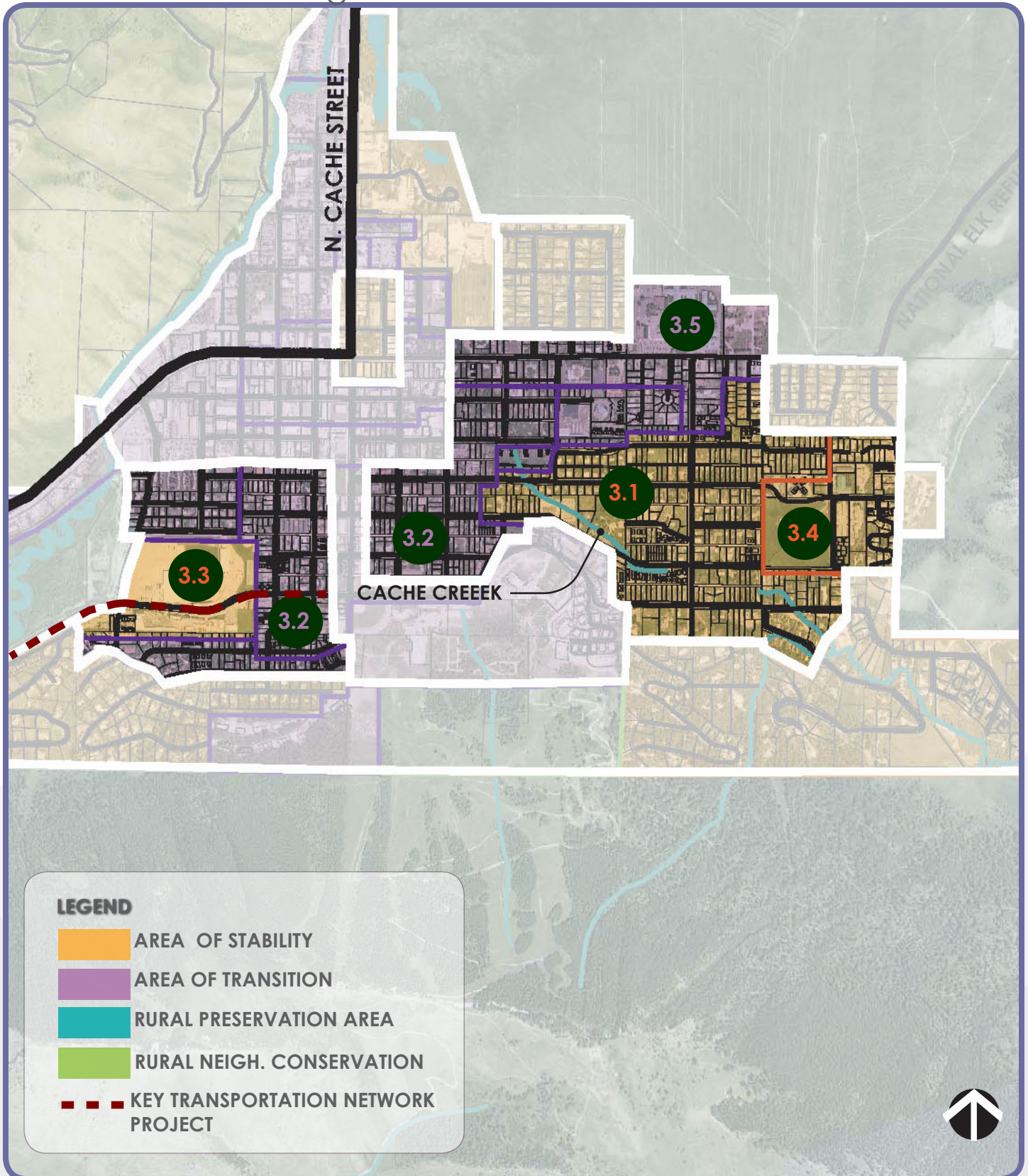


Village



Mixed Use

Character Defining Features



Character Defining Features

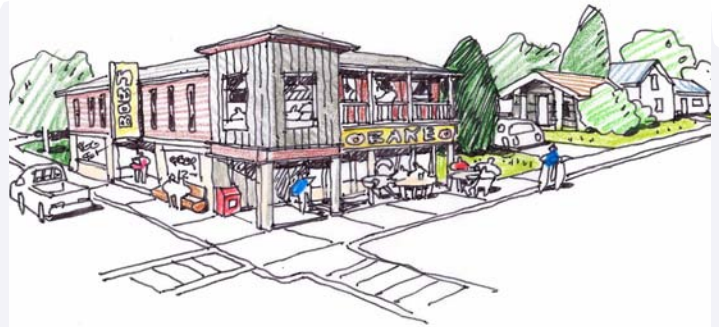
3.1: East Jackson

In the future this STABLE area will continue to provide a variety of housing types including single family, duplex, and tri-plex with up to three units per lot when both a street and alley frontage is provided and up to two units when only street or alley access is provided. Multi-family development is not currently found in this area and thus will not be desirable in the future. Being a stable district the size and scale of future buildings will be compatible with the existing character of the area which includes a wide variety of building sizes and scales. Building massing will be minimized and should be pulled to the street where possible. Structures will be of comparable bulk and scale regardless of the number of units provided therein. Structures will be allowed up to two stories and may be configured in a variety of layouts with attached and detached units. Some areas with an existing single family development pattern will maintain this pattern in the future with only one dwelling unit per lot.



3.2: Core Residential

This TRANSITIONAL area is currently made up of a variety of single family and multi-family residential types with some existing larger residential developments and non-conforming commercial uses. Due to its central location in the core of Town and its abundance of nearby employment and complete neighborhood amenities, the future character of this area will include some increased density and larger buildings than the stable East Jackson area. On smaller lots up to three units per lot will be suitable when both a street and alley is provided and up to two units per lot when only street or alley access is provided. Structures on these lots will be of comparable bulk and scale regardless of the number of units provided. Structures will be allowed up to two stories and may be configured in a variety of layouts with attached and detached units with the dominant mass being located on the street.



On larger residential lots and along mixed-use corridors, multi-family residential uses will be encouraged in order to replace existing commercial uses and to blend the borders of the Commercial Core with the Residential Core. The size and scale of multi-family structures may include up to three stories and a density and intensity greater than the allowable three units per lot. For these larger structures the dominant building mass should be located near the street and be broken into multiple smaller buildings when possible. Parking should be minimized and screened from view as much as possible. In the future, in areas where office uses currently exist, consideration should be given to allow a mix of office and residential uses. Future mixed use office development should be of the same bulk, scale and intensity of the residential uses in the area.



3.3: Institutional Area

This STABLE area is characterized by its two existing institutional land uses; the rodeo grounds and the Town Public Works facility. The Town Public Works facility is an essential facility, which should be maintained in its current, central location consistent with the sustainability and community services policies of the plan. The property will maintain similar uses and characteristics into the future, although the actual users may change. Similarly, the location and use of the Rodeo Grounds is supported by the Town as Heart policies of this plan.



3.4: Multi-family Area

This STABLE area currently provides a variety of housing types in a variety of building forms with a mix of rental and ownership units. Existing multi-family structures such as the Pioneer Homestead contain a significant number of units and serve a critical housing need in the community, which should be maintained and supported. The future character of this area will maintain the existing medium to high density development pattern with a mix of small lot single family, duplex, tri-plex, and multi-family structures. For all structures, the dominant building mass should be located near the street with parking to the rear and screened from the view of the public right of way. The size and scale of multi-family structures may include up to three stories and a density and intensity consistent with what exists today. These structures should be broken into multiple smaller buildings when possible. Any opportunity to extend the adjacent gridded street network through this area would be beneficial. The primary characteristic of this area is the currently undeveloped May Park. The future use and development of this park will increase the livability of the area and support the existing and future medium to high density residential development.

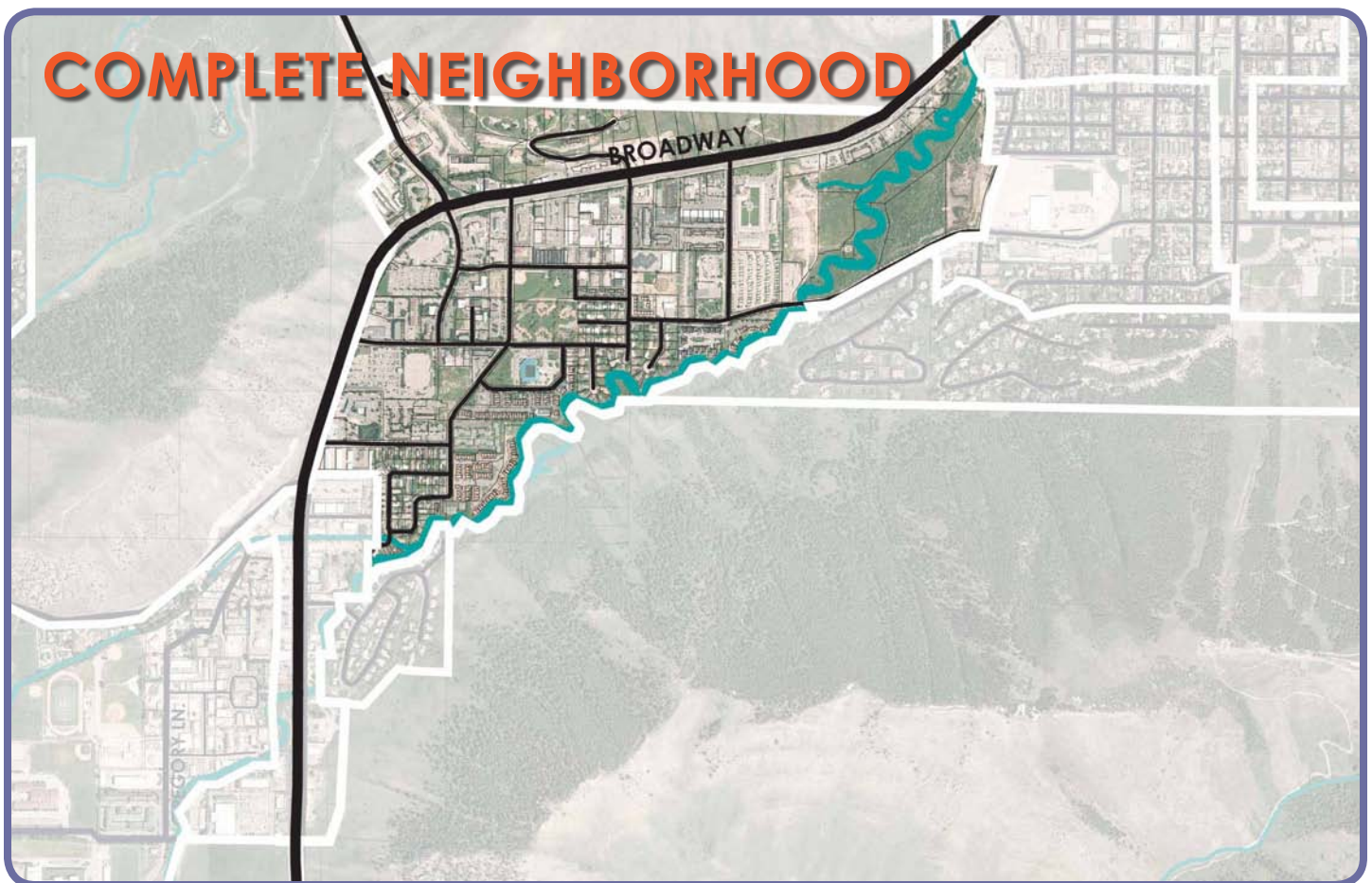


3.5: East Broadway Mixed Use

This TRANSITIONAL area currently contains a variety of single- and multi-family residential, standalone office and the large institutional uses of St. John's Hospital and the National Elk Refuge Headquarters. The future use of the private property along Redmond Street and East Broadway Avenue will be mixed use office or multi-family residential. The development pattern should locate buildings on the street with a two-story maximum height. Parking should be minimized and screened from the view of the public right of way. Office, residential and local convenience commercial should be located on the first level with residential above and behind. Some limited local convenience commercial is desirable to serve the surrounding residential areas with the goal of reducing trips outside the neighborhood. The existing institutional uses shall remain as anchors to the local economy providing many jobs and services to the community. The bulk, scale and intensity of the St. John's campus has always been and will continue to be a higher intensity than the surrounding mixed use and residential neighborhoods.



District 4: Mid Town



DEFINITION		EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design	○	●	Two- to three-story buildings, street wall with landscape buffer creating a vibrant pedestrian mixed use area
	Public Utilities	●	●	Water, sewer, storm sewer
	Quality Public Space	●	●	Powderhorn Park, Karns Meadow and Garaman Park Pathway
	Variety of Housing Types	●	●	Single family, duplex, condominiums, townhomes, apartments, multi-family
	Walkable Schools, Commercial + Recreation	◐	●	Post office, START, limited convenience commercial, schools, parks, pathways
	Connection by Complete Streets	◐	●	Accommodations for alternative transportation modes a priority
RURAL	Viable Wildlife Habitat + Connectivity	◐	◐	Flat Creek enhancement, wildlife crossings
	Natural Scenic Vistas	◐	◐	Maintain forested and undisturbed hillsides
	Agricultural + Undeveloped Open Space	◐	◐	Karns Meadow and Snow King hillsides
	Abundance of Landscape over Built Form	○	○	
	Limited, Detached Single Family Res. Development	○	○	
	Minimal Nonresidential Development	○	○	
		● Full	◐ Partial	○ Absent

Existing + Future Desired Characteristics

Midtown is one of the most complete neighborhoods in the community. It contains many of the service, office, and retail establishments that meet Teton County resident's daily needs. It also contains a significant amount of workforce housing in a variety of housing types including single family, duplex and multi-family structures. Another important characteristic of the district is the "Y," the intersection of the community's two main highways, U.S. 89 and Wyoming 22. Midtown is a highly visible District that is experienced on a daily basis by most residents. It is also the location of a significant amount of existing lodging facilities developed prior to the 1994 plan. Today, the land use pattern is automobile oriented made up of large blocks containing low intensity single use structures (both residential or non-residential uses) surrounded by significant surface parking, with little connectivity between blocks and lots. Flat Creek also is a prominent feature in this district.

The future vision for the district is to create a walkable mixed-use local's downtown with improved connectivity and an increase in residential population. Key to achieving this vision will be the creation of a concentrated and connected land use pattern that continues to meet the daily needs of the local community and provide workforce housing. It is also important to recognize Snow King Avenue as a primary transportation corridor that will need to be maintained and improved in order to support regional transportation goals. Whether it is enhancing the gateway to Town at the Y intersection, redeveloping under-utilized properties with mixed use structures, or improving alternative transportation infrastructure and connectivity throughout the district, the community believes that change in this district is desirable.

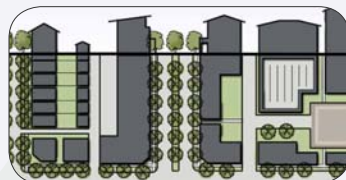
Policy Objectives

- 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

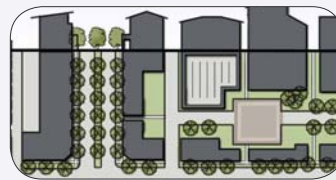
Neighborhood Form



Village

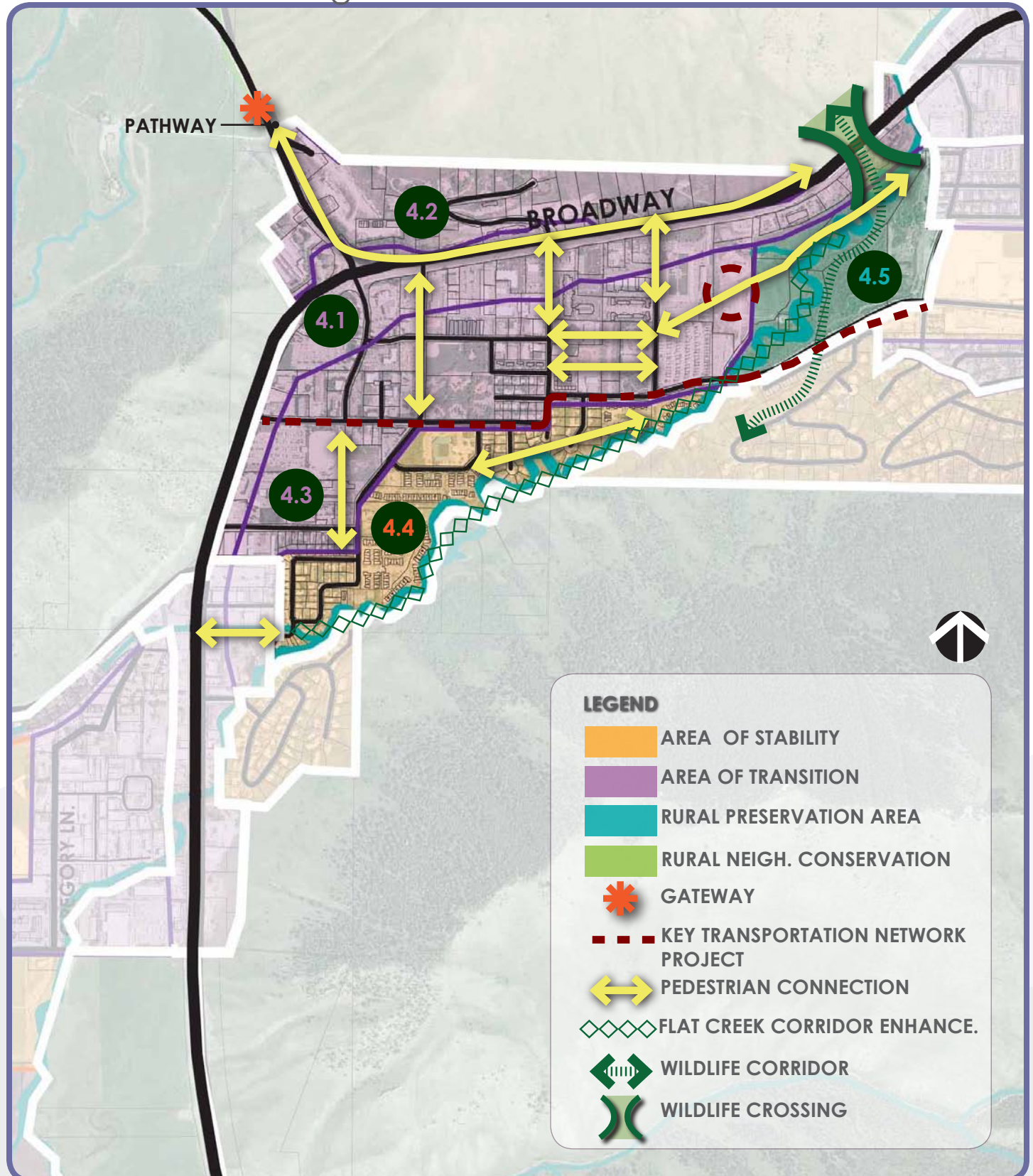


Mixed Use



Civic

Character Defining Features



Existing + Future Desired Characteristics, continued

To support this goal, future land uses will continue to include a variety of non-residential uses serving the needs of the local community and a variety of residential types focusing on workforce housing in multi-family and mixed-use structures.

Mixed use, non-residential and multi-family residential buildings should be two to three stories and oriented to the street. In the future, a landscape buffer between buildings and the street with well-designed green space and/or hardscape will be important to create an attractive pedestrian environment becoming of a desirable, walkable, mixed-use district. Parking areas should be located behind buildings or screened from view. The creation of complete streets will be critical to increase connectivity between uses and between blocks and lots by all modes of travel.

Despite the intensity of human activity within the District, Midtown contains or is adjacent to prominent natural resource lands such as the Karns Meadow, Flat Creek, East Gros Ventre Butte, High School Butte and the northwestern foot of Snow King Mountain. A key characteristic of this area is the mule deer movement corridor between East Gros Ventre Butte and Karns Meadow, and consequently the high rate of wildlife vehicle collisions along West Broadway Avenue. The natural resources found in or adjacent to this district should be considered in the course of future planning, with development being located to protect wildlife habitat and facilitate wildlife movement through the district.

Character Defining Features

4.1: Highway Corridor

This TRANSITIONAL area is dominated by West Broadway Avenue, Highway 22 and the Y intersection. Development intensity should be oriented towards these roadways and configured in two to three story mixed-use buildings with an adequate landscape buffer from these busy highway corridors and intersections. Parking areas should be in the rear or screened from view. The lower levels of buildings should contain a variety of non-residential uses catering to locals, while residential uses should be located on the upper levels of mixed-use buildings or to the rear of a site away from the highway. It will be important to successfully integrate the land uses and patterns in this area with the adjacent core area. Some single use and auto-oriented uses generally represented by gas stations and auto dealers will still be needed in the future. These uses should follow the desired building form and pattern as much as possible including providing connectivity by all travel modes to adjacent lots. Wildlife crossings should be placed in areas where there is significant movement. A key challenge in this area will be to identify a solution to accommodate a wildlife crossing along West Broadway Avenue.

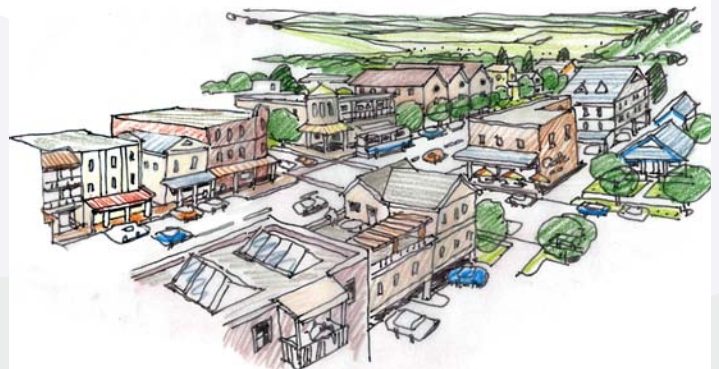


4.2: Northern Hillside

In the future this TRANSITIONAL area must strike a delicate balance between allowing some mixed-use and residential development while maintaining wildlife movement and the natural form of the undeveloped hillsides. A key to successful future development will be to sensitively place development in harmony with the existing terrain in order to minimize land disturbance. Development intensity in this area should be less than that found along the adjacent highway. A variety of residential types including live/work, multi-family, and duplexes may be appropriate in this area depending on the site and existing terrain. Low density single-family housing may continue to be appropriate at the edges of this area, particularly when adjacent to existing undisturbed hillsides. Adequate wildlife buffers should be placed in areas where human/animal conflicts are likely to occur and should guide wildlife movement to roadway crossings.

4.3: Central

This TRANSITIONAL area in the core of the Midtown district will be critical in achieving the overall goal of transforming the area into a walkable mixed-use district. A key to this transformation will be the addition of increased residential intensity in a variety of types and forms to take advantage of the complete neighborhood amenities in the area. Mixed use structures will be encouraged with nonresidential uses located on the street level and residential units above. Multi-family structures in a variety of forms will also be desirable. Mixed use and multi-family residential buildings should be a combination of two and three story structures oriented to the street while incorporating a landscape buffer between buildings and the street with adequate green space and/or hardscaping. Parking areas should be located behind buildings or screened from view. Live-work housing opportunities will be encouraged, as well as any other opportunities to promote local entrepreneurship. Single family residential units are not envisioned for this area. Particular care and attention will need to be given to ensure a successful transition from this mixed use area to the adjacent residential area to the south.



The location of buildings and parking, types of uses and overall intensity of use should be considered to ensure a successful blend of these two generally compatible districts. Opportunities should be taken to expand the currently limited street network to break up large existing blocks and increase connectivity for all transportation modes.

4.4 Residential

This STABLE area should continue as a single family and multi-family residential neighborhood with a mix of ownership and rental units in close proximity to complete neighborhood amenities. Pedestrian and bicycle connections should be enhanced, both in terms of internal destinations and those beyond, particularly to schools in other districts. Portions of this area also function as a wildlife movement corridor. In the future, wildlife permeability to and from Flat Creek will be maintained by limiting fencing and keeping development setback from riparian areas/wetlands. Development should also occur in a manner that is sensitive to hillsides. Future improvements to Flat Creek and the adjacent pathway and park system will be needed to support the health of this natural feature for wildlife and residents.

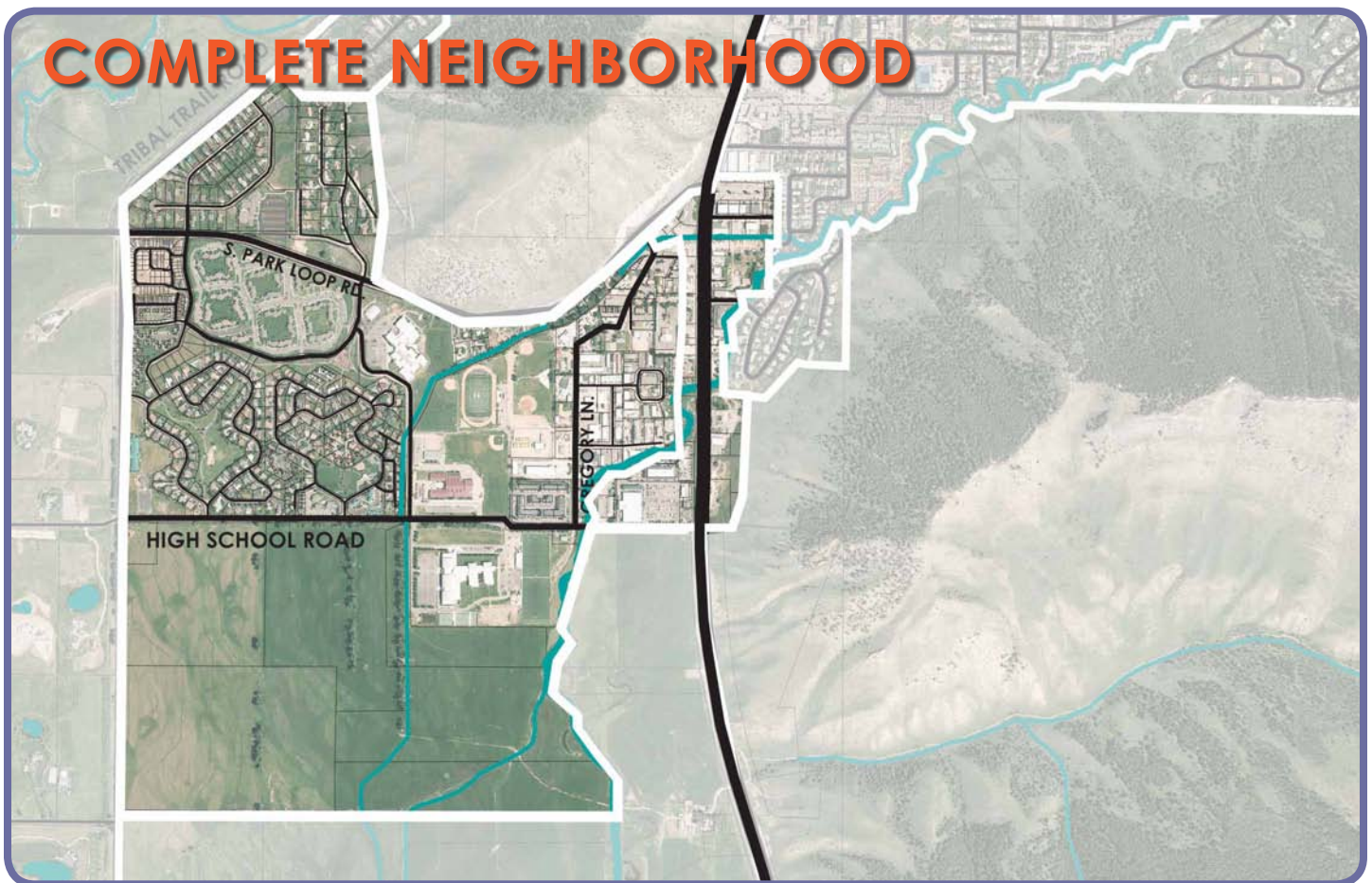


4.5: Karns Meadow

This PRESERVATION area should continue to serve as wildlife habitat and a key wildlife movement corridor in the future. Moving forward, wildlife needs will need to be carefully balanced with providing recreational amenities for the community in this sensitive location.



District 5: West Jackson



DEFINITION		EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design	<input type="radio"/>	<input checked="" type="radio"/>	Variety of residential, non-residential and industrial buildings and land use patterns
	Public Utilities	<input checked="" type="radio"/>	<input checked="" type="radio"/>	Water, sewer, storm sewer
	Quality Public Space	<input checked="" type="radio"/>	<input checked="" type="radio"/>	Rangeview Park, school playgrounds and fields, pathways
	Variety of Housing Types	<input checked="" type="radio"/>	<input checked="" type="radio"/>	Single family, duplex, condominiums, townhomes, apartments, multi-family,
	Walkable Schools, Commercial + Recreation	<input checked="" type="radio"/>	<input checked="" type="radio"/>	Post office, START, Limited convenience commercial, schools, parks, pathways
	Connection by Complete Streets	<input checked="" type="radio"/>	<input checked="" type="radio"/>	Accommodations for alternative transportation modes a priority
RURAL	Viable Wildlife Habitat + Connectivity	<input checked="" type="radio"/>	<input checked="" type="radio"/>	Flat Creek enhancement, wildlife crossings
	Natural Scenic Vistas	<input type="radio"/>	<input type="radio"/>	
	Agricultural + Undeveloped Open Space	<input type="radio"/>	<input type="radio"/>	
	Abundance of Landscape over Built Form	<input type="radio"/>	<input type="radio"/>	
	Limited, Detached Single Family Res. Development	<input type="radio"/>	<input type="radio"/>	
	Minimal Nonresidential Development	<input type="radio"/>	<input type="radio"/>	
		<input checked="" type="radio"/> Full	<input checked="" type="radio"/> Partial	<input type="radio"/> Absent

Existing + Future Desired Characteristics, con't.

West Jackson currently exists as one of the most complete neighborhoods within the community with its most significant characteristic being its wide variety of land uses. This diverse district is highly automobile oriented and contains a variety of non-residential uses, a variety of residential types and sizes, light industrial, and the majority of the community's public schools. It also contains a large undeveloped agricultural area south of High School Road, while Flat Creek also serves as a prominent natural feature throughout the district.

The future goal of the district will be to take advantage of the existing variety of land uses and complete neighborhood amenities and to develop them into a more attractive and well connected district. The continuation of light industrial uses is necessary to support the local economy. The preservation of existing stable residential areas provides a significant amount of workforce housing, which will be essential in meeting the growth management and workforce housing goals of the community. Enhancement of the southern gateway into Town into a mixed use corridor with improved connectivity and visual appearance will also be important. A key challenge of the district will be to address transportation congestion, safety, and connectivity issues. Possible solutions will come in many forms including consideration of an east/west connector south of High School Road and/or the Tribal Trails connector, complete street improvements to collector roads including High School, Middle School, Gregory Lane and South Park Loop and improved alternative mode connectivity throughout the district.

Policy Objectives

- 4.4.b Enhance Jackson Gateways
- 6.2.d Promote light industry
- 5.2.b Housing will be consistent with Character District
- 7.2.d Complete key transportation network projects to improve connectivity

Neighborhood Form



Village



Mixed Use

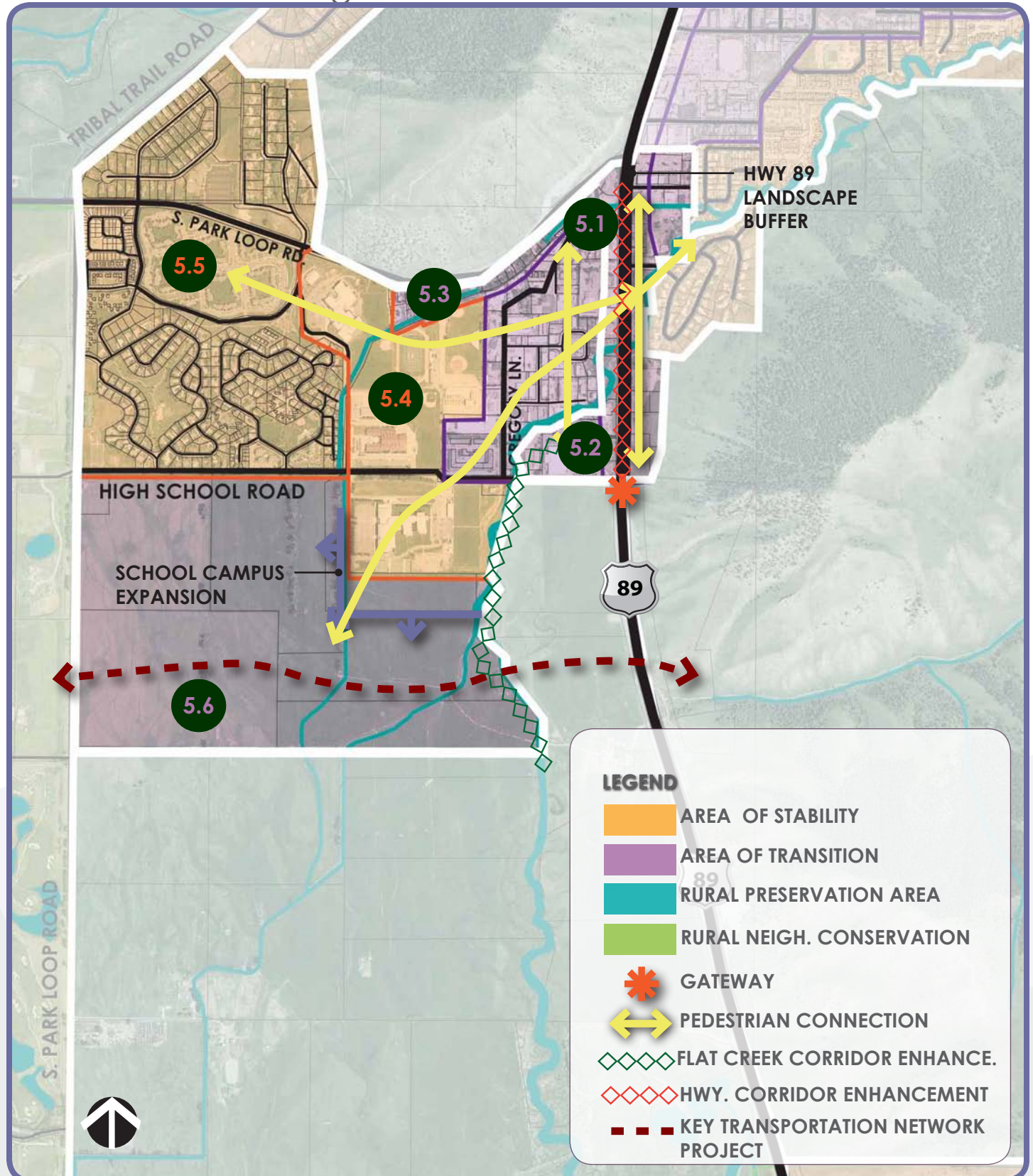


Civic



Agriculture

Character Defining Features



Character Defining Features

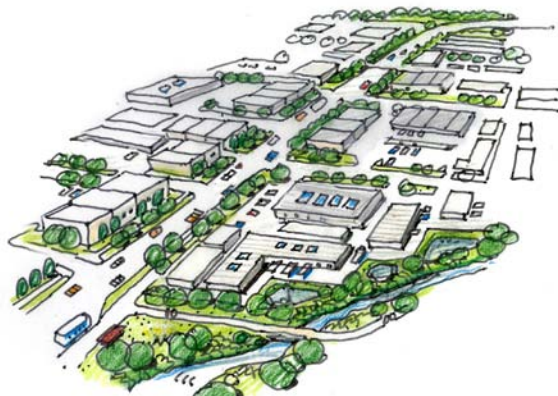
5.1: Highway Corridor

This TRANSITIONAL area is dominated by South Highway 89, and acts as the southern gateway to the Town. In the future, enhancement of the Highway 89 corridor will be achieved by high quality mixed-use development with improved internal circulation between lots. Development intensity should be oriented towards the corridor and configured in two and three story, mixed-use buildings with a landscape buffer from the busy highway corridor. Parking areas should be in the rear or screened from view. On lower levels of buildings a variety of non-residential uses catering to locals will be desirable with residential uses located on the upper levels or to the rear of lots, not adjacent to the highway. Some single use and auto-oriented uses generally represented by gas stations and auto dealers will still be needed in the future. They should follow the desired building form and pattern and allow for connectivity by all travel modes to adjacent lots.



5.2 Gregory Lane Area

This TRANSITIONAL area will support the community goal of maintaining and promoting light industry uses to support the local economy while accommodating a significant amount of residential use. The current development pattern will be intensified to accommodate larger structures in more creative land use patterns including live-work development. In the future, complete street improvements are desired but will need to be balanced with the need to accommodate large vehicle traffic. Livability enhancements will be a secondary priority to promoting light industry uses. Providing improved pedestrian/bike amenities to connect the existing and future resident populations with the surrounding complete neighborhood amenities will be a focus of improved livability. A third priority will be future improvements to Flat Creek including the establishment of an appropriate setback to support the health of this natural feature for wildlife and residents.



5.3 South Park Loop Road

This TRANSITIONAL area will be comprised of a variety of housing types and forms including single-family, duplex, tri-plex, and multi-family occupied primarily by the local workforce. Mixed use will also be desirable to provide additional opportunities for industrial and service uses. The future development pattern should take advantage of the substantial grade change in this area to allow for two to three story single and mixed use structures screened from view.



5.4 School Campuses

This STABLE area will continue to provide the necessary land for community schools and recreational amenities into the future. The community will continue to support and plan for the possible expansion of the School District Campus in the district. Particular attention needs to be given to addressing the traffic congestion in this area due to the pulse of single occupancy vehicle and school bus traffic associated with the school and recreational uses. Possible solutions will come in many forms including a shift in current behavior away from the use of the single occupancy vehicle, complete street improvements to High School, Middle School, and South Park Loop Roads including improved alternative mode connectivity throughout the area and from surrounding districts to the area.



5.5 West Jackson Residential

This STABLE area provides much of the community's workforce housing in a wide variety of housing types including single family, duplex, tri-plex and multi-family. In the future, effort should be made to ensure that this neighborhood retains its vitality, cohesiveness, and accessibility for the local workforce. An important goal of the area will be to maintain a strong sense of ownership and community in the area.

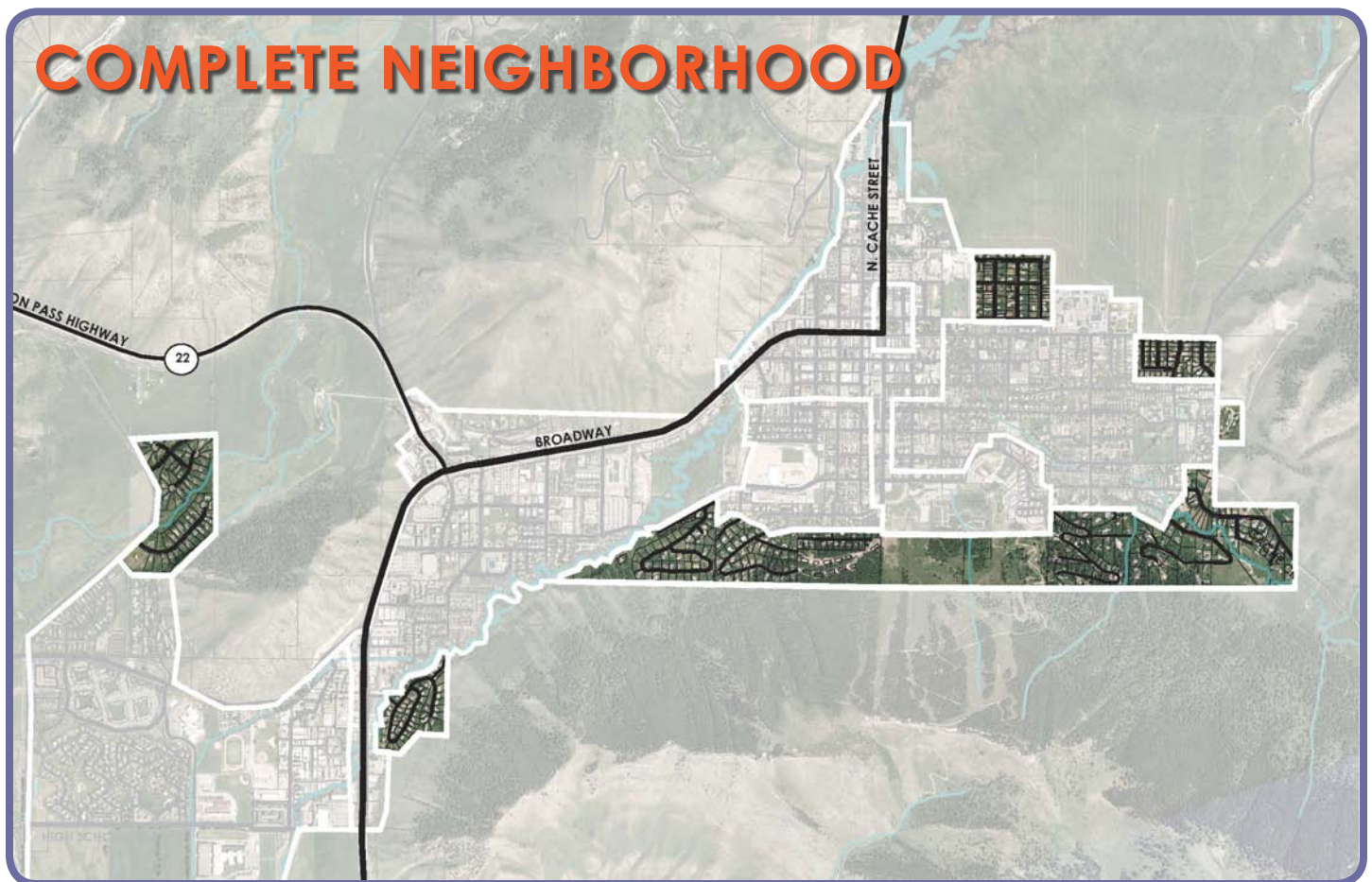


5.6 Northwest South Park

The future of this TRANSITIONAL area has been identified as a possible location for residential development at a similar density to the adjacent West Jackson neighborhoods. The priority of the community is to first infill and redevelop other existing complete neighborhoods in order to meet the Growth Management goals of the plan, but if necessary, this area has been identified as a possible suitable location to meet these goals due to its close proximity to many existing complete neighborhood amenities. A future east-west connector road between South Park Loop Road and Highway 89 may be appropriate to improve traffic redundancy in the area by providing relief for High School Road traffic, regardless whether the area is subject to future development or not. Should development of the area be needed in the future, it should be the subject of a neighborhood planning effort.



District 6: Town Periphery



DEFINITION		EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design			Variety of single family homes; interface between urban and rural
	Public Utilities			Water, sewer, storm sewer
	Quality Public Space			Public lands
	Variety of Housing Types			Single family detached
	Walkable Schools, Commercial + Recreation			START, schools, parks, pathways over typical ¼ to ½ mile
	Connection by Complete Streets			Accommodations for alternative transportation modes a priority on collector streets only
RURAL	Viable Wildlife Habitat + Connectivity			Flat Creek and Cache Creek enhancements, wildlife permeability
	Natural Scenic Vistas			Forested hillsides
	Agricultural + Undeveloped Open Space			Snow King hillsides
	Abundance of Landscape Over Built Form			
	Limited, Detached Single Family Res. Development			
	Minimal Nonresidential Development			
		Full	Partial	Absent

Existing + Future Desired Characteristics

Town Periphery is located at the edges of Town acting as the interface between the rural land of the unincorporated County and/or the undevelopable land of the National Forest. This district is made up of predominantly low density single family residential development with the majority found in platted subdivisions. Located at the periphery of the district is a wildlife presence that is part of the defining character of the district. These areas are close to many of the amenities of a complete neighborhood located in Town, however they are often not within the preferred $\frac{1}{4}$ to $\frac{1}{2}$ mile walking distance. The existing street network primarily consists of low volume residential streets without any pedestrian or other alternative mode accommodations.

In the future, the desired character will remain the same, with low density single family development remaining the principal land use. Further subdivision of land should be in keeping with surrounding character but is appropriate in order to further the growth management goals of the plan consistent with existing character. The establishment of both minimum and maximum lot and house sizes should be developed to preserve the existing character. New buildings should match existing character in size and scale, even when lot combination resulting in a single larger lot would permit construction of a larger home or building. Residents in these areas do not wish to add any significant additional amenities to become more complete neighborhoods. Their relatively close proximity to local convenience commercial, START bus, parks, and other amenities in adjacent districts is a desirable characteristic and should be maintained. All future development including improvements to existing properties will need to be sensitive to the issue of wildlife permeability through the district. The existing street networks will be maintained, with limited alternative mode improvements on collector roadways. Pedestrian/bike amenities such as pathways will be added to connect these areas to surrounding districts with complete Neighborhood amenities and to connect the community to the adjacent public lands. A challenge in the district will be to maintain its workforce housing demographic in the future. Maintenance of the expansive forested hillsides is also a goal to maintain the scenic values enjoyed from all parts of town.

Policy 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"

Neighborhood Form

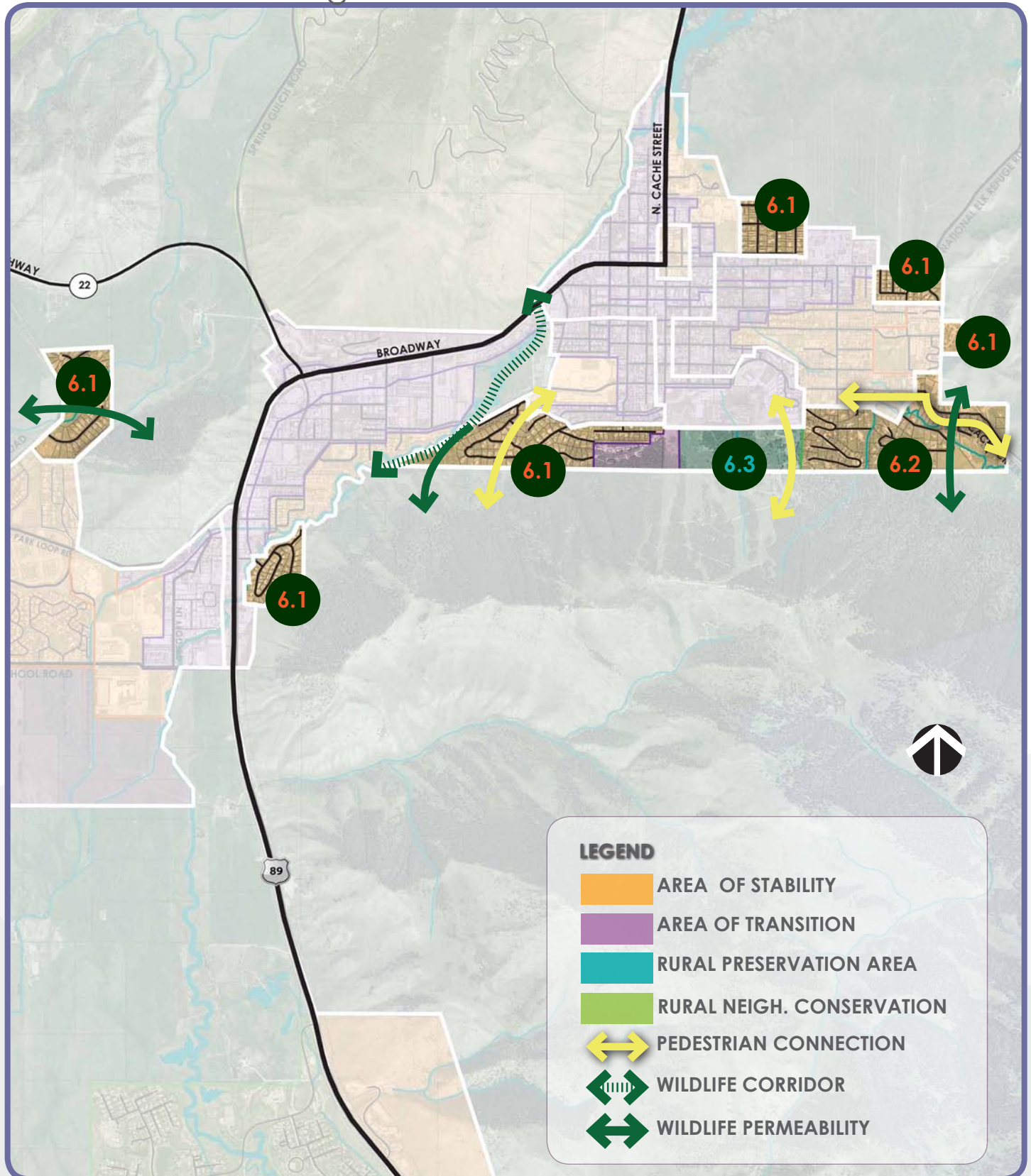


Residential



Village

Character Defining Features



Character Defining Features

6.1: Low to Medium Density Neighborhoods

These STABLE areas are defined as low to medium density platted single family homes with some pockets of multi-family development. In the future, this pattern will be maintained with single family homes. Consideration of clustered/multi-family development to preserve large portions of open space and/or wildlife habitat/movement corridors will also remain an option. Building size will be minimized and the neighborhood character will be protected against lot consolidation and the construction of much larger homes than currently exist. In the future, wildlife permeability will be maintained by limiting or reducing fencing, and keeping development setback from riparian areas/wetlands. Development should also occur in a manner that is sensitive to hillsides.

Portions of this area also function as a wildlife movement corridor between the National Forest, Karns Meadow, and the Southern hillsides of East Gros Ventre Butte. All future development, including improvements to existing properties, will need to be sensitive to this issue and allow for continued wildlife permeability. Local residential streets will continue to be low volume with limited alternative mode improvements. However, pedestrian/bike amenities such as pathways will be added to connect these areas to surrounding districts with Complete Neighborhood amenities and to connect the community to the adjacent public lands.



6.2: Upper Cache

This STABLE area is defined as low density single family with a prevalence of landscape over the built environment. Future subdivision will be in keeping with the traditional development pattern with no increase in density than exists on the ground today. On each lot, only a single family home will be allowed. In the future building size should be minimized to maintain the existing predominance of landscape over the built environment and to avoid the construction of much larger homes than currently exist today. Wildlife permeability will be maintained through efforts such as limiting fencing, and keeping development setback from riparian areas/wetlands, along with development that is sensitive to hillside environments. Equestrian uses will be allowed, while other commercial uses producing large amounts of traffic and high impacts should be reduced. The addition of other Complete Neighborhood amenities is not desirable. Local residential streets will continue to be low volume with limited alternative mode improvements. Consideration of alternative mode improvements will be made on collector streets such as Cache Creek Drive. These improvements will serve to enhance safety and provide connectivity for pedestrians and cyclists to surrounding districts with Complete Neighborhood amenities and to connect the community to the adjacent public lands.



6.3: Snow King Slope

This PRESERVATION area will continue to serve its role as the Town Hill providing a variety of summer and winter recreational amenities to the community. In addition, the area has wildlife habitat and scenic values that will need to be balanced with recreational uses. Future development should be limited to recreational amenities and supporting structures allowed under the Snow King Master Plan including but not limited to multi-purpose pathways, terrain parks, up-hill transportation, ski terrain and amenities.



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District 7: South Highway 89



DEFINITION		EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design			Improve highway gateway treatment
	Public Utilities			Sewer in some areas
	Quality Public Space			Improve livability of industrial areas
	Variety of Housing Types			Encourage ARUs with industrial
	Walkable Schools, Commercial + Recreation			
	Connection by Complete Streets			Improve safety for all modes in industrial areas
RURAL	Viable Wildlife Habitat + Connectivity			Enhance wildlife permeability and protect habitat
	Natural Scenic Vistas			Enhance foreground and corridor as gateway
	Agricultural + Undeveloped Open Space			Maintain open space through clustered development
	Abundance of Landscape over Built Form			Maintain landscape abundance in south
	Limited, Detached Single Family Res. Development			Predominately single family in south
	Minimal Nonresidential Development			Accessory nonresidential in south
		Full	Partial	Absent

Existing + Future Desired Characteristics

This district is the most appropriate location in the community to promote light industrial uses. It is and will continue to be characterized primarily by its industrial character which decreases in intensity from north to south. The northern portion of the district will continue to provide for many of the community's vital light industry and heavy retail uses, with accessory workforce housing. Moving south, the abundance of landscape increases and the primary character transitions to residential with industrial uses accessory. The district is and will continue to be home to important heavy government uses.

While varying levels of industrial use are the primary element of this district's character, it is still a rural district and efforts to enhance the district as a part of the southern gateway into Jackson will be encouraged. The light industrial uses must be balanced with the competing objectives of serving a gateway role and accommodating important wildlife values associated with the district - particularly at the northern and southern ends. To protect the crucial wildlife habitat and movement corridors present on the hillsides as well as riparian areas in this district development and redevelopment will avoid these sensitive areas. Appropriate wildlife crossings and mitigation of wildlife/vehicle conflicts will be implemented.

Policy Objectives

- 1.1.b: Protect wildlife from the impacts of development
- 1.c: Design for wildlife permeability
- 1.3.b: Maintain expansive hillside and foreground vistas
- 3.1.d: Cluster nonresidential development in existing locations
- 5.2.e: Allow accessory residential units and County Guesthouses
- 5.3.b: Preserve existing workforce housing stock
- 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

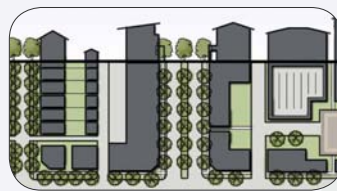
Neighborhood Form



Habitat/Scenic

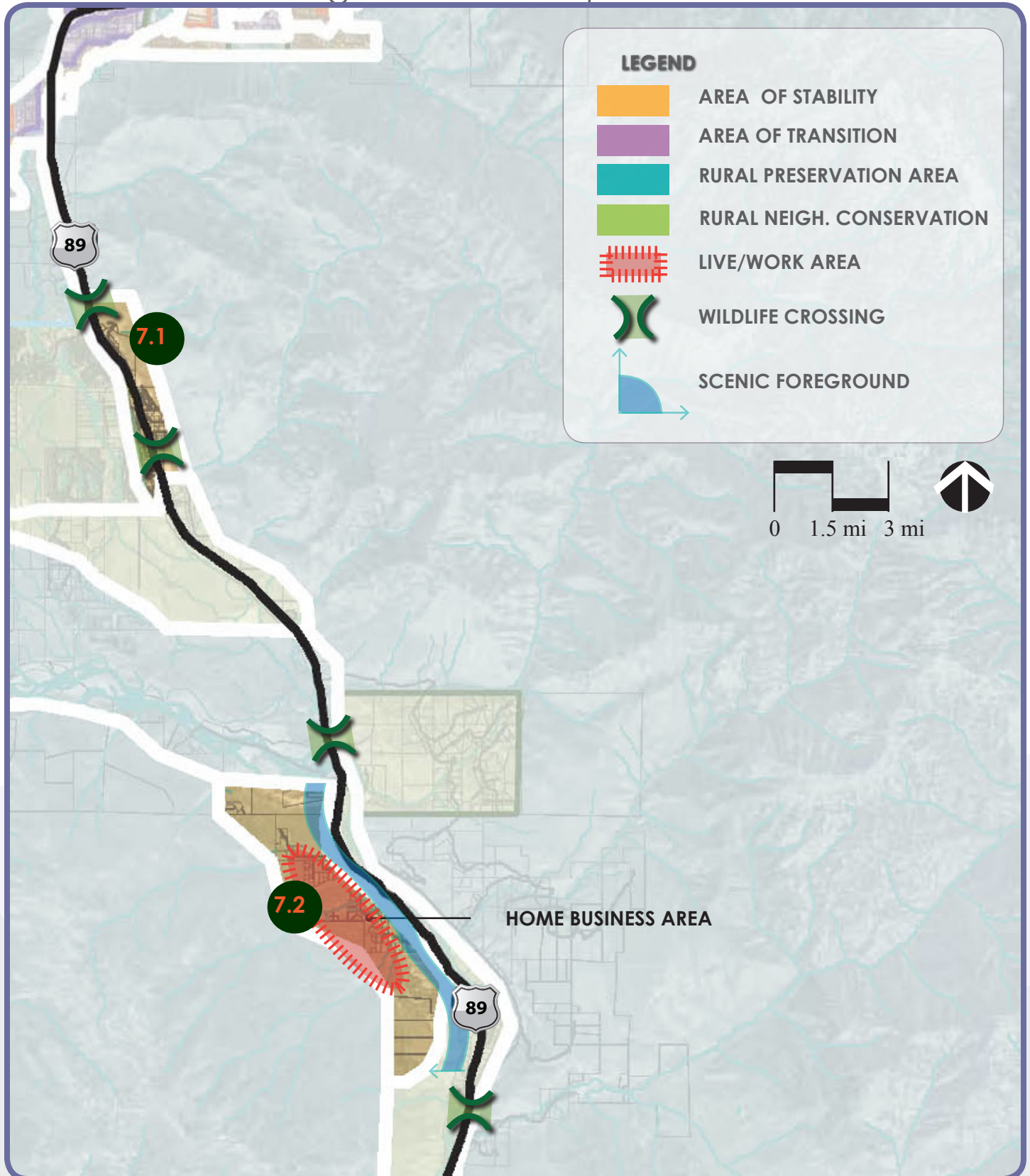


Conservation



Mixed Use

Character Defining Features Map



Character Defining Features

7.1: South Park Business Park

This STABLE area's priority will be to meet the policy of the plan to promote light industry. The light industrial character must be protected from office, retail and other uses that may out-compete industrial uses. However, high-tech entrepreneurial and research and development opportunities are also appropriate. The second priority of this district is to enhance gateway elements. Architectural enhancements and landscaping will be encouraged, but not at the expense of promoting light industrial uses. Accessory residential units will continue to provide a workforce housing option in this area. Enhancements including pocket parks, pedestrian connections to public land and bike paths will increase its livability while being designed around its primarily industrial character. As wildlife also depend on the hillside and move across the highway in this area, attention will be given to permeability and crossings.



7.2: Hog Island Home Business

This STABLE area will continue to meet our working families' need to have both a residence and a shop or small contractor yard to accommodate more intense home business and contractor uses such as those already present in the area. The goal is to preserve the long-term, working family residential character of the area with residents operating the businesses out of their homes as an accessory use to ensure preservation of a livable residential character. Lots will be larger with shops and barns being slightly larger than homes. The purpose of development in this area is not to create an industrial area. Multiple residential units per lot, industrial, office, retail or community convenience uses are not the envisioned future character of this district. However, the existing gravel and concrete use and heavy government uses will continue to be appropriate for this area. This area is a part of the gateway to Jackson; therefore development should be pushed back from the highway toward Munger Mountain and business uses screened to protect the viewshed. Wildlife permeability through development and across the highway is an important consideration in this district and building size, site design, fencing and screening will be designed to provide for wildlife movement.



District 8: River Bottom



DEFINITION		EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design	○	○	
	Public Utilities	◐	◐	Water and sewer in some areas
	Quality Public Space	◐	◐	Responsible public use of Snake River levees
	Variety of Housing Types	○	○	
	Walkable Schools, Commercial + Recreation	○	◐	Pedestrian connectivity in Hoback
	Connection by Complete Streets	○	○	
RURAL	Viable Wildlife Habitat + Connectivity	●	●	Maintain and enhance crucial habitat/ connectivity
	Natural Scenic Vistas	◐	●	Enhance scenic treatment where highway parallels river
	Agricultural + Undeveloped Open Space	◐	●	Conservation of existing open space
	Abundance of Landscape over Built Form	●	●	Increased clustering and reduced number of buildings and building size
	Limited, Detached Single Family Res. Development	●	●	Detached single family
	Minimal Nonresidential Development	●	●	Reduce nonresidential development

● Full ◐ Partial ○ Absent

Existing + Future Desired Characteristics

The Snake, Gros Ventre, and Hoback River riparian corridors are the most important wildlife habitat and wildlife movement corridors in the community. While these areas are largely hidden from public view, preserving them in an undeveloped natural state is critical to achieving the Vision of the community. The private lands within this District are generally removed from services and what development exists is mostly of a low density residential character.

In the future, the functionality of this district's wildlife habitat and habitat connections will be maintained or enhanced. Wildlife permeability through the district will be improved and efforts to restore degraded habitat and preserve a network of crucial habitat will center in this district. Non-development conservation of open spaces will be the focus of future efforts in this district. Development potential will be directed out of this district and efforts to reduce the impact of development on wildlife such as limiting house size and fencing will be implemented. Redevelopment efforts will be focused on reducing the amount and impact of development.

Responsible public use and eco-tourism that maintain or enhance wildlife viability could also be future characteristics of this District. The levee system along the Snake River provides an opportunity for residents and tourists to appreciate the ecosystem and engage in stewardship. Public and commercial access will be pursued responsibly with emphasis on conservation of wildlife habitat and movement.

Policy Objectives

- Policy 1.1.b: Protect wildlife from the impacts of development
- Policy 1.1.c: Design for wildlife permeability
- Policy 1.1.h: Promote responsible use of public lands
- Policy 1.1.g: Encourage restoration of degraded areas
- Policy 1.2.a: Buffer water bodies, wetlands, and riparian areas from development
- Policy 1.4.a: Encourage non-development conservation of wildlife habitat
- Policy 1.4.c: Encourage rural development to include quality open space
- Policy 3.1.a: Reduce development potential in the rural County
- Policy 3.1.b: Direct development toward suitable areas for complete neighborhoods
- Policy 6.1.b: Promote eco-tourism

Neighborhood Form



Preservation



Agriculture



Clustering

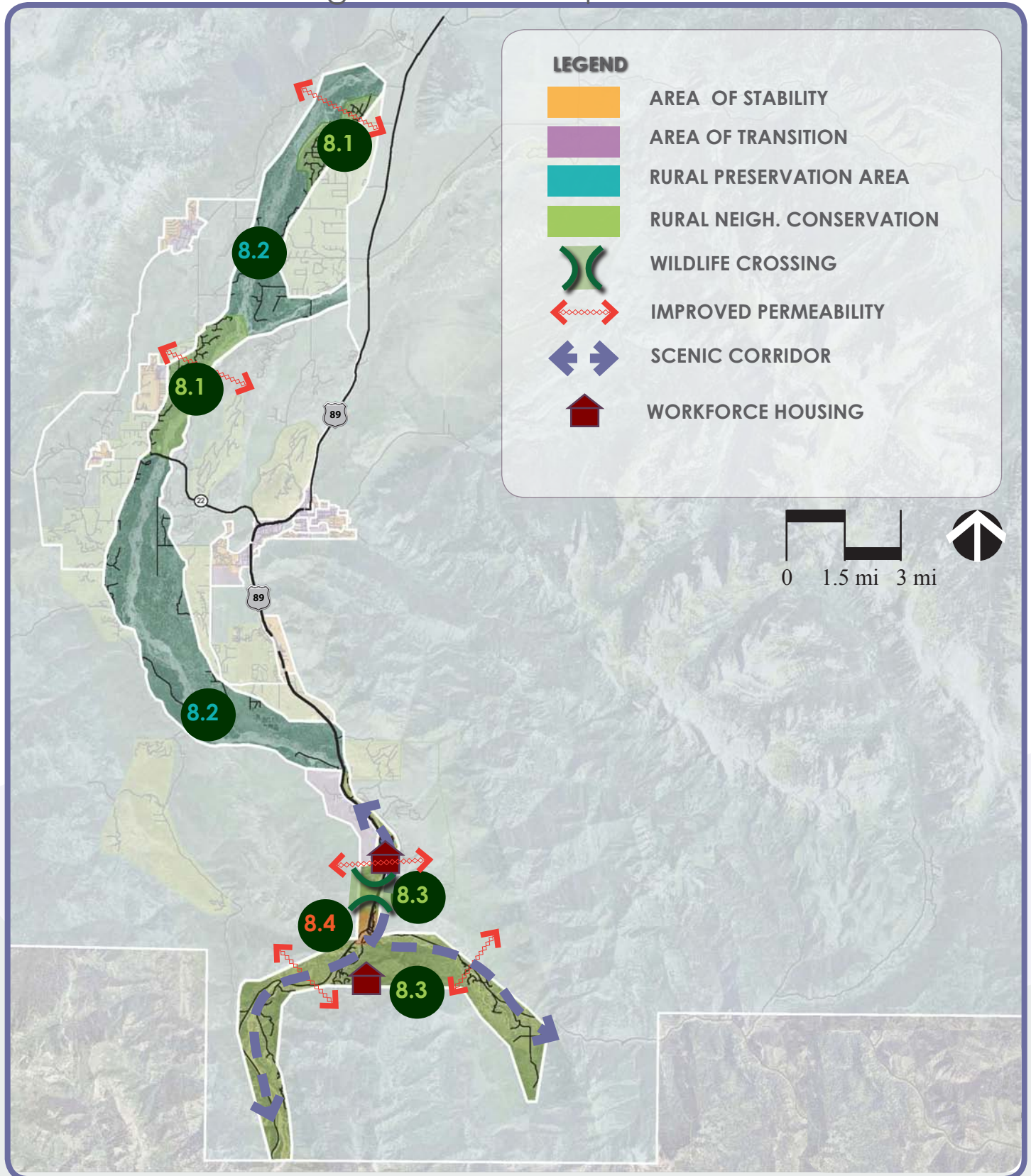


Habitat/Scenic



Conservation

Character Defining Features Map



Character Defining Features

8.1: Solitude/John Dodge/Tucker/Linn

This CONSERVATION Area is characterized by an existing built form that will become less impactful to wildlife in the future. Subdivision and new development is not appropriate in this area. Redevelopment will result in a reduction of the number and size of buildings, elimination or reduction of fencing, clustering of buildings among existing lots, buffering of waterbodies and wetlands, and other methods of reducing the human impact on wildlife habitat. The goal of this area is to reclaim as much open space and natural landscape for wildlife as possible. Where additional public access is achieved in this area it will be managed to protect wildlife viability.



8.2: Large Parcels

This PRESERVATION area is characterized by large lot development and undeveloped crucial habitat that should remain in an undeveloped state. Non-development conservation is the preferred land use in this area. Development potential in this area should be directed into Complete Neighborhoods or clustered near areas of existing development in a manner that improves the function of habitat and habitat connections. Development that does occur will include small structures and limited disturbance and be located to protect the function of the overall network of habitat through the community. Habitat will continue to be protected and restored and public access and commercial efforts along the Snake and Gros Ventre Rivers will be limited to respect wildlife use of the area.



8.3: Canyon Corridor

This CONSERVATION area is characterized by river canyons with highways parallel to the river. It currently has more intense development than other areas of the District. In the future, this area will have a reduced impact on wildlife and scenic resources. Development will be moved away from the river and screened from the highway. Redevelopment will result in elimination or reduction in nonresidential uses and better clustering of residential units. Development and redevelopment will include fewer and smaller buildings, reduced fencing, and other design elements characteristic of development for wildlife permeability. The highway parallel to the river will also be addressed in this area. Wildlife crossings of the highway will become a defining feature of the character and development will be designed to facilitate the effectiveness of the crossings. Development and redevelopment will also incorporate aesthetic features to improve the visual quality of the highway corridor.



8.4: Hoback Junction

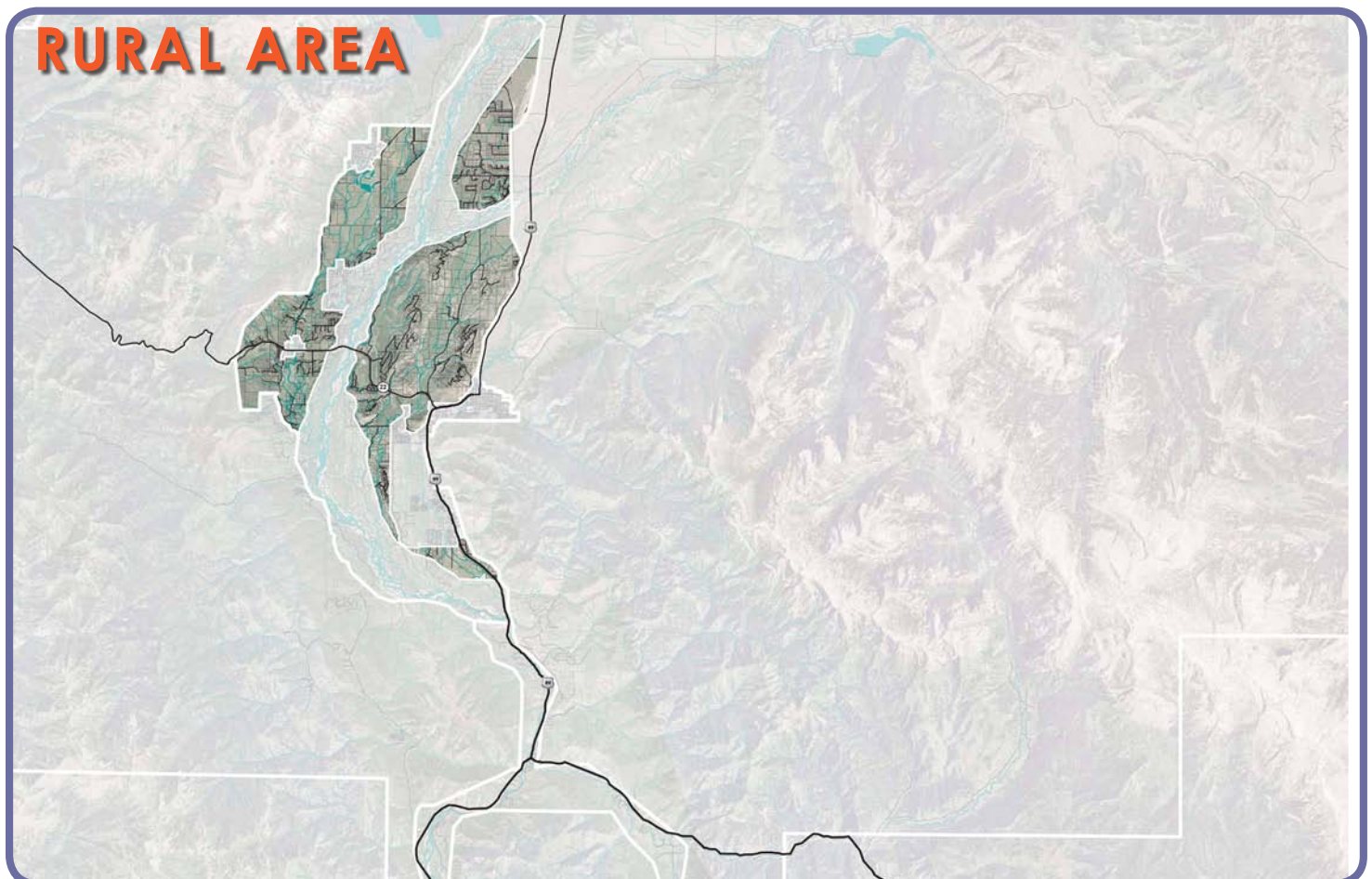
This STABLE area is a small highway commercial neighborhood within the Canyon Corridor area. Hoback Junction will retain its highway commercial character providing convenience commercial to the residents of the district and other areas in the southern portion of the community, as well as those traveling through the district. The commercial area will also continue to support outdoor recreation businesses, especially those reliant upon the river. Within walking distance of the commercial area at the junction will continue to be townsite density single family residential units providing workforce housing for the community. Additional amenities in this area might include increased pedestrian connection from residential areas to the commercial area and a park'n'ride to increase transit viability.



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District 9: County Valley



DEFINITION		EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design			
	Public Utilities			Water/sewer in some areas
	Quality Public Space			
	Variety of Housing Types			
	Walkable Schools, Commercial + Recreation			
	Connection by Complete Streets			Design transportation network projects for all modes
RURAL	Viable Wildlife Habitat + Connectivity			Protect existing habitat and connectivity
	Natural Scenic Vistas			Preserve iconic scenic vistas
	Agricultural + Undeveloped Open Space			Conserve agricultural open space
	Abundance of Landscape over Built Form			Cluster built form and preserve open space
	Limited, Detached Single Family Res. Development			Detached single family
	Minimal Nonresidential Development			No additional nonresidential development

Full
 Partial
 Absent

Existing + Future Desired Characteristics

This rural district is the location of the majority of the community's iconic scenic vistas. The agricultural open spaces of Spring Gulch, Walton, Hardeman, Poodle, Snake River and Melody ranches along with the skyline of the Gros Ventre Buttes define the character of this district. Large areas have been preserved from development by conservation easement and development that has occurred has been well clustered in most cases. Much of the clustering occurs around Spring Creek Ranch and the three golf courses in the district. There are also older developments adjacent to the river bottom that have historically provided workforce housing.

Future character will continue to be one of scenic open space. Through agriculture or other means, development will be avoided in this district. Where development does occur, it will be directed into or adjacent to existing development, most ideally being directed toward a Complete Neighborhood. Additional nonresidential development is inappropriate; however provision of convenience commercial within existing resort development may provide an amenity for surrounding residents. Both residential and nonresidential redevelopment will reduce building size and development footprint, provide additional clustering, and otherwise reduce scenic and wildlife impacts while preserving existing workforce housing.

The other primary characteristics of this district are the transportation corridors that run through it. State Highways 22 and 390, North Highway 89 and Spring Gulch Road traverse this district. These scenic arterial roads serve as our transportation backbone to the north and west. The future character of these roadways will include additional capacity for alternate modes as well as wildlife crossings and mitigations.

Policy Objectives

- 1.1.c: Design for wildlife permeability
- 1.3.a: Maintain natural skylines
- 1.3.b: Maintain expansive hillside and foreground vistas
- 1.3.c: Maintain natural landforms
- 1.4.b: Conserve agricultural lands and agriculture
- 1.4.c: Encourage rural development to include quality open space
- 3.1.a: Reduce development potential in the Rural County
- 3.1.b: Direct development toward suitable areas for complete neighborhoods
- 5.3.b: Preserve existing workforce housing stock
- 7.2.d: Complete key Transportation Network Projects to improve connectivity
- 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts

Neighborhood Form



Agriculture



Clustering

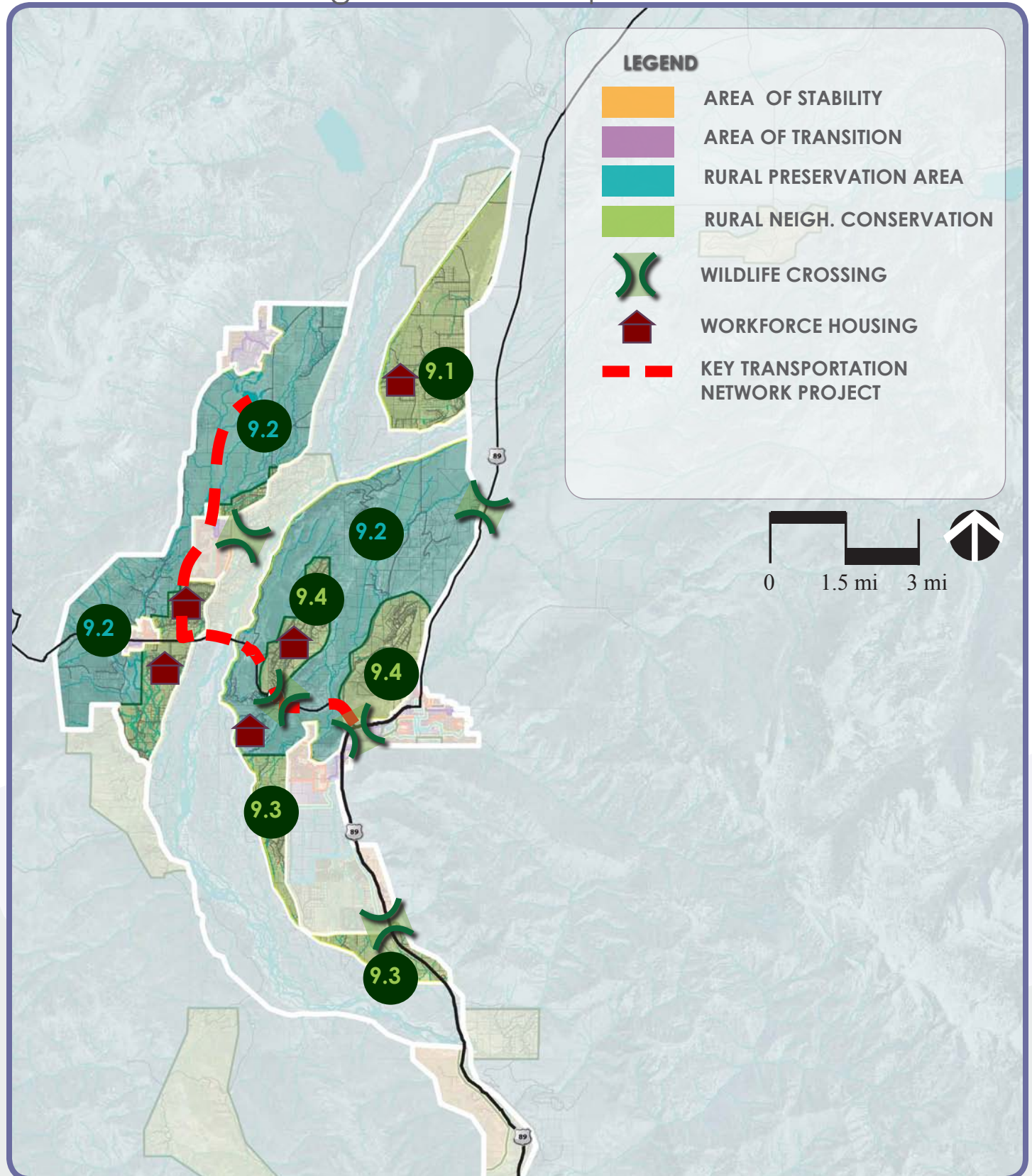


Habitat/Scenic



Conservation

Character Defining Features Map



Character Defining Features

9.1: *Jackson Hole Golf & Tennis*

This CONSERVATION area is characterized by medium to low density golf resort and workforce housing development in the elbow between the Snake and Gros Ventre Rivers. The existing development is visually buffered from the highway by Grand Teton National Park. The future character of this area will be more natural than it is today. Redevelopment will focus on restoring natural landforms and vegetation. It will incorporate clustering, reduction in building size and other methods to increase wildlife permeability. The workforce housing stock that exists in the areas of older development will be preserved, however overall development in the area should decrease. Nonresidential development will not increase but provision of locally oriented services at Jackson Hole Golf and Tennis resort would benefit the residents of the area. An additional amenity to the area will be START service from Town to the airport



9.2: Agricultural Foreground

This PRESERVATION area is and will continue to be characterized by agricultural open space. Agriculture and other non-development methods of preserving the existing open space will be pursued. Agriculture will be encouraged through regulatory exemptions and allowances in order to avoid development of this area. Accessory uses that do not detract from the agricultural character of the area but facilitate the continued viability of agriculture may be incorporated. Development that does occur should be directed into or adjacent to the Complete Neighborhoods that border this area. It should be limited in bulk and designed for wildlife permeability and preservation of scenic foregrounds. Historic barns should continue to be largest structures in this area. Wildlife habitat will be protected and wildlife habitat connections will be enhanced through highway wildlife crossings and clustering of development. Identified road projects through this area will increase the connectivity for all modes travel.



9.3: Nethercott/Wenzel/3 Creek/Lower Melody

This CONSERVATION area borders the River Bottom District, and while it is currently characterized by older, low density, single family workforce housing development, it is important for wildlife movement. Redevelopment of this area will reduce building size, fencing, and development footprint and employ other methods to improve wildlife permeability and enhance wildlife habitat connections. The workforce character of this area will also be preserved. Redevelopment will include improved screening of development using natural vegetation and landforms that draw attention away from the development and toward the adjacent scenic foregrounds.

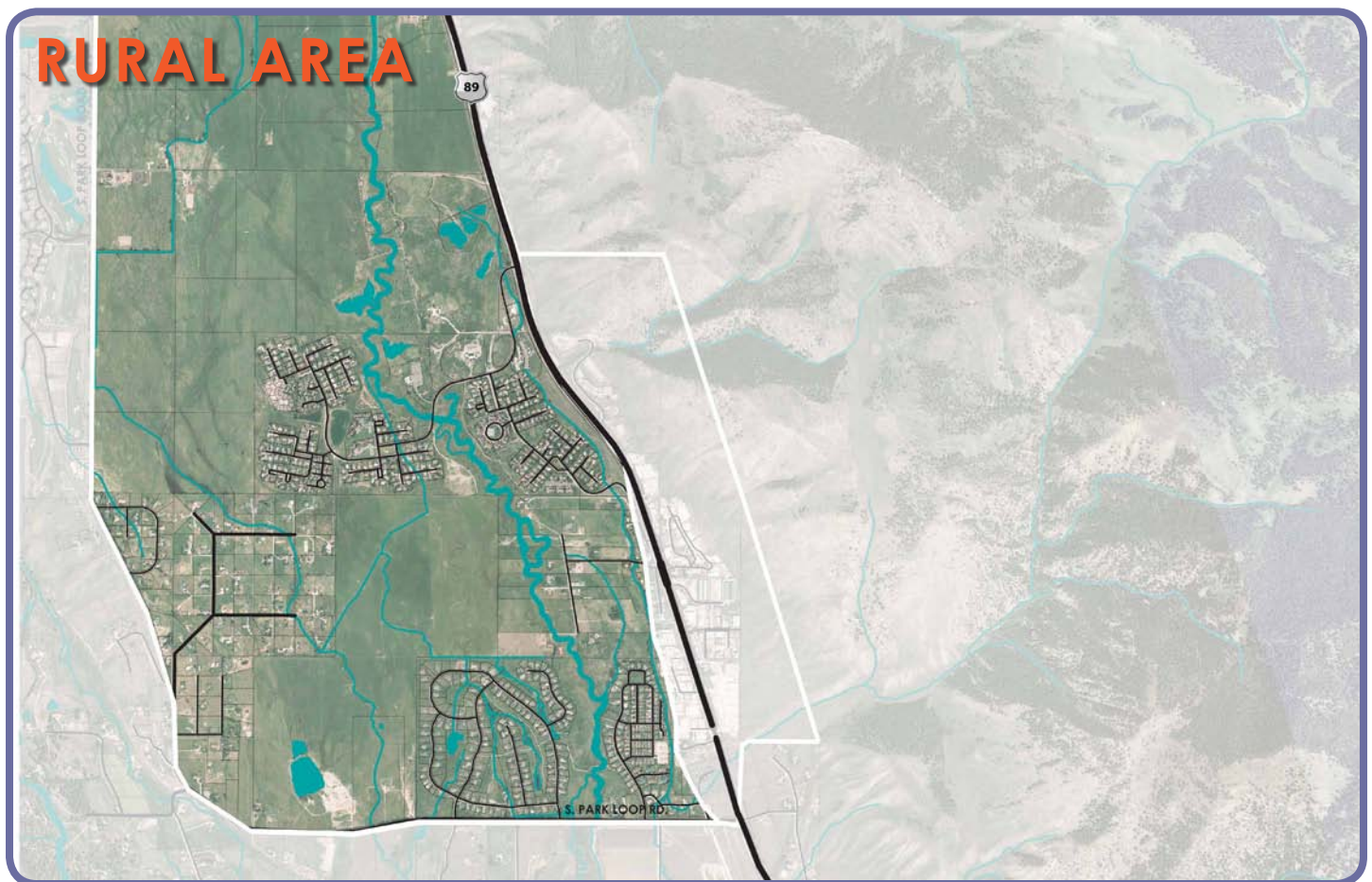


9.4: Gros Ventre Buttes

This CONSERVATION area is characterized by scenic skylines and existing residential and resort development as well as slope habitat for wildlife. Redevelopment of this area will reduce skylining potential and improved location, design and mitigation of development. Wildlife habitat and habitat connections will be protected and enhanced by reducing the size and footprint of development and locating development out of the most crucial areas. Highway nonresidential character in this district will be eliminated or reduced.



District 10: South Park



DEFINITION		EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design			
	Public Utilities			Sewer and some water
	Quality Public Space			Neighborhood parks, pathways
	Variety of Housing Types			
	Walkable Schools, Commercial + Recreation			Potentially add a school and increase connectivity
	Connection by Complete Streets			
RURAL	Viable Wildlife Habitat + Connectivity			Protect Flat Creek and open space
	Natural Scenic Vistas			Preserve agricultural foreground gateway
	Agricultural + Undeveloped Open Space			Conserve agricultural open space
	Abundance of Landscape over Built Form			Improve clustering
	Limited, Detached Single Family Res. Development			Detached single family
	Minimal Nonresidential Development			Maintain existing

Full
 Partial
 Absent

Existing + Future Desired Characteristics

The South Park District is, and will continue to be, the agricultural southern gateway into Jackson. The existing agricultural open space that defines the character of the district provides a scenic foreground for Teton views, wildlife habitat connectivity, reference to heritage and stewardship ethic, and a quiet rural setting for residents. The most important habitat in the district is the Flat Creek riparian corridor; however the intensity of wildlife vehicle collisions on South Highway 89 shows the importance of the District's open space for wildlife movement as well. Existing development is predominately residential and largely occupied by the workforce. It is clustered to the southeastern portion of the district, with the densest areas well screened from the highway by topography, vegetation, and other development. The existing developments are well served individually by pathways, parks, and infrastructure, but lack interconnection and necessitate highway travel to convenience commercial and other amenities.

In the future, the District will maintain the character that it has today. Agricultural open spaces will be preserved, and any development that does occur will be directed into or adjacent to areas of existing development. Wildlife habitat connectivity and permeability will be enhanced through existing development and across Highway 89. The Flat Creek corridor will be preserved and enhanced with a focus on wildlife habitat and movement. START service and possibly a school would better serve the workforce housing of this district. Future character will also include improved interconnectivity and internal connection to the commercial amenities along the highway.

Policy Objectives

- 1.1.c: Design for wildlife permeability
- 1.2.a: Buffer water bodies, wetlands, and riparian areas from development
- 1.3.b: Maintain expansive hillside and foreground vistas
- 1.4.b: Conserve agricultural lands and agriculture
- 1.4.c: Encourage rural development to include quality open space
- 3.1.a: Reduce development potential in the Rural County
- 3.1.b: Direct development toward suitable areas for complete neighborhoods
- 5.3.b: Preserve existing workforce housing stock
- 7.3.a: Develop a land use pattern based on transportation connectivity
- 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts

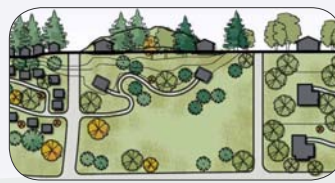
Neighborhood Form



Agriculture



Clustering



Habitat/Scenic

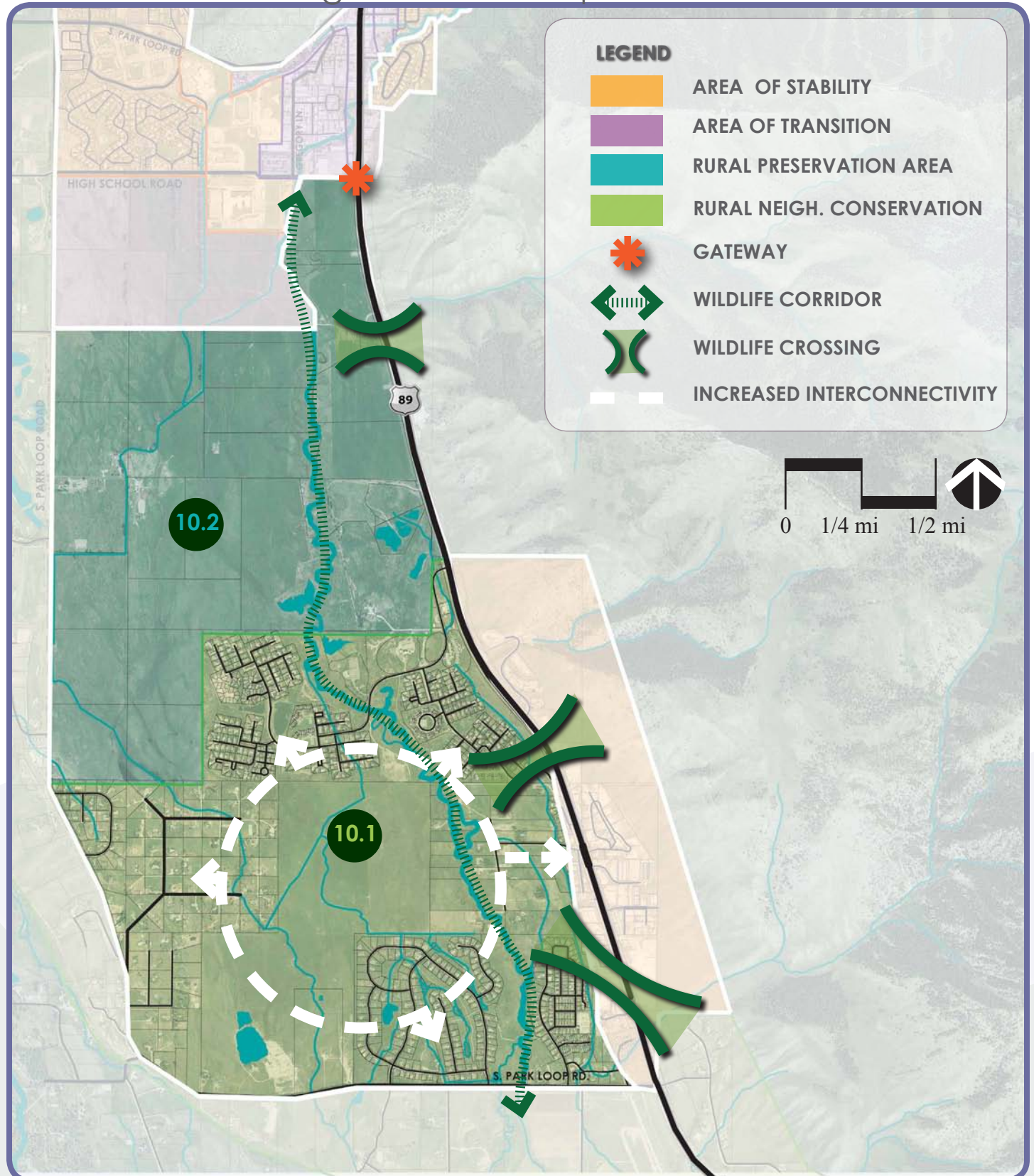


Conservation



Residential

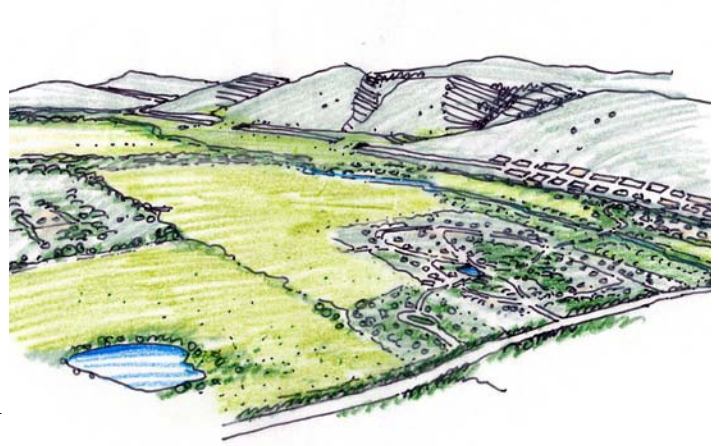
Character Defining Features Map



Character Defining Features

10.1: *Southern South Park*

This CONSERVATION area will continue to be defined by clustered development of workforce housing that allows for wildlife movement. Preservation and enhancement of the wildlife habitat along the Flat Creek corridor through the existing developed areas is essential for wildlife movement; it is this wildlife use of the Flat Creek corridor that will continue to define its character. The open space interior to this area is a defining feature of the character. Any development of the existing open spaces in the district will be directed into or adjacent to existing development, however the focus will be on maintaining these areas as undeveloped open space. Wildlife movement through this area will be further enhanced through redevelopment by reducing fencing or using of wildlife friendly fencing, increasing clustering among adjacent platted lots, and smaller buildings. In areas of non-workforce housing, lot consolidation to reduce density is encouraged, but should not result in larger buildings. Residents will be able to travel between existing subdivisions and access nonresidential amenities on the highway without using the highway or South Park Loop Road. In addition, this area will be regularly served by START. When the School District needs additional capacity, southern South Park is an appropriate place for an elementary school to serve the existing population that lives south of Town.

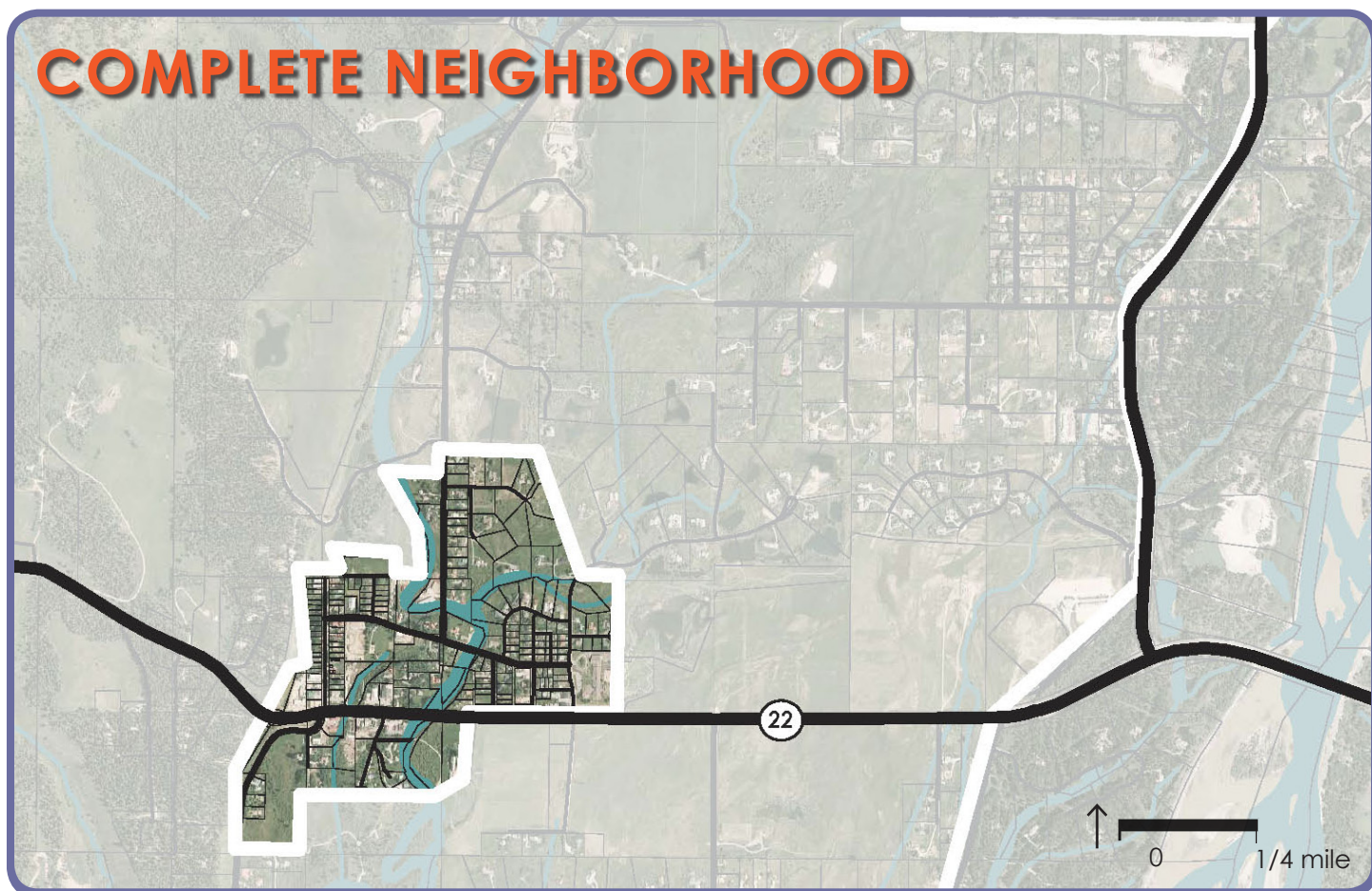


10.2: *Central South Park*

This PRESERVATION area is defined by agricultural open space. The most important of these open spaces is the area between Flat Creek and the highway. This area not only provides the scenic gateway into Town, but also preserves an open area for a wildlife crossing of the highway that would then feed wildlife into a preserved Flat Creek corridor. Continued agricultural use of the area will maintain the open space that defines the district. As such, agriculture is the preferred use of this area and will be encouraged through regulatory exemptions and allowances in order to avoid development of this area. If development does occur, the agricultural open spaces will be preserved by directing the development potential from the area into or adjacent to existing developed areas to the north or south. Historic barns will continue to be the largest structures in the area.



District 11: Wilson



DEFINITION		EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design			Defined character for subareas
	Public Utilities			Sewer
	Quality Public Space			Enhance parks, pathways, Fish Creek
	Variety of Housing Types			Single family with some ARU/duplex
	Walkable Schools, Commercial + Recreation			Maintain local oriented core and amenities
	Connection by Complete Streets			Improved pedestrian connectivity
RURAL	Viable Wildlife Habitat + Connectivity			Maintain/enhance permeability
	Natural Scenic Vistas			
	Agricultural + Undeveloped Open Space			
	Abundance of Landscape over Built Form			Maintain existing ratio
	Limited, Detached Single Family Res. Development			
	Minimal Nonresidential Development			

Full
 Partial
 Absent

Existing + Future Desired Characteristics

Wilson is a small Complete Neighborhood with a broad reach. While relatively few residents live within the district, many more outside the district rely on it for services and consider it their home. In addition, Wilson is the western gateway into the community for those travelling over Teton Pass. Wilson is characterized by quality social, economic, and natural amenities. It has parks, a community center, an elementary school, childcare, a general store, a hardware store, offices, medical services, restaurants, and bars within a ¼ mile walkable radius. Fish Creek and the riparian areas of Wilson, provide crucial wildlife habitat and wildlife movement corridors within the district. Surrounding the district is permanently conserved agricultural open space. Protecting Wilson's existing character while enhancing the district and meeting the community's growth management goals is the primary issue in Wilson.

Wilson's future character will be consistent with that which endears it to so many today. The district's residential areas will have stable character and Wilson will continue to provide locally oriented commercial and neighborhood amenities that limit trips from the west bank into Town. The provided services will be limited to those supported by the residents of the district and surrounding areas without relying on additional development potential. Pedestrian connectivity in the district will be enhanced by improved pedestrian access from the residential areas into the commercial core, a more pedestrian oriented design of the commercial core, and safe and convenient pedestrian crossing of Highway 22 in the commercial core and at the school. START will become a more convenient and viable option for residents of Wilson and surrounding areas and wildlife will continue to inhabit and move through the periphery of the district and the riparian corridors and wetlands within the district.

Policy Objectives

- 1.1.c: Design for wildlife permeability
- 1.2.a: Buffer water bodies, wetlands, and riparian areas from development
- 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
- 5.2.e: Allow accessory residential units (ARUs) and County guesthouses
- 5.3.b: Preserve existing workforce housing stock
- 6.2.b: Support businesses located in the community
- 7.1.c: Increase the capacity for use of alternative transportation modes

Neighborhood Form



Residential

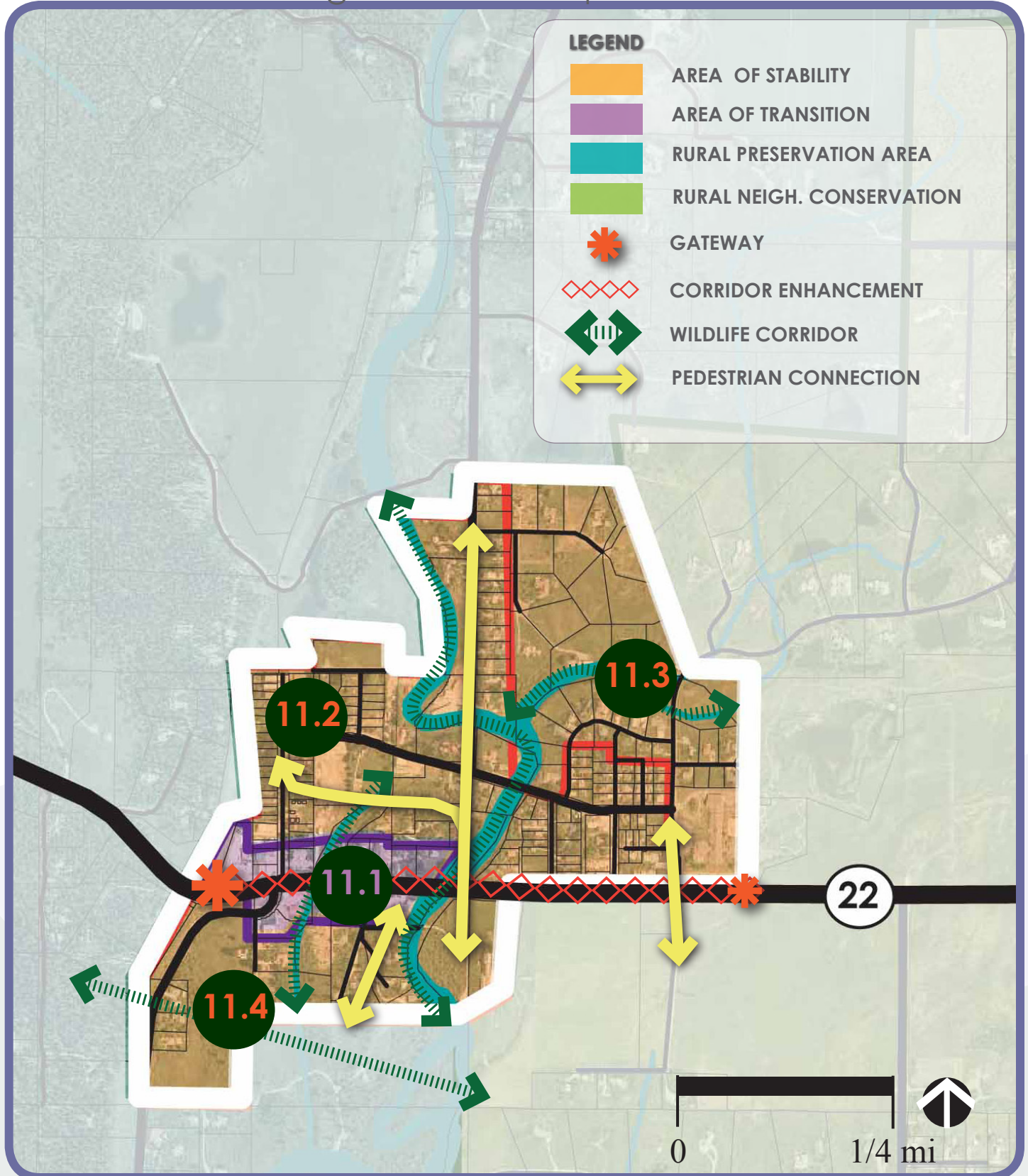


Village



Mixed Use

Character Defining Features Map



Character Defining Features

11.1: Wilson Commercial Core

This TRANSITIONAL area is defined by its future character as a vibrant, mixed use, active, pedestrian core. It will retain its commercial character, providing locally oriented commercial uses that serve the residents and visitors of Wilson without attracting vehicle trips. Added will be a residential character providing small unit attached and detached workforce housing. Development will be set back from but also oriented toward Fish Creek and Edminston Spring Creek to preserve their ecological value while drawing attention to them as a natural amenity. Buildings will continue to be no more than two levels. The design of the Highway 22 corridor is the key to addressing all users of the commercial core. Calming highway traffic and improving highway crossings will enhance the pedestrian character of the area, inviting residents of the district to travel by foot or bike into the commercial core. Pedestrian and bicycle infrastructure will be separated from the highway, and a median will be added to the highway cross section. At the eastern and western entrances to the area buildings will be pulled to the highway to create a gateway into the core. Within the core, buildings may be pushed back further from the street with some parking in front to allow an on street parking character without parking on the highway, however the majority of the parking will be located behind development.



11.2: Wilson Townsite

This STABLE area is defined by its history as the original Wilson townsite. The pattern of 50 foot by 150 foot lots will continue to be permitted and preserved throughout the district. Each lot will continue to contain a single family home with a possible accessory residential unit. Building size will be limited and the character will be protected against lot consolidation and the construction of larger homes. Protection of this character will allow this area to continue to house the workforce. Wildlife permeability will be maintained through efforts such as limiting fencing and keeping development setback from riparian areas and wetlands. Streets will continue to be rural in character with natural drainage swales and no sidewalks; however this area will be enhanced with pathways separated from the roadways connecting the residential core to the commercial core.



11.3: Wilson Meadows

This STABLE area is defined by larger platted lots than the residential core and serves to blend the townsite density of the Wilson residential core into the more rural surroundings. The one to two acre lots in this area will continue to be developed with detached single family homes. Building size, footprint, fencing and other built impediments to wildlife movement will be avoided or limited. Development will be set back from Fish Creek and the adjacent riparian area in order to preserve its habitat function. Pedestrian and bike connections to the commercial core will enhance the livability of this area, and connections from other areas of the district to the school will enhance the livability of the entire district. At the school, traffic will be slowed and a crossing will allow for schoolchildren and other pedestrians to safely cross Highway 22.

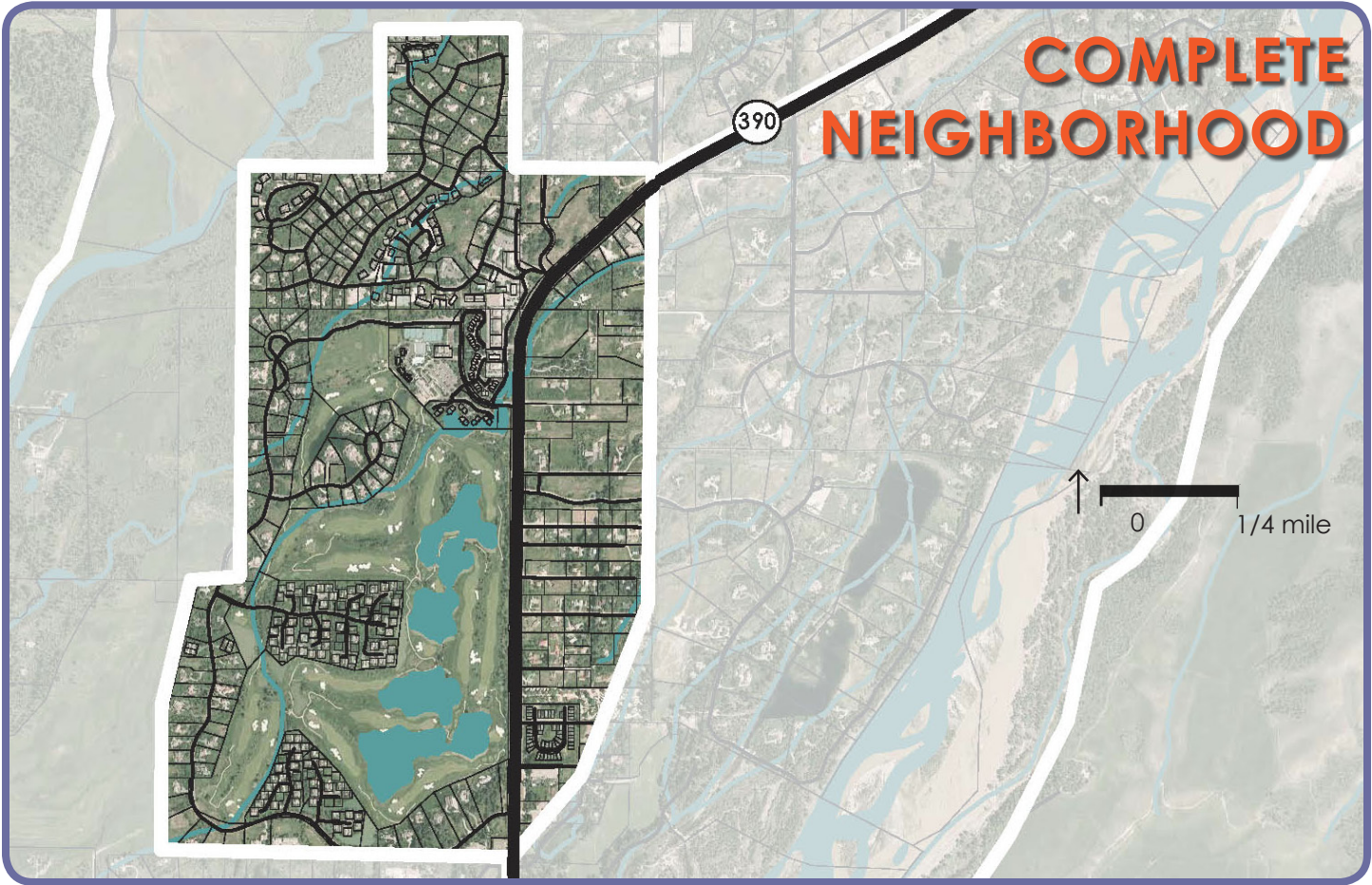


11.4: South Wilson

This STABLE area is defined by larger lots and wildlife movement. The area south of the commercial core is less developed than the area to the north and serves as a corridor for wildlife to move from the Teton Pass area to Fish Creek and the Snake River. One detached residential unit per three acres will remain the character in this area. Fencing, building size and other obstructions to wildlife movement will be avoided or minimized. Of special consideration are Fish Creek, Edminston Spring Creek and the wetlands of this district, which should be protected and enhanced to provide habitat and habitat connectivity. The proximity of this area to the commercial core coupled with the relatively low density allows pedestrians to share the internal roads with vehicles and bicycles to access the commercial amenities.



District 12: Aspens/Pines



DEFINITION		EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design	<div></div>	<div></div>	Connect subareas
	Public Utilities	<div></div>	<div></div>	Water and sewer
	Quality Public Space	<div></div>	<div></div>	Improved access to quality public spaces
	Variety of Housing Types	<div></div>	<div></div>	Maintain housing variety
	Walkable Schools, Commercial + Recreation	<div></div>	<div></div>	Improved pedestrian connection to existing amenities
	Connection by Complete Streets	<div></div>	<div></div>	Improved safety and connectivity for all modes
RURAL	Viable Wildlife Habitat + Connectivity	<div></div>	<div></div>	Preserve riparian areas and permeability
	Natural Scenic Vistas	<div></div>	<div></div>	
	Agricultural + Undeveloped Open Space	<div></div>	<div></div>	
	Abundance of Landscape over Built Form	<div></div>	<div></div>	Maintain ratio
	Limited, Detached Single Family Res. Development	<div></div>	<div></div>	
	Minimal Nonresidential Development	<div></div>	<div></div>	

Full
 Partial
 Absent

Existing + Future Desired Characteristics

The Aspens/Pines complete neighborhood is characterized by a variety of housing types and nonresidential uses developed in distinct subareas. Highway 390 runs through the middle of the district connecting and separating the different subareas. To the west of Highway 390 is a master planned community with a commercial core that provides local convenience commercial and resort type recreational amenities; as well as a mix of detached single family units and clustered multifamily units occupied by the workforce, retirees, and visitors. To the east of the highway is a gradient of development intensity which ranges from nonresidential and medium density workforce housing at the south to low density workforce housing in the north. The district is adjacent to the Snake River corridor and contains riparian habitat and open spaces which serve as wildlife movement corridors.

In the future, this district will have a more cohesive character highlighted by better connectivity and increased workforce housing opportunities. Nonresidential use will be consolidated to the commercial core on the west side of the road. The highway corridor will be redesigned to be safe for all modes of travel as well as wildlife. Both sides of the highway will be connected to the commercial core by pedestrian infrastructure and the district will become better connected to the rest of the community through increased START service. Development will be designed for wildlife permeability and the riparian habitat in the district will be protected and enhanced.

Policy Objectives

- 1.1.c: Design for wildlife permeability
- 1.2.a: Buffer water bodies, wetlands, and riparian areas from development
- 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
- 5.3.b: Preserve existing workforce housing stock
- 6.2.b: Support businesses located in the community
- 7.1.c: Increase the capacity for use of alternative transportation modes
- 7.2.d: Complete key Transportation Network Projects to improve connectivity
- 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts

Neighborhood Form



Residential

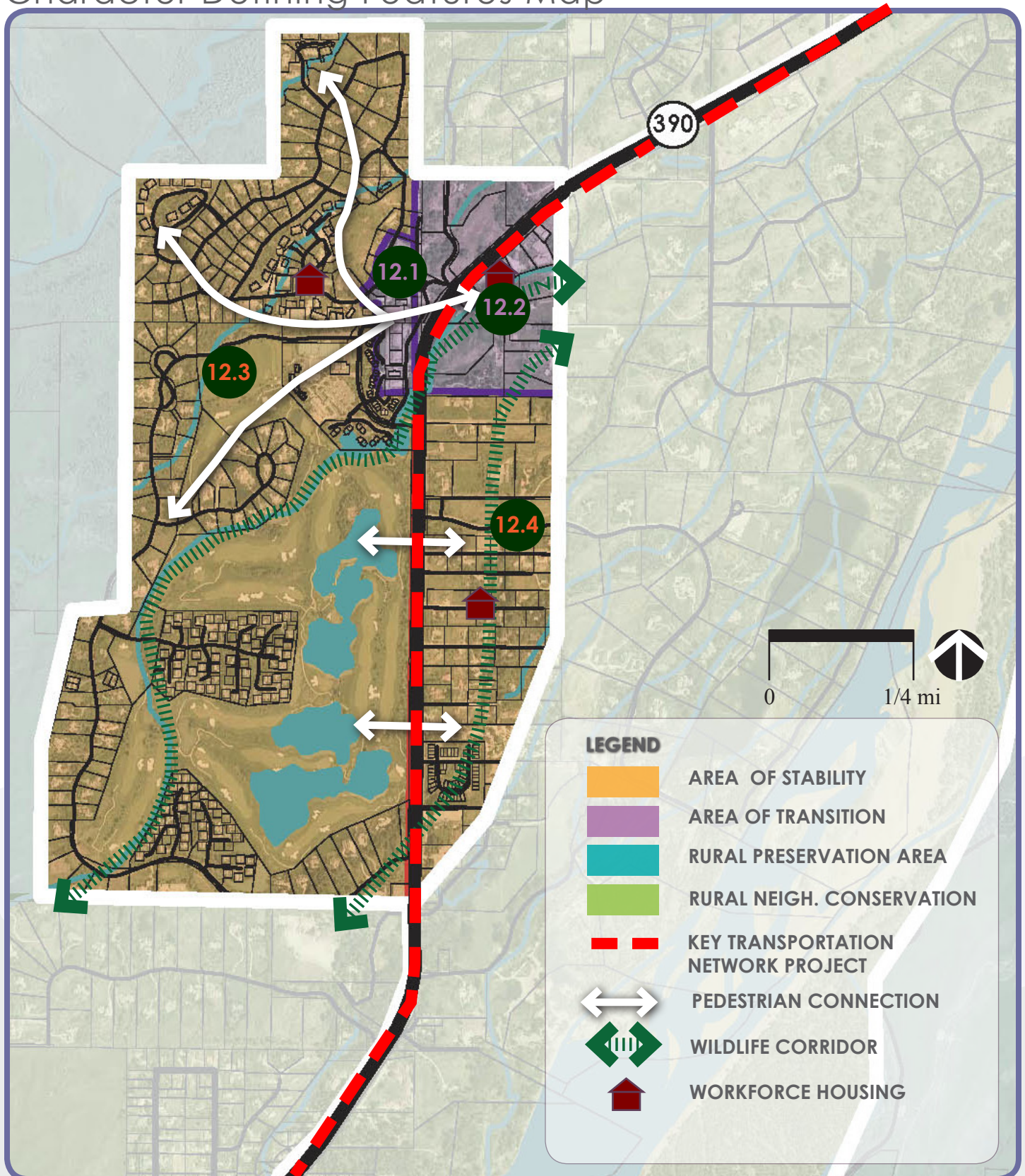


Village



Mixed Use

Character Defining Features Map



Character Defining Features

12.1: Aspens/Pines Commercial Core

This TRANSITIONAL area will redevelop to be a more vibrant, active, pedestrian, mixed use core. In the future, the Aspens/Pines commercial core will be a mixed use area that provides local and visitor commercial. The existing mix of nonresidential use in the district will be preserved as the area redevelops. Nonresidential development from other parts of the district would be better located within this area as well. Residential opportunities will be incorporated into the area without adding height to the existing two level character. As redevelopment occurs it should become more oriented toward a complete “main street” parallel to the highway that may be a continuation of the existing frontage road. It should be developed with buildings on both sides that are pedestrian oriented. In areas between the “main street” and the highway, buildings should address both frontages. Pathway and other pedestrian infrastructure will connect this area to residential areas. Parking will be consolidated off of the main street and double as a park n’ ride in conjunction with increased START service to the district.

12.2: 390 Residential Core

This TRANSITIONAL area will become defined by housing variety within walking distance of the commercial core. The future character of this area will be similar in form to the Aspens, but will be more workforce oriented with no short-term rental of units. A mix of multifamily, small lot single family, and larger single family will be organized around open spaces and public parks. Highway access points will be limited, but a network of complete streets and pathways within the area will allow for pedestrian access to the commercial core. Buildings will be sized, sited, and otherwise designed to allow wildlife movement through the area.



12.3: Aspens/Pines Residential

This STABLE area will remain a mix of housing types organized around open space. The area will continue to be characterized by retiree, workforce, and visitor occupation, however a more year-round, workforce character will be encouraged. The existing wildlife permeability that comes from clustered development around open space will be preserved. The Aspens common area will be developed into a higher quality public space with better connection to the commercial core. Throughout the area, year-round pedestrian amenities will reduce the need for vehicle travel within the district.



12.4: 390 Residential South

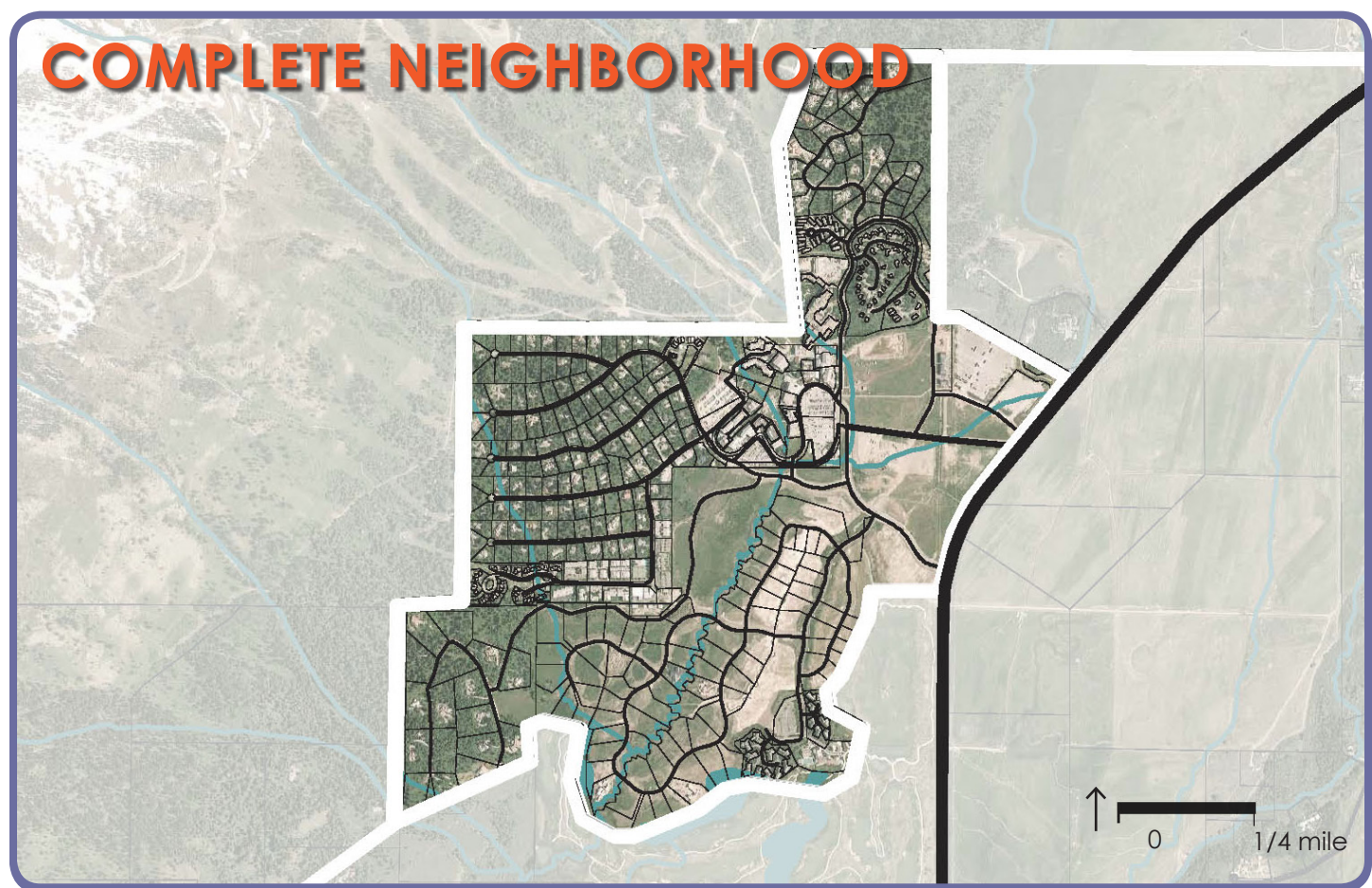
This is a STABLE area of one acre lots with small detached single family homes. Redevelopment will be designed to be more consistent with this character. This area is, and should remain characterized by workforce housing occupied by long-term residents. Enhancements to the district will include increased wildlife permeability through clustering redevelopment, eliminating or reducing fencing, protecting and enhancing riparian habitat and other measures that remove barriers to wildlife movement. Enhancements will also be made to the connectivity within the area and to other areas of the district. Highway access will be consolidated to the extent possible minimizing congestion on the highway and enhancing the sense of community within the area. Year-round pedestrian connections will be established to the pathway across the highway and ultimately the commercial core.



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District 13: Teton Village



DEFINITION		EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design	●	●	Bavarian/mountain modern resort community
	Public Utilities	●	●	Water and sewer
	Quality Public Space	●	●	Expand village commons as core expands
	Variety of Housing Types	●	●	Continue to develop a variety of housing types
	Walkable Schools, Commercial + Recreation	○	●	Add amenities and pedestrian connectivity
	Connection by Complete Streets	○	●	Improve transportation network for all modes
RURAL	Viable Wildlife Habitat + Connectivity	○	○	
	Natural Scenic Vistas	●	●	
	Agricultural + Undeveloped Open Space	◐	○	
	Abundance of Landscape over Built Form	○	○	
	Limited, Detached Single Family Res. Development	○	○	
	Minimal Nonresidential Development	○	○	
		● Full ◐ Partial ○ Absent		

Existing + Future Desired Characteristics

The Teton Village district is a resort community and a major economic driver for Teton County, particularly in the winter season. The existing character of the Village is defined by a high intensity core, dominated by lodging and other nonresidential uses, surrounded by a lower intensity residential area. Adjacent to the district are scenic agricultural open spaces. Existing development in the Village is well-served by public utilities and has access to some Complete Neighborhood services and amenities. However, a lack of pedestrian connectivity between residential and nonresidential areas, limited local convenience commercial and a lack of full-time residents prevent Teton Village from functioning as a fully Complete Neighborhood.

In the future, the Teton Village district will become a year-round community that feels like a village. Additional employee and workforce housing will provide a base of full-time residents as well as reduce peak traffic. Local convenience commercial, a school, and other amenities will serve permanent residents. Intensity of development will step down from an expanded commercial core to lower density residential areas at the edges of the district where it interfaces with adjacent agricultural lands and open space. In the future the district will benefit from improved circulation for pedestrians and vehicles, better physical integration and enhanced public transit – both within the Village and to key destinations such as Town, the airport and Grand Teton National Park. Coordination of the two Teton Village master plans will enhance the development of the Village into a year-round Complete Neighborhood. A reallocation or increase in amount of commercial allowed in the district may be appropriate to achieve this goal.

Policy Objectives

- 1.3.b Maintain expansive hillside and foreground vistas
- 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.a Enhance tourism as the basis of the economy
- 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 the use of alternative transportation modes

Neighborhood Form



Residential



Village

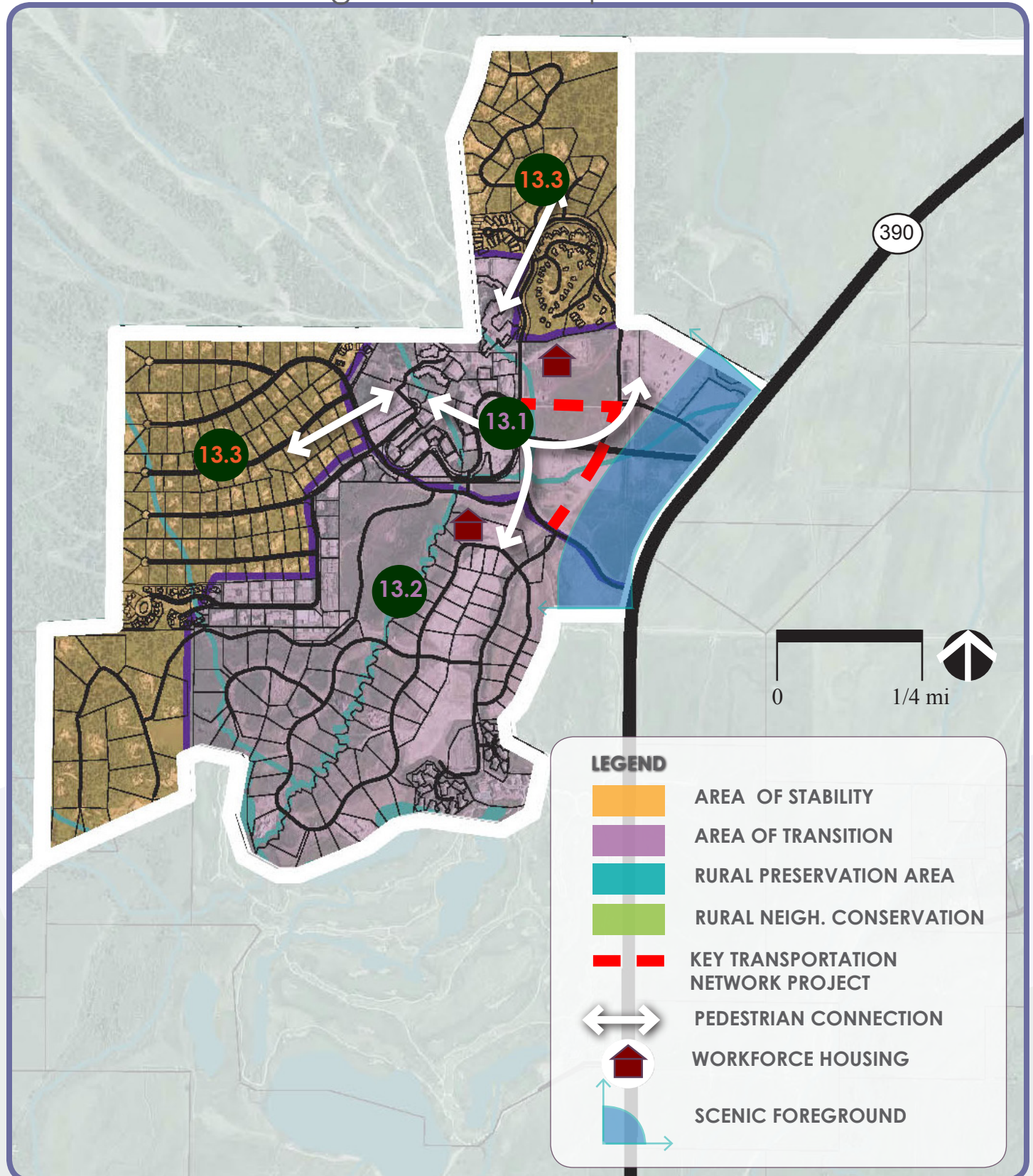


Mixed Use



Resort/Civic

Character Defining Features Map



Character Defining Features

13.1: Teton Village Commercial Core

This TRANSITIONAL area is defined by its future character as a walkable, urban commercial core. Development of this area will occur from west to east between the access roads from the existing Village core toward the highway. The layout of the access roads and the location of a transit hub or hubs will define circulation in the district and the development pattern will be supported by interconnected Complete Streets. A pedestrian mall anchored at one end by the tram and at the other by a future community building will act as the area's primary nonresidential corridor. The area will include local and visitor oriented nonresidential uses that enhance our tourist economy and provide an inviting atmosphere for entrepreneurs and business located here because of our lifestyle. Buildings will be set close to street corridors with height and bulk decreasing as you move from the core to the periphery, stepping down from multi-story, multi-use buildings near the heart of the Village, to two or three-story buildings along the eastern edge, eventually transitioning to a park, recreational fields or open space as a visual buffer along the highway. Multi-family workforce housing, separated from lodging but with access to amenities, will be located toward the edges of the commercial core. Additional pathways and sidewalks will improve connectivity between the commercial core and residential areas.

13.2: Teton Village Residential Core

This TRANSITIONAL area is comprised of existing multi-family housing and the area planned for future development of a variety of housing types south of the commercial core. Its future character will be as a residential area with a mix of housing densities and types. Density will decrease from the areas adjacent to the commercial core to the south. Development along the northern edge will consist of multi-family housing to blend the bulk of the commercial core into the residential area. Development along the western edge will be of a style and scale compatible with existing residential development. Farther south, density will decrease to large single-family lots currently platted in Shooting Star. Workforce housing will be integrated to provide a base of year-round residents. Pathways, trails and transit service connecting this residential area to the commercial core will provide access to amenities.



13.3: Teton Village Single Family

This STABLE area is characterized by an existing, lower density residential development pattern. The pattern of single-family lots will continue to be permitted and preserved in this portion of the district. Development should work with the topography, rather than against it, with buildings constructed into the hillside to avoid significant hillside grading and protect the forested hillside views. Increased pedestrian and shuttle connections into the Village commercial core will provide enhanced access to amenities and recreation.



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District 14: Alta



DEFINITION		EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design			Targhee Town cluster character
	Public Utilities			
	Quality Public Space			Community park
	Variety of Housing Types			
	Walkable Schools, Commercial + Recreation			Cluster development to be walkable to amenities
	Connection by Complete Streets			Connect State Line Road
RURAL	Viable Wildlife Habitat + Connectivity			Maintain/enhance existing habitat/ connectivity
	Natural Scenic Vistas			Maintain scenic agricultural foregrounds
	Agricultural + Undeveloped Open Space			Conserve agriculture and agricultural open space
	Abundance of Landscape over Built Form			Cluster development in the Alta core
	Limited, Detached Single Family Res. Development			Detached single family
	Minimal Nonresidential Development			Revitalize existing nonresidential

Full
 Partial
 Absent

Existing + Future Desired Characteristics

Alta is one of the last districts in the County to have its character predominately defined by active agriculture. Agriculture and its inherent benefits – including scenic vistas, wildlife use and local crop production – combine to serve as the primary basis of the Alta economy. Alta’s limited residential and nonresidential development is generally dispersed; however Alta does have a core of clustered workforce housing around community amenities of a park, school, and library. Alta remains reliant on Teton County, Idaho for most retail needs and some municipal services.

Maintenance of its agricultural character is the priority for Alta. Future development will be directed toward the Alta Core as infill or contiguous development. The Alta Core provides more compact single family uses, a limited amount of non-residential and commercial uses and several community amenities. Pedestrian connectivity will be improved in the core area and the district will be further enhanced by connecting the community by completing State Line Road to South Leigh Canyon. Grand Targhee Resort will development consistent with its recently approved master plan.

Policy Objectives

- 1.1.c: Design for wildlife permeability
- 1.2.a Buffer water bodies, wetlands and riparian areas from development
- 1.4.a Encourage non-development conservation of wildlife habitat
- 1.4.b: Conserve agricultural lands and agriculture
- 1.4.c: Encourage rural development to include quality open space
- 3.1.a: Reduce development potential in the rural County
- 3.1.b: Direct development toward suitable areas or Complete Neighborhoods
- 3.5.a: Cooperate with regional communities and agencies to implement this Plan
- 6.3.d: Facilitate viable local businesses
- 7.2.c: Maximize interconnection, redundancy and hierarchy in the transportation network
- 7.1.c Increase the capacity for use of alternative transportation modes

Neighborhood Form



Agriculture



Clustering



Habitat/Scenic



Village

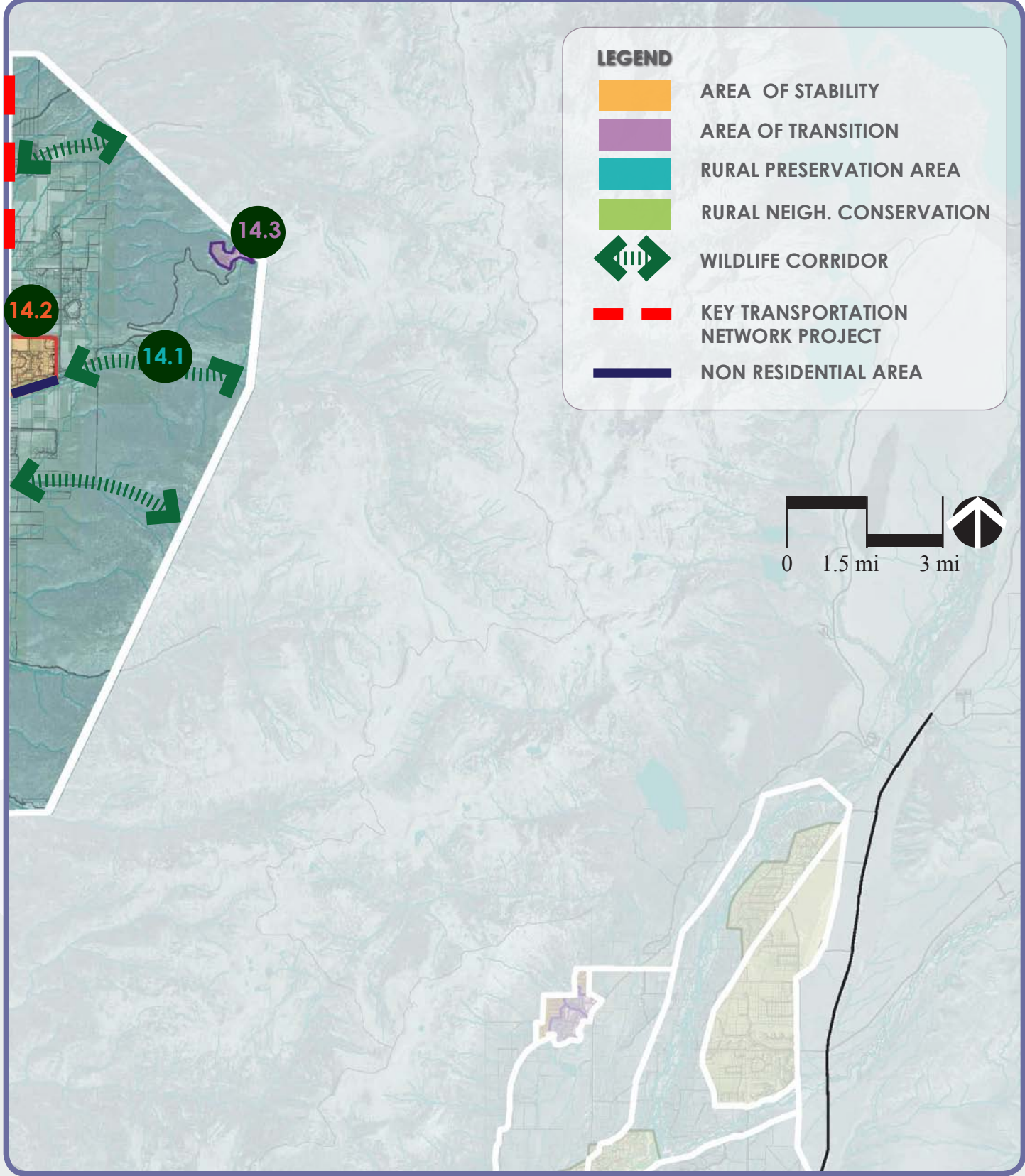


Residential



Resort/Civic

Character Defining Features Map



Character Defining Features

14.1: Alta Farmland

This PRESERVATION area is characterized by large contiguous parcels which account for the majority of the land area in Alta. The highest priority for this area is to preserve agricultural lands and uses. To preserve these areas, the community encourages the continuation of agricultural exemptions, density transfers away from farm land and into the Alta Core area and clustering. Clustering in the future should be designed to maximize the continuation of agriculture. There are a number of more intense home businesses and contractors already present in this sub-area that need to be recognized and regulated to preserve the character of the area by supporting the continuation of agriculture. The preservation of scenic vistas, wildlife habitat, riparian areas and wildlife permeability is another priority. A key transportation project for this area which will improve connectivity, reduce vehicle miles traveled and improve the sense of community is completing the connection of State Line Road to South Leigh Creek Canyon. Home sizes in this area will remain moderate and the largest structures will continue to be barns.



14.2: Alta Core

This STABLE area is presently characterized by the Alta School, the Alta Library, a church, a partially complete park, lodging and a winter cross country ski track. These amenities are located next to subdivisions with lots ranging in size from 1/3 acre to 5 acres in size. The goal for this area is to maintain existing character while allowing for infill of 1/3 acre character to accommodate the preservation of agricultural lands. Locating future development within a walkable distance to community amenities and connectivity between developments is a priority. The goal for commercial uses in this area is to not accommodate expansion. However, efforts to revitalize exiting commercial uses are appropriate and should be of a nature and scale to protect the character of the Alta community. Completing the park is also a priority.



14.3: Grand Targhee Resort

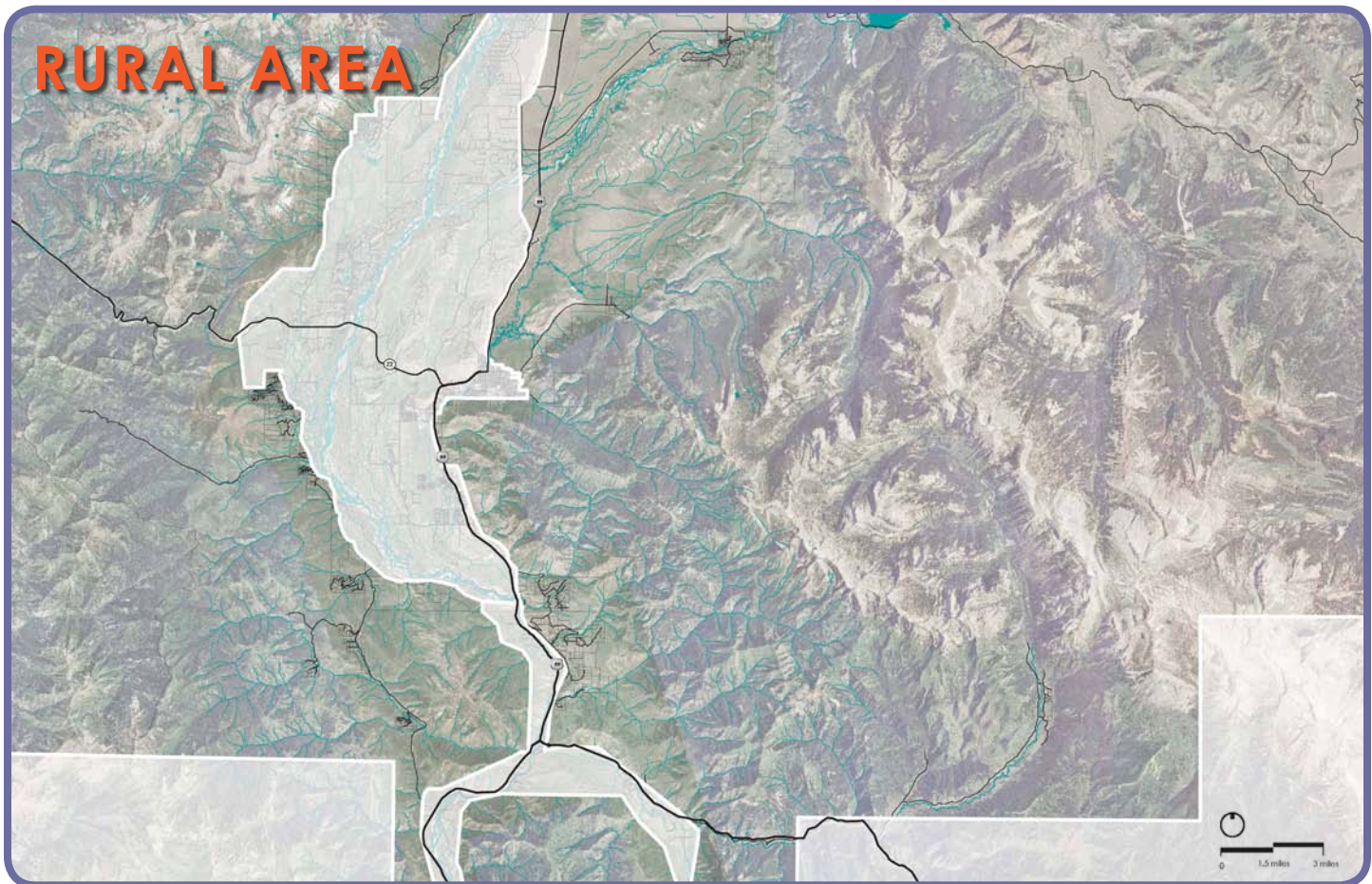
The focus of this TRANSITIONAL area is to create a year round, small scale resort community that is pedestrian oriented. A primary objective is to enhance year round visitation and to provide recreation and job opportunities for the local community. While this area will develop in accordance with the recently approved master plan, the plan is intended to be dynamic and subject to some evolution in design but not density or intensity.



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District 15: County Periphery



DEFINITION		EXISTING	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design	○	○	
	Public Utilities	○	○	
	Quality Public Space	○	○	
	Variety of Housing Types	○	○	
	Walkable Schools, Commercial + Recreation	○	○	
	Connection by Complete Streets	○	○	
RURAL	Viable Wildlife Habitat + Connectivity	●	●	Preserve habitat/connections at federal land interface
	Natural Scenic Vistas	◐	◐	Protect agricultural foreground in Buffalo Valley
	Agricultural + Undeveloped Open Space	◐	●	Conservation of existing open space
	Abundance of Landscape over Built Form	●	●	Continue to cluster and minimize development
	Limited, Detached Single Family Res. Development	●	●	Detached single family
	Minimal Nonresidential Development	●	●	Reduced other nonresidential use; enhance existing convenience commercial

Full
 Partial
 Absent

Existing + Future Desired Characteristics

The County Periphery is by far the largest of the Character Districts, encompassing the agricultural lands and open space that surround the more developed Town and County core. The character of the County Periphery is overwhelmingly rural. Existing development consists primarily of single family dwellings on large lots and dispersed nonresidential uses such as dude ranches, outfitters, schools and limited local commercial. The prevalence of landscape over built form supports crucial wildlife habitat and migration corridors at the interface between private and Federal lands, and numerous scenic vistas, particularly in the foreground along the highway in areas such as Buffalo Valley. Despite the relatively dispersed nature of development, the County Periphery also contains a handful of small, remote communities including Buffalo Valley, Red Top and Kelly, each with a unique, strong identity.

The County Periphery faces a number of challenges. The road system is poor in many areas, the lack of convenience commercial undermines self-sufficiency of outlying communities and requires additional trips into Town, and future growth in the County Periphery could negatively impact the characteristic open space, scenic vistas, and wildlife habitat. In the future, the County Periphery will remain rural in character. Open spaces will be preserved and wildlife habitat and movement corridors will be protected and enhanced. Improvements to connectivity and access and limited convenience commercial in key locations will serve residents of outlying communities.

Policy Objectives

- 1.1.c Design for wildlife permeability
- 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
- 1.4.b Conserve agricultural lands and agriculture
- 1.4.c Encourage rural development to include quality open space
- 3.1.a: Reduce development potential in the rural County
- 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

Neighborhood Form



Preservation



Agriculture



Clustering



Habitat/Scenic

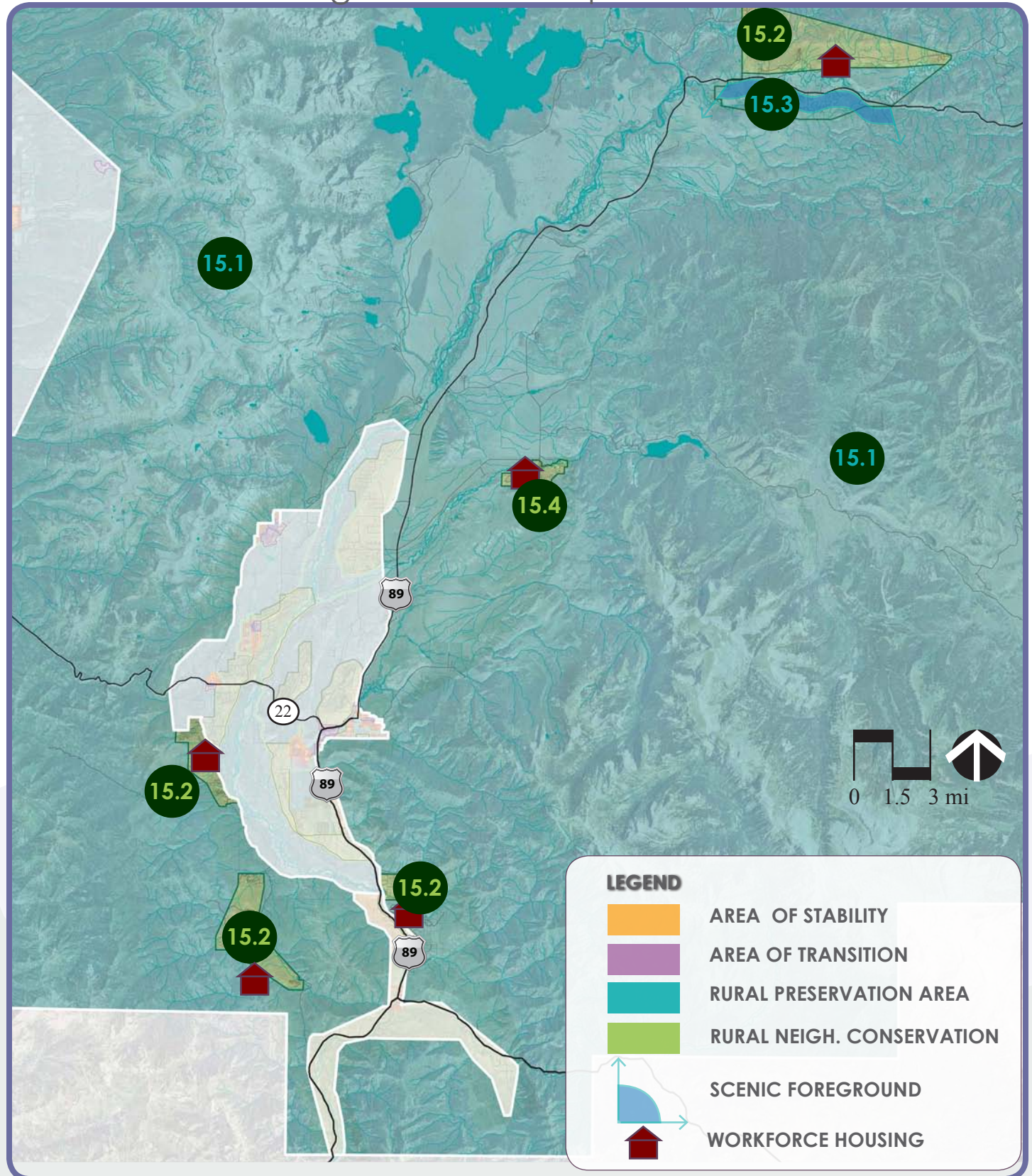


Conservation



Village

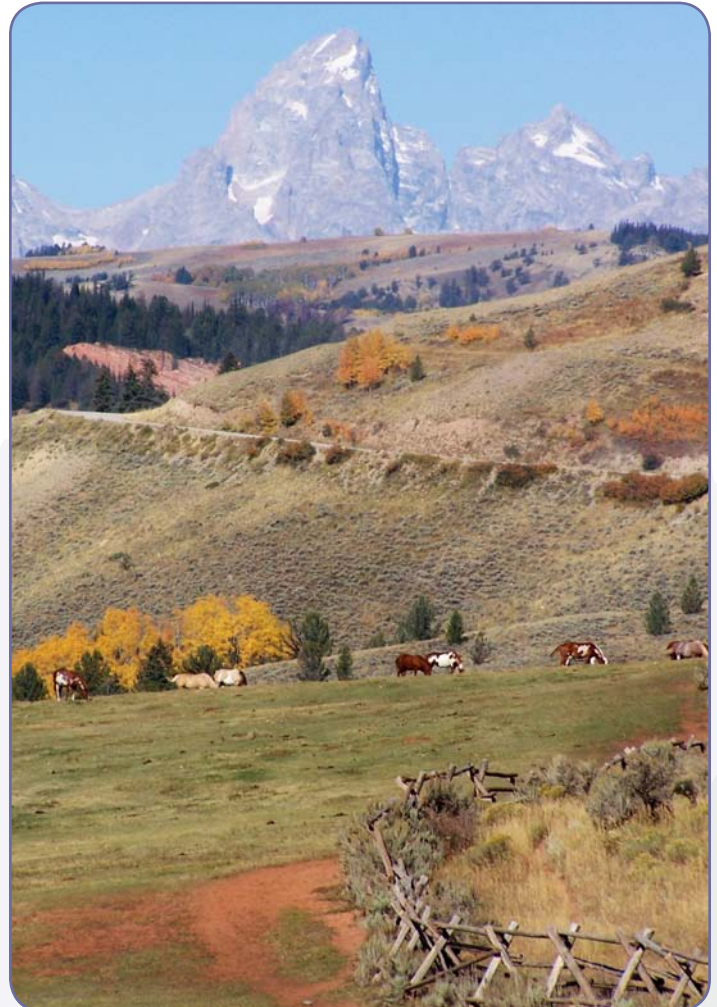
Character Defining Features Map



Character Defining Features

15.1: Large Outlying Parcels

In this PRESERVATION area the focus will be on preservation of the existing open space and rural character. This area provides critical wildlife habitat and movement corridors and is characterized by large lots with limited built form. Conservation is a priority, with a focus on preserving wildlife habitat and connectivity. Development potential will be directed away from these critical areas where possible, and otherwise clustered in configurations that achieve maximum open space and wildlife habitat benefits. Historic barns will remain the largest structures in this area. Given the remote nature of this area, on-site renewable energy and coordinating provision of services with adjacent jurisdictions will benefit residents. Improvements to the roadway system will be undertaken to ensure safe access. Environmentally appropriate roadway design will be used to minimize impacts to the environment.



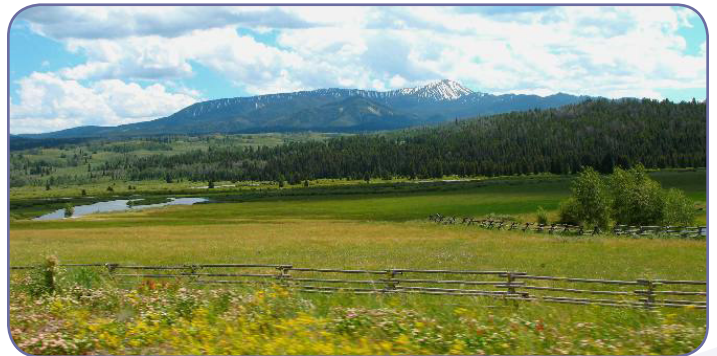
15.2: Buffalo Valley Residential/Game Creek/South Fall Creek

In the CONSERVATION area encompassing existing residential development in Buffalo Valley, Game Creek and South Fall Creek Road, the focus will be on limiting the built form, clustering development, and seeking opportunities to enhance and restore wildlife permeability. Future development will be clustered in and around existing neighborhoods. Redevelopment will result in a reduction of building density and size, elimination or reduction of fencing, clustering of buildings among platted lots, and consolidation of existing lots to remove density, all to reduce the human impact on wildlife habitat. New buildings will match existing development in scale and mass, even when lot combination resulting in a single larger lot would permit construction of a larger home or building.



15.3: Buffalo Valley Highway Ranches

This PRESERVATION area along the highway in Buffalo Valley is significant as a scenic gateway to the valley. The focus will be on preserving the existing blend of resort, local convenience commercial and dude ranch uses and limiting additional development. In order to preserve the scenic value and resources of this corridor, the foreground should remain in open agriculture to the greatest extent possible, with any new development being clustered out of the viewshed. Buildings should be western in style and should blend into rather than overtake the landscape, historic barns will remain the largest structures in the area. Capitalizing on conservation opportunities and enhancing wildlife permeability through existing development should also be priorities. The existing commercial development associated with the resorts in the area should be maintained and possibly enhanced to include more basic amenities and gas.



15.4: Kelly

This CONSERVATION area is centered on the original Kelly townsite and encompasses some of the lower density residential development on the surrounding hillside. The focus in this area will be on maintaining the existing development pattern while seeking opportunities for improved wildlife permeability in a crucial migration corridor. The local school and small store, which provide much needed amenities to residents will be maintained, but commercial uses will not be expanded. Future development will be limited, and will reduce density through lot combinations or additional conservation. Where lots are combined, new structures will be limited in bulk and scale to what would be permitted on the original 50 by 150 lot size in order to match existing development patterns. Fencing will be avoided or reduced to facilitate wildlife movement. START bus service or a hub in the area will help reduce traffic and the potential for vehicle/wildlife conflicts.

