

# Appendix B Current Conditions Analysis





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## Appendix B

### Introduction

This report presents the information on the socio-economic, land use, and transportation conditions and trends of Jackson/Teton County, Wyoming that were considered as the Comprehensive Plan was updated.

### 1994 Comprehensive Plan Themes

Jackson and Teton County adopted the core of the Comprehensive Plan in 1994, at the same time the Land Development Regulations (LDR) were adopted. The initial adoption occurred with the recognition that several key topics still needed completion, and the town and county adopted additional chapters, and the relevant LDR, in subsequent years, as follows:

- Chapter 5, Affordable Housing: The analysis of affordable housing was performed in 1994, and the county and town adopted Chapter 5, Affordable Housing in early 1995.
- Chapter 8, Transportation: The chapter was prepared during 1998 and 1999 and adopted in January, 2000.
- The town and county also considered, but did not adopt, impact fees in 1996.

The 1994 Plan replaced a comprehensive plan and LDR that had been in place since 1978. A major stimulus for the 1994 Plan was a series of traffic projections and the resultant roadway improvements they foretold. The community realized that a significant amount of growth was occurring and feared that the character of the town and county were about to change.

As result, the town and county launched a joint planning effort designed to produce a single comprehensive plan and LDR for both jurisdictions. Central to the effort was the objective to direct growth away from a blanket of three and six acre lots that the county's plan and LDR at the time allowed. The town and county hired a consulting firm to prepare a community character based Comprehensive Plan and LDR. The consultants completed their work and the town and county planning commissions further developed the plan to its completion.

Evaluating the effectiveness of the 1994 Plan can take various forms, largely because the plan is highly qualitative in its goals and objectives and lends itself to variable interpretations. But this review attempts to focus on measurable items that relate to several major themes of the 1994 Plan and the recurring topics in local planning discussions.

This Analysis report reviews several fundamental elements of development and growth, recognizing that overlap exists across the various elements. More specifically this review considers:

- The location and pattern of development;
- Type and character of development, that has occurred since 1994 -- reviewed for consistency with the plan goals;

- Accomplishments toward open space and natural resource protection;
- Affordable housing;
- Transportation; and,
- The balance between resort development and community development.

The 1994 Plan stresses maintaining the character of the community and establishes qualitative goals to guide development. While this character approach defines the community’s values, it deemphasizes quantitative goals and only generally describes the vision in geographic terms. However, the 1994 Plan describes “Community Issues Maps” and a “Futures Map” that outline areas for open space preservation, development, and affordable housing centers. The progress toward pursuing the outline of the plan’s key themes and community vision is reviewed below.

## Community Character

The 1994 Plan describes a pattern of residential development for the county that differs from the pattern that had evolved during prior years. Cluster subdivisions with associated open space are promoted as a way to allow development to continue while protecting the community’s character.

### *Cluster Subdivisions – Preservation of Open Space*

The cluster subdivisions work moderately well in preserving open space. The cluster subdivision lots average 2.7 acres in size with an average of 4.3 acres of open space. However, the cluster model has been used only 33 times since 1994, creating 337 residential lots. In the unincorporated county 1,555 building permits have been issued during the same time period, indicating that most of the residential development occurred on prior subdivided land or on large unsubdivided tracts.

### *Cluster Subdivisions – Scattered*

While clustering and open space preservation occur within these developments, cluster subdivisions are widely scattered throughout the county and only the subdivisions adjacent to Wilson are located near a node of existing development.

### *Town Redevelopment*

The 1994 Plan provides insufficient analysis and guidance on the town’s impending redevelopment phase.

## Preservation of Natural, Scenic, Agricultural Resources

### *Scenic Corridors*

Protection of the scenic corridors has been very well established along most major roadways.

### *Preserved Open Space – Acres*

Over 9,000 acres of open space has been preserved by conservation easements in the natural resource area (26% of the sensitive lands). Since 1994, 175 new building sites have been approved in the natural resource area on 773 acres. These sites have 1,775 acres of required open space.

## *Wildlife Habitat*

While many acres of open space have been created in the natural resource overlay area, the scattered nature of development raises concerns about the fragmentation of wildlife habitats. A broader approach to protecting wildlife sensitive areas may be needed than the open space requirements that are applied on individual developments.

## Development Pattern

Chapter 1, Community Vision, of the 1994 Plan establishes a vision statement to guide land development applications and public investments. This chapter presents a geographical description of planning issues and opportunities as the link between the vision statement and the goals of the 1994 Plan. The geographical description is referred to as the "Community Issues Maps" and the "Futures Map." This review assesses the progress toward achieving the community vision by using the geographical description in Chapter 1 to analyze the location of land developments and the pro-active initiatives of the community.

### *Unincorporated Teton County*

The Futures Map for the unincorporated county is described in the 1994 Plan as consisting of the following objectives:

1. Preservation of open space (hay meadows in South Park, Spring Gulch, ranchlands along Teton Village Road, Buffalo Valley and Alta);
2. Maintaining neighborhood conservation areas in previously developed areas;
3. Anticipated growth at Teton Village and Grand Targhee, and limited commercial growth near the Aspens, Wilson and Hoback Junction;
4. Affordable housing centers in the northwest corner of South Park on the south side of High School Road and in Wilson and Hoback Junction.
5. The development location in the unincorporated county has followed this visual outline very well, as described below. However, it is important to note that not all of the properties of the areas listed have been permanently protected.

### Open Space Preservation

Maintaining open space and scenic corridors along the major roadways, and in Alta and Buffalo Valley, has been very well accomplished to date. Essentially the entire length of the Highway 22 corridor has been preserved by open space easements with a single 50 acre parcel of land remaining unprotected just west the Highway 22 / Highway 390 intersection.

**South Park/Hog Island:** Large tracts of open spaces remain along the Highway 189/191 corridor through South Park and Hog Island, however, three large parcels remain available for development. The largest parcel, the Hereford Ranch immediately south of town, presents significant planning questions for the community as this property continues to provide open space and scenic views while lying in the path of development and providing opportunities to meet some of the community's development needs. The other key parcels along this corridor are on Hog Island south of the Evans gravel processing site and south of the Wyoming Department of Transportation facility.

**Alta and Buffalo Valley:** Alta and Buffalo Valley have experienced the least amount of development changes since 1994 and continue in a rural character, but offer significant planning questions for the future.

Approximately 1,000 acres of land in Alta is actively ranched, but the long-term viability of this activity is in question. The future use of this land will have a large impact on the character of Alta. The Hatchet Ranch in Buffalo Valley has been preserved as open space, but additional land along the highway corridor remains available for development.

**Teton Village Road:** A portion of the ranch lands along the northern end of Highway 390 have been developed by the recent expansion of Teton Village, while the remainder of the road corridor in this vicinity has been protected by open space easements.

**Spring Gulch:** Finally, preserving Spring Gulch has been an emphasis of the land owners in the area, and the Spring Gulch Preserve and the area remains largely open space.

### Areas Suitable for Development

**Commercial Development:** The 1994 Plan has successfully limited commercial development in the unincorporated county to the designated areas, thereby avoiding additional commercial sprawl. However, the proposed development plans at Teton Village, including the Snake River Associates land, and Grand Targhee Resort are very large scale and long-range plans. The 1994 Plan does not provide sufficient guidance for the community to evaluate these plans and relate them to the community's vision.

**Wilson:** While Wilson is identified as an area appropriate for development, the 1994 Plan is not explicit in how this village should be developed. Projects that have occurred in Wilson, such as Wilson Meadows and the Housing Authority's project on the old Wilson School site have been very controversial due to differing perspectives on the 1994 Plan for the area.

**Outside of 1994 Plan Locations:** Furthermore, the 1994 Plan does not address how much and where development should occur outside of the few locations targeted in the 1994 Plan. The projected population growth in the 1994 Plan far exceeds the capacity of the locations that are identified as appropriate for growth, but the 1994 Plan does not establish clear direction for managing this additional development.

### Affordable Housing Centers

**NW Corner of South Park, Wilson and Hoback Junction:** The 1994 Plan successfully steered affordable housing to Wilson in the form of Wilson Meadows and the Housing Authority's development on the old Wilson School site. No affordable housing has been develop in Hoback Junction or the northwest corner of South Park.

**Other Locations not in 1994 Plan:** The demand for affordable housing outstrips the capacities of the identified housing centers. The 1994 Plan fails to identify an ample number of areas for affordable housing, much as it insufficiently plans for the projected overall population growth. Additional significant affordable housing developments exist along Highway 390 (Millward) and in South Park (Sage Meadows, ) where land and infrastructure are available.

### *Town Development*

The Futures Map for the Town of Jackson is summarized in the 1994 Plan as follows:

1. Preserve steep hillsides around town;
2. Preserve jurisdictional wetlands along Flat Creek in the Karns Meadow and immediately north of High School Road;
3. Provide higher density in West Jackson;

4. Provide visitor commercial in the town core and Snow King and provide community services along West Broadway;
5. Provide a park-n-ride at the intersection of highways 189 and 22;
6. Provide a pedestrian network around the Town Square; and,
7. Provide design improvements along West Broadway in terms of internal circulation, signage, landscaping and other techniques to improve the visual entrance.

## Redevelopment

Town development generally has been consistent with the 1994 Plan Vision Statement, however, the plan and vision for town do not address the full range of issues. Most significantly, the 1994 Plan does not address redevelopment issues as the town enters a significant redevelopment phase. The general goal of preserving community character has not been reconciled with the desire for, and inevitability of redevelopment.

## Affordable Housing

The two housing goals in the 1994 Plan (and subsequent housing section updates) are to:

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

### *Amount of Affordable Housing Since 1995*

The amount of affordable and employee housing that has been developed since 1995 is impressive and appropriate to meet the community's quantitative goals. However, while the quantitative goals established in 1995 are being reasonably met, the housing problem is getting worse and the 1995 goals do not reflect the region's current needs.

### *Location of Affordable Housing*

While the locations of the affordable housing developments generally match the locational criteria in the comprehensive plan, there are a few inconsistencies. Pioneer Homestead is a multi-family housing development for the senior population in East Jackson, but is logically located adjacent to the existing senior housing development. The Millward housing development and the proposed Osprey Creek development on Highway 390 raise questions about the appropriateness of their locations. This highway corridor is not called out in the 1994 Plan as a location for affordable housing. And finally, Old West Cabins and the affordable units in the Hog Island subdivision are located in areas not listed for affordable units.

### *Affordable Housing Provided a Variety of Ways*

The inventory of affordable and employee housing units has been produced in a variety of ways that include developer requirements and incentives and direct public initiatives.

## Transportation

Chapter 8, Transportation, the most recently adopted chapter of the 1994 Plan, was prepared through 1998-99 and adopted in January, 2000. It is the most detailed Plan chapter and establishes goals designed to slow the

normal growth in traffic through a series of approaches. Key to these mitigation approaches are alterations to the land use pattern to reduce the dependency on the automobile and the enhancement of alternative modes of travel. Transportation goals fall into five basic categories:

1. Land use;
2. Alternative modes of travel;
3. Roads and streets;
4. Funding; and
5. Administration.

### *Daily Traffic Volume*

Daily traffic volume has been growing about 3% per year on the major roadways outside of the Town of Jackson. This rate of growth exceeds the 1994 Plan projections by 15% to 200%. Traffic growth on major roads in the town are reasonably consistent with the Plan goals.

### *Mixed-Use Development Policies*

The land use policies in the comprehensive plan designed to redirect development and slow traffic growth have not been fully embraced. Increased density at Teton Village and recent legislative changes in town begin to implement the policies, but the land use policies in the 1994 Plan have not had the intended effect on traffic growth.

### *Alternative Modes*

The creation of opportunities for alternative modes of travel has been achieved through the accomplishments of the transit system and pathway program, and the transit ridership has grown significantly in recent years. Despite the growth in transit ridership, traffic growth continues to exceed Plan goals.

## Resort/Community Balance

A goal of the 1994 Plan is to remain a community first and a resort second. The 1994 Plan also contains discussion about maintaining a balance between resort development and the community; however, it does not provide guidelines to define the balance. This review analyzes the ratio of visitor accommodations to the total community development.

### *2020 Projections for Balance*

Projecting current trends in residential development to 2020 and assuming full build out of the resort master plans indicate that resort accommodations will be a smaller proportion of the total community development. However, the region has seen significant shifts in resort development, away from tourism based and increasingly towards lifestyle residential-based. Skyrocketing housing prices have also led to impacts on the town's workforce population, of which an increasing percentage now lives elsewhere and commutes, leading to a less socially-diverse community than 10 years ago.

## Themes Not Addressed in 1994 Plan

The 1994 Plan does not address several contemporary issues that the community is concerned with today, including:

- Sustainability and climate change (energy and resource use),
- Shifting economy (from tourism to professional and service-based) and
- Detailed design principles and guidance for Downtown Jackson.
- Other themes may emerge during this update process. The plan update will address these topics and others.

# Analysis of Current Conditions

Any number of reports and studies were complete during the Comprehensive Plan update process. All reports created as part of the process are contained in the documentation of the process and can be found online at [www.jacksontetonplan.com](http://www.jacksontetonplan.com). This report does not aim to incorporate all of the information available, but instead provides a brief overview of the key information that helped inform the Comprehensive Plan update. It is organized into the same themes used to analyze the 1994 Comprehensive Plan.

## Community Character

### *Population and Households*

The most recent population figures available are from the 2010 Decennial Census. It estimated the full-time population of Teton County to be 21,294 people in 8,973 households. As indicated in Table 1, below, from 1990 to 2000 the community as a whole grew by 7,078 people and 3,120 households (5% annually). While from 2000 to 2010 the community grew less than half as much, by only 3,043 people and 1,285 households (1.6% annually). The Town of Jackson absorbed more than half of the growth from 1990 to 2000 (3,939 people and 1,747 households), while the unincorporated County absorbed over two-thirds of the growth from 2000 to 2010 (3,043 people and 952 households).

**Table 1: Population and Household Trends, 1990-2010**

Geography	1990	2000	Growth	Rate(yr)	2010	Growth	Rate(yr)
<b>Population</b>							
Town	4,708	8,647	3,939	6.3%	9,577	930	1.0%
County	6,465	9,604	3,139	4.0%	11,717	2,113	2.0%
Community	11,173	18,251	7,078	5.0%	21,294	3,043	1.6%
<b>Households</b>							
Town	1,884	3,631	1,747	6.8%	3,964	333	0.9%
County	2,684	4,057	1,373	4.2%	5,009	952	2.1%
Community	4,568	7,688	3,120	5.3%	8,973	1,285	1.6%

Source: US Census, 2010

Geography	1990	2000	Growth	Rate(yr)	2009	Growth	Rate(yr)
<b>Housing Units</b>							
Town	1,901	3,457	1,556	6.2%	3,898	441	1.3%
County	3,039	4,068	1,029	3.0%	6,053	1,985	4.5%
Community	4,940	7,525	2,585	4.3%	9,951	2,426	3.2%

Source: Buildout Taskforce, 2009; Building Permits 2000-2009; 1990 estimate

### *Population and Households – Projections*

The demographic and housing information in Table 1 provides the information on the population and housing units for the years 1990-2010. The Housing Needs Assessment report (2007) also includes population and household forecasts through the year 2020, which are included in Table 2 below. The Wyoming Department of Administration forecasts almost 7,000 new people in Teton County and the Town of Jackson between 2005 and 2020.

Assuming a continued trend of 45% of the population in the Town of Jackson and 55% in the unincorporated county, this means that of the 7,000 new people, the County could have approximately 3,850 new residents and Jackson could have approximately 3,150 new residents

**Table 2: Population and Household Forecast 2020**

	Past Growth (US Census)			Forecasted Growth			
	1990	2000	2010	2005	2010	2015	2020
<b>Population</b>							
Town	4,708	8,647	9,577				
County	6,465	9,604	11,717				
Community	11,173	18,251	21,294	19,705	22,352	24,703	26,671
<b>Households</b>							
Town	1,884	3,631	3,964				
County	2,684	4,057	5,009				
Community	4,568	7,688	8,973	8,300	9,415	10,406	11,235

Source: US Census; Housing Needs Assessment (2007)

### *Seasonal Population Fluctuations*

Because of the enormous attraction of the national parks and public lands in the Jackson Valley, it is important to recognize the great variation of population in the valley from season to season—both visitors and seasonal workers. This seasonal fluctuation has implications for services and facilities of the town and county and private providers, such as the hospital. It is difficult to pinpoint exact numbers of visitors and seasonal workers. The Housing Needs Assessment report contains some of the data, including employee turnover by season, and unfilled jobs by season and type. In addition, Sustaining Jackson Hole reports contain detailed information on the summer, winter, and shoulder season recreational activities and visitors.

### *Community Diversity*

The ethnic diversity within the community is changing. One notable trend is the steady increase in the Latino population as a component of residents and the workforce. At the beginning of the Comprehensive Plan update, the Teton County Public Health Department estimated the countywide Latino population in 2006 at 2,700 people. Latinos represent 15 percent of the population of Teton County. Since 1995, the population has increased about 600 percent. Table 2 below also shows the steady increase of the Hispanic population since the 1970s, with an increase of 650 percent from 1990 to 2000 and another 170 percent from 2000 to 2010 (according to the U.S. Census).

**Table 3: Change in Hispanic Population in Teton County**

	1970	1980	1990	Δ	2000	Δ	2010	Δ
Community		132	158	20%	1,185	650%	3,191	169%
Town of Jackson			81		1,024	1,164%	2,607	155%
Unincorp. County			77		161	109%	584	363%

Source: US Census, 2010

Another notable trend is the rising numbers of Eastern Europeans who reside in the community as seasonal workers for the national parks and summer tourism industry. However, no quantitative data is readily available to support this observation.

## Age

The Teton County population is aging. The median age has steadily grown over the past 40 years from about 28 in 197 to 35 in 2010. As of 2010, the largest age groups in Teton County are the 30 to 39 years and 20 to 29 years groups (17.4 and 17.2 percent of the population respectively). Fifty-five percent of the population is under the age of 40. The 40 to 49 and 50 to 59 each make up about 14.5 percent of the population. The population older than 59 drops, with 60- to 69-year olds making up 9.8 percent of the population, while people 70 years or older account for just 6 percent.

## Preservation of Natural, Scenic, Agricultural Resources

### Open Space

Open space is commonly preserved by conservation easements in Teton County. The Jackson Hole Land Trust, Teton County Scenic Preserve Trust and the Nature Conservancy have been the leaders in securing easements. As of February, 2011, approximately 22,140 acres have been protected by conservation easements, or fee ownership by the Jackson Hole Land Trust. This represents about 28% of the 78,000 acres of private land in the county.

**Table 4: Land Under Conservation Easement in Teton County, 2011**

	Private Land (acres)	Under Conservation Easement (acres)	percent
Community	78,030	22,140	28%
NRO & SRO	11,650	4,130	35%
NRO	23,240	6,720	29%
SRO	12,530	5,790	46%
No Overlay	30,610	5,500	18%

Source: Teton County, February 2011

Active agriculture also preserves opens space. Based on Teton County Assessor and Teton County Planning Department definitions of agriculture about 36,000 acres of agricultural open space existed in February 2011 and 32% of that was under conservation easement.

**Table 5: Agricultural Open Space in Teton County, 2011**

	Private Land (acres)	Under Conservation Easement (acres)	percent
Community	78,030	22,140	28%
Active Agriculture	36,000	11,360	32%

Source: Teton County, February 2011

### Resource Protection

Additional development regulations apply in parts of Jackson/Teton County that are located within the natural resource and scenic resource overlay districts. These overlay districts cover large portions of the county and a very small portion of the town is in the NRO. They generally do not diminish the overall density and development potential on lands but do affect the location of structures within parcels.

## Natural Resource Overlay(NRO)

The purpose of the NRO is to provide protection to the most important and sensitive natural areas throughout the county that provide critical winter habitat and migration routes essential for survival of elk, mule deer, and moose, as well as nesting habitat and trout spawning areas. Development is restricted from migration routes and, from within 300 feet of a trumpeter swan nest, or within 150 feet of cutthroat trout spawning areas or within 400 meters of a bald eagle nest (an amendment to this standard is pending). (Note: This list is not all inclusive; check Section 3270 of County LDRs.)

Approximately 45% of the private land in Teton County or 34,900 acres is mapped as Natural Resource Overlay (NRO) in the Land Development Regulations. Since 1994, 38 residential developments have been approved in the NRO. These developments resulted in 175 residential lots on 773 acres of development area, or building envelope, and 1,775 acres in required open space easements. 345 dwelling units have been constructed in the NRO since 1994, representing 22% of the 1,555 units that were permitted in the unincorporated county. Approximately 31% of the dwelling units (290 units) permitted during 1978 to 1994 were located in areas that were later mapped as NRO.

## Scenic Resource Overlay (SRO)

The purpose of the SRO is to preserve and maintain the County's most frequently viewed scenic resources. It establishes foreground development standards and skyline development standards.

Designated scenic areas make up 24,185 acres. (Some open space acreage is in both the NRO and SRO.) Since the 1994 adoption of the SRO, 16 residential developments were approved in scenic areas. These developments created 243 new building sites on 492 acres of development area. Open space easements were recorded for 1,608 acres of land in these developments.

## *Natural Features Protection*

Jackson and Teton County have development standards in place to protect environmental quality. The rivers, streams, wetlands, and slopes are all shown on the Natural Features map.

### Rivers, Streams, and Wetlands

Development is prohibited within wetlands and water bodies. The LDRs also required setbacks for wetlands and water bodies as follows:

- Rivers: 150-foot setback.
- Riparian vegetation: County setback not less than 50 feet and not more than 150. Town setbacks are 20, 25, and 50-foot, depending on the specific stream.
- Wetlands: 30-foot setback.

### Slopes

Development is prohibited on slopes steeper than 25 percent and only 50 percent of land area steeper than 25 percent counted in computing permissible density. According to GIS information, about 19,520 acres of private land are covered by slopes that are 25 percent or greater.

# Development pattern

This section provides a summary of current land use and development patterns in Teton County and the Town of Jackson.

## General Land Ownership

The federal government owns 97 percent of the land in Teton County. Of the federal land, the National Park Service owns about 45 percent of the land, the Elk Refuge accounts for one percent, and the Forest Service owns and manages almost 51 percent. A number of other state and local agencies and trusts own land throughout the Town of Jackson and unincorporated county, leaving approximately 74,640 acres (2.8 percent) in private ownership, as shown in Table 6.

Most of the private land is located in Jackson Hole (approximately 60,000 acres). 1,182 acres of private land are within the Town of Jackson. The outlying communities of Alta and Buffalo Valley have 6,890 acres and 4,030 acres of private land respectively. (See Framework Maps and Table 6)

**Table 6: Countywide Ownership**

	County (ac)	Town (ac)	Community (ac)	%
Community	2,695,696	1,594	2,697,290	100%
Private Land	74,848	1,286	76,134	2.8%
Federal	2,613,108	30	2,613,138	97%
Park Service	1,219,919		1,219,919	45.2%
Forest Service	1,365,835	21	1,365,857	50.6%
Fish and Wildlife	24,698	8	24,706	0.9%
BLM	2,652		2,652	0.1%
State	7,326	39	7,365	0.3%
Game and Fish	2,510		2,510	0.1%
WyDOT	40		40	0%
Land & Investments	4,777		4,777	0.2%
Local Government	413	239	652	0%
Teton County	192	20	212	0%
St. Johns Hospital		18	18	0%
School District	77	29	106	0%
Town of Jackson	144	172	316	0%

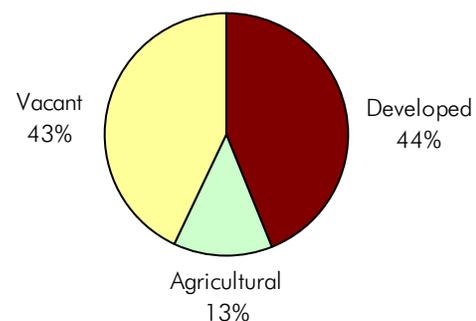
Source: Teton County, 2007

## Land Development Status

### Countywide

Map data in 2007 indicated that of the private land in the county, 30,939 acres were developed for residential and non-residential uses (44 percent of the private lands). 10,003 acres were agricultural (13 percent of private lands) and 31,257 acres were vacant (i.e., these may be agricultural but without a structure). (Note: Of these vacant and agricultural lands, 11,025 acres were restricted

### Private Land Uses



from development by conservation easements, and 30,234 acres still have potential for development.)

In addition, 1,431 acres of vacant land in the unincorporated county had building permit applications that were either closed or pending.

### Town of Jackson

Within the Town of Jackson corporate limits, most parcels of land in the town contain development structures, but significant additional potential is permitted under current regulations. In 2007, the town had 458 acres of public land (including parks, schools, libraries, hospitals, and other civic uses). Of the private lands, 1,001 acres were developed and 135 acres were vacant on 145 lots of varying sizes (i.e., only 12% of land is vacant). The only location where the town can physically expand is to the south—toward South Park because of steep terrain and public lands limiting expansion in other directions. Also, because so little vacant land exists, development pressure is currently occurring for redevelopment, especially close to the town square and downtown.

**Table 7: Development Status (for County and Town)**

	County (ac)	Town (ac)	Community (ac)	% of private
Community	2,695,696	1,594	2,697,290	
Public	2,613,108	30	2,613,138	
Private	74,848	1,286	76,134	
Agricultural/Vacant	10,003		10,003	13.1%
Developed	33,587	1,151	34,738	45.6%
Vacant	31,258	135	31,393	41.2%

Source: Teton County, October 2007.

(Note: Of the vacant and agricultural lands listed in Table 9, 11,025 acres are restricted from development by conservation easements)

### Existing Development

In 2009 the Joint Planning Commissions asked a Buildout Taskforce comprised of Town and County Staff and interested citizens to determine the amount of existing and potential development. As of July, 2009, 9,951 residential units and 8 million square feet of nonresidential floor area existed in the community. Of the existing development about 57 percent of nonresidential floor area and 39 percent residential units were located in the Town of Jackson.

**Table 8: Existing Development (for County and Town)**

	County	% of total	Town	% of total	Community
Nonresidential (sf)	3,476,829	43.2%	4,576,840	56.8%	8,050,669
Residential	6,053	60.8%	3,898	39.2%	9,951
Dwelling Units	4,693				
ARU/Employee Units	75				
Short-Term Rentable Units	1,285				

Source: Buildout Taskforce 2009, Teton County

### Potential Development

The Buildout Taskforce also reviewed the current Land Development Regulations and applied a number of assumptions to determine the additional future potential. Based on those assumptions 11,100 additional units could be added in the community with 77 percent (8,575 units) to be added in the unincorporated County. An

additional 6.6 million square feet of commercial could also be added to the community with about half of the development happening in the Town and half in the unincorporated County.

**Table 9: Additional Future Potential Development (for County and Town)**

	County	% of total	Town	% of total	Community
Nonresidential (sf)	3,179,295	48.1%	3,436,498	51.9%	6,616,093
Residential	8,575	77.2%	2,534	22.8%	11,109
Base Dwelling Units	3,556		1,130		
PRD Dwelling Units	3,630		266		
ARU/Employee Units	1,234		1,138		
Short-Term Rentable Units	155				

Source: Buildout Taskforce 2009, Teton County

### *Development Pattern*

One way to evaluate development patterns is to identify the number of subdivisions developed via the community character approach of cluster subdivisions (PRDs) introduced in the 1994 Plan, and the number of times the character of an area was altered. As of 2007, 33 cluster subdivisions (PRDs) had been approved that created 337 residential lots. These developments occupy 2,340 total acres and resulted in 1,436 acres of open space, or 61% of the land area of the subdivisions. The development area from these subdivisions total 904 acres. On average, the cluster subdivisions generate residential lots with 2.7 acres of development area and 4.3 acres of open space.

The cluster subdivisions are widely scattered throughout the county and very few of them are located adjacent to existing nodes of development. While a degree of clustering is achieved on the individual development parcels, a dispersed pattern of development continues to occur.

The following developments resulted in zoning changes that altered the character of their respective sites:

- Hog Island subdivision (rezoned from rural to suburban);
- Old West Cabins redevelopment;
- Three Creek golf course development (grand fathered master plan);
- Wilson Meadows (rezoned from rural to suburban);
- Snake River Associates expansion to Teton Village (rezoned from rural to resort); and
- WyDOT facility on Hog Island.

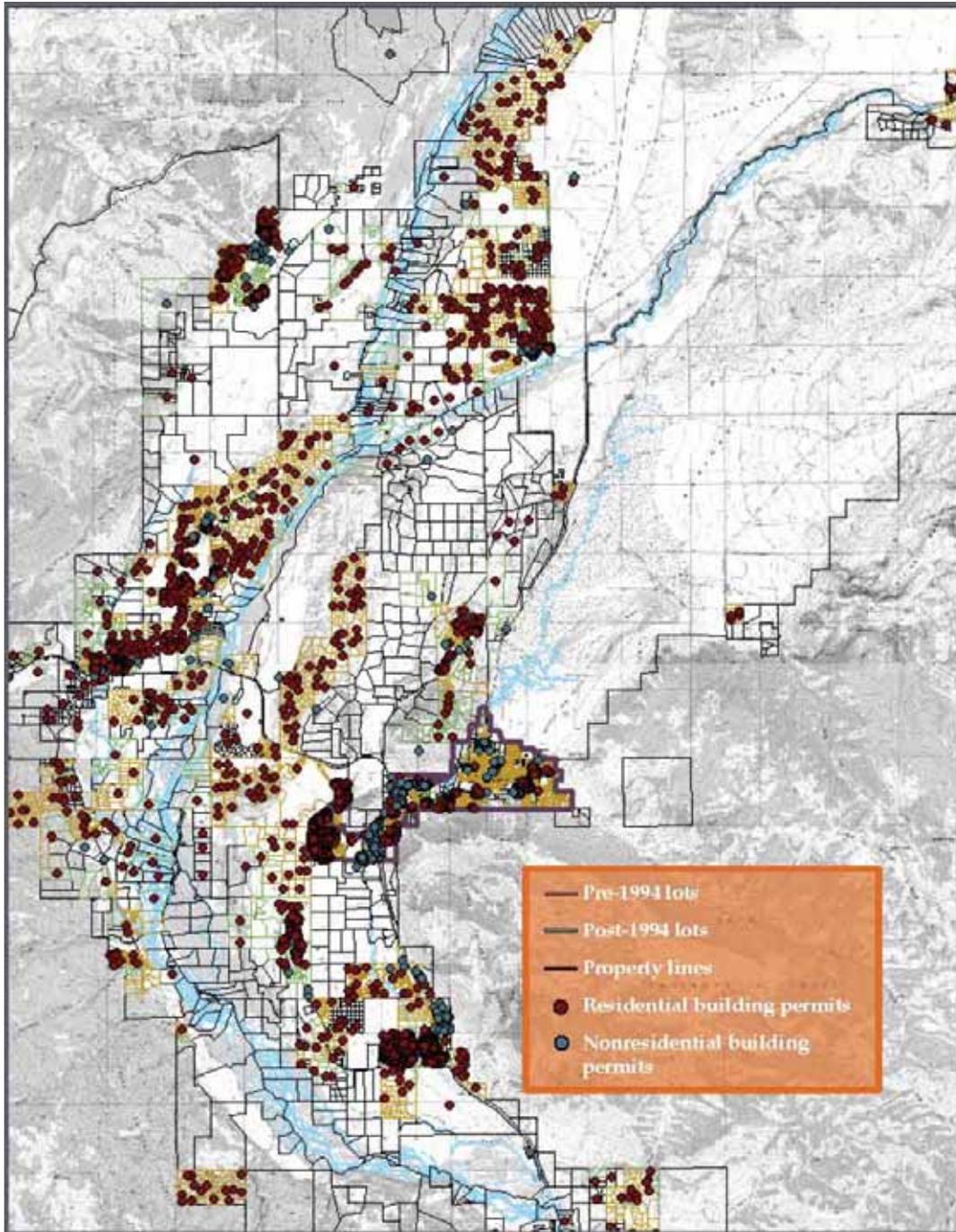
Looking at net change in potential allows for a quantification of the success of community efforts to conserve open space and not alter character. From 1994 conservation easements and zoning district changes resulted in a net decrease of nearly 600 potential units.

**Table 10: Net Change in Development Potential 1994-2007**

	County	Town	Community
Conservation Easements			-906
Approved Zoning District Changes	217	108	325
Net Change in Development Potential			-581

Source: Teton County, June 2007

Another way to evaluate development patterns is to look at where units were built. From 1994 to 2007 the majority of the units built in the County were developed on lots platted between 1978 and 1994.



### *Infrastructure and Service Districts*

#### Water

The Town of Jackson obtains all of its water from groundwater and serves the incorporated town limits as well as a number of subdivisions up Spring Gulch Road to Spring Creek Resort, including:

- Saddle Butte,
- Three Creeks, and

- Teton Science School.

The town currently operates seven wells that draw roughly 8,670 gallons/minute (7.3 mg/d) – significantly below their permitted water rights of 11,100 gallons/minute (9.5 mg/d). The town’s abundance of water is due in part to its planning a supply that meets state standards for production based on peak summer demand. The large tourism fluctuation in the summer more than doubles water demand that the town must meet—from a winter peak demand of 3 mg/d to a summer peak demand of 7.3 mg/d.

Recently approved developments will close this gap slightly; they are anticipated to increase the committed production from 7.3 mg/d to 8.2 mg/d. If future development necessitates the addition of an eighth well, the town already has purchased the site for the future well. In addition, the town has 2.8 mg of water storage capacity.

In addition, Wilson Meadows is in the Aspen/Pines sewer district but has its own water district. Rafter J and Melody Ranch have their own water districts but receive sewer from the town (as indicated below). Aspen Pines and Teton Village have their own districts for both water and sewer. The county contains several other small water districts (see the Framework Map for Common Value 3).

### Sewer

The Town of Jackson operates an aerated lagoon sewage treatment system with the capacity to treat 5 mg/d, but currently uses only half of that capacity (2.5 mg/d peak). If future development necessitates additional capacity, the current treatment facility can be upgraded to provide an additional 1 mg/d of capacity.

In addition to its incorporated limits, the town provides sewer service to locations in the county, including:

- Three Creeks,
- Wilson Sewer District (but not Wilson Meadows)
- Melody Ranch
- Rafter J
- Valley View Sewer Co
- Teton Science School
- Ranches at Jackson Hole
- Spring Gulch
- Spring Creek Ranch Subdivision
- Jackson Hole Golf and Tennis
- Gros Ventre Utility

In addition, in the unincorporated county Teton Village and Aspens/Teton Pines providing sewer.

### Schools

All schools in the county are within a single school district, Teton County School District #1. The district includes six elementary schools, one middle school, and two high schools and had a 2007-2008 enrollment of 2,320 students. The Framework Map for Common Value 3 illustrates the location of each school. Table 18 below shows changes in enrollment by school since the 2000-2001 school year.

**Table 11: Teton County School District Enrollment Trends 2000-2008**

School	00-01	07-08	% change
Elementary	943	1,090	15.6%
Alta	53	50	-5.7%
Colter	263	344	30.8%
Jackson	342	420	22.8%
Kelly	47	37	-21.3%
Moran	20	12	-40.0%
Wilson	218	227	4.1%
Middle	561	494	-11.9%
Jackson Hole	561	494	-11.9%
High	737	736	-0.1%
Jackson Hole	688	686	-0.3%
Summit	49	50	2.0%

Like the county itself, the student population is predominantly (75.9%) white, with a second largest racial population of Hispanic (21.8%). Over 85% of the diversity is concentrated in four of the 16 geographic areas defined and used by the school district in its enrollment tracking: Town of Jackson ((39.1%), West Jackson (36.7%), Hog Island /Hoback (5.7%), and Melody (4.2%).

**Table 12: Teton County School District Student Demographic Composition**

Race	Total	% Total
Asian	34	1.5%
Black	6	0.3%
Hispanic	496	21.8%
American Indian	12	0.5%
White	1,724	75.9%
Total	2,272	100.0%

## Fire Stations

Fire stations are located in Town, Hoback, Adams Canyon in South Park, Highway 390, Teton Village, Moran, and Alta(See Framework Map for Common Value 3). Currently the region has only three river crossings, although only one is in a convenient location on Highway 22. In addition to the fire station locations, EMT services are less widely distributed.

## Affordable Housing

### *Housing Units*

The number of housing units, housing prices, and home values has been increasing steadily in Teton County. Between 1990 and 2000, about 2,600 new housing units were built. Over 2,400 more have been added between 2000 and 2009. Because a significant amount of the 3 percent of privately owned land in Teton County has largely been developed, conserved, or is zoned for rural densities, constraints on the market have increased average housing prices substantially.

### *Prices and Affordability*

The 2007 Teton County Housing Needs Assessment provides a great deal of current information about the prices and affordability of housing in Teton County, which we have not replicated here. In sum, while the

community has made headway in providing affordable housing in recent years, most local workers are priced out of free-market homes. In 1986 the median home price was 350 percent of the median income. By 1993 it had risen to 650 percent, and by 2007 to 1,800 percent of median income. Even with the nationwide drop in home values, the median selling price for a home in 2010 was 1,400% of median income.

### *Second Homes*

In the past, many Teton County homes were used as “second” homes owned by non-residents for seasonal and vacation use. This has become less true in recent years. According to HUD data, the percent of Teton County homes used as a primary home increased from 65 percent in 1990 to 80 percent in 2007 (echoing a trend found in many resort communities during this decade). (Sustaining Jackson Hole, 2005). During this time, many formerly second homes in Teton County were occupied as primary residences, which allowed the county population to grow faster than total housing stock (as indicated in Table 1).

Within Teton County, the percentage of homes that are second homes varies greatly by place, from 54 percent in Teton Village at the base of the ski resort to five percent in the Town of Jackson, as shown in Table 4, below. The Census data shows nominal change in that figure from 1990 (20.6 percent) to 2000 (20.7 percent) and a slight increase in 2010 (22.1 percent). (Note: The figures for second home ownership from the Sustaining Jackson Hole report and the Census are not the same.)

**Table 13: Housing Units and Second Homes in Teton County, 2010**

	Housing Units	Percent Second homes
All Teton County	12,813	22%
Jackson	4,736	5%
Alta	232	31%
Wilson	931	23%
Teton Village	554	54%
South Park	803	13%
Rafter J Ranch	443	5%
Moose Wilson Road	1,371	34%
Hoback	567	12%

Source: US Census, 2010 (note: Census count of housing units differs from Town and County count)

### *Employee Generation*

Both residential and nonresidential development generates demand for employees. In December 2009 a taskforce of Town and County staff and interested members of the public projected the employee generation that would occur from the potential development allowed by the regulations to understand how employee generation might affect housing needs in the community.

In the community as a whole nearly every potential future unit would have to be occupied by the workforce if 100% of the workforce were to live locally. The location of the jobs created and the housing units demanded under the current regulations does not align. While about 43% of the employee generation is as a result of development in Town, only about 23% of potential new units are in Town. This would tend to promote inter and intra community commuting as future units in the County will likely be less affordable than units in Town.

**Table 14: Employee Generation from Potential Future Development, 2009**

	Town	County	Community
Residential	1,043	5,881	6,924
Operations/Maintenance	398	2,527	2,926
Construction	645	3,353	3,998
Commercial	6,436	3,899	10,335
Public	972	1,271	2,243
Employees Generated by Growth	8,451	11,051	19,501
Employees per Household	1.8	1.8	1.8
Units Demanded	4,695	6,139	10,834
Potential Development	2,534	8,382	10,916

Source: *Employee Generation Taskforce, 2009*

### *Livable Wages & Income Levels*

Wages are decreasing as a proportion of total income in Teton County, however, many residents get most of their income from wages and salaries. Teton County average annual wage or salary per job in 2010 was just under \$40,000 - slightly less than the Wyoming state average (US Bureau of Economic Analysis).

While the percentage of Teton County residents below the poverty line is quite low (about 2 percent in 2000), the high cost of living in Teton County leaves some working people struggling to make ends meet. The cost of living in Teton County, due to factors including the cost of housing, is quite high. (More than 21 percent of Teton County residents spent more than 35 percent of their household income on rent in 2000.) Table 5 indicates the hourly wages (after tax income and gross annual income) needed to meet basic expenses in Teton County.

**Table 15: Baseline Livable Income Required in Teton County, Wyoming, 2012**

	One Adult	One Adult, One Child	Two Adults	Two Adults, One Child	Two Adults, Two Children
Hourly Wage	\$8.90	\$16.07	\$12.78	\$19.96	\$25.23
Monthly After-Tax Income	\$1,531	\$2,770	\$2,196	\$3,435	\$4,347
Annual After-Tax Income	\$18,372	\$33,240	\$26,352	\$41,220	\$52,159
Annual Gross Income	\$18,503	\$33,429	\$26,572	\$41,513	\$52,474

Source: *Poverty in America Living Wage Calculator, March 2012*

Table 6 shows the typical hourly wage for a variety of types of jobs in Teton County. Note that most job types in Teton County, including many essential services jobs, pay lower hourly wages than the livable hourly wage rate for the area (shown in Table 5, above).

**Table 16: Typical Hourly Wages by Occupational Area, Teton County, 2012**

Occupational Area	Hourly Wage
Management	\$31.98
Computer & Mathematical	\$23.75
Architecture & Engineering	\$16.47
Legal	\$24.86
Business & Financial	\$23.32
Healthcare Practitioners & Technical	\$27.87
Life, Physical, & Social Science	\$21.83
Education, Training, & Library	\$18.04
Arts, Design, Entertainment, Sports, & Media	\$13.81
Installation, Maintenance, & Repair	\$19.25
Community & Social Services	\$15.95
Construction & Extraction	\$18.70
Protective Service	\$16.50
Production	\$17.72
Office & Administrative Support	\$12.55
Transportation & Material Moving	\$14.54
Farming, Fishing, & Forestry	\$14.04
Healthcare Support	\$15.95
Sales & Related	\$12.17
Building & Grounds Cleaning & Maintenance	\$10.31
Personal Care & Service	\$9.98
Food Preparation & Service-Related	\$8.35

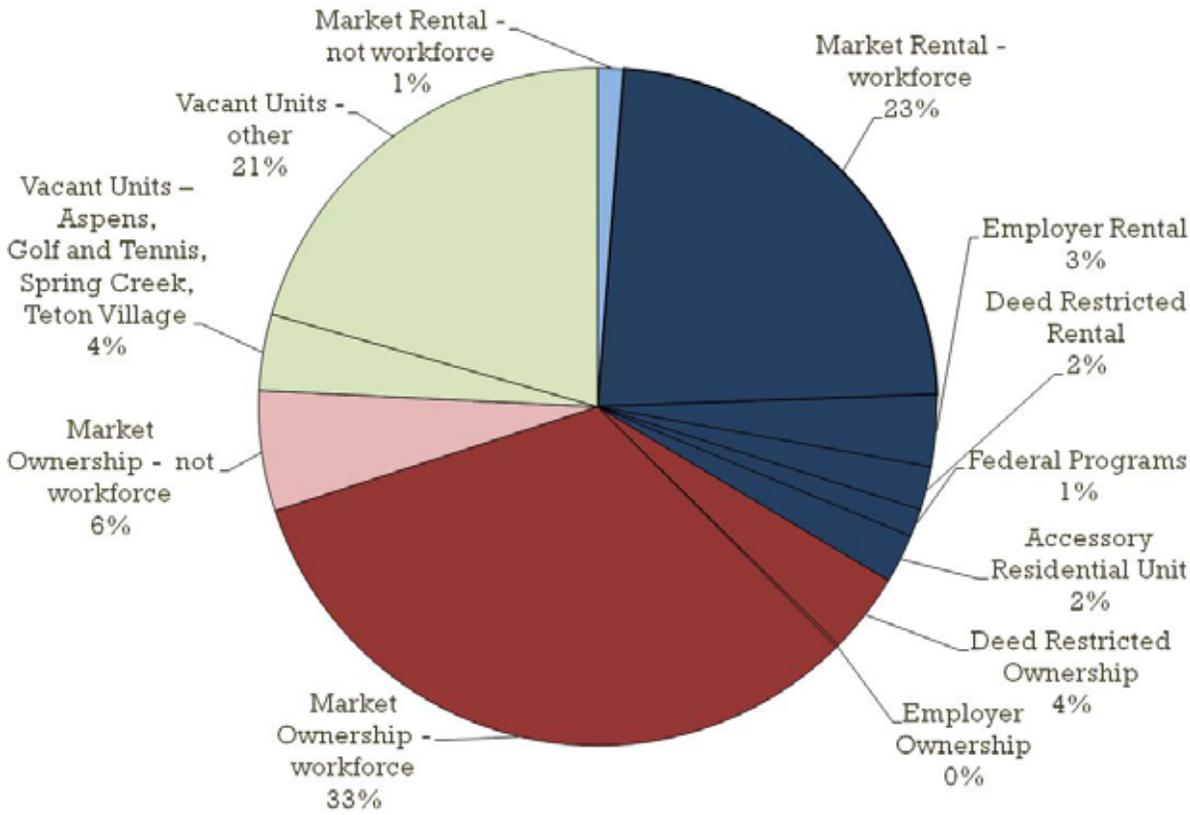
Source: *Poverty in America Living Wage Calculator, March 2012*

### *Commuting*

A sign of the impact of high cost of housing in Teton County is the increasing trend in the region of numbers of commuting workers. The Teton County Housing Needs Assessment states that the resident work force is declining 3 percent every five years, replaced by commuters. In 2005, an estimated 33 percent of people who worked in Teton County commuted from outside the County—residing in places with lower cost housing such as Victor and Driggs, ID and Alpine and Star Valley, WY. (Teton County Housing Needs Assessment, 2007). The Wyoming Workforce Development Council estimates a high net inflow of workers to Teton County, and a negative outflow of workers from Teton County to other areas, compared to other counties in the state. (Wyoming Workers Commuting Patterns Study, 2006).

### *Workforce Housing Stock*

The Housing Need Assessment, 2007 discusses the importance of retaining a resident workforce and preserving and creating workforce housing stock. As of 2011, the Teton County Housing Authority estimates that 68 percent of all housing in the community is occupied by members of the workforce. 7 percent of the total housing stock is public supported housing. The graphic below (source: TCHA, 2011) shows a detailed breakdown of the existing housing stock. 24 percent of the housing stock is vacant, while 34 percent is rental product and 42 percent is ownership product. 55 percent of all housing in the community is market workforce housing, these market units make up 81 percent of all workforce housing.



## Transportation

### *Traffic Growth*

A key transportation goal in the 1994 Comprehensive Plan is to decrease the growth in traffic through alternative modes of travel and changes in the land use pattern. Chapter 8 contains 1996 traffic counts for several key roadway segments and establishes targeted traffic counts for 2020 that reflect the plan's implementation strategies. The Plan established targeted traffic growth rates ranging from 1% to 3% for several roadways. The Wyoming Department of Transportation provided traffic counts in 2002 that are compared to the Plan goals. Table 17 (Goals and Traffic Counts) below shows the 2020 goal, and the 1996 and 2002 traffic counts. The table also compares the interim traffic goal to the actual traffic counts.

The traffic volumes for 2002 exceed the interim targets for the road segments in the county and for the segment of Broadway south of the "Y" intersection. The South Highway at Rafter J experienced traffic growth 15% above the interim goals in the Plan. Traffic growth on Highway 22 at the Snake River bridge exceeded the targeted goal by 47%. Highway 390 at Nethercott and north of the Aspens saw traffic growth 51% and 205%, respectively above the targeted goals.

However, the 2002 traffic volumes for the in-town segments are below the targeted goals. The town shuttle operated by START experienced a significant increase in ridership beginning in 2001 and 2002, perhaps creating a positive impact of traffic growth. The town shuttle carried 5,000 passengers in July, 2002.

**Table 17: Goals and Traffic Counts**

	S. Hwy 89 @ Rafters J	WY 22 @ Snake River	WY 390 @ Nethercott	WY 390 N. of Aspens	Broadway @ Maple Way	Broadway @ Flat Creek	Broadway @ Town Sq	Millward TRK Route	Pearl Ave
1996 Count	16,800	17,700	12,600	5,200	30,000	40,300	21,000	9,000	12,500
2020 Goal	29,000	31,000	20,000	9,000	43,000	56,000	24,000	13,000	14,000
Acceptable Traffic Growth	12,200	13,300	7,400	3,800	13,000	15,700	3,000	4,000	1,500
Acceptable Annual Growth	508	554	308	158	542	654	125	167	63
Acceptable Annual Growth	3%	3%	2%	3%	2%	2%	1%	2%	1%
2002 Count	20,300	22,600	15,400	8,100	35,100	39,500	19,400	7,800	9,900
6 Year Growth Allowance	3,050	3,325	1,850	950	3,250	3,925	750	1,000	375
Actual 6 Year Traffic Growth	3,500	4,900	2,800	2,900	5,100	-800	-1,600	-1,200	-2,600
Difference	450	1,575	950	1,950	1,850	-4,725	-2,350	-2,200	-2,975
% Difference	15%	47%	51%	205%	57%	-120%	-313%	-220%	-793%

Source: 2000 Transportation Plan and Wyoming Department of Transportation

### Transit

Chapter 8 establishes the goal of capturing 5% of the total summer daily trips by transit by 2020. Ridership on the Southern Teton Area Rapid Transit (START) has grown significantly in recent years and the majority of the annual increases have been in local riders as shown in the following table.

**Table 18: START Ridership**

	Town - Teton Village	Town Shuttle
2000 Ridership	136,000	144,000
2006 Ridership	302,743	305,608
Annual Growth in Total Riders	15%	14%
Annual Growth in Local Riders	23%	15%

Source: START, 2007

### Bike/Pedestrian Opportunities

The shared use pathway program has made substantial progress since its inception in 1996 in expanding the network of pathways. By the end of 2010, about 41 miles of pathways had been constructed, with additional pathways construction north to Grand Teton National Park occurring in 2011. Usage counts are difficult to obtain and the Pathways Department continues to test and perfect an accurate counting method.

Non-construction objectives also have been accomplished. A local pathways group, Friends of Pathways, has formed and is very active in promoting pathways. A new 5-year Pathway Plan has been completed and adopted by the town and county, and voters have supported pathways with their approval in the Special Purpose Excise Tax election.

### Road Projects

Chapter 8 identifies several road construction projects, most of them are on state highways and under the jurisdiction of the Wyoming Department of Transportation. To date, none of the streets and roadway projects have been implemented with the exception of the double left-turn lane at High School Road and the south highway.

## Resort/Community Balance

The national parks and public lands are an enormous draw for visitors and locals. Through 2004, Grand Teton National Park averaged about 2.7 million visitors per year and Yellowstone averaged about 3 million visitors a

year. Total visits in 2005 were 5,299,093. Visits to Bridger-Teton National forest are increasing, with total visitors in 2000 at just over 3 million visitors. (U.S. National Park Service).

Downhill skiing drives the winter tourism economy. The three ski areas combined had annual skier days of approximately 455,400 in 2005. (HNA, 2007).

Hotel and lodging accommodations are also difficult to pinpoint exactly. According to the Jackson/Teton County planning departments, the Average Peak Occupancy (APO) units approved for the resorts in the county and town were 8,732 in 2005. By 2005, just over 4,000 of the approved resort units were built. The Town of Jackson has 5,200 hotel rooms (Wyoming Business Council, 2007).

## Income

### Per Capita Income

Per capita income in Teton County has increased dramatically in recent decades, from approximately \$20,000 in 1985, when it was slightly above the U.S. national average, to over \$89,000 in 2005—more than two and a half times the national average. The total personal income of Teton County residents has increased by slightly more than \$600 million (in current dollars) between 1985 and 2005.

### Income by Place

Significant differences in per capita and median household income exist within Teton County. Table 3 shows differences in household income and income per capita by place in Teton County in the year 2000.

**Table 19: Population, Households, Per Capita and Household Income by Place, Teton County, 2000.**

	Population	Households	Per Capita Income	Median Household Income
All Teton County	18,251	7,688	38,260	54,614
Town of Jackson	8,647	3,631	25,004	47,757
Alta	400	141	40,680	56,750
Wilson	1,294	563	65,489	93,354
Teton Village	175	88	66,928	80,000
South Park	864	350	32,458	63,864
Rafter J Ranch	1,138	432	28,078	63,199
Moose Wilson Rd	1,439	625	71,291	56,842
Hoback	1,453	577	32,753	64,679

Source: State of Wyoming Department of Administration and Information, Economic Analysis Division.

### Sources of Income

Between 1993 and 2006, sources of income have shifted as well. More of the total income of all Teton County residents now comes from investments (non-labor sources such as dividends, interest and rent (approximately 50 percent), than from wages (approximately 48 percent). Just two percent comes from transfer payments such as social security or unemployment benefits. This shift has occurred over time, but is very different from the balance of income sources in Teton County during the 1970s, when nearly 70 percent of income was from wages. By comparison, nationally in 2005, wages account for about seventy-five percent of all income, and investments bring in less than 20 percent of all income.

## Jobs

Teton County has added approximately 22,000 jobs since 1970, with the most rapid increases beginning in 1985. The County had less than 5,000 total jobs in 1970, approximately 10,000 in 1985, and nearly 27,000 jobs in 2009. Wage and salary jobs account for about 67 percent of those jobs, down from 80 percent in 1970.

Types of jobs have also changed. An increasing number of Teton County's residents are self-employed. The percentage of jobs that are non-farm proprietors has increased since 1970, particularly in recent years, to over 30 percent. Farm jobs have decreased to below one percent as available land has been converted from agricultural to other uses—notably residential development.

The trend of jobs per capita suggests that many Teton County jobs are filled by workers living outside the county, because the County has a ratio of jobs to population of 1.26. (Source: Bureau of Economic Analysis, Claritas, EPS, 2004 figures) In 1986 less than 10 percent of workers commuted from outside of the community; in 2007 about 33 percent of workers commuted. This means that some of the wages paid for jobs in Teton County are not part of the total income for County residents. These wages are reported as income in other locations.

**Table 20: Employment by Industry in Percentages, 2001-2009.**

	2001	2009
Total	100	100
Construction	14	10
Retail	11	8
Finance	4	7
Real Estate	8	12
Prof. & Tech. Services	15	15
Arts & Recreation	7	4
Lodging & Food Services	20	23
Government	9	9
Other	13	13

Source: *Jackson Hole Compass*, 2011

## Themes Not Addressed in 1994 Plan

An inventory of the energy usage and emissions in Jackson Hole in 2008 revealed that

**Table 21: Jackson Hole Green House Gas Emissions by Source, 2008.**

	Tons CO <sub>2</sub> e	Percent
Total	410,228	100
Electricity (buildings)	21,896	5.3
Natural Gas & Propane (buildings)	48,464	11.8
Ground Transportation	254,638	62.1
Air Travel & Aviation	70,546	17.2
Miscellaneous Fuel Uses	4,282	1.0
Landfill	8,119	2.0
Nitrous Oxide	182	0.0
HFCs and Refrigerants	2,101	0.5

Source: *Jackson Hole Energy and Emission Inventory for 2008, 2009*

# Sources:

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- Charture Institute, Jackson Hole Chamber of Commerce, The Northern Rockies Conservation Cooperative. Sustaining Jackson Hole: A Community Exploration, 2005
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- Heede, Richard. "Jackson Hole Energy and Emissions Inventor for 2008" September 2, 2009.
- Holmes, F. Patrick. "Creative Occupation Patterns". 2005 State of the Rockies Report Card. Colorado College, 2005. [http://www.coloradocollege.edu/stateoftherockies/05ReportCard/Creative\\_Occupations\\_Patterns.pdf](http://www.coloradocollege.edu/stateoftherockies/05ReportCard/Creative_Occupations_Patterns.pdf)
- U.S. Bureau of Economic Analysis <http://www.bea.gov/bea/regional>
- Pennsylvania State University. Poverty in America Living Wage Calculator, 2007. <http://www.livingwage.geog.psu.edu/results.php?location=3188>
- State of Wyoming Department of Administration and Information, Economic Analysis Division. [http://eadiv.state.wy.us/demog\\_data/pop2000/ProfilePDFsWY/C2K-Profiles.html](http://eadiv.state.wy.us/demog_data/pop2000/ProfilePDFsWY/C2K-Profiles.html)
- Economic and Planning Systems. Teton County Housing Needs Assessment. January 2007.
- Teton County School District #1 [www.tcsd.org/](http://www.tcsd.org/)
- Buildout Taskforce, 2009
- Employee Generation Taskforce, 2009

# Framework Maps:

## Common Value 1: Ecosystem Stewardship

Teton County Core

Alta Buffalo Valley, Hoback and Snake River Canyons

Zoom: Town of Jackson, Aspens/Pines, Teton Village, Wilson

## Common Value 2: Growth Management

Teton County Core

Alta Buffalo Valley, Hoback and Snake River Canyons

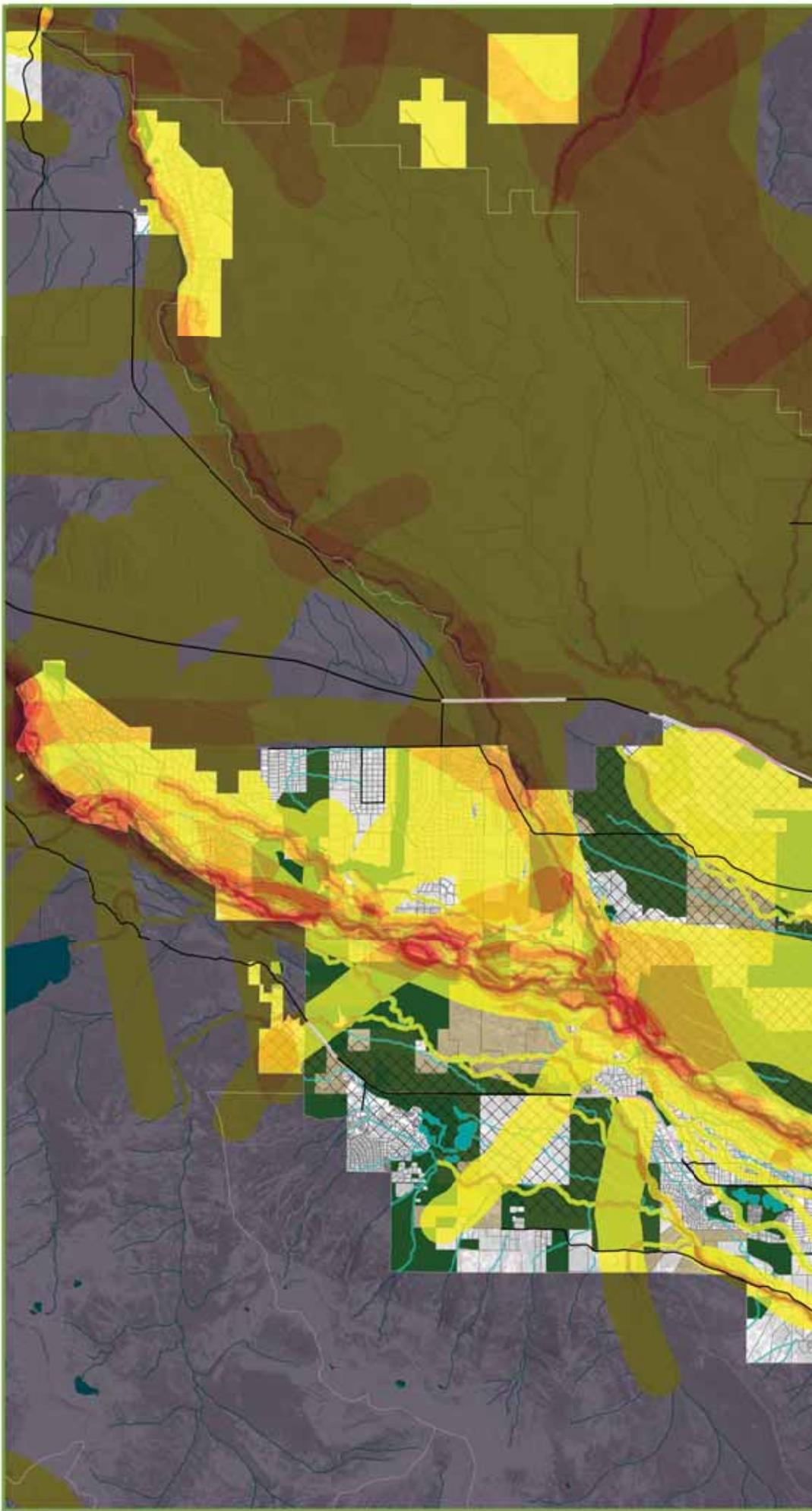
Zoom: Town of Jackson, Aspens/Pines, Teton Village, Wilson

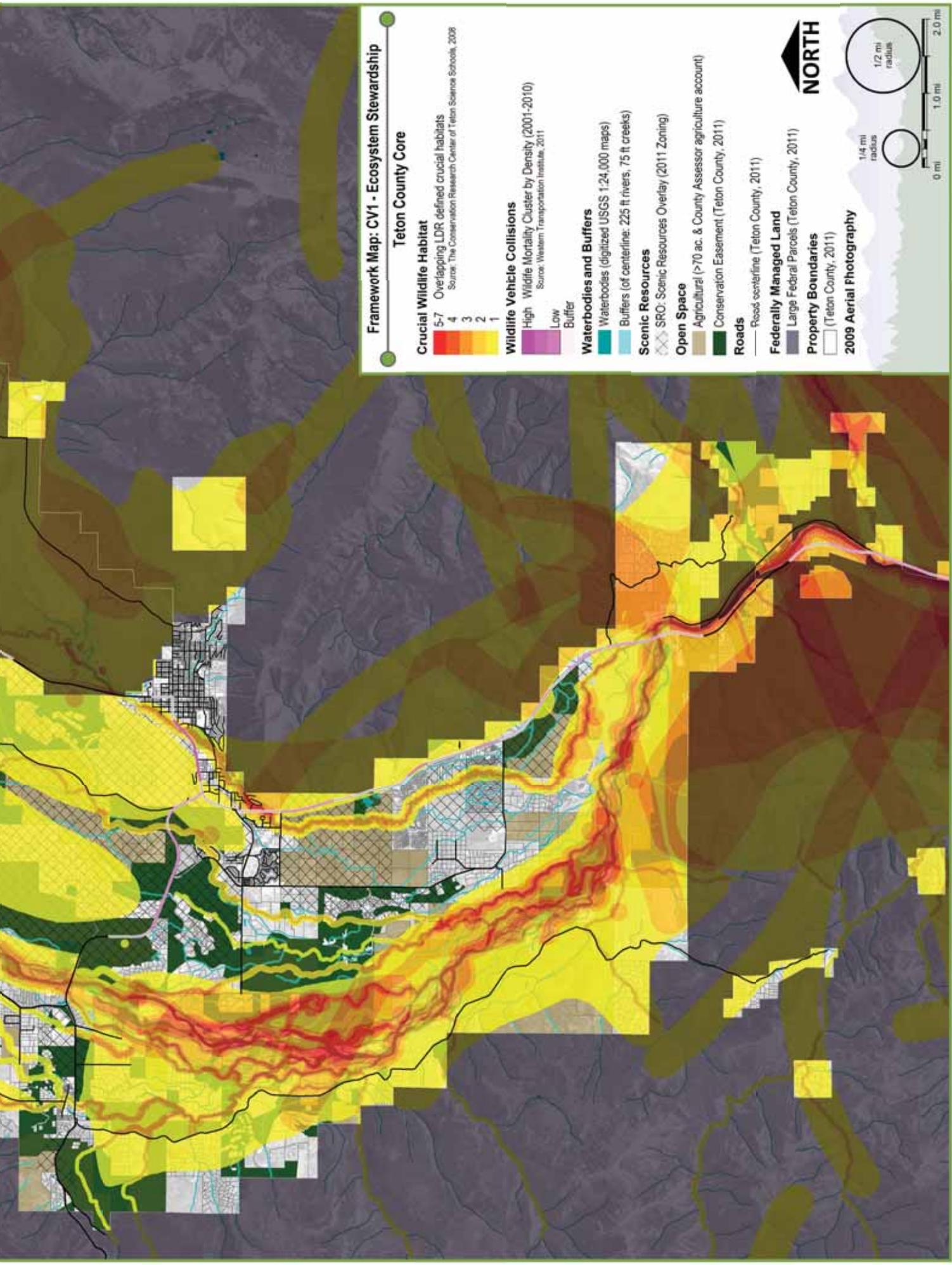
## Common Value 3: Quality of Life

Teton County Core

Alta Buffalo Valley, Hoback and Snake River Canyons

Zoom: Town of Jackson, Aspens/Pines, Teton Village, Wilson





**Framework Map: CV1 - Ecosystem Stewardship**

**Teton County Core**

**Crucial Wildlife Habitat**

- 5-7 Overlapping LDR defined crucial habitats
- 4
- 3
- 2
- 1

Source: The Conservation Research Center of Teton Science Schools, 2008

**Wildlife Vehicle Collisions**

- High Wildlife Mortality Cluster by Density (2001-2010)
- LOW
- Buffer

Source: Western Transportation Institute, 2011

**Waterbodies and Buffers**

- Waterbodies (digitized USGS 1:24,000 maps)
- Buffers (off centerline: 225 ft rivers, 75 ft creeks)

**Scenic Resources**

- SRQ: Scenic Resources Overlay (2011 Zoning)

**Open Space**

- Agricultural (>70 ac. & County Assessor agriculture account)
- Conservation Easement (Teton County, 2011)

**Roads**

- Roads centerline (Teton County, 2011)

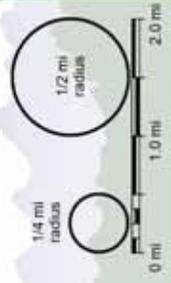
**Federally Managed Land**

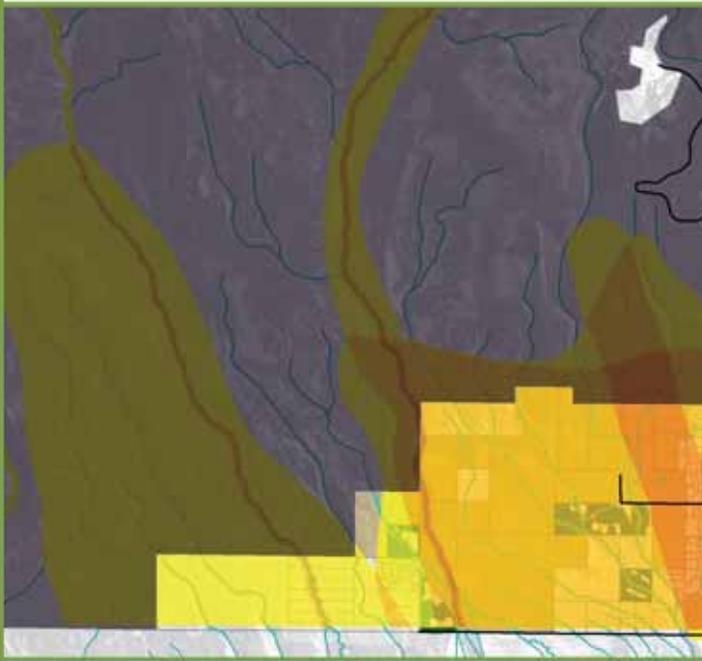
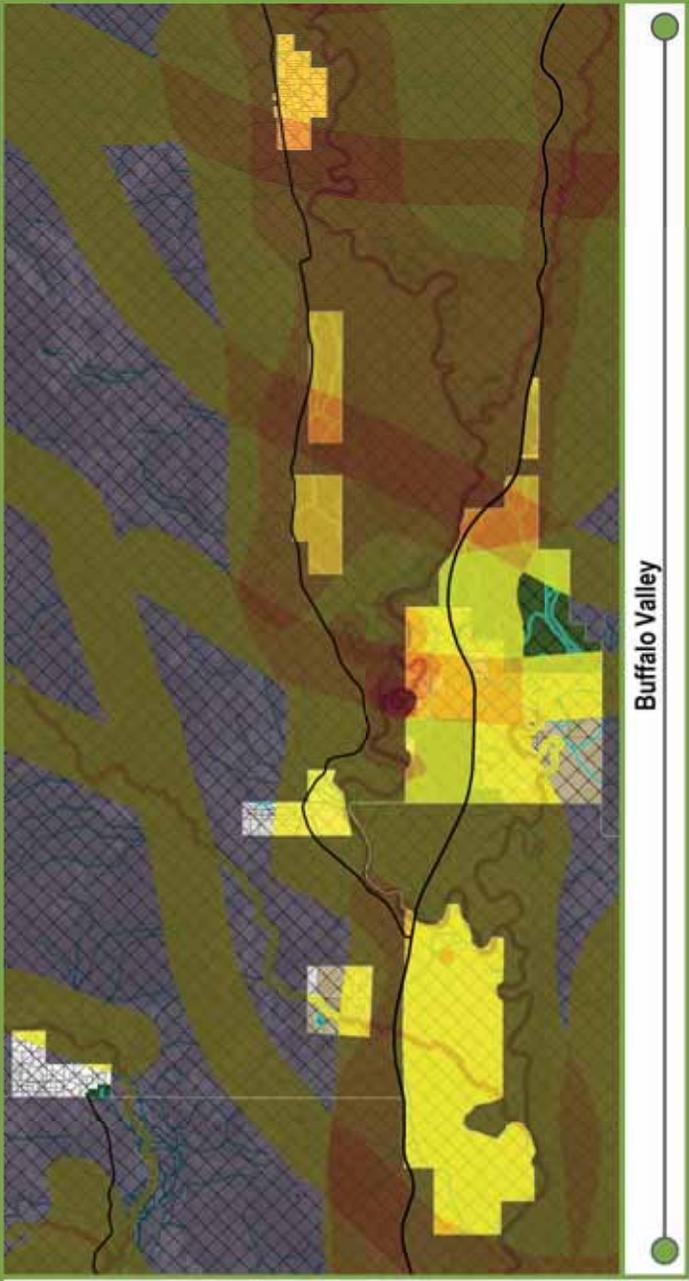
- Large Federal Parcels (Teton County, 2011)

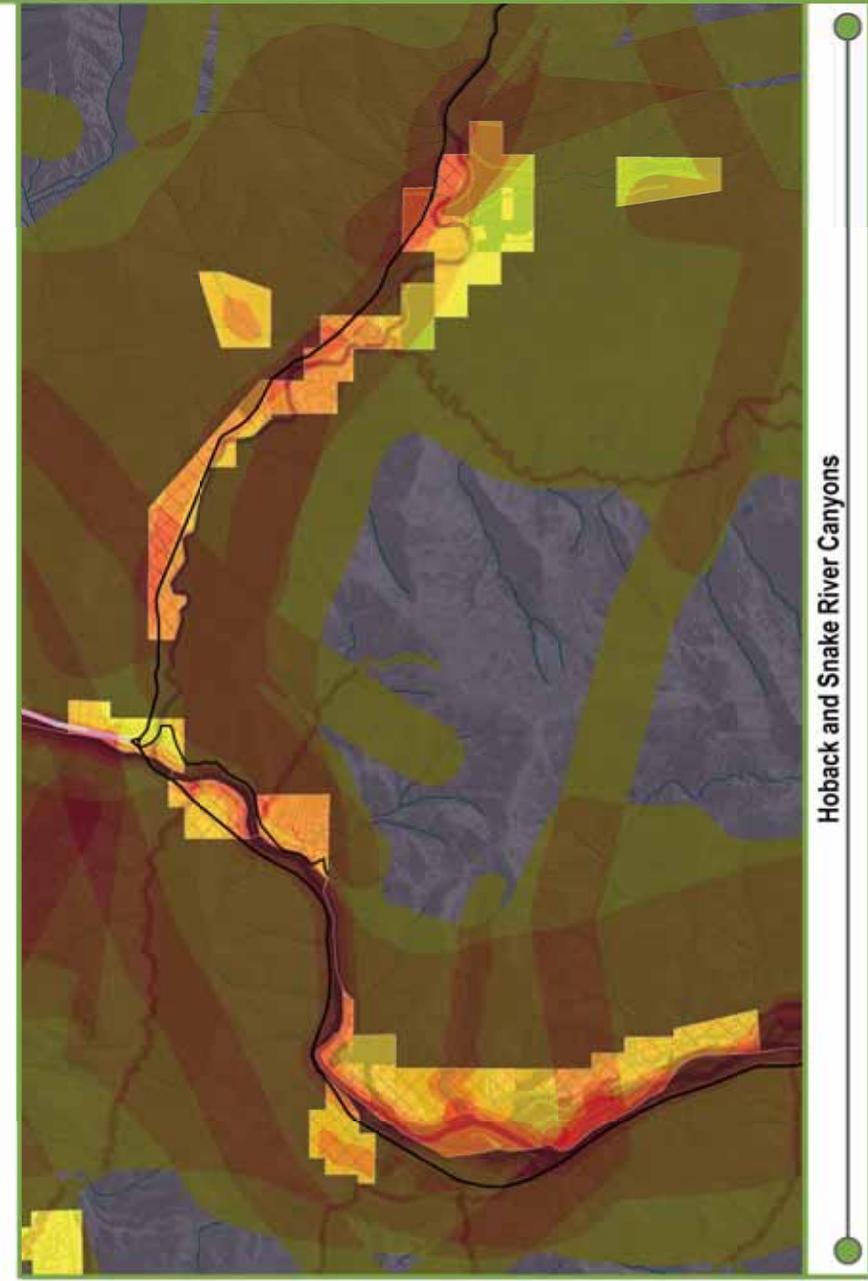
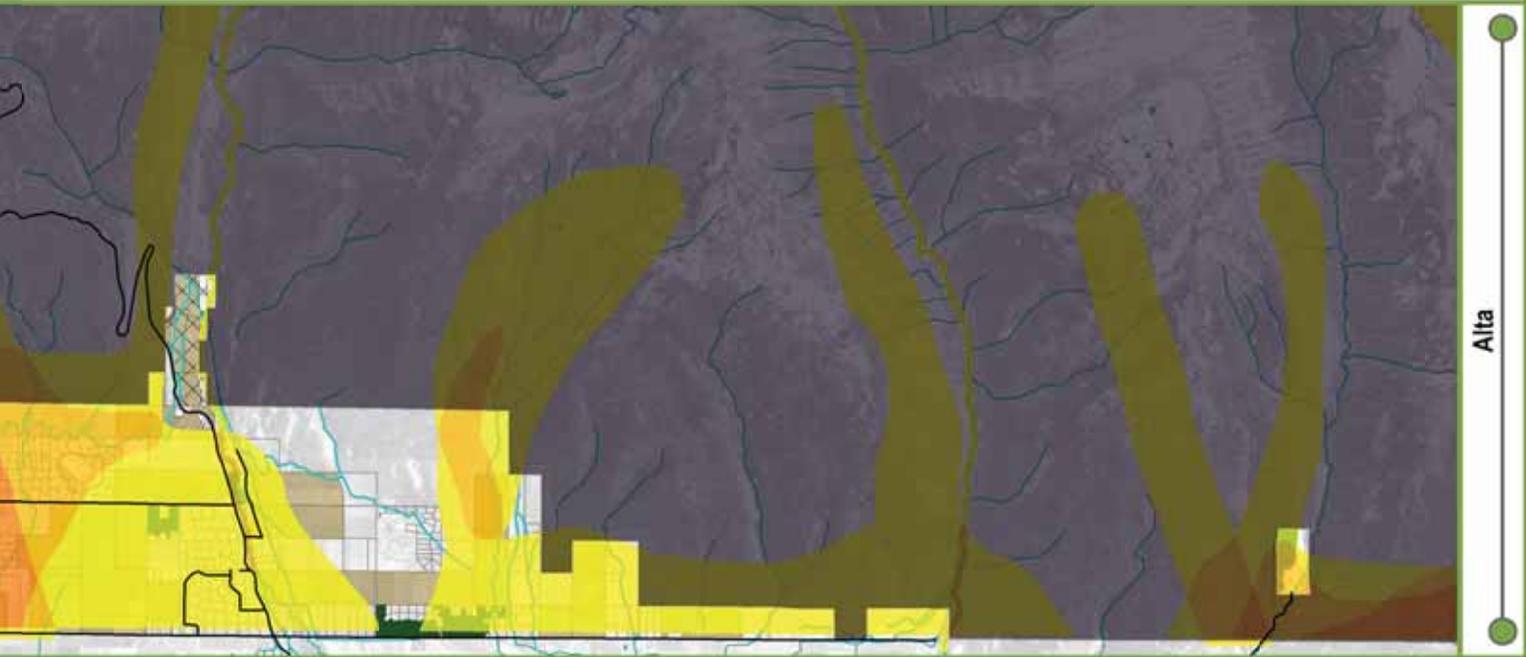
**Property Boundaries**

- (Teton County, 2011)

**2009 Aerial Photography**







**Framework Map: CV1 - Ecosystem Stewardship**  
**Alta, Buffalo Valley, Hoback and Snake River Canyons**

**Crucial Wildlife Habitat**  
 5-7 Overlapping LDR defined crucial habitats  
Source: The Conservation Research Center of Teton Science Schools, 2008

**Wildlife Vehicle Collisions**  
 High Wildlife Mortality Cluster by Density ('00-'10)  
Source: Western Transportation Institute, 2011

**Waterbodies and Buffers**  
 Waterbodies (digitized USGS 1:24,000 maps)  
 Buffers (off centerline: 225 ft rivers, 75 ft creeks)

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 Agricultural (>70 ac. & County Assessor ag. account)  
 Conservation Easement (Teton County, 2011)

**Roads**  
 Road centerline (Teton County, 2011)

**Federally Managed Land**  
 Large Federal Parcels (Teton County, 2011)

**Property Boundaries**  
 (Teton County, 2011)

**2009 Aerial Photography**

**NORTH**

1/4 mile radius  
 1/2 mile radius

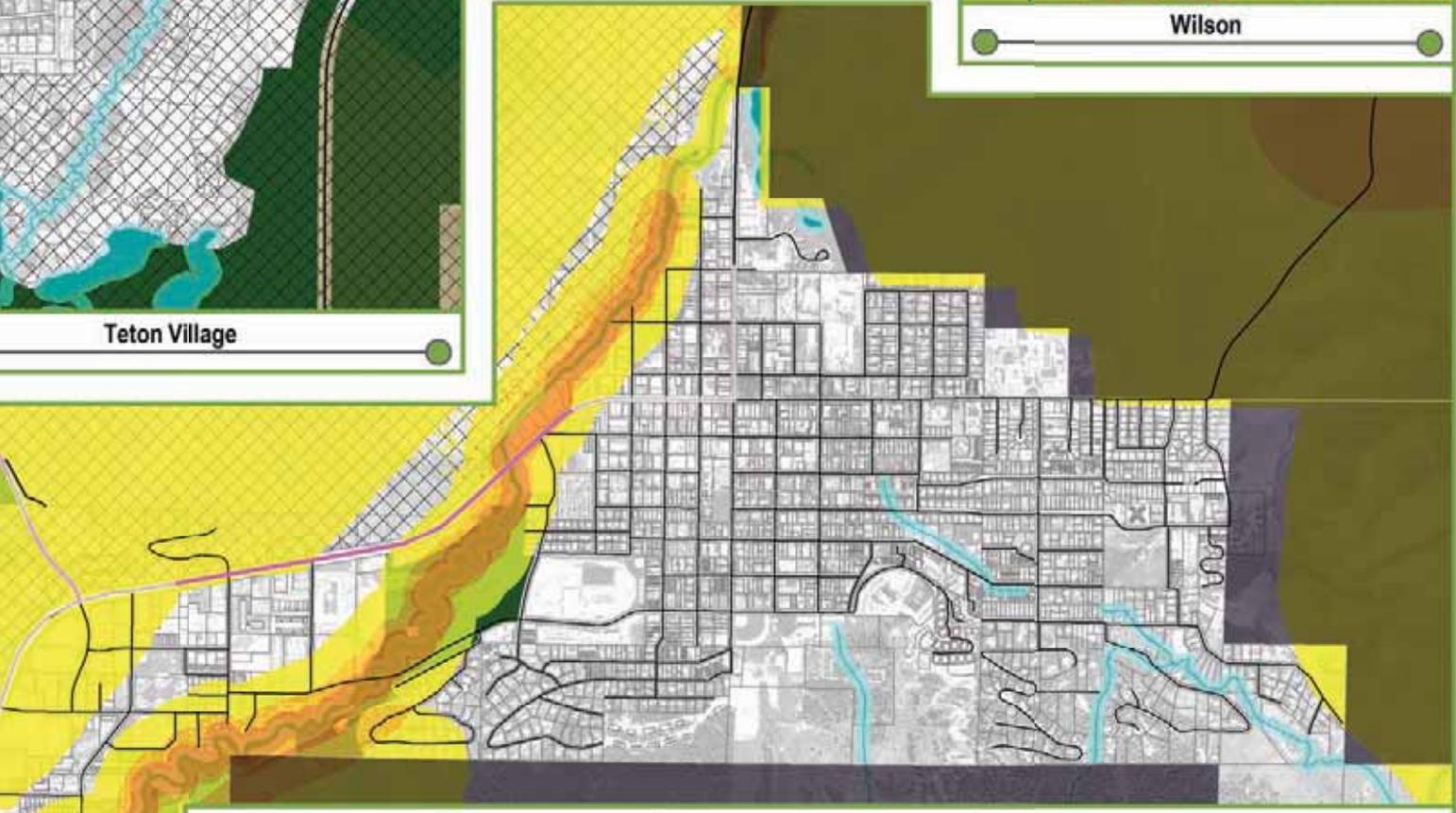
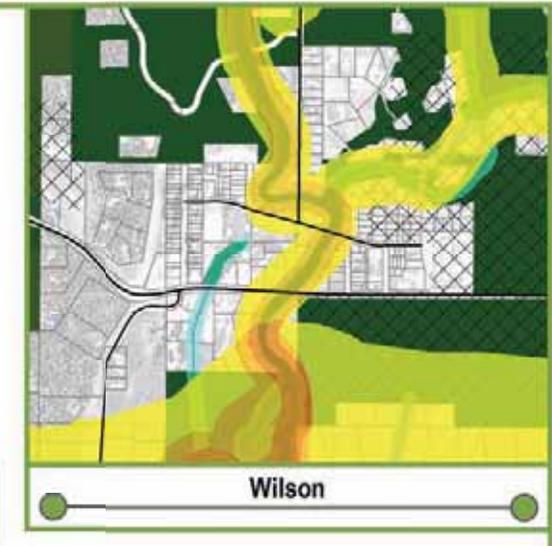
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Aspens/Pines



Town of Jackson

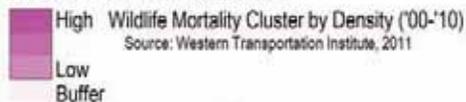


**Framework Map: CV1 - Ecosystem Stewardship: Zoom**  
**Town of Jackson, Aspen/Pines, Teton Village, Wilson**

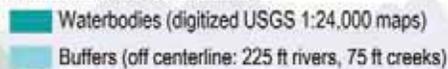
**Crucial Wildlife Habitat**



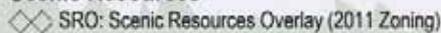
**Wildlife Vehicle Collisions**



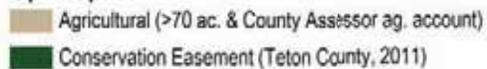
**Waterbodies and Buffers**



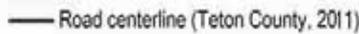
**Scenic Resources**



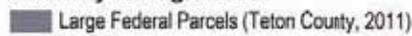
**Open Space**



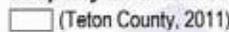
**Roads**



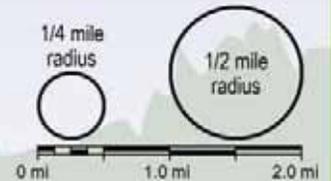
**Federally Managed Land**

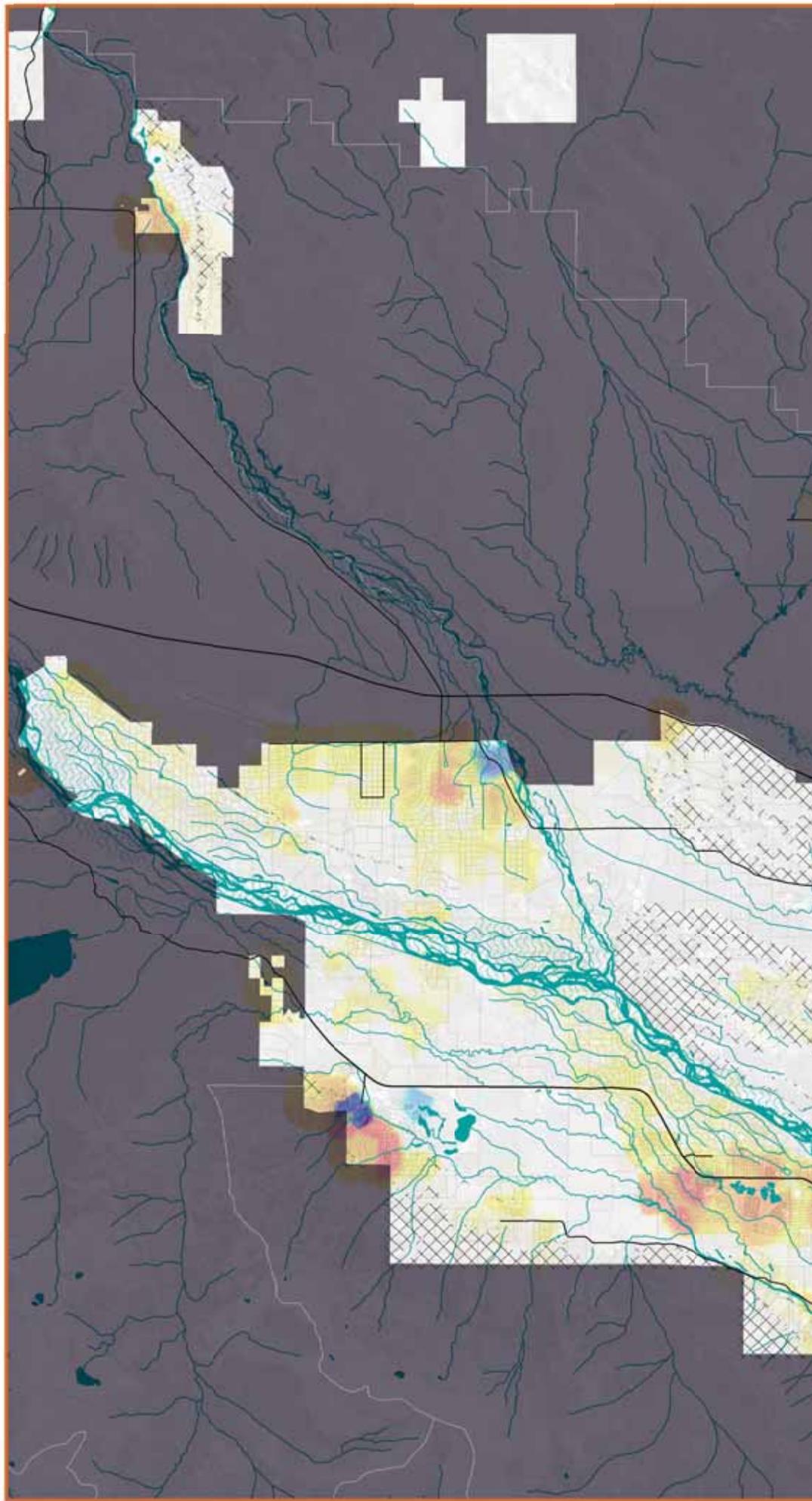


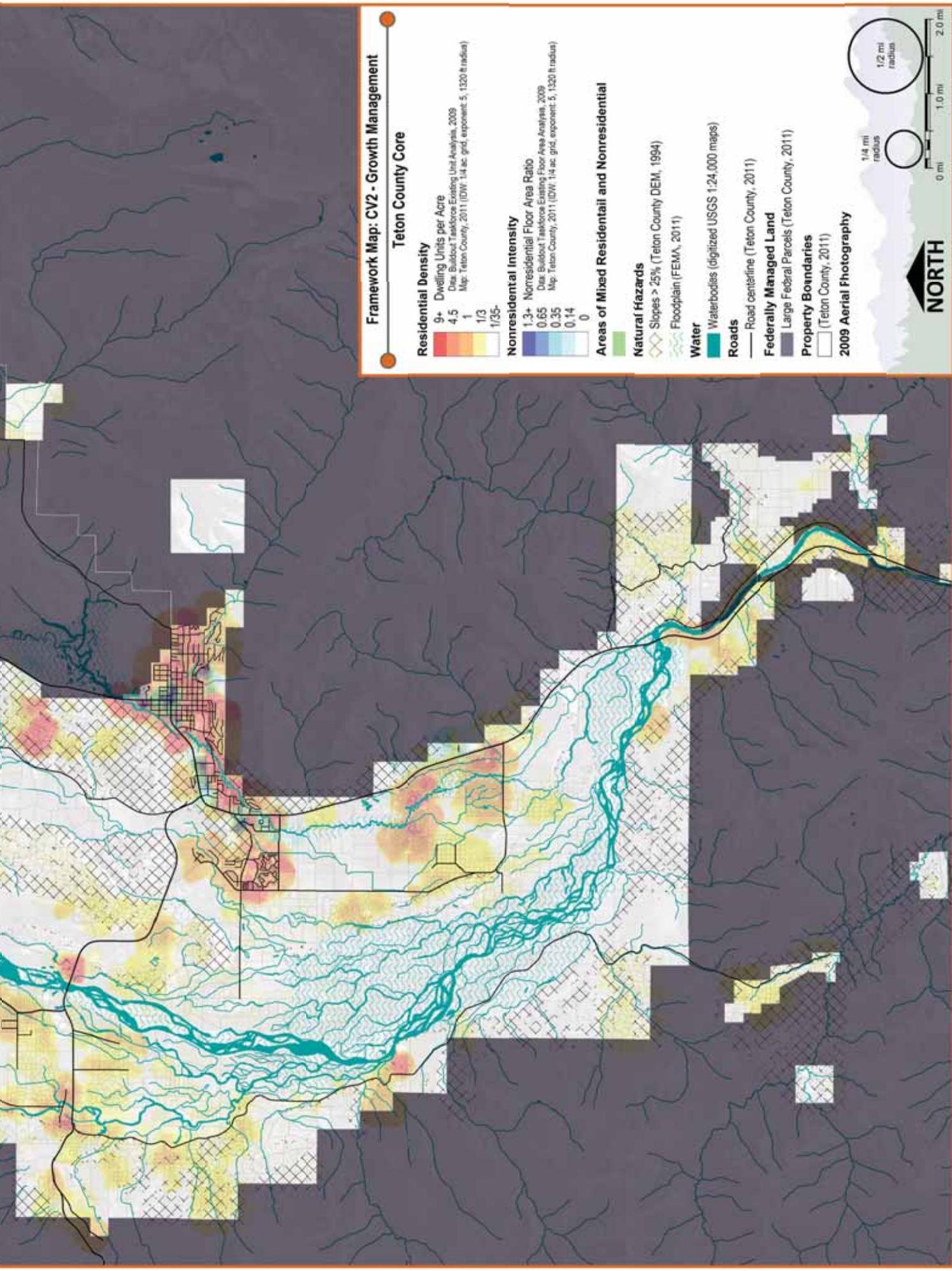
**Property Boundaries**



**2009 Aerial Photography**



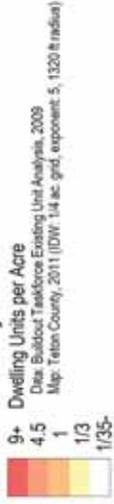




**Framework Map: CV2 - Growth Management**

**Teton County Core**

**Residential Density**



**Nonresidential Intensity**



**Areas of Mixed Residential and Nonresidential**

**Natural Hazards**



**Water**



**Roads**



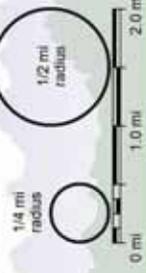
**Federally Managed Land**



**Property Boundaries**



**2009 Aerial Photography**





Buffalo Valley





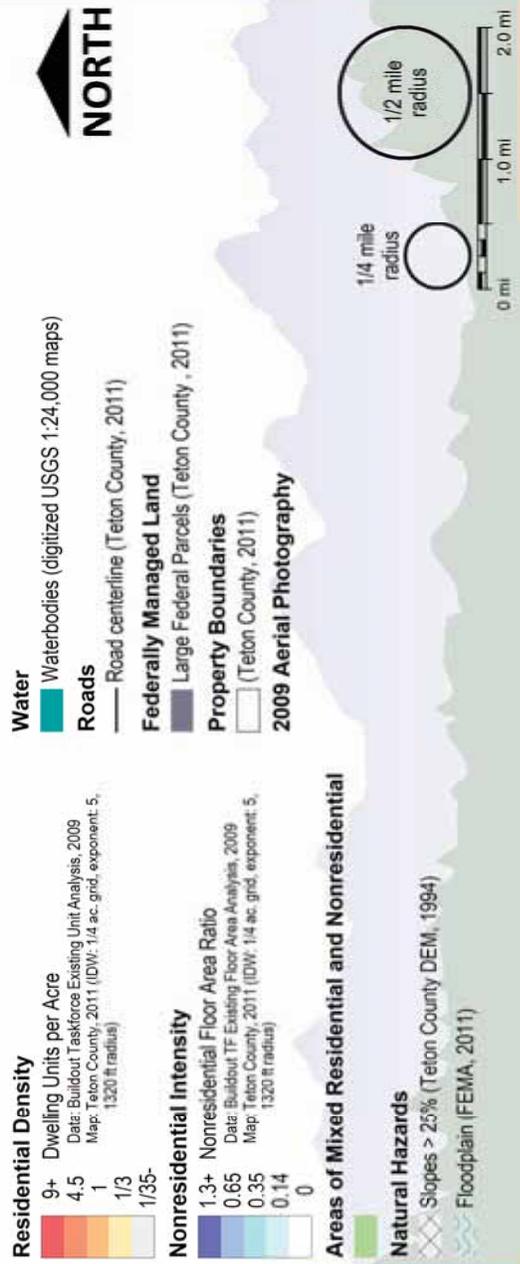
Alta

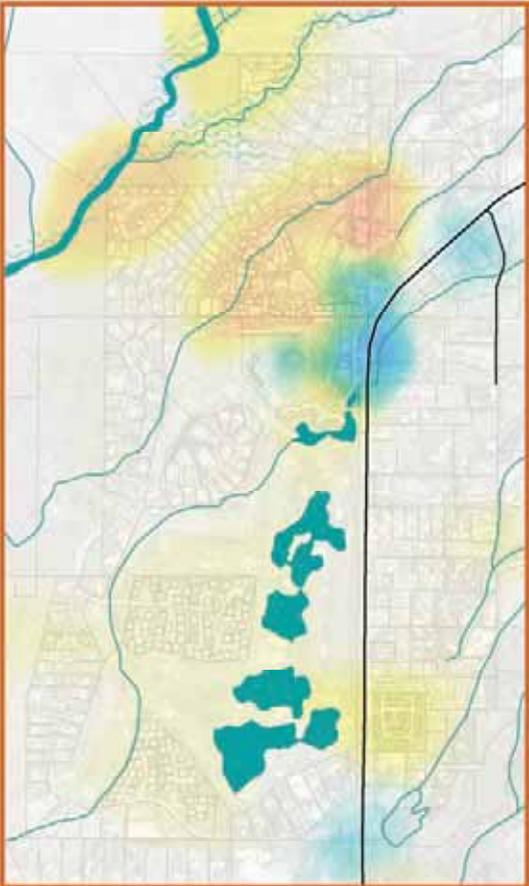


Hoback and Snake River Canyons

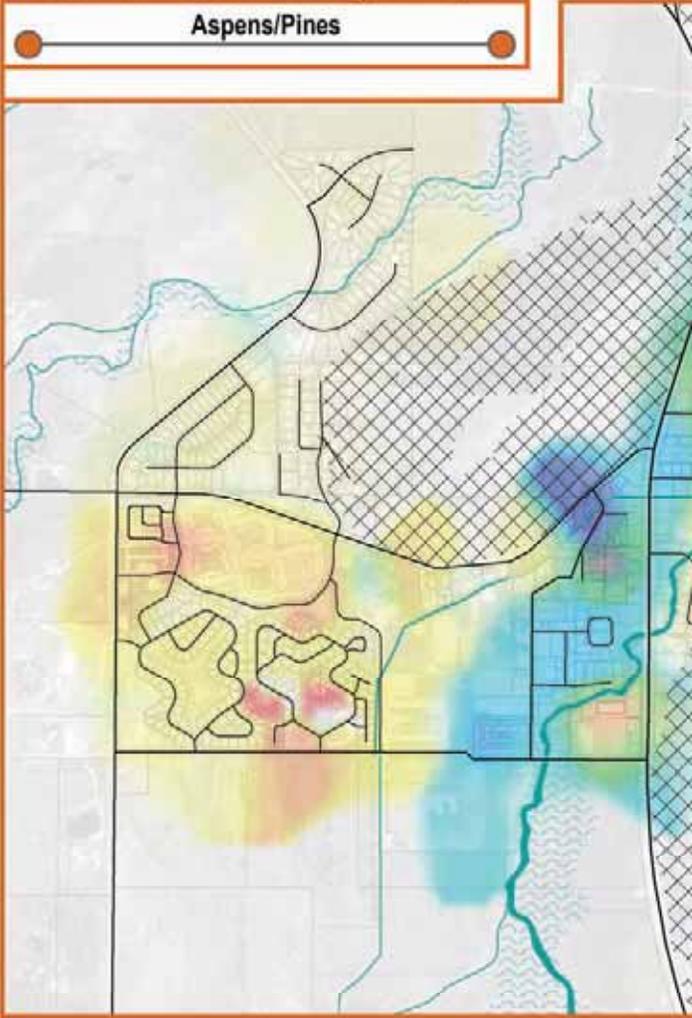
### Framework Map: CV2 - Growth Management

#### Alta, Buffalo Valley, Hoback and Snake River Canyons

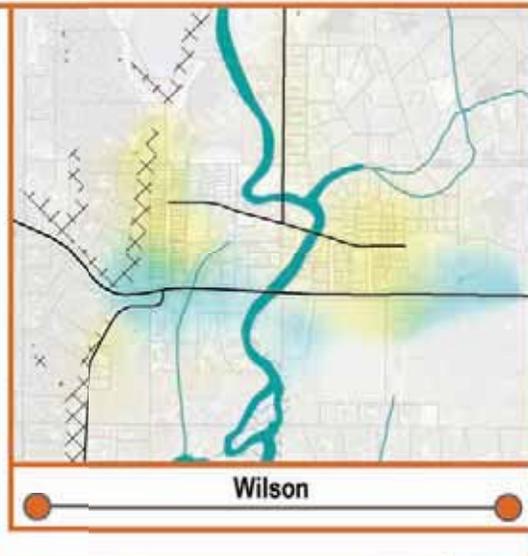




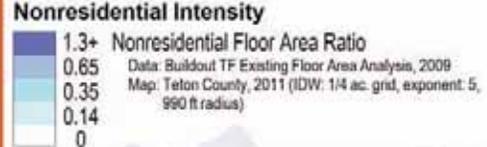
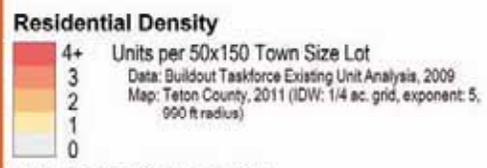
Aspens/Pines



Town of Jackson



**Framework Map: CV2 - Growth Management: Zoom**  
**Town of Jackson, Aspen/Pines, Teton Village, Wilson**



**Areas of Mixed Residential and Nonresidential**

**Natural Hazards**

- Slopes > 25% (Teton County DEM, 1994)
- Floodplain (FEMA, 2011)

**Water**

- Waterbodies (digitized USGS 1:24,000 maps)

**Roads**

- Road centerline (Teton County, 2011)

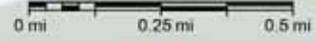
**Federally Managed Land**

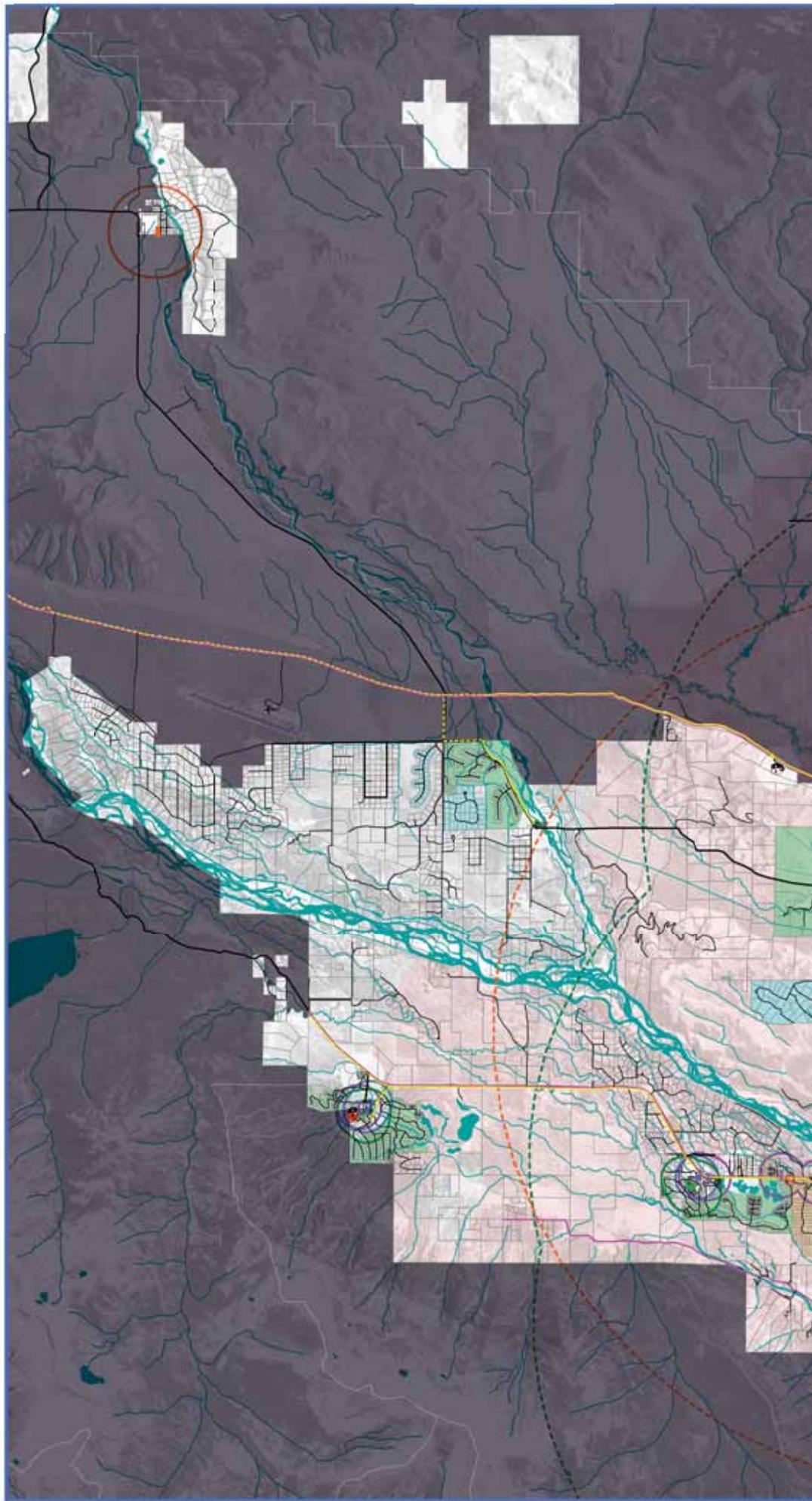
- Large Federal Parcels (Teton County, 2011)

**Property Boundaries**

- (Teton County, 2011)

**2009 Aerial Photography**





# Framework Map: CV3 - Quality of Life

## Teton County Core

### Transportation Infrastructure

- Complete Streets/Roads (Teton County, 2011)
- Street/Route centerline (Teton County, 2011)
- Existing Pathways (Teton County, 2011)
- Proposed Pathways (Pathways Master Plan, 2007)

### Service Areas

- 1/2 mile to an elementary school (TCSD #1, 2011)
- 1/4 mile to a neighborhood park (TCP&R, 2011)
- 1/4 mile to Convenience Commercial (Teton County, 2011)
- 1/4 mile to a START stop (START, 2011)
- 5 miles to a middle or high school (TCSD #1, 2011)
- 4 miles to a community park (TCP&R 2011)
- Public Water (Teton County, 2011)
- Public Sewer (Teton County, 2011)

### Emergency Response Time

- 3 - fire insurance (ISO) Rating (JH Fire/EMS, 2011)
- 10

### Other Facilities

- 8 - Child Care, Medical, Recycling etc. facilities within 0.4 mile
- 4 - Data: WYDFIS, TCSDWR, TC Public Health, JH Cultural Council, 2011
- 1 - Map: Teton County, 2011

### Facilities

- Park (TCP&R, 2011)
- School (TCSD #1, 2011)
- Local Convenience Commercial
- START Bus stop (START, 2011)
- Fire/EMS Station (JH Fire/EMS, 2011)
- Medical (TC Public Health, 2011)
- Childcare (WYDFS, 2011)
- Arts and Culture (JH Cultural Council, 2011)
- Recycling (TCISWR, 2011)
- Library
- Post Office

### Waterbodies

- Waterbodies (digitized USGS 1:24,000 maps)

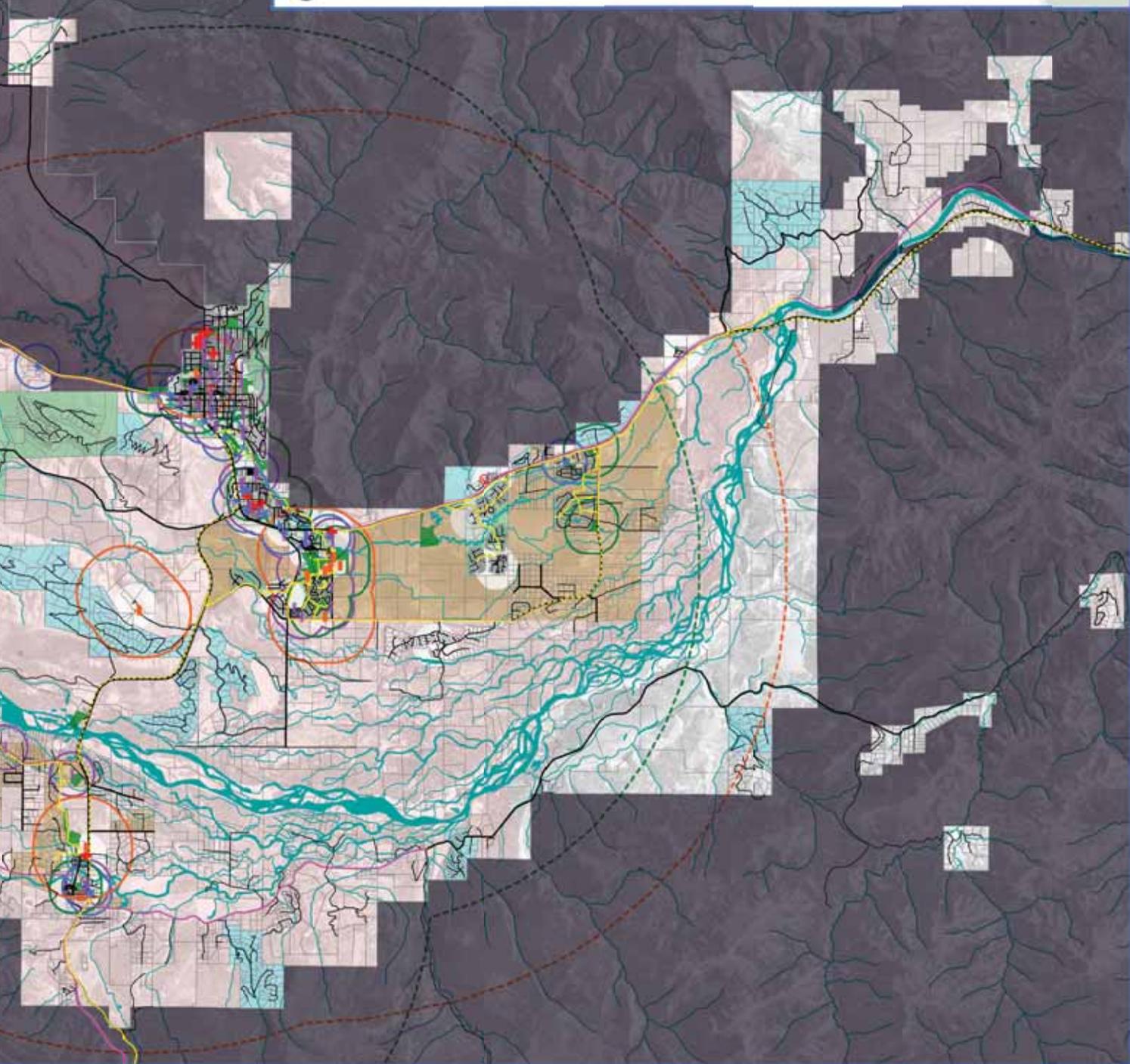
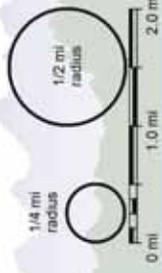
### Federally Managed Land

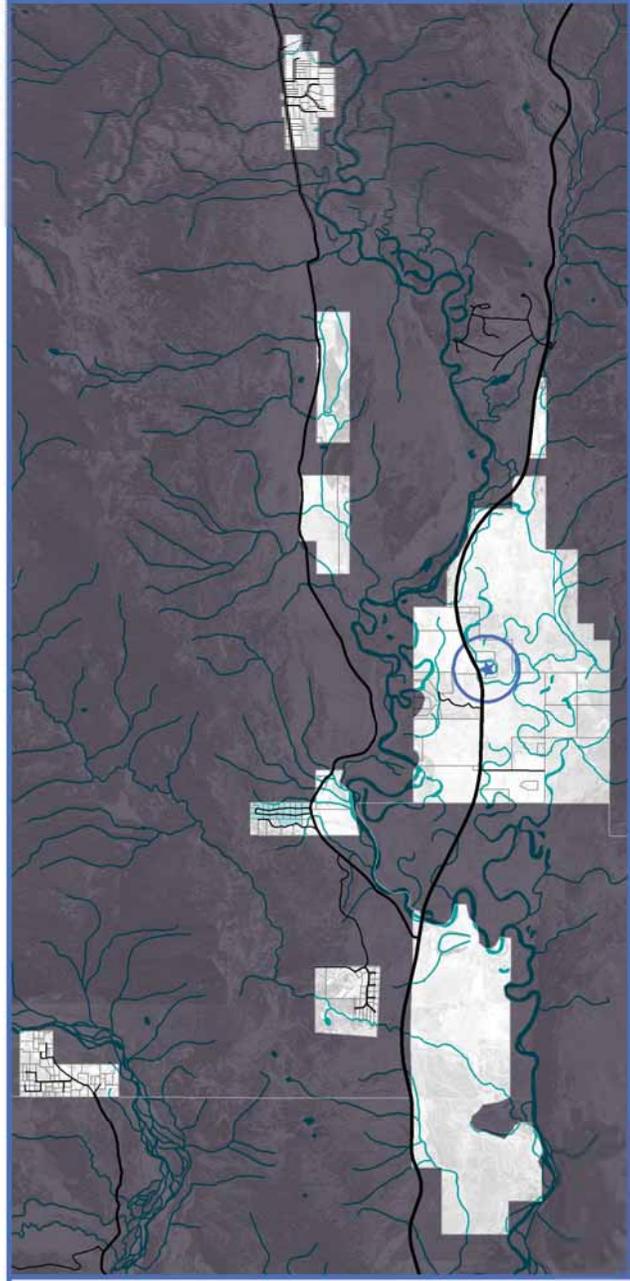
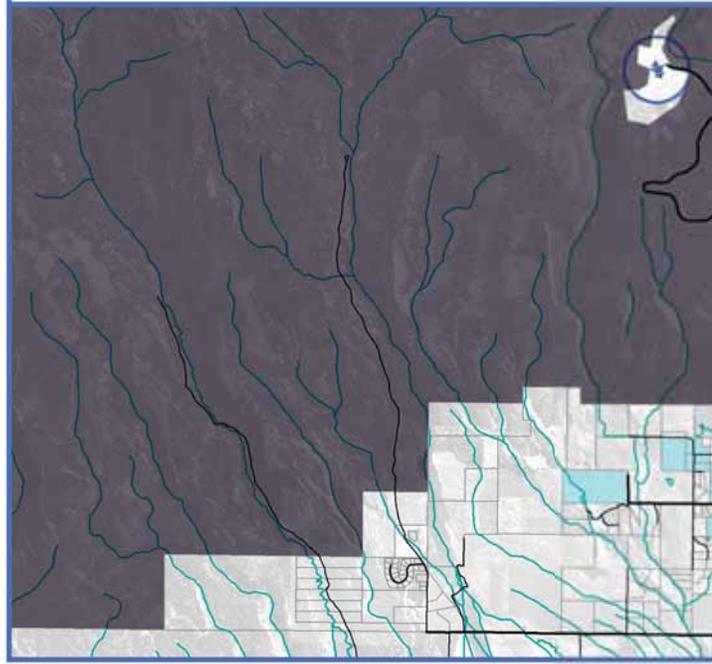
- Large Federal Parcels (Teton County, 2011)

### Property Boundaries

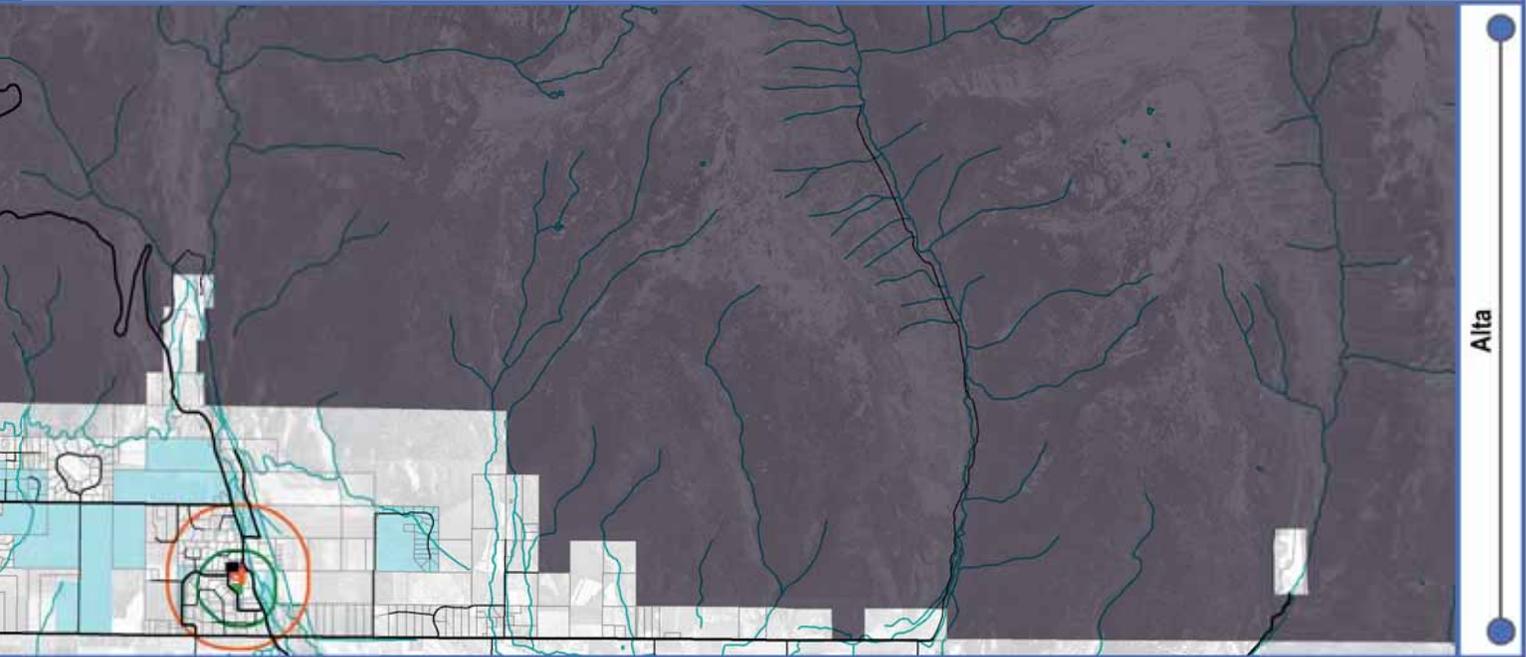
- Teton County, 2011

### 2009 Aerial Photography

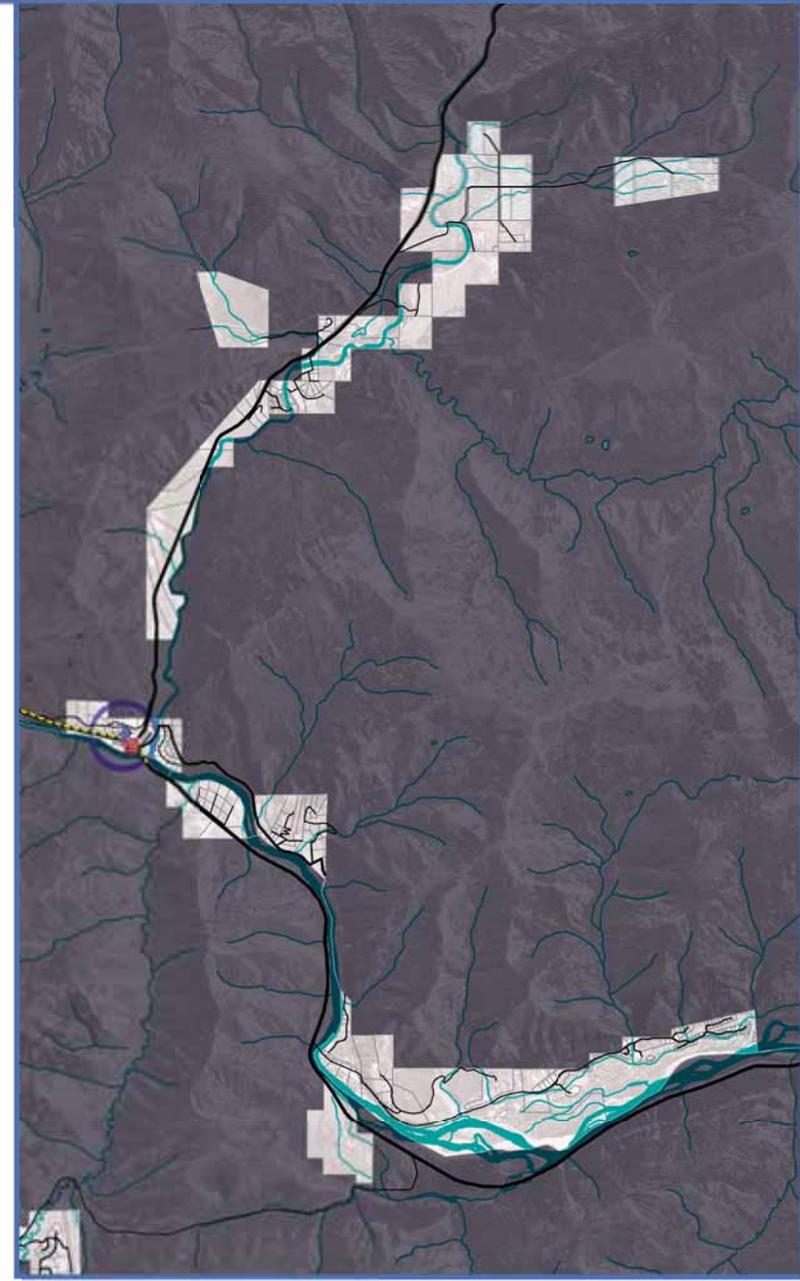




Buffalo Valley



Alta

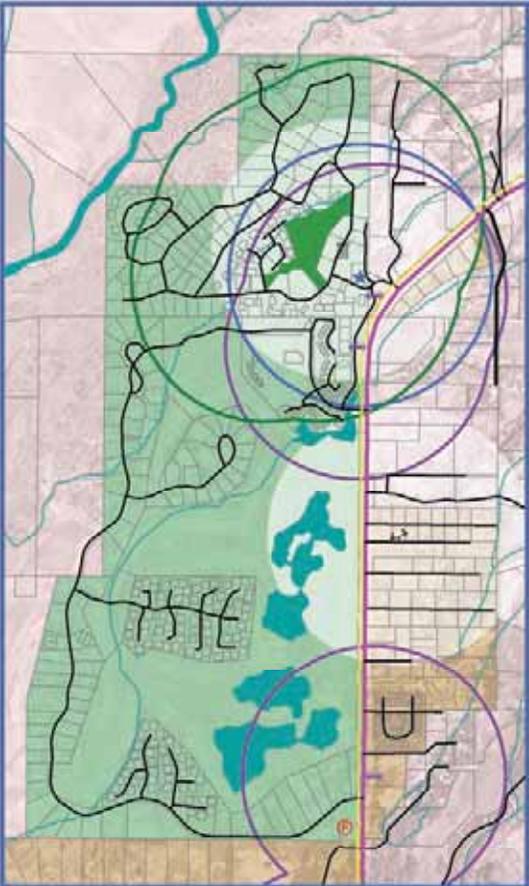


Hoback and Snake River Canyons

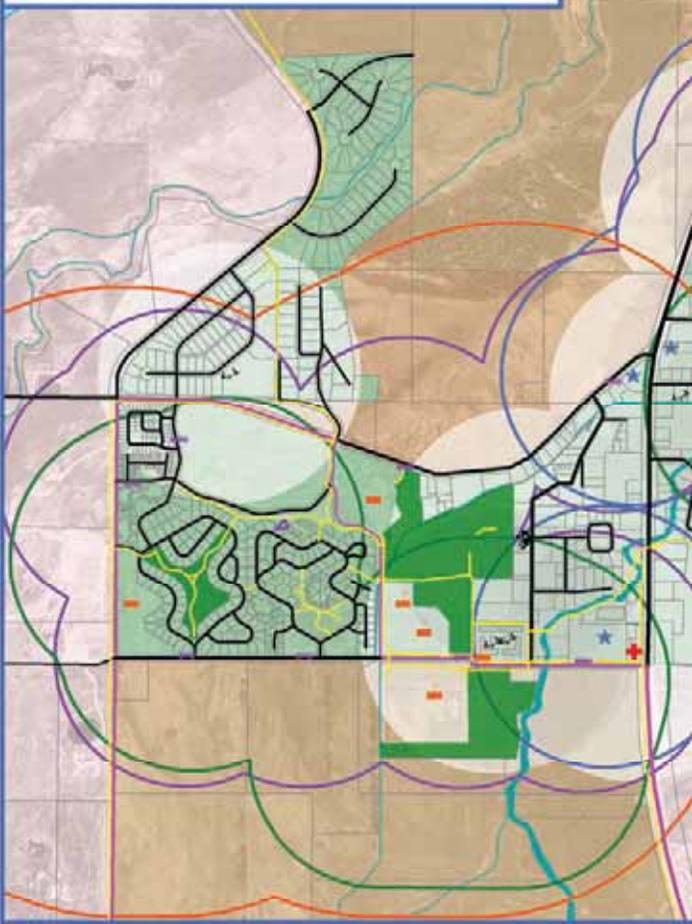
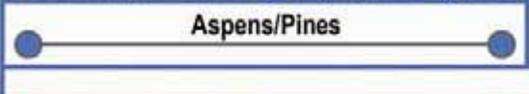
Framework Map: CV3 - Quality of Life

Alta, Buffalo Valley, Hoback and Snake River Canyons



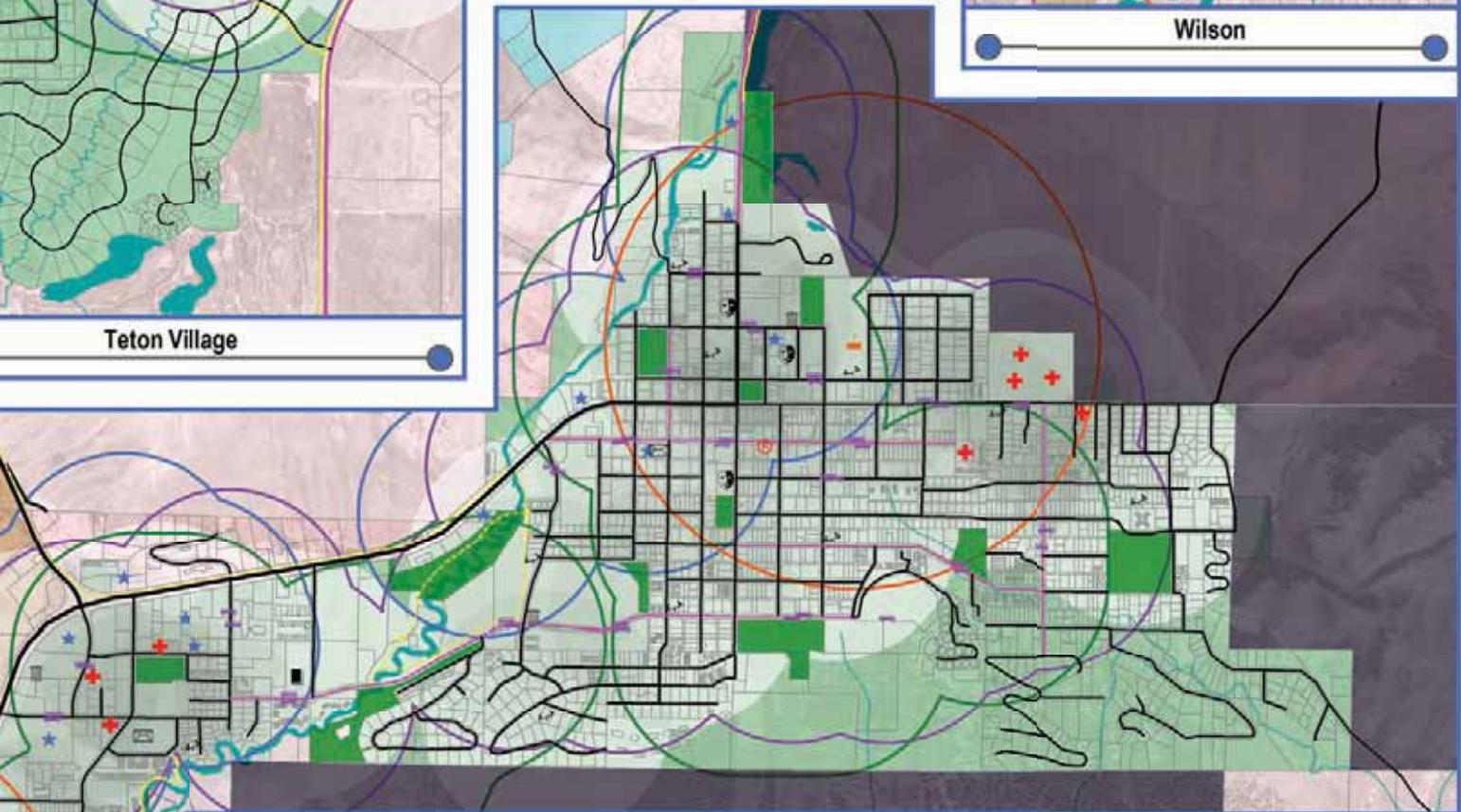
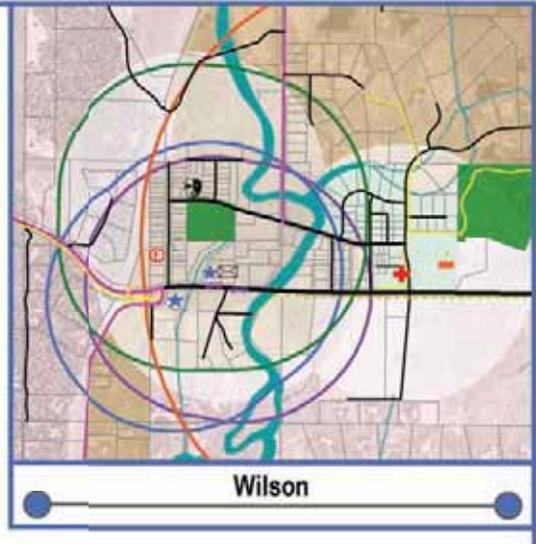
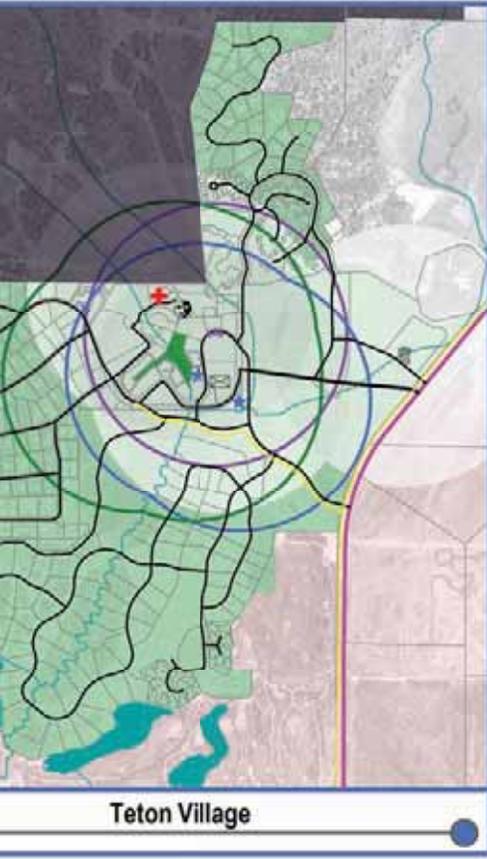


Aspens/Pines



Town of Jackson





**Framework Map: CV3 - Quality of Life: Zoom**

**Town of Jackson, Aspen/Pines, Teton Village, Wilson**

**Transportation Infrastructure**

- Complete Streets/Roads (Teton County, 2011)
- Street/Road centerline (Teton County, 2011)
- Existing Pathways (Teton County, 2011)
- Proposed Pathways (Pathways Master Plan, 2007)

**Service Areas**

- 1/2 mile to an elementary school (TCSD #1, 2011)
- 1/4 mile to a neighborhood park (TCP&R, 2011)
- 1/4 mile to Convenience Commercial (Teton County, 2011)
- 1/4 mile to a START stop (START, 2011)
- 5 miles to a middle or high school (TCSD #1, 2011)
- 4 miles to a community park (TCP&R 2011)
- Public Water (Teton County, 2011)
- Public Sewer (Teton County, 2011)
- Public Water and Sewer

**Emergency Response Time**

- 3 Fire Insurance (ISO) Rating (JH Fire/EMS, 2011)
- 10

**Other Facilities**

- 8 Child Care, Medical, Recycling etc. facilities within 1/4 mile
- 4 Data: WYDFS, TCISWR, TC Public Health, JH Cultural Council, 2011
- 1 Map: Teton County, 2011

**Facilities**

- Park (TCP&R, 2011)
- School (TCSD #1, 2011)
- Local Convenience Commercial
- START Bus stop (START, 2011)
- Fire/EMS Station (JH Fire/EMS, 2011)
- Medical (TC Public Health, 2011)
- Childcare (WyDFS, 2011)
- Arts and Culture (JH Cultural Council, 2011)
- Recycling (TCISWR, 2011)
- Library
- Post Office

**Waterbodies**

- Waterbodies (digitized USGS 1:24,000 maps)

**Federally Managed Land**

- Large Federal Parcels (Teton County, 2011)

**Property Boundaries**

- Teton County, 2011

**2009 Aerial Photography**

**NORTH**

