



## What is the Future Land Use Plan?

The Future Land Use Plan is the communitywide “picture” of how the community will look when the community vision and themes in this Plan are fully implemented. It describes, in general terms, conservation or development activities appropriate for certain areas based on the two priority themes—to promote stewardship and manage growth responsibly. The Future Land Use Plan also provides general guidance regarding appropriate locations for open space, housing, offices, retail, industry, and resorts to realize the community values identified in the remaining themes, which are illustrated in the graphic below

The Future Land Use Plan is not a regulatory document. Boundaries between classifications are not exact and should not be used as definitive delineations of where conservation and development are appropriate and where they are not. Zoning maps and land development regulations serve that role.



**Figure 9.1: Relationship of the Future Land Use Plan to Implementation**

## What is its Purpose?

The inclusion of a Future Land Use Plan is the next evolution in Jackson/Teton County comprehensive planning and represents the biggest change from the 1994 Plan. The primary critique of the 1994 Plan was its inability to guide land uses into particular areas. The purpose of the Future Land Use Plan is to

provide a level of predictability with regard to future land use. It does so by visually depicting those areas that are appropriate for conservation and those areas that are suitable for residential and/or commercial development, based on resource mapping and community values.

In 1994, the community adopted Land Development Regulations and Official Zoning Maps concurrently with the adoption of the Comprehensive Plan. By design, the regulations were too specific and the policies were too broad to adequately address the weighted balance that is required between land development activities. This Future Land Use Plan represents the link between the Comprehensive Plan's principles and policies and the land development regulations that will be used to implement this Plan. Incremental, site-specific decisions, which are emotionally, politically, and legally tied to a particular application, are not an effective way to implement this Plan. Big picture questions should already be answered when land owners, developers, neighbors, planners, and elected officials begin to discuss site specific land use issues and proposals.

The intent of the Future Land Use Plan is to:

- Visually depict how the Comprehensive Plan themes, principles, and policies will be implemented in specific areas;
- Depict those areas that are appropriate for conservation and development;
- Describe those areas in the community that must prioritize one theme over another to honor community-wide priorities; and,
- Inform future zoning and land developments, which provides land use predictability.

***The Future Land Use Plan and supporting data and information will be appended to the Plan at a later date upon the completion of the Theme and Policies.<sup>1</sup>***

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<sup>1</sup> Rec. 427: (County 4-0, Town 6-0) Incorporate FLUP statement: That, the elected officials request, as soon as they deem appropriate, that the Town of Jackson Planning Commission and Teton County Planning and Zoning Commission (the "joint planning commissions") certify the Future Land Use Plan Component of the 2010 Jackson / Teton County Comprehensive Plan (the "FLUP") to the elected officials, and that the elected officials would wait to adopt the 2010 Jackson / Teton County Comprehensive Plan in its entirety upon the joint planning commissions' certification of the FLUP.