

JACKSON/TETON COUNTY

COMPREHENSIVE PLAN

**EXCERPTS, INCLUDING ALL
GOALS AND OBJECTIVES**

CHAPTER 1

COMMUNITY VISION

The Vision Includes:

- ? scenic vistas preservation;
- ? wildlife diversity and abundance;
- ? a continuation of ranching and other traditional agriculture
- ? good quality air and water;
- ? a strong economy based upon visitation, offering unique visitor experiences in the outdoors;
- ? a balanced community not dominated by lodging and resorts;
- ? nodes and clusters of affordable homes; and
- ? good schools, parks, and other services to support community life.

In addition, the Town of Jackson focused on local and neighborhood concerns:

- ? safe, secure residential neighborhoods with quiet streets;
- ? a variety of housing types to support a diverse community;
- ? an efficient transportation system which is safe for pedestrians and cyclists as well as vehicles;
- ? a vital, pedestrian-oriented downtown area which welcomes both visitors and locals;
- ? major streets which are attractive and set a positive community image;
- ? protected and restored resources, such as the Town's hillside areas, and Cache and Flat Creeks; and
- ? residential and commercial buildings which reflect Jackson's heritage, character, and image.

Vision Statement

It is the vision of the citizens, planners and elected officials, who have all contributed to this plan, to guide and manage change and development to:

- ? support and promote a diverse social and economic population that includes a resident work force;
- ? preserve the traditions and character of the Rocky Mountain West and Wyoming, including ranching and through architectural design;
- ? promote economic sustenance that does not depend on population growth;
- ? set aside, for generations to come, scenic vistas and wildlife habitat;
- ? maintain and enhance environmental quality, including air and water quality;
- ? maintain outdoor recreation and adventure opportunities; and
- ? offer a spectrum of housing types, especially for resident workers.

The vision also includes the intent that development on private land in Teton County be compatible with surrounding public land values and uses, including Grand Teton National Park, Yellowstone National Park, and Bridger-Teton National Forest, because all towns, neighborhoods and resorts in Teton County are integral to the Greater Yellowstone Ecosystem.

Guiding Principles

The guiding principles shown below have been articulated to reconcile the benefits of growth with the benefits of growth management.

1. Teton County's wildlife and scenic resources are a local and national treasure, and, therefore, the community recognizes a stewardship responsibility for their protection. Future development in Teton County will take place in this context.
2. Teton County is a community first and a resort second. Social diversity is a defining characteristic of the community, and sufficient housing is seen as essential to retain that characteristic in the future. High end residential and commercial development will not be permitted to dominate the community at the expense of affordable housing opportunities for permanent residents.
3. The intent of this Plan is to create conditions for a sustainable visitor-based economy that reflects the unique small-town, Western commercial character of Jackson, and the outdoor recreational opportunities of Teton County as key components of the visitor experience.
4. As a community grounded in values of individualism, fairness and hospitality, the intent of this Plan is to provide property owners and local businesses with as much flexibility as possible in the use and development of their property. Local elected officials will be entrusted with discretionary decision-making power to protect public health, safety and welfare.

CHAPTER 2

POPULATION, ECONOMY AND GROWTH

Goals

1. To manage growth based on the community character vision, so that growth achieves beneficial outcomes throughout the community.
2. To support a balance of growth among residential, commercial, and resort development to preserve and enhance community character.
3. To encourage enhancement of the types of visitor services that emphasize the area's unique outdoor attributes.
4. To define the future boundaries of growth necessary to preserve community character.
5. To manage the rate of growth in the residential, resort and commercial sectors in a way that allows the community to change while preserving community character.

CHAPTER 3

COMMUNITY CHARACTER

Goals

1. To maintain a sense of place and of community, and a way of life based upon Teton County's western heritage.
2. To protect Teton County's natural and scenic resources, including wildlife as a primary element of community character.
3. To maintain social and economic diversity.
4. To maintain a balance between visitation and community life.
5. To preserve the character of some existing neighborhoods and commercial centers and to enhance others through redevelopment.

Objectives

1. Maintain open space in continuous tracts, to allow the continuation of agricultural options and to protect rural character where appropriate.
2. Protect key natural resources and features.
3. Identify and protect critical wildlife habitat and migration corridors.
4. Protect key scenic vistas and scenic areas.
5. Establish the spatial and functional relationships of structures to a site as the basis for regulating development.
6. Facilitate the protection of important natural, scenic and agricultural areas through conservation easements to the extent that minimum development may be allowed on sensitive parcels to facilitate protection of large parcels.

CHAPTER 4

NATURAL AND SCENIC RESOURCES

Goals

1. To preserve and protect wildlife habitat, including continuous migration corridors.
2. To protect environmentally sensitive and physically unsafe areas from development.
3. To preserve the scenic quality of the environment.
4. To protect significant natural features and land forms.
5. To encourage restoration of environmentally degraded areas.
6. To preserve open space.
7. To foster, promote and encourage ranching.

Objectives

1. Protect natural areas, including critical wildlife habitat and migration corridors, through incentives and flexible options for land development.
2. Identify and preserve key image-setting scenic vistas and corridors.
3. Improve the visual quality of existing development.
4. Preserve important natural resources through clustering incentives and “level of protection” requirements.
5. Adopt regulations that discourage development in natural and hazard areas, and which require responsible, effective mitigation when such areas are developed.
6. Continue air quality monitoring, and continue proactively to implement programs to improve and protect the ambient air quality of Teton County.
7. Protect surface water quality county wide through adequate setbacks and the required use of “best management practices” for point and non-point pollution sources.
8. Provide and manage public access to natural resource areas in a manner consistent with natural resource protection goals.
9. Facilitate the protection of important natural, scenic and agricultural areas through Conservation easements to the extent that minimum development may be allowed on sensitive parcels to facilitate protection of large parcels.
10. Work with the Forest Service to ensure retention of grazing leases and access rights for ranchers in Teton County.
11. Support the work of other agencies to find equitable means for protecting and maintaining open space.
12. Educate Teton County residents and visitors about ranching operations and ways to minimize potential conflicts.

13. The Town and County shall promote and encourage the use of conservation easements in-lieu of deed restrictions, platted open space, and other less effective and comprehensive methods of land protection.

CHAPTER 5

AFFORDABLE HOUSING

Goals

1. To provide a variety of quality affordable housing for Teton County's socially and economically diverse population.
2. To establish a balanced program of incentives, requirements, and public and private actions to provide affordable housing.

Objectives

1. Monitor affordable housing needs County-wide, by maintaining current and historical income, employment, and housing cost data.
2. Encourage innovation in development of affordable housing.
3. Allow a variety of housing types and sizes that are likely to be affordable to Teton County residents.
4. A portion of all residential development be housing that is affordable to Teton County residents.
5. Create housing stock to meet the needs of at least a portion of the County's seasonal employees.
6. Plan for and designate areas in both the Town and the County for varieties of housing types that are likely to diversify the affordable housing market.
7. Monitor the performance of affordable housing measures and make adjustments where possible to improve their effectiveness.
8. Support the efforts of the Jackson Hole Community Housing Trust to provide long-term solutions to the affordable housing problem.
9. Develop creative strategies to obtain land, which is to be used exclusively for affordable housing.
10. Work with the State Legislature to create a dedicated tax-based funding source for affordable housing.
11. Explore public-private programs to provide affordable housing.

CHAPTER 6

COMMERCIAL AND RESORT DEVELOPMENT

Goals

1. Economic development efforts shall be consistent with community character, natural resources and affordable housing goals.
2. To preserve and protect the economic vitality of the community by ensuring that The quality of the natural and built environment and unique western character are maintained.

Objectives

1. To achieve commercial development which is sensitive to the scale and character of Teton County and which minimizes disruption of existing neighborhoods.
2. To ensure that commercial development places the most minimal possible economic and natural resource demands on the community.
3. To control sprawl and strip commercial development, and to provide for the effective control of commercial signs.
4. To develop effective mechanisms for providing employee housing.
5. To encourage the continuation of ranching and to minimize the disruption of agricultural activities by new development.
6. To encourage further economic growth only when the higher priority objectives of community character, natural resources, and affordable housing are achieved.
7. To allow resort expansion only in a community-wide context, and to achieve balance between the community and the resorts.

CHAPTER 7

COMMUNITY FACILITIES

Goals

1. Anticipate community facility needs due to planned levels and locations of growth.
2. Maintain up-to-date Town and County development exactions, and/or adopt impact fees which ensure that growth pays its fair share of the costs of park and recreation facilities, transportation, water supply and wastewater treatment facilities, fire protection facilities, government facilities and schools.

Objectives

1. Reserve locations for new facilities in accordance with the planned areas of growth and build these new facilities when the demand exists.
2. Maintain a 5-10 year capital facilities program which sets priorities for construction necessary facilities which are consistent with and implement the Comprehensive Plan.

CHAPTER 8

TRANSPORTATION

Goals

1. To provide an efficient, cost effective transportation system with reliance upon all modes, including transit, pedestrian, and bicycle.
2. To enhance the safety of the street and highway system in Teton County for the benefit of motorists, pedestrians, and cyclists.
3. To systematically plan for future transportation needs within the context of community character.

Objectives

1. Investigate the feasibility of expanding transit service to meet total community needs.
2. Develop a functional street classification system for the Town of Jackson, with standards and criteria for, at a minimum:
 - minor streets,
 - collector streets, and
 - arterials.
3. Initiate a program of pedestrian safety improvements, including sidewalks and crosswalks.
4. Prioritize pathway projects in order to begin implementation of the Pathways Plan through Town and County capital improvement programming and development exactions, where appropriate.
5. Review the Teton County Transportation Master Plan, with respect to any new issues and future land use possibilities raised by this comprehensive plan.
6. Continue to investigate options for easing traffic congestion and pedestrian conflicts in the downtown area.
7. Investigate more effective long-range solutions to downtown parking problems.

CHAPTER 9

INTERGOVERNMENTAL COORDINATION

SUMMARY STATEMENT OF GOALS AND OBJECTIVES

Goal To achieve a high level of cooperation and coordination among the various state, federal and local agencies operating in Teton County.

Objectives To provide structures for ongoing coordination between Town and County government as well as joint review of planning issues.

To provide formalized structures and open lines of communication between Town and County government, state, and federal agencies as well as with other individual quasi-governmental jurisdictions within the County.

CHAPTER 10

AGRICULTURAL RESOURCES

Goals

To encourage agricultural activities in Jackson Hole because:

1. It is productive use of land.
2. It contributes to Jackson Hole's unique community character.
3. It provides and maintains critical habitat for wildlife.
4. It is the primary foreground view for the scenic vistas so popular among tourists and residents alike.
5. It is a tourist attraction in and of itself and as well as providing a context for such attractions as the rodeo and County Fair.
6. It lends diversity and tradition to a rapidly changing area.

Ranching will be encouraged by the following policies:

1. The adoption of a County policy on the significant public values of agriculture in Teton County.
2. The Town and County will work with the State Legislature to create a dedicated tax-based funding source for the Jackson Hole Land Trust, Teton County Scenic Preserve Trust, and the Nature Conservancy to acquire easements from ranchers.
3. Agricultural and ranching uses and activities will be exempted from many of the regulations contained in the Teton County Comprehensive Plan.
4. The Town and County will assist ranchers during spring and fall cattle drives, including traffic control and announcements not to jog or bicycle along routes.
5. The Town and County will provide information for visitors and residents about ranching operations and potential conflicts.