



Teton County Comprehensive Plan Composite Framework Map

Core-Committee review draft - April 24, 2012

LAND USE DESCRIPTIONS

NEIGHBORHOODS

Industrial / Research / Live-Work



Existing Characteristics and Qualities:

- Near population centers
- Utility services available
- Low visibility from scenic corridor and tourist centers

Appropriate Land Uses:

- Mixed Light industrial / commercial
- Live-work and workforce residential
- Safe and convenient street and pathway connectivity to town centers
- Efficient vehicular connectivity to main transportation corridors

Town Neighborhood



Existing Characteristics and Qualities:

- Close proximity and adjacent to cities
- Basic utility services available or easily extended
- Mix of developed and undeveloped parcels
- Easy access via car, bike, or walking to city services and amenities

Appropriate Land Uses:

- Residential neighborhoods
- Mix of housing types, Live-work opportunities
- Parks, greenways, and neighborhood amenities
- Safe and convenient street and pathway connectivity to city centers
- Pedestrian amenities, walkable
- Limited neighborhood commercial

Rural Neighborhood



Existing Characteristics and Qualities:

- Mix of single family developments and undeveloped parcels
- Numerous vacant residential lots
- Predominately parcelized
- Dispersed miscellaneous commercial and light industrial development
- Limited connectivity of roads
- Minimal to no pedestrian and bicycle infrastructure

Appropriate Land Uses:

- Replat or vacation of non-viable subdivisions
- Clustered, non-commercial amenity based neighborhoods
- Single family neighborhoods with large open spaces
- Improve pedestrian, bicycle and auto connectivity within and to city centers

RURAL AREAS

Rural Agriculture



Existing Characteristics and Qualities:

- Dominated by agricultural production
- Mostly productive agricultural lands
- No public water and sewer services available
- Predominantly large parcels
- Wildlife resource area
- Harsh wind and weather
- Far from city centers

Appropriate Land Uses:

- Agriculture
- Estate residential / ranch / large lots
- Conservation and habitat enhancement
- Development guidelines appropriate for level of sensitivity

Foothills



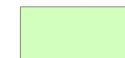
Existing Characteristics and Qualities:

- Rolling or steep topography
- No public water & sewer services available
- Some access to adjacent public lands (USFS, BLM)
- Upland areas highly visible from much of the valley
- Wildlife resource area
- High scenic quality
- Harsh wind and weather
- Wildfire hazard

Appropriate Land Uses:

- Estate residential / ranch
- Clustered development to respect topography
- Access to public lands and recreation
- Conservation and habitat enhancement
- Development guidelines appropriate for level of sensitivity

Mixed Agriculture



Existing Characteristics and Qualities:

- No public water and sewer services available
- Rangeland and farmland
- Wildlife resource area
- High scenic quality

Appropriate Land Uses:

- Agriculture
- Estate residential / ranch
- Clustered development for conservation
- Conservation and habitat enhancement
- Development guidelines appropriate for level of sensitivity
- Development limited by USACE wetland regulations and floodplain regulations

Waterway/Wetland Corridors

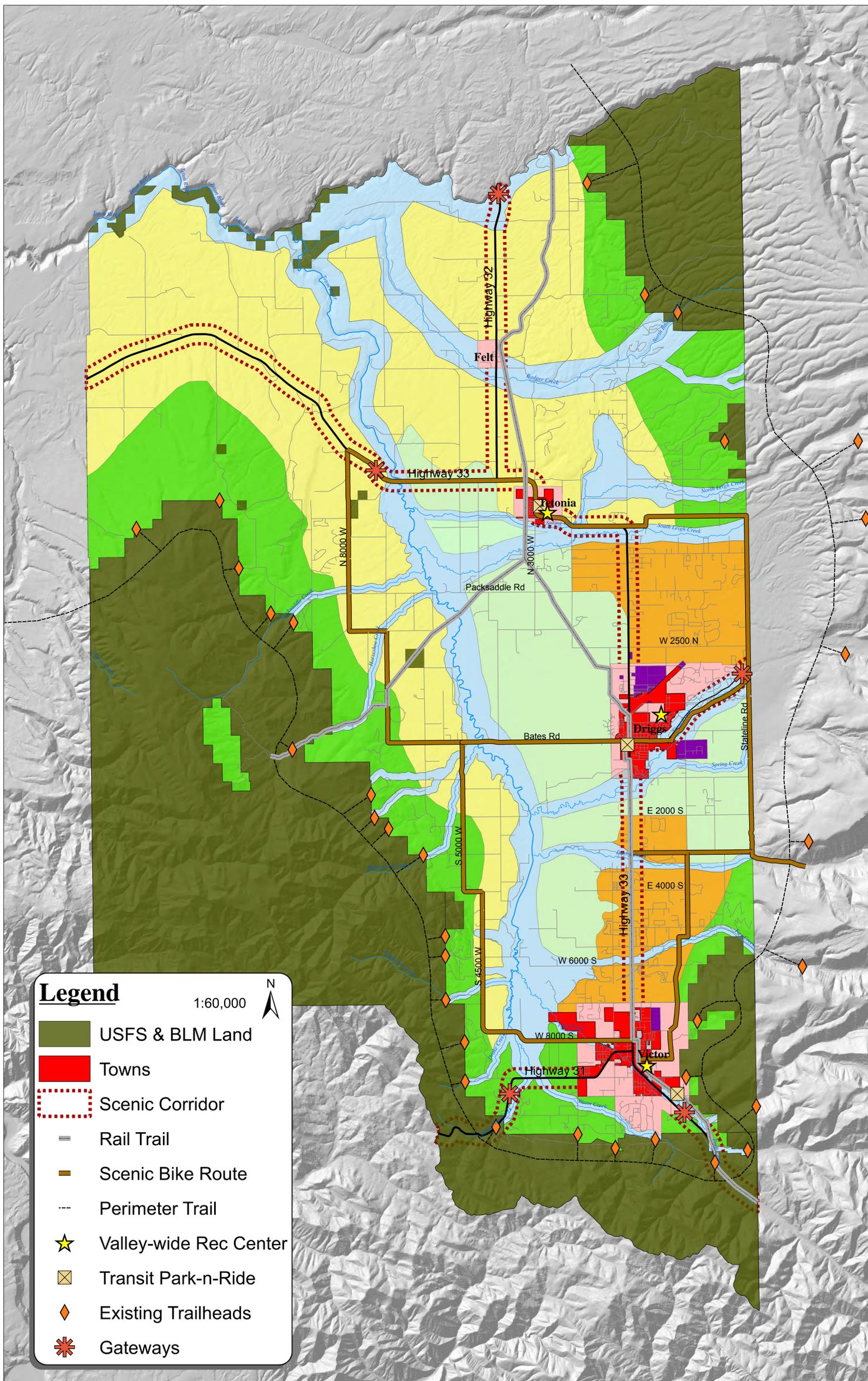


Existing Characteristics and Qualities:

- Dominated by wetlands and riparian areas
- No public water and sewer services available
- Predominantly large parcels
- Fish and wildlife resource area
- Recreational resource area

Appropriate Land Uses:

- Conservation and habitat enhancement
- Development limited by USACE wetland regulations and floodplain regulations
- Scenic quality preservation
- Estate residential / ranch
- Agriculture
- Public access points for river recreation



Legend

1:60,000



- USFS & BLM Land
- Towns
- Scenic Corridor
- Rail Trail
- Scenic Bike Route
- Perimeter Trail
- Valley-wide Rec Center
- Transit Park-n-Ride
- Existing Trailheads
- Gateways

Note

This map depicts desired future land uses and does not affect existing conditions, land uses, or developments.

Gateways

Gateways provide the first impression of Teton County and could include signage, tourist information, and/or scenic overlooks. Land uses immediately adjacent to the gateways should reflect the character of the valley.

Scenic Corridor

The scenic corridor is an area immediately adjacent to Hwys 33, 32, 31 and Ski Hill Road. Development is allowed in the Scenic Corridor and should meet design standards in order to enhance the scenic quality of the Valley. An attractive scenic corridor can improve visitor experience and increase economic development by attracting businesses and tourists. Structures protected by the Right to Farm Act are allowed in the scenic corridor.

