From:	Craig Benjamin
To:	council@townofjackson.com; County Commissioners
Cc:	Tyler Sinclair; Alex Norton; Alyssa Watkins; Bob McLaurin; Mary Gibson; April Norton
Subject:	Teton County Commercial and Residential Lands Inventory
Date:	Wednesday, October 05, 2016 3:52:03 PM
Attachments:	Teton County Commercial and Residential Lands Inventory 10.5.16.pdf Teton County Lands Inventory Cover Memo 10.5.16.pdf

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Dear Mayor Flitner and Town Councilors, Chair Allen and County Commissioners,

Today, the Jackson Hole Conservation Alliance released the Teton County Commercial and Residential Lands Inventory. This study provides an updated 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.

Produced from current Teton County files and tax assessor information, three prior land inventories, and recent work of a local real estate professional, and then checked for accuracy through a peer review process with methodologies documented, the Teton County Commercial and Residential Lands Inventory provides needed data regarding existing development potential on which to base solid public policy decisions.

The Inventory finds that with four times more potential for commercial development than residential development, based on population projections and market demand, our community is out of balance. Specifically, Teton County has approximately a 43-year supply of commercial land and only approximately a 10-year supply of residential 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 Comprehensive 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.

In order to bring our community into balance, please consider:

- Not adding any additional commercial development rights in the Town or County.
- Developing an informed timeline for the amounts and types of land we will need to meet our Comprehensive 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.
- Exploring 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.

- Developing land use plans for complete neighborhoods, targeted to achieve an overall 20-year land supply balance in commercial/industrial and residential zoning allocations.
- Better quantifying and qualifying the current percentage of the workforce that is locally employed, and provide enough land zoned residential in appropriate locations and densities to achieve our Comprehensive Plan goal of housing at least 65 percent of the workforce locally.
- Exploring 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 Comprehensive Plan, while improving transparency and citizen engagement.

We're hopeful that you'll find this information useful as you move forward with updating our land use rules to implement our Comprehensive Plan. We would be happy to meet with you at your convenience to discuss this information and it's ramifications for our community.

Thank you all for your hard work and please do let us know how we can be of assistance moving forward,
Craig

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