

To: Interested parties
From: Mary W. Gibson, Community Planning Director
Re: Commercial and Residential Lands Inventory for Teton County, Wyoming
Date: October 5, 2016

Purpose

The Jackson Hole Conservation Alliance (Alliance) undertook the 2016 Commercial and Residential Lands Inventory to help support implementation of the 2012 Jackson/ Teton County Comprehensive Plan (Comp Plan). The purpose is to provide needed data regarding existing development potential on which to base solid public policy decisions. Specifically, this study attempts to refine, verify, and update the work done by the 2009 Town and County Comp Plan "Buildout Taskforce" through the following objectives:

1. Provide an inventory update of allowed development potential based on the 2012 Comp Plan, which in turn is based on the development potential in the 1994 land development regulations and zoning map.
2. Confirm the status of each parcel through a variety of sources, including the most recent satellite and tax assessment data, and evaluate parcels by development potential characteristics, including location and zoning.
3. Based on the improved inventory, project and evaluate the potential capacity for new development.
4. Clearly document inventory methodology to improve transparency and repeatability.
5. Analyze potential implications of the inventory and next steps.

Approach

We retained a graduate student in Land Use Planning with extensive GIS skills, who, with guidance from our staff, undertook this closer look at the vacant lands inventories and performed this update. This inventory used current Teton County files and tax assessor information, three prior inventories, and recent work of a local real estate professional. We then compiled all of the available data from these sources, checked it for accuracy, documented the various methodologies, and went through a peer review process. With that, we have produced an updated and much more accurate assessment of our inventory of both commercial and residential land supply in Teton County. This includes estimates of redevelopment potential, as well as a vacant lands inventory.

Summary of Findings

Our commercial and residential land supply is OUT OF BALANCE.

Combined Town & County Average **Residential** Land Supply = **7-13 Years**
(Total of vacant and redevelopment)

Combined Town & County **Commercial** Land Supply = **35-52 years**
(Total of vacant and redevelopment)

- With four times more potential for commercial development than residential development, based on population projections and market demand, this community is out of balance. We have a ~43-year supply of commercial land and only a ~10-year supply of residential

Protecting the wildlife, wild places, and community character of Jackson Hole.

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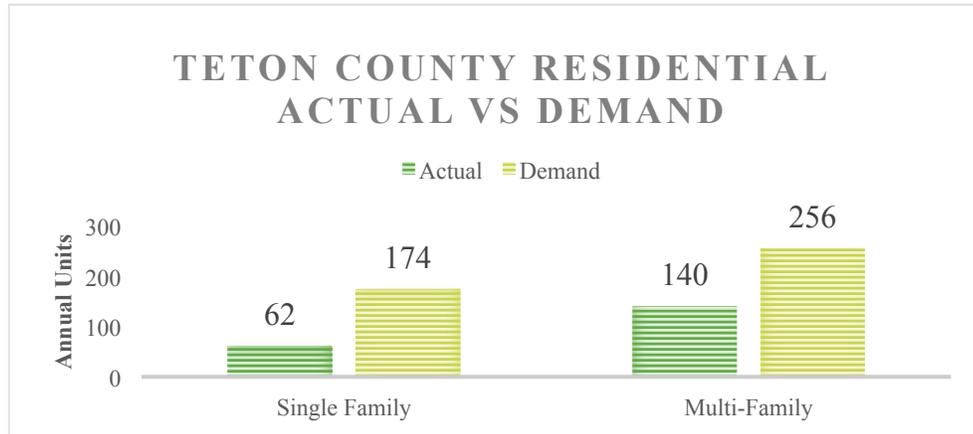
land.

- The planning standard is to match the land supply provided for jobs with the land supply needed to house the workers for those jobs for a twenty-year timeframe. But in Teton County we have a ~43-year supply of commercial land and only a ~10-year supply of residential land.
- This imbalance between residential and commercial land supply is a driving factor behind our community having too much commercial and lodging development compared to housing.
- Until we correct this imbalance, we will struggle to advance the vision and objectives of our Comp Plan, especially in regards to our goals of housing our workforce locally, reducing our community's climate and environmental impacts, and not exporting our impacts to neighboring communities.

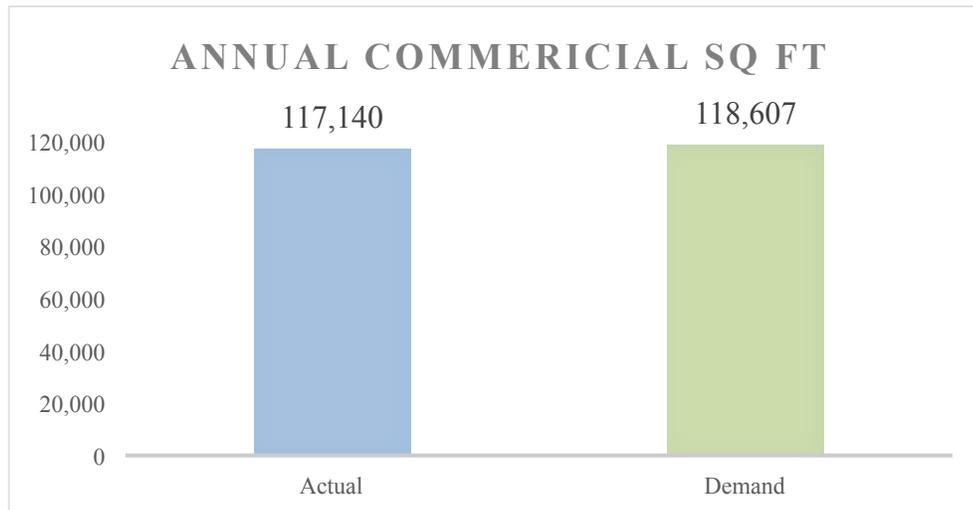
Recommendations for our Community Based on this Imbalance

- Do not add any additional commercial development rights in the Town or County.
- Develop an informed timeline for the amounts and types of land we will need to meet our Comp Plan goals, using best available data. Communities in other regions, most notably in California, Oregon, and Washington, plan for a 20-year supply of development in each land use category. We should follow a similar approach in Teton County.
- Explore potential policy mechanisms that both respect private property rights and allow our community to make adjustments that would help bring our land supply into balance. Given the large amount of commercial development potential existing in our community's resort master plans, they deserve special attention.
- Develop land use plans for complete neighborhoods, targeted to achieve an overall 20-year land supply balance in commercial/industrial and residential zoning allocations.
- Better quantify and qualify the current percentage of the workforce that is locally employed, and provide enough land zoned residential in appropriate locations and densities to achieve our Comp Plan goal of housing at least 65 percent of the workforce locally.
- Explore the use of scenario planning, a process by which the projected long-term impacts of several land use-planning scenarios are explored. This would help our community develop a strategic prioritization plan that best fits the vision of our Comp Plan, while improving transparency and citizen engagement.

COMMERCIAL/RESIDENTIAL BALANCE



*Residential demand based on a study by FCS Group. Demand was calculated based on 2012 Teton County Comprehensive Plan projections. “Actual” residential units based on average annual build permits from 2010 to 2015.



*Commercial demand based on a market study done by FCS Group that makes projections based on existing demand and projected population and visitor trends. “Actual” commercial square footage based on calculations made in this report (see “Teton County Commercial Projections” section).