

District 4: North of Town

Priority: Promote Stewardship of Wildlife and Natural Resources

The North of Town District is identified as a County Rural District in the Future Land Use Plan and is an appropriate area for stewardship and protection of wildlife and natural resources. The area is bounded by the Snake River and Gros Ventre River riparian corridors and Grand Teton National Park and has a high concentration of crucial wildlife areas, migration routes, and birthing areas.

To meet the goal of stewardship of wildlife and natural resources, development should mitigate and minimize its impacts on natural resources. Development potential in this district will be limited to the extent possible. This is an appropriate district for conservation easement incentives and non-regulatory conservation efforts, particularly in riparian areas.

Although maintaining a rural character and limiting development in this area is appropriate in the context of the wider community, much of this district is already platted. On platted lands, a focus on sustainable development and design that allows for wildlife permeability will limit development impacts. Residential development will be modest and rural in character. Density bonuses for the provision of workforce housing are not appropriate in this district, because of the lack of centralized local convenience commercial, public facilities, and transit opportunities.

The most intensely developed area in this district is the Jackson Hole Golf and Tennis Club resort. The resort master plan was approved and is consistent with both the 1994 Plan and this Plan. While the approved resort is a vital part of the Jackson Hole economy, expansion of the resort is not appropriate in the context of this Plan.

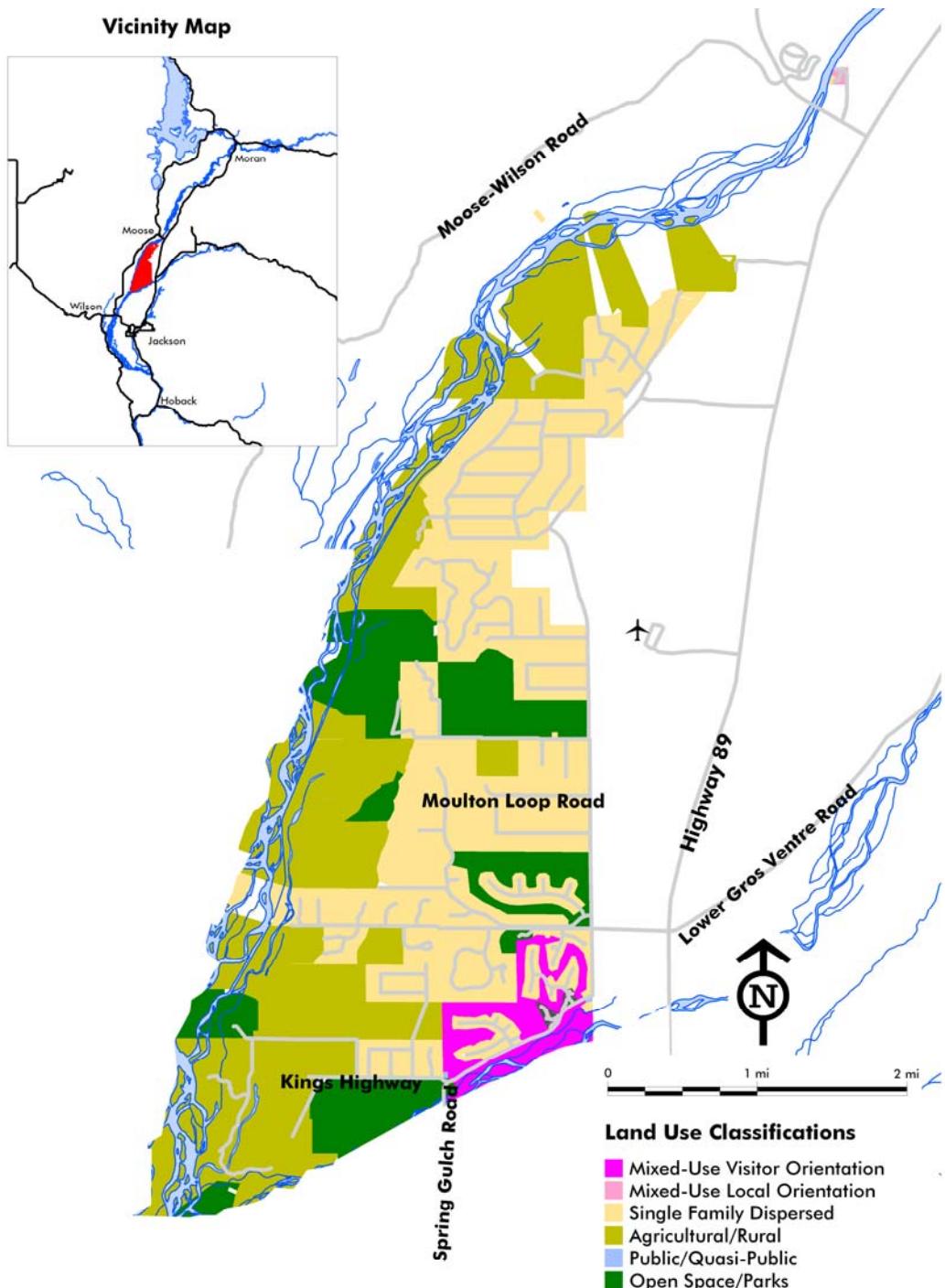
Some local and visitor convenience commercial development exists at Dornan's in Moose. Continuation of this non-residential use is appropriate given the historic use and proximity to Grand Teton National Park. If redevelopment of Dornan's occurs, the focus should be on providing locally-oriented commercial mixed with workforce housing.

Given the high visitor volume in this district and its potential to accommodate a greater number of housing

units, alternate modes of transportation into Jackson are important in this area. Construction of the North Highway 89 pathway to Grand Teton National Park is appropriate. In addition, joint efforts to provide transit service to this district should be continued.

THEME PRIORITIZATION IN THIS DISTRICT
WILDLIFE AND NATURAL RESOURCES <ul style="list-style-type: none">▪ Protect Snake and Gros Ventre Rivers and associated riparian corridors.▪ Promote wildlife mobility safely through developments and across roads.
RESPONSIBLE GROWTH <ul style="list-style-type: none">▪ Limit residential development potential.
WORKFORCE HOUSING <ul style="list-style-type: none">▪ Not an appropriate location for workforce housing density bonuses.▪ Include workforce housing in redevelopment of Dornan's.
TRANSPORTATION <ul style="list-style-type: none">▪ Increase transit opportunities to Grand Teton National Park and the airport.▪ Construct a pathway to Grand Teton National Park.
BALANCED ECONOMY <ul style="list-style-type: none">▪ Limit additional resort development.▪ Preserve local convenience commercial at Dornan's in Moose.
COMMUNITY FACILITIES <ul style="list-style-type: none">▪ Do not build additional satellite facilities.
TOWN AS HEART <ul style="list-style-type: none">▪ Limit development outside of the town.

Conceptual Future Land Use Map



Disclaimer
 Lines and colors do not represent fixed regulatory boundaries and are only to be used as a starting point for more specific future planning