

Special Joint Information Meeting

TOWN COUNCIL & COUNTY COMMISSIONER MEETING

June 6, 2022

1:00 P.M.

Council Chambers

Chair: Hailey Morton Levinson

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS. **PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING**

I. ZOOM LINK FOR PUBLIC PARTICIPATION

To join, click the link or copy to your browser: <https://us02web.zoom.us/j/82397594831?pwd=TGxiazdsd3VCcktlb2QvMlFXajNPQT09>

If the link does not work, join at zoom.com with Webinar ID **823 9759 4831** Password: **83001**

or join by phone **+1 346 248 7799** with Webinar ID **823 9759 4831** and Password: **83001**

II. CALL TO ORDER AND ROLL CALL

III. PUBLIC COMMENT

IV. CONSENT CALENDAR

A. Minutes

1. May 2, 2022 Joint Information Meeting
 2. May 9, 2022 Special Joint Information Meeting
 3. May 10, 2022 AM Special Joint Information Meeting
 4. May 10, 2022 PM Special Joint Information Meeting
 5. May 23, 2022 Special Joint Information Meeting
- ##### B. TVA Agreement/JHMR Agreement (Bruce Abel)

V. DISCUSSION/ACTION ITEMS

- A. 1:00-3:00 p.m. Continued SPET Discussion
- B. 3:00-4:30 p.m. Northern South Park Neighborhood Plan Presentation
- C. 4:30-5:00 p.m. TTB/ECW Budgets

VI. ADJOURN

Please note that at any point during the meeting, the Chairman or Mayor may change the order of items listed on this agenda. In order to ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.

JOINT INFORMATION PROCEEDINGS – UNAPPROVED
TOWN COUNCIL AND BOARD OF COUNTY COMMISSIONERS MEETING

MAY 2, 2022

JACKSON, WYOMING

The Jackson Town Council and the Teton County Board of County Commissioners met in a regular joint information meeting (JIM) in the Town Council Chambers located at 150 East Pearl Avenue in Jackson. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present at 3:00 p.m.:

TOWN COUNCIL: Vice-Mayor Arne Jorgensen, Jim Rooks, Jessica Sell Chambers, and Jonathan Schechter. Mayor Hailey Morton Levinson was absent.

COUNTY COMMISSIONERS: Vice-chairman Luther Propst, Greg Epstein, Mark Newcomb, and Mark Barron. Chairwomen Natalia Macker was absent.

STAFF: Larry Pardee, Roxanne Robinson, Lea Colasuonno, Tyler Sinclair, Johnny Ziem, Paul Anthony, Tyler Valentine, Floren Poliseo, Michelle Weber, April Norton, Carl Pelletier, Russ Ruschill, Susan Scarlata, Steve Ashworth, Michael Palazzolo, Lynsey Lenamond, Riley Taylor, Alyssa Watkins, and Maureen Murphy.

PUBLIC COMMENT. Rebecca Bextel made public comment.

CONSENT CALENDAR. On behalf of the Town, a motion was made by Jonathan Schechter and seconded by Jim Rooks to approve consent calendar item A as presented with the following motion. On behalf of the County, a motion was made by Greg Epstein and seconded by Mark Barron to approve consent calendar item A as presented with the following motion. No public comment was given on the Consent Calendar.

A. **Meeting Minutes.** To approve Joint Information Meeting (JIM) minutes for the April 11, 2022 Special JIM, April 25, 2022 Special JIM A.M. and P.M., and April 26, 2022 Special JIM.

On behalf of the Town, Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

On behalf of the County, Vice-chairman Luther Propst called for the vote. The vote showed all in favor with Chairwoman Natalia Macker absent and the motion carried County.

Quarterly BUILD Grant Update. Heather Overholser made staff comment. Council and Commission held discussion with staff. There was no public comment. No motion was made.

Housing Supply Plan, Housing Department Work Plan. April Norton made staff comment. Council and Commission held discussion with staff. There was no public comment. On behalf of the Town, a motion was made by Arne Jorgensen and seconded by Jim Rooks to approve the Housing Department Work Plan and Housing Supply Plan for FY 23. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

On behalf of the County, a motion was made by Mark Newcomb and seconded by Greg Epstein to approve the Housing Department Work Plan and Housing Supply Plan for FY 23. Vice-chairman Luther Propst called for the vote. The vote showed all in favor with Chairwoman Natalia Macker absent and the motion carried County.

Housing Nexus Study, Needs Assessment Amended Contract. Tyler Sinclair, Chris Neubecker, and April Norton made staff comment. Council and Commission held discussion with staff. There was no public comment.

A motion was made by Arne Jorgensen and seconded by Jim Rooks to approve the revised WSW Consulting, Scope of Work: Linkage Policy Development, dated April 25, 2022, and agree to reimburse the County for half of the additional project cost not to exceed \$22,750.00, and direct staff to bring back to the joint boards a revised timeline for the Mitigation Policy Discussion, Facilitation and LDR Update. It is understood that this scope of work will be started in 2023. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

A motion was made by Greg Epstein and seconded by Mark Newcomb to direct staff to revise the contract and associated scope of work with WSW Consulting as described in the WSW Consulting, Scope of Work: Linkage Policy Development, dated April 25, 2022, and direct staff to bring back to the joint boards a revised timeline for the Mitigation Policy Discussion, Facilitation and LDR Update. It is understood that this scope of work will be started in 2023. Vice-chairman Luther Propst called for the vote. The vote showed all in favor with Chairwoman Natalia Macker absent and the motion carried County.

Adjourn. On behalf of the Town, a motion was made by Jonathan Schechter and seconded by Jim Rooks to adjourn. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

On behalf of the County, a motion was made by Mark Barron and seconded by Greg Epstein to adjourn. Vice-chairman Luther Propst called for the vote. The vote showed all in favor with Chairwoman Natalia Macker absent and the motion carried County.

The meeting adjourned at 4:40 p.m. Minutes:rt

TOWN OF JACKSON

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Town Clerk

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

Natalia D. Macker, Chairwoman

ATTEST:

Maureen E. Murphy, County Clerk

Publish JH News & Guide: March 16, 2022

SPECIAL JOINT INFORMATION PROCEEDINGS – UNAPPROVED
TOWN COUNCIL AND BOARD OF COUNTY COMMISSIONERS MEETING

MAY 9, 2022

JACKSON, WYOMING

The Jackson Town Council and the Teton County Board of County Commissioners met in a special joint information meeting (JIM) in the Town Council Chambers located at 150 East Pearl Avenue in Jackson. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present at 2:00 p.m.:

TOWN COUNCIL: Mayor Hailey Morton Levinson, Jim Rooks, Arne Jorgensen, Jessica Sell Chambers, and Jonathan Schechter.

COUNTY COMMISSIONERS: Vice-chairman Luther Propst, Greg Epstein, Mark Newcomb, and Mark Barron. Natalia Macker was absent. Greg Epstein arrived at 2:23pm.

STAFF: Larry Pardee, Roxanne Robinson, Lea Colasuonno, Kelly Thompson, Tyler Sinclair, Steve Ashworth, April Norton, Brian Schilling, Riley Taylor, Lynsey Lenamond, Alyssa Watkins, Katie Smits, and Maureen Murphy.

SPET Q & A, Public Comment, and Elected Discussion. Roxanne Robinson made staff comment. Council and Commission held discussion with staff.

Amy Madera, Bruce Hawtin, Kathy Brusinski, Anna Olson, Katherine Dawson, Bob Culver, Paul, Gillian Chapman, Sam Peetry, Katie Hansen, Lou Hochheiser, Bill Voge, Janine Bay Teske, Kevin Cochary, Megan Quin, Jarred Becker, Bill Watkins, Sarah Cavellero, Steve Dewer, Rebecca Erskine, Phillip Wilson, John Fox, Blair Moss, Cynthia Hogan, Margie Lynch, Laura Martien, David Doughtie, Carrie Cruz, Ariel Kazunas, Scott Gibson, Stefania Fram, and Clare Stumpf made public comment.

Council and Commission asked questions of the Assisted Living applicant. Kevin Cochary responded on behalf of the applicant.

Council and Commission asked questions of the Central Wyoming College applicant. Brad Tyndall and Susan Derby responded on behalf of the applicant.

Council and Commission asked questions of the Friends of Munger Mountain applicant. Katherine Dawson responded on behalf of the applicant.

Council and Commission asked questions of the Good Samaritan Mission applicant. Bill Voge and Michael Pruitt responded on behalf of the applicant.

Council and Commission asked questions of the St. John's Health applicant. Dave Robertson responded on behalf of the applicant.

No motion was made.

Adjourn. On behalf of the Town, a motion was made by Jonathan Schechter and seconded by Jim Rooks to adjourn. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

On behalf of the County, a motion was made by Mark Barron and seconded by Greg Epstein to adjourn. Vice-chairman Propst called for the vote. The vote showed 4-0 in favor with Chairwoman Macker opposed and the motion carried for the County.

The meeting adjourned at 4:53 p.m. Minutes:rt

TOWN OF JACKSON

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Town Clerk

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

Natalia D. Macker, Chairwoman

ATTEST:

Maureen E. Murphy, County Clerk

Publish JH News & Guide: May 18, 2022

SPECIAL JOINT INFORMATION PROCEEDINGS – UNAPPROVED
TOWN COUNCIL AND BOARD OF COUNTY COMMISSIONERS MEETING

MAY 10, 2022

JACKSON, WYOMING

The Jackson Town Council and the Teton County Board of County Commissioners met in a special joint information meeting (JIM) in the Town Council Chambers located at 150 East Pearl Avenue in Jackson. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present at 9:00 a.m.:

TOWN COUNCIL: Mayor Hailey Morton Levinson, Jim Rooks, Arne Jorgensen, Jessica Sell Chambers, and Jonathan Schechter.

COUNTY COMMISSIONERS: Vice-chairman Luther Propst, Greg Epstein, Mark Newcomb, and Mark Barron. Natalia Macker was absent.

STAFF: Larry Pardee, Roxanne Robinson, Lea Colasuonno, Kelly Thompson, Tyler Sinclair, Steve Ashworth, April Norton, Brian Schilling, Riley Taylor, Lynsey Lenamond, Alyssa Watkins, Katie Smits, and Maureen Murphy.

SPET Q & A, Public Comment, and Elected Discussion. Roxanne Robinson made staff comment. Council and Commission held discussion with staff.

Council and Commission asked questions of the Teton County School District applicant. Gillian Chapman and Janine Bay Teske responded on behalf of the applicant.

Council and Commission asked questions of the Teton Youth and Family Services applicant. Sara Cavallero responded on behalf of the applicant.

Council and Commission asked questions of the Teton County applicant for the County Housing project. Alyssa Watkins responded on behalf of the applicant.

Council and Commission asked questions of the Energy Conservation Works applicant. Phil Cameron responded on behalf of the applicant.

Council and Commission asked questions of the Teton County applicant for the Fairgrounds project. Rachel Grimes responded on behalf of the applicant.

Council and Commission asked questions of the Teton County Fire Department applicant for the Wilson and Hoback Fire Station projects. Chief Brady Hansen responded on behalf of the applicant.

Council and Commission recessed at 10:24am and reconvened at 10:31am.

Council and Commission asked questions of the joint Town and County Community Housing Fund applicant. April Norton spoke on behalf of the applicant.

Council and Commission asked questions of the Teton County application for the South Park Landing Park - West Development applicant. Steve Ashworth responded on behalf of the applicant.

Council and Commission asked questions of the Town of Jackson applicant for the Town Housing project. Larry Pardee responded on behalf of the applicant.

Council and Commission asked questions of the Town of Jackson applicant for the Walkable Community project. Johnny Ziem responded on behalf of the applicant.

Council and Commission asked questions of the Teton County applicant for the Transportation Alternatives project. Heather Overholser responded on behalf of the applicant.

Council and Commission asked questions of the Teton County applicant for the Water Quality project. Heather Overholser and Chris Collagen spoke on behalf of the applicant.

Council and Commission held discussion.

On behalf of the Town, a motion was made by Jonathan Schechter and seconded by Jessica Sell Chambers to remove the fairground project from consideration for SPET. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried unanimously for the Town.

On behalf of the County, a motion was made by Mark Barron and seconded by Greg Epstein to remove the fairground project from consideration for SPET. Vice-chairman Luther Propst called for the vote. The vote showed all in favor with Chairwoman Natalia Macker absent and the motion carried unanimously for the County.

On behalf of the Town, a motion was made by Jonathan Schechter and seconded by Jessica Sell Chambers to remove South Park Landing from consideration for SPET. Mayor Morton Levinson called for the vote. The vote showed 4-1 in favor with Arne Jorgensen, Jonathan Schechter, Jessica Sell Chambers, and Mayor Morton Levinson in favor and Jim Rooks opposed. The motion carried for the Town.

On behalf of the County, a motion was made by Mark Barron and seconded by Greg Epstein to remove South Park Landing from consideration for SPET. Vice-chairman Luther Propst called for the vote. The vote showed 3-1 in favor with Mark Barron, Mark Newcomb, and Luther Propst in favor, Greg Epstein opposed, and Chairwoman Natalia Macker absent. The motion carried for the County.

Adjourn. On behalf of the Town, a motion was made by Jonathan Schechter and seconded by Jim Rooks to adjourn. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

On behalf of the County, a motion was made by Mark Barron and seconded by Greg Epstein to adjourn. Vice-chairman Propst called for the vote. The vote showed 4-0 in favor with Chairwoman Macker opposed and the motion carried for the County.

The meeting adjourned at 12:00 p.m. Minutes:rt

TOWN OF JACKSON

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Town Clerk

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

Natalia D. Macker, Chairwoman

ATTEST:

Maureen E. Murphy, County Clerk

Publish JH News & Guide: May 18, 2022

**JOINT INFORMATION PROCEEDINGS
TOWN COUNCIL AND BOARD OF COUNTY COMMISSIONERS MEETING**

MAY 10, 2022

JACKSON, WYOMING

The Jackson Town Council met in conjunction with the Teton County Commission in a joint information meeting (JIM) located in the County Commissioner's Chambers located at 200 S. Willow St. at 1:31 P.M.

I. ROLL CALL. Upon roll call the following were present:

COUNTY COMMISSIONERS: Vice-Chairman Luther Propst, Mark Barron, Mark Newcomb, and Greg Epstein were present in-person. Chairwoman Natalia Macker was absent.

TOWN COUNCIL: Vice-Mayor Arne Jorgensen, Jim Rooks, and Jonathan Schechter were present in-person. Mayor Hailey Morton Levinson and Jessica Sell Chambers were absent.

STAFF: Matt Carr, Maureen Murphy, Alyssa Watkins, Larry Pardee, Katie Smits, Riclyn Betsinger, Michelle Weber, and Chalice Weichman.

II. PUBLIC COMMENT. None.

IV. JOINT BUDGET DISCUSSION. The following service organizations gave presentations for budget requests:

a. Dispatch – Matt Carr, Sheriff, and Riclyn Betsinger, Dispatch Manager

b. Animal Shelter - Michelle Weber, Police Chief, and Sylvie Polonsky

c. Victim Services - Angela Uhl, Victim Advocate

d. E911 – Riclyn Betsinger, Dispatch Manager, and Matt Carr, Sheriff

e. Drug Court. Sheriff Carr requested that Drug Court be discussed though it was not on today's agenda. Sarah King of the Court Supervised treatment program answered questions from the Board.

Adjourn. On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Barron to adjourn. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilmember Rooks and seconded by Councilmember Schechter to adjourn. Vice-Mayor Jorgensen called for a vote. The vote showed all in favor and the motion carried for the Town.

The meeting adjourned at 2:17 P.M.

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

Natalia D. Macker, Chairwoman

ATTEST:

Maureen E. Murphy, County Clerk

TOWN OF JACKSON

Hailey Morton Levinson, Mayor

ATTEST:

Town Clerk

SPECIAL JOINT INFORMATION PROCEEDINGS – UNAPPROVED
TOWN COUNCIL AND BOARD OF COUNTY COMMISSIONERS MEETING

MAY 23, 2022

JACKSON, WYOMING

The Jackson Town Council and the Teton County Board of County Commissioners met in a special joint information meeting (JIM) in the Town Council Chambers located at 150 East Pearl Avenue in Jackson. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present at 1:33 p.m.:

TOWN COUNCIL: Mayor Hailey Morton Levinson, Jim Rooks, Arne Jorgensen, Jessica Sell Chambers, and Jonathan Schechter. Jessica Sell Chambers joined at 1:37pm.

COUNTY COMMISSIONERS: Vice-chairman Luther Propst, Greg Epstein, and Mark Newcomb. *Virtual*: Mark Barron. Natalia Macker was absent.

STAFF: Larry Pardee, Roxanne Robinson, Lea Colasuonno, Kelly Thompson, Tyler Sinclair, Steve Ashworth, Bruce Abel, Brady Hansen, Floren Poliseo, Johnny Ziem, April Norton, Kristi Malone, Riley Taylor, Lynsey Lenamond, Alyssa Watkins, Katie Smits, and Maureen Murphy.

Outstanding Joint Department Issues and BUILD Grant Local Match. Larry Pardee, Maureen Murphy, Steve Ashworth, Brady Hansen, and Roxanne Robinson made staff comment. Council and Commission held discussion with staff. There was no public comment. No motion was made.

Council recessed at 2:30pm until 3:00pm.

SPET Discussion & Initial Ranking to Establish Finalist List. Roxanne Robinson and Lea Colasuonno made staff comment. Council and Commission held discussion. There was no public comment. No motion was made.

The next SPET meeting will be on Monday, June 6, 2022 from 1:00-3:00pm. Public comment will be accepted.

Adjourn. On behalf of the Town, a motion was made by Jonathan Schechter and seconded by Jessica Sell Chambers to adjourn. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried.

On behalf of the County, a motion was made by Mark Newcomb and seconded by Greg Epstein to adjourn. Vice-chairman Propst called for the vote. The vote showed 4-0 in favor with Chairwoman Macker absent and the motion carried.

The meeting adjourned at 4:57 p.m. Minutes:rt

TOWN OF JACKSON

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Town Clerk

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

Natalia D. Macker, Chairwoman

ATTEST:

Maureen E. Murphy, County Clerk

Publish JH News & Guide: June 1, 2022



BOARD OF COUNTY
COMMISSIONERS



TOWN
COUNCIL

JOINT INFORMATION MEETING AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: START

PRESENTERS: Bruce Abel, interim Director

MEETING DATE: June 6, 2022

SUBJECT: Town of Jackson/START- TVA and JHMR Funding Agreements

STATEMENT/PURPOSE

The purpose of this item is to request Town of Jackson and Teton County approval of The Transit Funding Agreements Between the Town of Jackson/Southern Teton Area Rapid Transit (START) and the Teton Village Association ISD (TVA) and between Town of Jackson/START and Jackson Hole Mountain Resort (JHMR) as described below and as attached.

BACKGROUND/ALTERNATIVES

Over the years, TVA and JHMR have provided funding to support the provision of START bus service to Teton Village. The nature and amount of funding have been the subject of numerous discussions over the years. In order to try to provide some level of predictability regarding the determination of funding levels and to assist with financial planning, the parties set out to craft an agreement that would describe a methodology to determine the level of funding support that TVA and JHMR would provide to START/the Town of Jackson. Conversations regarding such an agreement have been going on for several years and have involved representatives from TVA and JHMR, representatives from START and representatives from the Town of Jackson including the Town Manager, Town Finance Director and Town Attorney. The attached three (3) year Agreements represents the results of many months of discussions and the parties have tentatively agreed to the attached Agreements. It is being presented to the governing Boards of the participating parties for approval.

COMPREHENSIVE PLAN ALIGNMENT

Section 2. Climate, Sustainability through Energy Conservation

Principle 2.3- reduce energy consumption through transportation. Transportation accounts for approximately 80% of the total carbon emissions in the community.

Section 7. Multimodal Transportation

Principle 7.1- Meet future transportation demand through the use of alternative modes. Alternative Transportation means a transportation system that includes transit, bicycle, and pedestrian modes which offer alternatives to private motor vehicle travel for many trips.

Principle 7.2. Create a safe, efficient, interconnected multi-modal transportation network.

STAKEHOLDER ANALYSIS

The direct stakeholders to this action, TVA, JHMR, START and the Town of Jackson were all parties to the negotiations that resulted in the attached Agreement and have tentatively agreed to the Agreement as attached.

FISCAL IMPACT

The attached Agreements provides a methodology for the determination of TVA and JHMR financial support for START for the three (3) year term of the Agreements. The actual amount of financial support will vary by year depending on the level of START service provided to Teton Village. The estimated TVA financial contribution to START for services provided in FY 2022 \$152,702. The estimated JHMR financial contribution to START for services provided in FY 22 is \$307,627. The actual amount of financial support will be calculated after the June 30, 2022 end of the current fiscal year as described in the attached Agreements.

STAFF IMPACT

There has been a relatively major commitment of staff time over the past years during the negotiation of the attached Agreements. Staffing impacts going forward should be relatively minimal and relate to the calculation of the estimated cost of service and then, after the end of a fiscal year, to the calculation of the actual cost of service provided by START to Teton Village. The estimated cost of service will be calculated during the preparation of the annual START budget request. The calculation of actual cost of service will take place after the close of the relevant fiscal year.

LEGAL REVIEW

Town and START legal counsel were involved in the negotiation of the attached Agreement. The proposed Agreements were forwarded to County legal counsel for review.

ATTACHMENTS

The proposed Transit Funding Agreement Between Town of Jackson/START and TVA is attached. The proposed Transit Funding Agreement Between Town of Jackson/START and JHMR is attached.

RECOMMENDATION

The START Board of Directors recommends approval by the Town of Jackson Town Council and the Teton County Commissioners of the attached Transit Funding Agreements between the a) the Town of Jackson/START and Teton Village Association; and b) the Town of Jackson/START and Jackson Hole Mountain Resort as described in this document.

SUGGESTED MOTION

- a) ***I move that the Town of Jackson Town Council and the Teton County, Wyoming Board of County Commissioners approve the Transit Funding Agreement Between the Town of Jackson/START and Teton Village Association ISD as negotiated and tentatively agreed to by the parties and as attached hereto.***
- b) ***I move that the Town of Jackson Town Council and the Teton County, Wyoming Board of County Commissioners approve the Transit Funding Agreement Between the Town of***

Jackson/START and Jackson Hole Mountain Resort as negotiated and tentatively agreed to by the parties and as attached hereto.

**TRANSIT FUNDING AGREEMENT
BETWEEN
THE TOWN OF JACKSON AND JACKSON HOLE MOUNTAIN RESORT**

This Transit Funding Agreement ("**Agreement**") is made and entered into by and between the Jackson Hole Mountain Resort, a Wyoming corporation, whose address is P.O. Box 290, Teton Village, WY 83025 ("**JHMR**") and the Town of Jackson, Wyoming, a Wyoming municipal corporation, whose address is 150 East Pearl Avenue P.O. Box 1687, Jackson, WY 83001 ("**Town**"), together "**Parties**."

WHEREAS, the Town and Teton County, Wyoming, via their joint powers board, the Southern Teton Area Rapid Transit ("**START**"), provides public transit service on certain routes throughout the START system that begin or terminate at Teton Village, Wyoming, JHMR, and/or the Stilson lot, which include those set forth in **Exhibit A**, which exhibit shall be updated annually for the term of this Agreement, made a part hereof by this reference, ("**Teton Village Routes**").

WHEREAS, JHMR desires a degree of certainty with regard to levels of service on the Teton Village Routes and the cost it will pay for that service in a manner that enables JHMR to engage in multi-year, predictable budgeting.

WHEREAS, the parties agree that the annual START service hours dedicated to the Teton Village Routes has historically averaged 46% of all annual START service hours operated, as set forth in the formula in Exhibit B, which exhibit is made a part hereof by this reference.

WHEREAS, on the terms of this Agreement, the parties agree that TVA and, pursuant to a separate agreement, Jackson Hole Mountain Resort will be responsible for paying 65% of the cost of service on the Teton Village Routes, in accordance with the formula set forth in Exhibit B, which percentage shall remain constant and unchanged for the term of this Agreement, and which exhibit is made a part hereof by this reference.

WHEREAS, the calculation in Exhibit B, which depends on the level of service set forth in Exhibit A, will be the methodology used to calculate the total cost for service JHMR will pay, unless this Agreement is amended pursuant hereto, during the term of this Agreement.

WHEREAS, the parties agree that historically the amount TVA and Jackson Hole Mountain Resort would pay has varied, 65% is representative of the proportion of ridership on said Routes that is directly employed by TVA and Jackson Hole Mountain Resort and the parties agree that these percentages may be updated in a future agreement as actual ridership numbers become available.

WHEREAS, the parties agree that of the 65% of total START ridership set forth above, historically 63% of that ridership is attributable to employees of JHMR and 37% is attributable to the commercial business and employees thereof of the Teton Village Association, and that these percentages are reasonable percentages for purposes of this Agreement.

WHEREAS, the parties recognize that, since START began tracking ridership affiliation in 2018, 15% of the total ridership of the Teton Village Routes has comprised JHMR ski pass holders (as that term is defined herein); that JHMR has voluntarily agreed to pay half the annual cost of this 15% of ridership on the Teton Village Routes; and provided JHMR annually agrees to provide START privileges to its season pass holders, JHMR then agrees to pay one half of START'S annual cost to provide service on the Teton Village Routes to JHMR Ski Passholders, as set forth in Exhibit B.

WHEREAS, the parties agree that should START become a fare-free service during the term of this Agreement, no portion of the loss of fare revenue will be paid for by JHMR for purposes of calculating funding in Exhibit B.

WHEREAS, the parties agree that Teton Village Resort Expansion Master Plan Area 2 (“Area 2”) fees will be calculated as the average of the last five years of Area 2 real estate transfer and short-term rental fee receipts; will be an offset, pursuant to the formula set forth in Exhibit B; capped at \$500,000 and that any excess Area 2 fees will be utilized in compliance with appropriate restrictions.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants and understandings contained herein, the Parties agree as follows.

1. Purpose. The purpose of this Agreement is to establish a multi-year arrangement setting forth the terms and conditions under which JHMR will contribute to fund the level of service that START provides to and from Teton Village, Wyoming. Through this Agreement and the contribution framework set forth in **Exhibit B**, START will provide service on the Teton Village Routes and JHMR will contribute to the cost of funding that level of service.
2. Term of Agreement; Termination; Extension. This Agreement is effective upon the date last signed and executed by the duly authorized representatives of the Parties and shall remain in full force and effect for three years from the date of signature. This Agreement may be terminated for the upcoming year by either Party upon written notice to the other on or before March 15 annually, which notice shall be delivered pursuant to Paragraph 7. There are no extension terms.
3. Level of Service; Cost of Service; Payment. As required by law, the level of service on the Teton Village Routes and the estimated cost of that service shall be annually calculated during and pursuant to the Town budget process. The level of service on the Teton Village Routes and the cost of that service shall be calculated according to the formula set forth in Exhibit B. The data used for the Exhibit B formula shall be for the following time periods for each year, and subsequent Extension Term, of this Agreement:
 - A. Service Provided July 1, 2021 to June 30, 2022 (Fiscal Year 22): The JHMR contribution shall be the actual cost of service of the Teton Village Routes from July 1, 2021 to June 30, 2022. JHMR will be invoiced on January 1, 2022 for one-half of the estimated annual cost of service, and will pay within 60 days of the invoice date. TVA will be invoiced for the balance due no later than on October 15, 2022 and payment shall be made within 60 days thereof.
 - B. Service Provided July 1, 2022 to June 30, 2023 (Fiscal Year 23): The JHMR contribution shall be the actual cost of service of the Teton Village Routes from July 1, 2022 to June 30, 2023. JHMR will be invoiced January 1, 2023 for one-half of the estimated annual cost of service, and will pay within 60 days of the invoice date. TVA will be invoiced for the balance due no later than on October 15, 2023 and payment shall be made within 60 days thereof.
 - C. Service Provided July 1, 2023 to June 30, 2024 (Fiscal Year 24): The JHMR contribution shall be the actual cost of service of the Teton Village Routes from July 1, 2023 to June 30, 2024. JHMR will be invoiced on January 1, 2024 for one-half of the estimated annual cost of service, and will pay within 60 days of the invoice date. TVA will be invoiced for the balance due no later than October 15, 2024 and payment shall be made within 60 days thereof.
4. Ski Passholder and Employee Transportation.
 - A. Individuals in possession of valid JHMR Premium, Grand, Seven-Day, and Ten-Day ski passes for the applicable ski season (“**Ski Passholders**”) will be authorized to board and ride START Teton

Village Routes at no cost to the Ski Passholders for ski seasons 2021-22, 2022-23, and 2023-24, provided JHMR elects for each year of this Agreement to provide START bus privileges to Ski Passholders.

- B. Individuals who are paid by JHMR as employees, pursuant to the Internal Review Service rules and federal law, or who are volunteers of JHMR (together “**Employees**”), in possession of their personalized JHMR-issued employee identification cards will be authorized to board and ride START Teton Village Routes at no cost to the Employee for years 2021, 2022, and 2023 (both winter and summer employment seasons).

5. Area 2 Fees. The Parties agree that the Area 2 Fees shall be capped at \$500,000.

6. Annual Meeting. The Parties shall meet annually, but in no event later than February 15th, to discuss the level of service on the Teton Village Routes for the upcoming year (Spring, Summer, Fall, and Winter START season schedules).

7. Enforcement Costs. In the event either party shall find it necessary to obtain the services of an attorney to enforce this Agreement, each Party shall pay their own costs and expenses, including reasonable attorney’s fees.

8. Notice. Any notices required or permitted to be given or served by either party to the other, unless otherwise stated herein, shall be deemed to have been duly given or served when in writing and forwarded by certified mail, postage prepaid, return receipt requested, to the respective addresses set forth below. Such notices shall be deemed given upon mailing of same.

JHMR: Jackson Hole Mountain Resort
ATTN: Mary Kate Buckley
P.O. Box 290
Teton Village, WY 83025
(307) 739-2747
marykate.buckley@jacksonhole.com
matt.mccreedy@jacksonhole.com

With copy to: Hawks & Associates LC
Christopher Hawks
199 East Pearl Ave., Suite 102
P.O. Box 4430
Jackson, WY 83001
(307) 763-39437
chris@hawksassociates.net

Town: Town of Jackson
ATTN: Town Clerk
P.O. Box 1687
Jackson, Wyoming 83001
(307) 733-3932 x1113
lynseylenamond@jacksonwy.gov

With copy to: Town of Jackson, Wyoming
ATTN: Town Attorney
P.O. Box 1687
Jackson, Wyoming 83001
(307) 733-3497
lcolasuonno@jacksonwy.gov

With copy to: Southern Teton Area Rapid Transit
ATTN: Transit Director
P.O. Box 1687
Jackson, Wyoming 83001
(307) 732-8650
babel@jacksonwy.gov

9. Amendment or Modification. The Parties acknowledge they have not relied upon any statement, representation, agreement or warranty, except such as are expressly stated herein, and that no amendment, change or modification of this Agreement shall be valid or binding unless expressed in writing and executed by the parties hereto in the same manner as the execution of this Agreement.
10. No Partnership. No partnership or joint venture is created by this Agreement.
11. Applicable Law. The construction, interpretation, and enforcement of this Agreement shall be governed by the laws of the State of Wyoming. The courts of the State of Wyoming shall have jurisdiction over any action arising out of this Agreement and over the Parties, and the venue shall be the Ninth Judicial District, State of Wyoming.
12. Entirety of Agreement. This Agreement represents the entire and integrated agreement between the Parties and supersedes all prior negotiations, representations, and agreements, whether written or oral.
13. Severability. Should any portion of this Agreement be judicially determined to be illegal or unenforceable, the remainder of the Agreement shall continue in full force and effect, and either party may renegotiate the terms affected by the severance.
14. Governmental Immunity. Town does not waive its governmental immunity by entering into this Agreement, and fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this Agreement.
15. Third-Party Beneficiary Rights. The Parties do not intend to create in any other individual or entity the status of a third-party beneficiary, and this Agreement shall not be constructed so as to create such status. The rights, duties, and obligations contained in this Agreement shall operate only between the Parties to this Agreement, and shall insure solely to the benefit of the Parties to this Agreement. The provisions of this Agreement are intended only to assist the Parties in determining and performing their obligations under this Agreement. The Parties to this Agreement intend and expressly agree that only parties signatory to this Agreement shall have any legal or equitable right to seek to enforce this Agreement, to seek any remedy arising out of a party's performance or failure to perform any term or condition of this Agreement, or to bring an action for the breach of this Agreement.

16. Signatures. In witness thereof, the Parties to this Agreement through their duly authorized representatives have executed this Agreement on the dates set out below, and certify that they have read, understood, and agreed to the terms and conditions of this Agreement as set forth herein.

17. Counterparts; Digital Signatures. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, constitute one and the same document. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with the federal ESIGN Act of 2000, e.g., www.docusign.com) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes. At the request of either Party, each Party agrees to execute an original of this Agreement as well as any facsimile or other reproduction hereof.

18. Incorporation of Recitals. The recitals to this Agreement are incorporated herein and made a part of this Agreement.

Jackson Hole Mountain Resort

By:
Its:

Date _____

Town of Jackson

By: Hailey Morton Levinson
Its: Mayor

Date _____

EXHIBIT A
Teton Village Routes for July 1, 2021 to June 30, 2022 (Fiscal Year 22)

Season(s)	Route Name
Summer, Spring, Fall	
	Village Local
Winter	
	Village Local
	Village South Jackson
	Village Express (+ Peak Trippers)
	Stilson Village Shuttle

EXHIBIT B

BUDGET		
63,995	FY '22 Total START Service Hours	100%
TOTALS - Annual Hours of Service Operated		
22,734	Town	36%
29,419	Village	46%
8,192	Commuter	13%
3,650	ADA	6%
29,419	FY '22 hours of service dedicated to the Teton Village Routes	
\$2,953,382	Full Cost of Level of Service for Teton Village Routes	
JHMR Contribution Calculation		
\$2,953,382	Full Cost of Level of Service for Teton Village Routes	
(-) \$1,623,574	Federal Assistance Operating Funds Apportioned to Teton Village Routes	
(-) \$9,772	Miscellaneous (Advertising, donations, Operating Grants, Old Bill's, and Interest Revenue)	
(-) \$200,000	Passenger Fare Revenue	
(-) \$485,099	Area 2 Revenue (capped at \$500,000)	
\$634,937	Local Subsidy Sub-Total (Cost of Teton Village Route service that must be locally funded and which cost shall be shared by JHMR, TVA, Town of Jackson, Teton County, Wyoming)	
\$412,709	65% of the Local Subsidy (65% of total ridership is JHMR & TVA employees, this cost to be shared only by those parties)	
\$260,007	JHMR Subtotal (The portion of the 65% of the Local Subsidy JHMR is responsible for, which is 63% of that amount)	
(+) \$47,620	Ski Passholder Allocation that JHMR is responsible for (half of the total cost of the 15% of ridership on the Teton Village Routes attributable to JHMR Ski Passholders; Town/ Teton County, Wyoming pay the other half)	
\$307,627	Final JHMR Payment Amount (The portion of the 65% of the Local Subsidy JHMR is responsible for, which is 63% of that amount, plus half of the Ski Passholder Allocation JHMR is responsible for)	

**TRANSIT FUNDING AGREEMENT
BETWEEN
THE TOWN OF JACKSON AND TETON VILLAGE ASSOCIATION**

This Transit Funding Agreement ("**Agreement**") is made and entered into by and between the Teton Village Association, a Wyoming improvement and service district, whose address is P.O. Box 866, Teton Village, WY 83025 ("**TVA**") and the Town of Jackson, Wyoming, a Wyoming municipal corporation, whose address is 150 East Pearl Avenue P.O. Box 1687, Jackson, WY 83001 ("**Town**"), together "**Parties**."

WHEREAS, the Town and Teton County, Wyoming, via their joint powers board, the Southern Teton Area Rapid Transit ("**START**"), provides public transit service on certain routes throughout the START system that begin or terminate at Teton Village, Wyoming, and/or the Stilson lot, which include those set forth in Exhibit A, which exhibit shall be updated annually for the term of this Agreement pursuant to Section 3, made a part hereof by this reference, ("**Teton Village Routes**").

WHEREAS, TVA desires a degree of certainty with regard to levels of service on the Teton Village Routes and the cost that is to be paid for that service in a manner that enables TVA to engage in multi-year, predictable budgeting.

WHEREAS, the parties agree that the annual START service hours dedicated to the Teton Village Routes has historically averaged approximately 46% of all annual START service hours operated, as set forth in the formula in Exhibit B, which exhibit is made a part hereof by this reference.

WHEREAS, on the terms of this Agreement, the parties agree that TVA and, pursuant to a separate agreement, Jackson Hole Mountain Resort will be responsible for paying 65% of the cost of service on the Teton Village Routes, in accordance with the formula set forth in Exhibit B, which percentage shall remain constant and unchanged for the term of this Agreement, and which exhibit is made a part hereof by this reference.

WHEREAS, the parties agree that historically the amount TVA and Jackson Hole Mountain Resort would pay has varied, 65% is representative of the proportion of ridership on said Routes that is directly employed by TVA and Jackson Hole Mountain Resort and the parties agree that these percentages may be updated in a future agreement as actual ridership numbers become available.

WHEREAS, the parties agree that of the 65% of ridership attributed to the employees of JHMR and commercial businesses represented by TVA, that historically have averaged 63% of ridership is from JHMR employees and 37% of ridership is from commercial business employees represented by TVA.

WHEREAS, the budgeted expenses and service hours provided on Exhibit B reflect the budgeted costs and required hours to provide the routes described on Exhibit A at a frequency described on Exhibit A.

WHEREAS, the Parties agree that Teton Village Resort Expansion Master Plan Area 2 ("**Area 2**") fees will be calculated as the average of the last five years of Area 2 real estate transfer and short-term rental fee receipts; will be an offset against TVA's payment obligation herein, pursuant to the formula set forth in Exhibit B; and such offset will be capped at \$500,000 and that any excess Area 2 fees will be utilized in compliance with Area 2 funding restrictions.

WHEREAS, notwithstanding the foregoing, nothing in this Agreement shall be construed or interpreted to supersede the Teton Village Resort Expansion Master Plan Area 2 Agreement with respect to transportation or any other term or condition therein.

WHEREAS, TVA and the Town have in the past disagreed, and currently disagree, as to the allocation of costs of service on the Teton Village Routes, but the Parties desire to enter into this Agreement to provide for a potential resolution and cooperative path forward in relation to providing for and funding the Town to Teton Village Routes.

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants and understandings contained herein, the Parties agree as follows.

1. Purpose. The purpose of this Agreement is to establish a multi-year arrangement setting forth the terms and conditions under which TVA will contribute to fund the level of service that START provides to and from Teton Village, Wyoming. Through this Agreement and the contribution framework set forth in Exhibit B, START will provide service on the Teton Village Routes and TVA will contribute to the cost of funding that level of service.
2. Term of Agreement; Termination; Extension. This Agreement is effective upon the date last signed and executed by the duly authorized representatives of the Parties and shall remain in full force and effect for three years from the date of signature. This Agreement may be terminated for the upcoming year by either Party upon written notice to the other on or before March 15 annually, which notice shall be delivered pursuant to Paragraph 7, and which termination shall be effective as of the immediately following fiscal year commencement. There are no extension terms.
3. Level of Service; Cost of Service; Payment. As required by law, the level of service on the Teton Village Routes and the estimated cost of that service shall be annually calculated during and pursuant to the Town budget process. The level of service on the Teton Village Routes and the cost of that service shall be calculated according to the formula set forth in Exhibit B. As a result of the budget process, Exhibit A for a given fiscal year shall be updated as to the routes and frequency of described on Exhibit A. The data used for the Exhibit B formula shall be from the following time periods for each year, and subsequent Extension Term, of this Agreement:
 - A. Service Provided July 1, 2021 to June 30, 2022 (Fiscal Year 2022): The TVA contribution shall be the actual cost of service of the Teton Village Routes from July 1, 2021 to June 30, 2022. TVA will be invoiced on January 1, 2022 for one-half of the estimated annual cost of service, and will pay within 60 days of the invoice date. TVA will be invoiced for the balance due no later than October 15, 2022 and payment shall be made within 60 days thereof.
 - B. Service Provided July 1, 2022 to June 30, 2023 (Fiscal Year 2023): The TVA contribution shall be the actual cost of service of the Teton Village Routes from July 1, 2022 to June 30, 2023. TVA will be invoiced on January 1, 2023 for one-half of the estimated annual cost of service, and will pay within 60 days of the invoice date. TVA will be invoiced for the balance due no later than October 15, 2023 and payment shall be made within 60 days thereof.
 - C. Service Provided July 1, 2023 to June 30, 2024 (Fiscal Year 2024): The TVA contribution shall be the actual cost of service of the Teton Village Routes from July 1, 2023 to June 30, 2024. TVA will be invoiced on January 1, 2024 for one-half of the estimated annual cost of service, and will pay within 60 days of the invoice date. TVA will be invoiced for

the balance due no later than October 15, 2024 and payment shall be made within 60 days thereof.

The payment obligations under this Agreement are limited to revenues received from commercial businesses within TVA who pay charges for bus passes provided by TVA to those commercial businesses. Pursuant to applicable statute, TVA has the power to establish and collect charges for the use of services provided by TVA such as the services provided by TVA by entering into this Agreement. TVA agrees that it shall allocate TVA's annual payment obligation hereunder, and charge commercial businesses in TVA a proportionate amount of such annual payment obligation. In the event that a commercial business does not pay its proportionate charge, TVA shall use commercially reasonable efforts, at TVA's cost, to enforce such charge.

If the Town/County decide to go fare free, that loss of revenue would have to be covered by the Town/County, where the loss of revenue would not be passed through to TVA pursuant to Exhibit B.

4. Employee Transportation. Individuals who are paid as employees by TVA or the commercial businesses within the TVA district, pursuant to the Internal Review Service rules and federal law ("**Employees**"), in possession of their personalized employee identification cards will be authorized to board and ride START Teton Village Routes at no cost to the Employee for years 2021, 2022, and 2023 (both winter and summer employment).
5. Annual Meeting. The Parties shall meet annually, but in no event later than February 15th, to discuss the level of service on the Teton Village Routes for the upcoming year (Spring, Summer, Fall, and Winter START season schedules).
6. Enforcement Costs. In the event either party shall find it necessary to obtain the services of an attorney to enforce this Agreement, each Party shall pay their own costs and expenses, including reasonable attorney's fees.
7. Notice. Any notices required or permitted to be given or served by either party to the other, unless otherwise stated herein, shall be deemed to have been duly given or served when in writing and forwarded by certified mail, postage prepaid, return receipt requested, to the respective addresses set forth below. Such notices shall be deemed given upon mailing of same. All notices shall be delivered by e-mail even if delivered by another form of notice.

TVA: Teton Village Association
ATTN: Melissa Turley
P.O. Box 866
Teton Village, WY 83025
(307) 733-5898
mturley@tetonvillagewy.org

Town: Town of Jackson
ATTN: Town Clerk
P.O. Box 1687
Jackson, Wyoming 83001
(307) 733-3932 x1113
rtaylor@jacksonwy.gov

With copy to: Town of Jackson, Wyoming
ATTN: Town Attorney
P.O. Box 1687
Jackson, Wyoming 83001
(307) 733-3497
lcolasuonno@jacksonwy.gov

With copy to: Southern Teton Area Rapid Transit
ATTN: Transit Director
P.O. Box 1687
Jackson, Wyoming 83001
(307) 732-8650
babel@jacksonwy.gov

8. Amendment or Modification. The Parties acknowledge they have not relied upon any statement, representation, agreement or warranty, except such as are expressly stated herein, and that no amendment, change or modification of this Agreement shall be valid or binding unless expressed in writing and executed by the parties hereto in the same manner as the execution of this Agreement.
9. No Partnership. No partnership or joint venture is created by this Agreement.
10. Applicable Law. The construction, interpretation, and enforcement of this Agreement shall be governed by the laws of the State of Wyoming. The courts of the State of Wyoming shall have jurisdiction over any action arising out of this Agreement and over the Parties, and the venue shall be the Ninth Judicial District, State of Wyoming.
11. Entirety of Agreement; No Waiver. This Agreement represents the entire and integrated agreement between the Parties and supersedes all prior negotiations, representations, and agreements, whether written or oral. The Parties hereby reserve the right to all arguments, rights and defenses as to all periods, obligations and costs as to periods not covered under this Agreement.
12. Severability. Should any portion of this Agreement be judicially determined to be illegal or unenforceable, the remainder of the Agreement shall continue in full force and effect, and either party may renegotiate the terms affected by the severance.
13. Governmental Immunity. Town does not waive its governmental immunity by entering into this Agreement, and fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this Agreement. TVA does not waive its governmental immunity by entering into this Agreement, and fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this Agreement.
14. Third-Party Beneficiary Rights. The Parties do not intend to create in any other individual or entity the status of a third-party beneficiary, and this Agreement shall not be constructed so as to create such status. The rights, duties, and obligations contained in this Agreement shall operate only between the Parties to this Agreement, and shall insure solely to the benefit of the Parties to this Agreement. The provisions of this Agreement are intended only to assist the Parties in

determining and performing their obligations under this Agreement. The Parties to this Agreement intend and expressly agree that only parties signatory to this Agreement shall have any legal or equitable right to seek to enforce this Agreement, to seek any remedy arising out of a party's performance or failure to perform any term or condition of this Agreement, or to bring an action for the breach of this Agreement.

15. Signatures. In witness thereof, the Parties to this Agreement through their duly authorized representatives have executed this Agreement on the dates set out below, and certify that they have read, understood, and agreed to the terms and conditions of this Agreement as set forth herein.
16. Counterparts; Digital Signatures. This Agreement may be executed in counterparts and multiple copies. All executed counterparts shall constitute one agreement, and each counterpart shall be deemed an original. The parties agree that the delivery of an executed copy of this Agreement by facsimile or scan via e-mail shall be legal and binding and shall have the same full force and effect as if an original of this Agreement had been delivered. Facsimile signatures, digital signatures and scanned signatures shall be binding upon the parties.

This Transit Funding Agreement has been entered into by the Parties on the terms and conditions set forth above.

Teton Village Association

By: Ryan Grande
Its: Chairman

Date _____

Town of Jackson

By: Hailey Morton Levinson
Its: Mayor

Date _____

EXHIBIT A
Teton Village Routes for July 1, 2021 To June 30, 2022 (Fiscal Year 22)

Season(s)	Route Name
Summer, Spring, Fall	
	Village Local
Winter	
	Village Local
	Village South Jackson
	Village Express (+ Peak Trippers)
	Stilson Village Shuttle

EXHIBIT B

BUDGET		
63,995	FY '22 Total START Service Hours	100%
TOTALS – Annual Hours of Service Operated		
22,734	Town	36%
29,419	Village	46%
8,192	Commuter	13%
3,650	ADA	6%
29,419	FY '22 hours of service dedicated to the Teton Village Routes	
\$2,953,382	Full Cost of Level of Service for Teton Village Routes	
TVA Contribution Calculation		
\$2,953,382	Full Cost of Level of Service for Teton Village Routes	
(-) \$1,623,574	Federal Assistance for operating funds Apportioned to Teton Village Routes	
(-) \$9,772	Miscellaneous (Advertising, Donations, Old Bill's, and Interest Revenue)	
(-) \$200,000	Passenger Fare Revenue	
(-) \$485,099	Area 2 Revenue (capped at \$500,000)	
\$634,937	Local Subsidy Sub-Total (Cost of Teton Village Route service that must be locally funded and which cost shall be shared by JHMR, TVA, Town of Jackson, Teton County, Wyoming)	
\$412,709	65% of the Local Subsidy (65% of total ridership is employees of JHMR and commercial businesses represented by TVA this cost to be shared only by those parties)	
\$152,702	TVA Payment Amount (The portion of the 65% of the Local Subsidy TVA is responsible for, which is 37% of that amount)	



TOWN
COUNCIL

JOINT INFORMATION MEETING AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Town and County Administration

PRESENTER: Roxanne Robinson

MEETING DATE: June 6, 2022

SUBJECT: SPET Discussion, Staff Information, Public Comment and Preparation for Ranking

STATEMENT/PURPOSE

The purpose of the June 6 SPET item is for the Town Council and County Commission to discuss and conduct any straw polls related to the two remaining items, Central Wyoming College: Jackson Outreach College and County: Transportation Alternatives, for staff to present research and information requested from the May 23 Special JIM on SPET, take public comment, and provide an updated worksheet and instructions so that Council and Commission come to the June 13 Special JIM ready to rank the projects. There will not be applicant presentations on June 6, but public comment will be taken.

BACKGROUND/ALTERNATIVES

Below is a summary table of the remaining SPET applications for consideration. Individual applications are posted on the Town and County websites.

SPET Applications Remaining For Consideration		
Project	Total Project Costs	SPET Request
Town: Town Employee Housing Projects \$20,000,000	\$ 30,000,000	\$ 20,000,000
Town: Walkable Community	\$ 3,000,000	\$ 3,000,000
Good Samaritan Mission: Transitional Housing for Families	\$ 23,000,000	\$ 10,000,000
County: Water Quality Master Plan Implementation	n/a	\$ 10,000,000
County Joint: Community Housing Fund	n/a	\$ 20,000,000
County: County Employee Housing	\$ 32,902,000	\$ 20,000,000
County Joint: Wilson Fire Station 2	\$ 7,500,000	\$ 7,500,000
County Joint: Hoback Fire Station 3	\$ 7,500,000	\$ 7,500,000
Teton Youth and Family Services: Building Brighter Futures	\$ 15,000,000	\$ 2,000,000
Central Wyoming College: Jackson Outreach College	\$ 25,511,215	\$ 10,000,000
Friends of Munger Mtn: Teton County Conservation Leasing Fund	\$ 10,000,000	\$ 10,000,000
St. John's Health: Rentals & Overnight Lodging	\$ 75,000,000	\$ 24,000,000
TBD: Assisted Living & Adult Day Care	\$ 20,000,000	\$ 20,000,000
Energy Conservation Works: Community Energy Leverage Fund	\$ 10,000,000	\$ 10,000,000
Teton County School District: Housing and Facilities	\$ 52,505,139	\$ 32,505,139
County: Transportation Alternatives	\$ 26,285,539	\$ 20,000,000
Total	\$ 338,203,893	\$ 226,505,139

A possible order of items for discussion/action is listed below:

1. **Conduct any Straw Polls on two remaining items, Central Wyoming College: Jackson Outreach College and County: Transportation Alternatives.** At the May 23 Special JIM on SPET, the Council and Commission discussed each of the 16 remaining potential ballot items except for Central Wyoming College: Jackson Outreach College, and County: Transportation Alternatives. The Council and

Commission may want to discuss these two items and conduct any straw polls they deem necessary for these items.

2. **Present Information Requested from the May 23 Special JIM.** At the last meeting, the Council and Commission requested information from the Teton County School District and their responses are below:

A. Are you comfortable if we split out your housing portion of the project from your facilities portion of the project and ask that of the voters separately?

The district sees these projects as interrelated as we have to address housing needs and facilities needs to continue to provide the high-quality education that our community expects, and our students need; teachers can't meet programmatic demands in over-crowded, inadequate facilities just as we can't have exceptional programs in high quality facilities if we don't have teachers to teach. That said, we will agree to splitting the projects if that is the only way the Council and Commission will consider including the district on the ballot. We did combine these into one District ballot question and reduced the total amount of the request in recognition that there were other projects being considered.

B. Are you comfortable if we put your full amount of ask (\$32,505,139) on the ballot and dedicate it all to housing?

The School District went through a Housing Strategic Planning process and the housing needs assessment indicates we need 170 units so \$32M would go a long way towards addressing those needs. We also have two capacity studies that identify crowding as a serious issue at Jackson Hole High School which, if unaddressed through the Bronc Achievement Center, will only get worse. Both of these projects are high priority needs for our public school district which is why we submitted them for consideration for SPET funding.

While we fully support efforts to address workforce housing in a meaningful way, we feel strongly that the number of housing projects being considered and currently in the pipeline, will only further exacerbate our capacity issues, meaning the BAC is even more important to ensure the District is able to meet current and future enrollment. JHHS is already at capacity with 850 students. We cannot accommodate more students at the high school and offer the programs without the addition of the BAC. The additional housing projects being proposed or in the current pipeline must be accompanied by funding for the BAC as the estimated number of new students is more than 1,000 students on the conservative side.

The School District had two Most Cost-Effective Remedy Studies to alleviate capacity issues in 2015 and 2018. As we have watched the number of students increase in all grade levels, we have taken action that puts us in a shovel ready situation. The most cost-effective remedy is to build the BAC as a prefabricated custom space that creates larger academic spaces inside JHHS. With costs escalating at current rates, the longer we wait to address the severe overcrowding at the high school, the more it will cost. This is the most cost-effective solution and is shovel ready.

The district went through a housing strategic plan and our housing solution/model is different than the town model. "Community Housing" as the town is advocating and lobbying for is a good model in certain circumstances. From the Housing Strategic Plan that the School District completed this year, our future employees may be more short term (3-5 years) in their employment with the district rather than long term as contemplated by the town's "community housing" model. The School District will need the ability to quickly make decisions about rental units and have rental units available for employees, as opposed to the town model of finding permanent 40-50 year housing for each community member.

C. Has anything changed at the state level in regard to potentially receiving more funding for the facilities item?

We continue to pursue every funding source available to address our housing and facility needs. At this time we are continuing conversations with the State to secure funding for district facility needs and have indications that if we have local "skin in the game" our chances of receiving partial state funding are better than if we ask the state for the full project cost. Besides the Bronx Achievement Center, the district is also seeking a rebuild for the transportation center and combining it with the facilities department. The current transportation building is inadequate to safely and efficiently repair district vehicles. Combining these two facilities into one creates efficiency and the opportunity to expand the middle school as the housing and population grows in the future.

The Council and Commission asked for responses to the following questions and those answers have been provided to the Council and Commission by their attorneys.

- A. Can other applicants (anyone other than the Town or County) advocate for their items or can they only educate?
- B. Can we require all applicants on the ballot for housing items educate on all housing initiatives on the ballot and not just their own?
- C. If we put together the 5 housing projects in Straw Poll#3 below and listed it under an umbrella of Community Housing Funds, how specific or non-specific can we be? Can it still be in one question?

The Council and Commission asked for information on the following points.

- A. Fire Chief needs to bring back information about the dollar figure for design and construction documents for both stations and construction of only one station.
 - \$900,000 design station 2 (Wilson)
 - \$900,000 design station 3 (Hoback)
 - \$9,200,000 build station 3 (Hoback)
 - Total revised SPET request \$11,000,000.
- B. Teton Youth and Family Services needs to address the legal questions raised by the attorneys and bring that information back for June 6. [The Town and County Attorneys are reaching out to this applicant.](#)
- C. Would like more information from the Friends of Munger Mtn item to be brought back based on legal concerns raised to elected officials. [The Town and County Attorneys are reaching out to this applicant.](#)

- 3. **Take Public Comment.** The public was notified that they would be able to make public comment at this meeting. This time on the agenda is not for presentations from applicants. Applicants and others may make public comment and will be asked to keep their comments to 3 minutes. Public comment will also be taken at the July 11 JIM.
- 4. **Ranking/Voting Exercise.** If time allows, Council and Commission will be asked to rank the projects from 1-16 and will also be asked to indicate the funding amount they would be willing to support for each of the ranked items. If time is exhausted, worksheets will be distributed in hard copy and also in email so that elected officials can be ready to complete the ranking exercise at the June 13 Special JIM on SPET.

As outlined in the staff report for the March 8th JIM Retreat and listed in the application instructions, the Town Council and County Commission will participate in a ranking/voting exercise in order to establish a draft list of SPET initiatives for continued consideration. This will not be the only deciding factor on which initiatives move forward to the ballot. The Council and Commission will have the opportunity on June 13th and June 27th to have a qualitative discussion on which items they would like to move forward for potential ballot placement. The final list of items that will be included on the ballot will not be made until the actual resolution is adopted on July 11, 2022.

The ranking/voting exercise has been altered somewhat to allow elected officials to also indicate the amount of funding they would support for each ranked item. The process is outlined as follows:

- a. The Town Council and County Commission will rank all projects in numerical order with #1 being their highest ranking and #16 being their lowest ranking. Elected officials will also be asked to indicate the amount of funding they would support for the ballot for each ranked item. Elected officials will complete this ranking individually and submit their responses to staff simultaneously to be tallied and the results displayed.
 - i. Elected officials can only provide one rank per ballot initiative. Additionally, they cannot give more than one project the same ranking (example: they cannot give two projects a #3 ranking).
 - ii. If there are projects that an elected official does not rank, those projects will each be given the lowest rating by staff and will be given the dollar figure requested on the application (example: there are 16 projects and only 5 projects are ranked 1-5 and the rest are blank, those remaining blanks will all be given a score of 16 by staff and will be given the dollar amount requested on the application).
- b. Once that initial step is completed, a brief recess will be called, during which staff will compile the rankings and the supported dollar amounts, and then show that information on a slide upon restarting the meeting.
- c. Tie scores will remain as tie scores and these items will require further dialogue by the elected officials.

Attached to this staff report is an individual tally sheet and an overall ranking and amount tally sheet.

5. **Number of Pennies of SPET.** Teton County currently imposes 1 penny of SPET. The Town Council and County Commission could choose to put forward the same amount or could increase that to 1.5 pennies or 2 pennies of SPET. That might require more than one ballot (one for each penny) and there is a limit of the total tax that can be imposed (SPET and General) of 3 pennies. An increase in SPET above 1 penny would foreclose or limit any increase for the general fund above its current rate of 1 penny. In an email from the County Treasurer to County Commissioners, there was an estimate for 4 years of collection of SPET that would total approximately \$120M utilizing 1 penny of SPET.

Key Question and Decision: Do the Council and Commission wish to approve a resolution that proposes additional SPET pennies beyond the already agreed upon 1 penny of SPET?

6. **Collection Period/Target Total Collection Amount.** In an email from the County Treasurer to County Commissioners, there was an estimate for 4 years of collection of SPET that would total approximately \$120M utilizing 1 penny of SPET.

Key Questions and Decision: How many years of collection of SPET would the Council and Commission like to propose on the upcoming ballot? What is the target total collection amount for SPET within that period?

7. **Combining Ballot Initiatives.** There has been discussion at previous meetings about combining ballot initiatives including housing initiatives and Fire Station initiatives. The following straw poll was conducted at the May 23 SPET meeting.

Straw Poll#3: Should the following 5 items be combined as a single question about housing?

- Town: Town Employee Housing Projects @ \$20M
- Good Samaritan Mission: Transitional Housing for Families @\$10M
- County Joint: Community Housing Fund @ \$20M

- *County: County Employee Housing @ \$20M*
- *TBD: Assisted Living & Adult Day Care @ 20M*

Result: Epstein, Levinson, Probst, Jorgensen, Schechter, and Chambers in favor. Newcomb and Rooks Opposed.

Key Question and Decision: Are the Council and the Commission interested in pursuing the idea of consolidating any of the ballot initiatives? And if so, in what combination?

- Proposing Additional Ballot Initiatives.** The Town Council and County Commission can propose additional ballot initiatives. There has been discussion at previous meetings about a ballot initiative to address funding shortages for previously approved SPET projects due to inflation and significant increases in construction costs since project approval.

Key Question and Decision: Do the Council and Commission want to add additional ballot initiatives to the list for consideration? If so, at what amount?

- Affidavit to Ensure Compliance with Town and County Land Development Regulations and Building Permit Requirements** The application indicated that non-Town or non-County applicants must provide an affidavit in agreement to participate in the public Planning & Review process for development and construction of the project. However, the Town and County did not provide the final form for that affidavit. The Town Attorney and County Attorney's Office have prepared an affidavit in the appropriate form for non-Town or County applicants to complete.

Key Question and Requested Direction: Do the Council and Commission support a requirement for a completed affidavit from non-Town or non-County projects to agree to participate in the public Planning & Review process for development and construction of the project?

The process moving forward is as follows:

2022 SPET Timeline	
Monday June 6, 2022 Special JIM 1PM - 3PM	Take Public Comment, Conduct Qualitative Discussion of Draft Ballot Initiatives
Monday, June 13, 2022 Special JIM 3-5PM	Review of DRAFT Ballot Resolution
Monday, June 27, 2022 Special JIM 3-5PM	If Needed: Complete Review of Draft Ballot Language
Monday July 11, 2022 (last Regular JIM before the deadline of July 20, 2022)	Public Comment and Ballot Resolution Adoption
Education and Information Period	July 11, 2022 - November 7, 2022
Tuesday, November 8, 2022	Election

COMPREHENSIVE PLAN ALIGNMENT

Utilizing SPET to gain community support for funding community priorities and initiatives is in alignment with the Comprehensive Plan specifically including the following principles and policies:

- **Policy 1.4.d:** Establish a funding source for open space
- **Strategy 1.2.S.3:** Develop a water quality enhancement plan that includes consideration of additional County funding for water quality and commits to joint Town and County coordination.
- **Strategy 1.4.S.4:** Explore the establishment of a dedicated funding source for the acquisition of permanent open space for wildlife habitat protection, scenic vista protection, and agriculture preservation.

- **Policy 5.4.e:** Establish a reliable funding source for workforce housing provision
- **Strategy 5.4.S.10:** Explore the dedication of more staff and funding to the Housing Supply Program
- **Policy 7.1.e:** Establish a permanent funding source for an alternative transportation system
- **Policy 10.3.c:** Elected Officials will set and fund the Plan
- Other

STAKEHOLDER ANALYSIS

Stakeholders include those paying sales tax in Teton County, residents and guests of Teton County that will benefit from new projects and facilities, and Town and County governmental organizations that will receive funding from SPET thereby reserving other Town and County funds for other priorities.

FISCAL IMPACT

There is no direct fiscal impact to entering into dialogue about SPET ballot initiatives, providing direction to staff on key decision points and ranking the projects to create a list for consideration. Once final ballot initiatives are selected, staff will have a better idea as to the fiscal impact of those items. Some items may be a positive impact on the Town and County annual budgets by providing SPET funding for projects that would not need to be funded from other Town or County revenue. Some items may result in additional staffing needs, operational costs, or cost overruns that may occur during construction. Some projects may not have any fiscal impact on the Town or County budgets as they are for outside entities.

STAFF IMPACT

The staff impact of preparation of this staff report was approximately 5 hours combined and the estimated time to be spent at the June 6 meeting is approximately 18 hours combined. As noted in a previous staff report, the comprehensive staff impact of moving forward with placing SPET initiatives on the ballot in November is approximately 437 hours.

LEGAL REVIEW

L. Colasuonno
A. Moore

ATTACHMENTS

Individual Tally Sheet and Overall Ranking and Amount Sheet

RECOMMENDATION

Staff recommends the Town Council and County Commission continue their dialogue on the Specific Purpose Excise Tax (SPET) funding, take public comment, conduct an initial ranking/voting to establish a list for further public comment and qualitative discussion, and potentially answer key questions.

SUGGESTED MOTION

Should the Council and Commission be ready to make decisions, below are proposed motions to provide direction.

- *I move to include all items on the ranked list of projects for further dialogue at the June 13 Special JIM.*
- *I move to agree to propose ____ additional pennies of SPET beyond the already agreed upon 1 penny of SPET.*
- *I move to agree to propose SPET ballot initiatives totaling approximately \$____M.*
- *I move to direct staff to combine the following initiatives into one ballot initiative_____.*
- *I move to direct staff to prepare a new ballot initiative titled _____to be included in the list for consideration in the amount of \$_____.*
- *I move to direct the Town Clerk to collect completed affidavits on forms prepared by the Town Attorney and Teton County Attorney's Office prior to the July 11 special JIM.*

SPET Total Points, Rank, and Proposed Amounts																									
Project	SPET Request	Hailey		Arne		Jim		Jessica		Jonathan		Luther		Mark N		Mark B		Greg		Total Points	Overall Rank	Town Council Total Points	Town Council Rank	County Commission Total Points	County Commission Rank
		Rank	Amt	Rank	Amt	Rank	Amt	Rank	Amt	Rank	Amt	Rank	Amt	Rank	Amt	Rank	Amt	Rank	Amt						
Town: Town Employee Housing Projects	\$ 20,000,000																			0		0		0	
Town: Walkable Community	\$ 3,000,000																			0		0		0	
Good Samaritan Mission: Transitional Housing for Families	\$ 10,000,000																			0		0		0	
County: Water Quality Master Plan Implementation	\$ 10,000,000																			0		0		0	
County Joint: Community Housing Fund	\$ 20,000,000																			0		0		0	
County: County Employee Housing	\$ 20,000,000																			0		0		0	
County Joint: Wilson Fire Station 2	\$ 7,500,000																			0		0		0	
County Joint: Hoback Fire Station 3	\$ 7,500,000																			0		0		0	
Teton Youth and Family Services: Building Brighter Future	\$ 2,000,000																			0		0		0	
Central Wyoming College: Jackson Outreach College	\$ 10,000,000																			0		0		0	
Friends of Munger Mtn: Teton County Conservation Leasing Fund	\$ 10,000,000																			0		0		0	
St. John's Health: Rentals & Overnight Lodging	\$ 24,000,000																			0		0		0	
TBD: Assisted Living & Adult Day Care	\$ 20,000,000																			0		0		0	
Energy Conservation Works: Community Energy Leverage Fund	\$ 10,000,000																			0		0		0	
Teton County School District: Housing and Facilities	\$ 32,505,139																			0		0		0	
County: Transportation Alternatives	\$ 20,000,000																			0		0		0	

SPET Ranking Sheet			
Name_____			
Project	SPET Request	Rank	Amount
Town: Town Employee Housing Projects	\$ 20,000,000		
Town: Walkable Community	\$ 3,000,000		
Good Samaritan Mission: Transitional Housing for Families	\$ 10,000,000		
County: Water Quality Master Plan Implementation	\$ 10,000,000		
County Joint: Community Housing Fund	\$ 20,000,000		
County: County Employee Housing	\$ 20,000,000		
County Joint: Wilson Fire Station 2	\$ 7,500,000		
County Joint: Hoback Fire Station 3	\$ 7,500,000		
Teton Youth and Family Services: Building Brighter Futures	\$ 2,000,000		
Central Wyoming College: Jackson Outreach College	\$ 10,000,000		
Friends of Munger Mtn: Teton County Conservation Leasing Fund	\$ 10,000,000		
St. John's Health: Rentals & Overnight Lodging	\$ 24,000,000		
TBD: Assisted Living & Adult Day Care	\$ 20,000,000		
Energy Conservation Works: Community Energy Leverage Fund	\$ 10,000,000		
Teton County School District: Housing and Facilities	\$ 32,505,139		
County: Transportation Alternatives	\$ 20,000,000		



TOWN COUNCIL



BOARD OF COMMISSIONERS

JOINT INFORMATION MEETING

AGENDA DOCUMENTATION

PREPARATION DATE: June 1, 2022

SUBMITTING DEPT: Long-Range Planning

MEETING DATE: June 6, 2022

DEPT. DIRECTORS: Chris Neubecker & Tyler Sinclair

SUBJECT: Northern South Park Neighborhood Planning Process (MSC2020-0022)

PRESENTERS: Ryan Hostetter

PURPOSE/REQUESTED ACTION

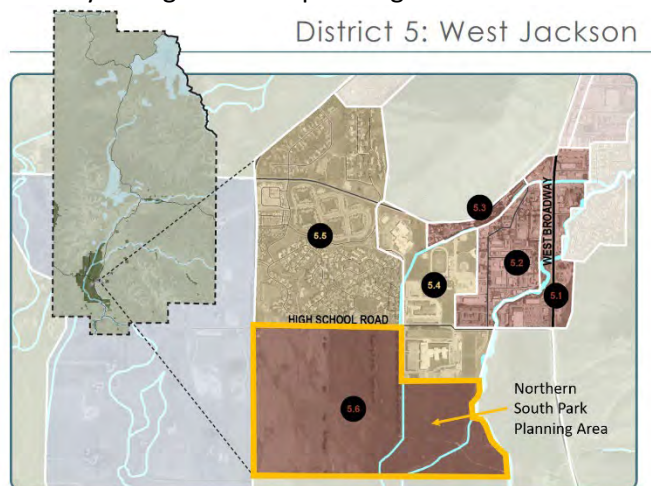
The County Commissioners and Town Council will meet jointly for a plan presentation by the consultant, review of public comment, a question and answer session, and initial discussion.

BACKGROUND

The Northern South Park Neighborhood Planning process stemmed from the 2020 Joint Teton County and Town of Jackson Comprehensive Plan update. The 2020 Comprehensive Plan Update identified Subarea 5.6 Northern South Park as a location for future residential development, which may be guided by a neighborhood planning effort.

While the priority of the community is for infill and redevelopment of existing Complete Neighborhood areas, the updated Comprehensive Plan recognizes the unique opportunity that Northern South Park offers for addressing the community's workforce and affordable housing challenges.

The neighborhood planning process began with policy discussions during workshops with the Town Council as well as the Board of County Commissioners regarding the management of the planning effort in August of 2020. Shortly thereafter, the release of a Request for Proposals and selection of a planning and design consultant, Opticos Design Inc., was completed in November of 2020. The goal was to complete the plan in approximately 8 months, however due to the complex nature of the project, expansive community involvement, and coordination with



a community-based Steering Committee, it took approximately a year and a half to develop a draft plan which responds to comments from members of the public and incorporates information from the landowners within the planning area.

The process to date has included multiple public meetings, stakeholder interviews, online surveys, Steering Committee meetings, public hearing check-ins, and formal workshops. All of the information gathered has influenced the draft plan, and will inform the next steps toward implementation.

The draft preferred plan was released on April 13, 2022, for public review and comment. Subsequently, virtual meetings were held to introduce the plan to the public and to answer questions. Staff recommends that the County Commissioners & Town Councilors watch a video recording (can be found [here](#) or at jacksontetonplan.com) of the introductory presentation in conjunction with their review of the draft preferred plan. For a list of key dates and process highlights please refer to Attachment 2.

PROCESS & NEXT STEPS

The process moving forward will include endorsement of the neighborhood plan through public hearings, and creation of the zoning tools which the landowners could opt-into in order to develop in a manner consistent with the goals of the plan. The new zoning option will reflect the goals of the endorsed plan, and will also include methods to ensure that the unit breakdown (i.e. number of deed restricted vs. market units) is realized on the ground. The recently adopted Long Range Planning Work Plan included an estimate of 500 hours for Long Range Planning staff and an estimated budget of \$50,000.00 for consultant assistance in completing this work from July of 2022 until June of 2023.



STAFF ANALYSIS

Overall, the draft neighborhood plan is responsive to a community preference for a medium/high affordable and workforce housing development as shown in the preferences for the scenarios released last August 2021 during the workshops. The community also preferred the following items:

- Well connected roads and pathways;
- Neighborhood integrated into the existing West Jackson neighborhood and street networks;
- Responsive to increased traffic and activity within this portion of the Town and County;

- Creates a mixture of building types; and
- Generally fits within the neighborhood character of the Cottonwood neighborhood to the north.

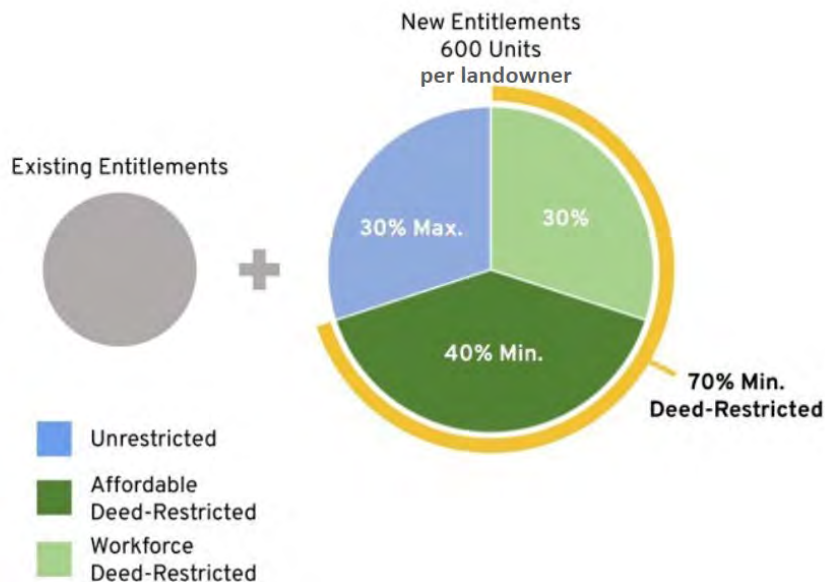
During the planning process, staff asked the Steering Committee and community to identify building type preferences, including submitting local examples for consideration prior to drafting the plan. Many of the examples submitted included smaller pedestrian scaled multifamily structures such as the townhomes on Hall Ave. in the Town of Jackson or the Mountainside Village in Victor ID. Large, complex style structures were not as favorable, and breaking up the density visually into smaller multiple buildings in a clustered design was preferred. The draft plan responds to this feedback by proposing a variety of building types, ranging from large and small-lot single family homes to duplexes and townhouses and some larger multiplexes.

The overall neighborhood plan responds to a community vision for more density in the north, closer to High School Road and “feathering” the density across the site to the south, in a manner that allows for less dense, single-family development in the southern portion of the site. The plan acknowledges the existing Suburban zoning entitlements in the plan area and suggests that the large lot suburban style development be located to the southern portion of the planning area. The plan anticipates a mix of unit types by allowing flexibility for a developer, yet explaining minimums and maximums for each building type to ensure a variety of housing types and prices are included in the neighborhood (i.e. not all single family and apartment complexes). These different housing types are explained in the plan through the use of “character areas” which show a visual example with an explanation of each type of unit, including size and scale. The preferred plan asks that the project include at least 20-50% of the units in the high walkable character area, 30-45% within the medium character area, and finally a maximum of low-density units at 30%.

Modeling was undertaken for the original scenarios to demonstrate how a neighborhood could be built profitably for a developer in a manner competitive with existing zoning. This led to a higher density than the proposed neighborhood plan, and required a higher amount of Workforce units, and required a large public subsidy. The plan was revised based on infrastructure costs, and feedback from the Steering Committee and landowners. Financial modeling of the changes was not included in the proposed preferred scenario based on feedback from the BCC and landowners. The development breakdown in the current preferred scenario includes:

- 480 “Affordable” units (households that work in Teton County and earn no more than 120% median family income locally);
- 360 “Workforce” units (households that earn no more than 250% of County’s median family income);
- 478 unrestricted units (of which 118 of these are existing entitlements included in the 478).

A key goal supported by the community for future development is the provision of affordable and workforce housing. The plan requires that a minimum of 70% of new entitlements shall be deed-restricted (Workforce or Affordable), with a minimum of 40% of new entitlements specifically deed-restricted “Affordable”. The plan also recognizes and retains existing unrestricted entitlements granted by the current zoning. Following is a breakdown of the unit distribution taken from the plan:



The overall unit count of 1,318 is a maximum identified in this “medium” density approach that the community favored (i.e. alternative B from the August workshop) and includes the 118 units of existing entitlements. While the new entitlements are distributed evenly between the two landowners of the properties within the site, it does acknowledge that the existing entitlements are not the same between each property owner. The existing entitlements will be honored as they legally exist today, and the plan calls for an even distribution of new entitlements between the property owners. While the goal includes a minimum of 70% of new units being deed restricted, there is flexibility to allow for more “affordable” units and fewer “workforce” units within that 70% distribution. Future developers would be able to add more affordable units, but this plan identifies the 70% of deed-restricted units, including 40% “affordable”, as minimums.

For more information (same link as above) and additional details contained in the plan please watch the workshop video under “Preferred Plan Presentations” which can be found [here](#).

JOINT PLANNING COMMISSION REVIEW

The Joint Planning Commissions reviewed the plan and provided recommendations during their meeting of May 18, 2022. A link to the meeting video can be found here: <http://jacksonwy.swagit.com/play/05192022-709>

Overall, both the Town and County Planning Commissions unanimously recommended approval of the draft plan while the County Planning Commission included an additional recommendation in the motion as follows:

1. That the Affordable Housing units specifically include a *mix of housing types*, and
2. That the plan allows for energy efficient manufactured housing as an option.

Following is a summary of the questions and comments from the Commissioners:

- Questions were asked regarding water quality and surface runoff. Opticos Design consultant Drew Finke provided information related to the goals outlined in the plan for low impact development (LID) design techniques in an effort to channel and filter runoff in bioswales which are also included in many of the proposed road sections as well.
- A question related to the allowance of a 4-story building was brought up as an option for more efficient provision of affordable units. Staff recommended that this be included as an item specifically related to an allowance in the new proposed zoning regulations, if recommended by the commissions. Staff noted that this

scale of building does not facilitate a pedestrian design or scale which is similar to Cottonwood. Additionally, this building type could limit the mix of unit types for the affordable units which included a request for more townhomes, cottages and single family units for local workforce.

- Questions were raised related to the number of jobs created as a result of this development including the market rate units. Cascadia Partners, a subconsultant of the team, explained that when this topic was modeled during the three scenarios released last summer that the housing units provided by the project far outweighed the jobs created as a result of the development.
- A comment was raised regarding the allowance of live/work units. This could be included within the zoning allowances, but that staff would need to investigate lessons learned with live work units in the Town, and that there is a possibility to also include small and very limited local commercial (such as childcare).
- Question was whether or not all the Affordable units would be in apartments. The design team included a mix of unit types for both the Affordable and Workforce units in the plan. A specific recommendation was made to ensure that the Affordable units be included in a mix of building types.
- A question as to whether or not ARUs were included in this scenario – the design team noted that ARUs were not included in the plan, but that a mixture of unit types are included. In addition, ARUs were not included in the maximum unit count of 1,318 units proposed within the plan.
- A question related to whether or not the deed restricted units were taxed differently than the market rate units. The staff team did not have an answer to this but noted to bring back information on this topic. In short, the deed-restricted units are expected to be taxed less than market units because the taxes are based on the value of the units (for ownership units), which are expected to be lower than unrestricted units.
- Comments related to wildlife permeability were expressed including specifically that any roads which cross the entire area include provisions for wildlife permeability. The plan calls for a north south area where wildlife permeability would exist along flat creek within the buffer areas of the creek. A concern was raised regarding roadways that are proposed to be installed which would bisect this north south creek corridor. Staff noted that roadway designs would need to consider wildlife crossing through the creek and could be included within the design. In addition, the plan notes that surrounding areas to remain rural per the Comprehensive Plan are areas where permeability will be protected adjacent to the Northern South Park transitional area.
- Traffic numbers were discussed, including the concern regarding additional traffic as a result of the project. Based on review of the project including local conditions, traffic engineers with Cambridge Systematics Inc. noted that this project did not include traffic volumes which would require the construction of the East West Connector, but that specific roadway improvements be included as a result of the project which are outlined in the plan (upgrades to High School Road, intersection upgrades and additional pathways/connections to name a few). This project has been reviewed with the Transportation Advisory Committee and has included comments and suggestions for roadway improvements as a result of the project. Additionally, the project requires that easements be obtained for an East West Connector, which will need a final location to be determined through the development process and based on requirements of WYDOT (plan connectivity objective no. 8).
- Questions related to the public subsidy needed for the deed restricted units were raised. The staff team referred to the modeling for scenario “B” during the workshop last August where an approximately \$208 million subsidy was needed for that project. This number was based on assumptions for cost of construction received last summer for example affordable housing projects completed by the Housing Department.
- A comment was raised regarding inclusion of childcare center at this location. Staff recommends that specific uses be analyzed and incorporated into the proposed zoning for the site, and that childcare would fit the overall vision requirements of a local serving commercial and community type of use.
- Concerns were raised with regards to the entity that would administer the new deed restricted units, and who would be in charge of this additional workload.
- Public comment was received by Nikki Gill during the meeting which expressed support for the draft

PLANNING COMMISSIONS & STAFF RECOMMENDATIONS

The Joint Planning Commissions (during separate motions and votes) unanimously voted to recommend approval of the draft Neighborhood Plan. The County Planning Commission included additional language recommending “a mix of housing types used to provide Affordable Housing requirements in the Plan, and consideration of factory built components as part of the development of affordable housing types.”

Staff is requesting feedback and any recommended amendments to bring back to the Town Council and County Commissioners for consideration. The Town Council will separately review and provide a recommendation to the County Commissioners during their June 21, 2022, meeting. The County Commissioners will review during their July 6, 2022, hearing.

The County Planning Director and the Town Community Development Director recommend **approval** of the Draft Northern South Park Neighborhood Plan dated April of 2022.

ATTACHMENTS

1. Draft Neighborhood Plan
2. Project Process Key Dates
3. Summary of Public Input received since the release of the Draft Preferred Plan on April 13, 2022
4. Comments submitted by the landowners

PUBLIC COMMENT

Public comment on the plan alternatives has been compiled and has been incorporated into this draft preferred Neighborhood Plan. Additional public comment received as of the release of the draft plan is attached to this staff report.

FISCAL IMPACT

The original budget allocations of \$250,000 from the County and \$150,000 from the Town have been utilized for the completion of this project, with a few remaining invoices (within the allotted overall cost) remaining for work related to these public hearings. In addition, a contract amendment of \$11,660.00 by the County has been approved and utilized for additional on site meetings and project revisions related to information from the landowners.

STAFF IMPACT

This Neighborhood Plan has been the result of a consultant contract with Opticos Design Inc. which was approved in 2020 with a budget of \$400,000 (of which \$150,000 has been allocated by the Town of Jackson). This project has included over 1,800 hours of staff time for this Neighborhood Plan (refer to Attachment 2 showing key process dates for more information).

In the approved Fiscal Year 2023 Work Plan, the Northern South Park implementation portion is included as a separate project with separate staff hours and budget. Any additional use of anticipated budget or consultants will be completed through a new contract to be reviewed and approved by the County Commissioners as needed.

LEGAL REVIEW

County: Gingery

Town: Colasuonno

SUGGESTED MOTIONS

Town Council: No action is requested, so no motion is necessary. Town Council will hear and make a recommendation to the County at their June 21, 2022.

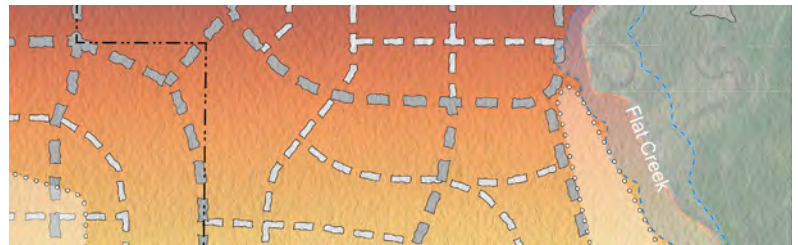
Board of County Commissioners: No action is requested, so no motion is necessary. County Commissioners will hear and make a decision at their July 5, 2022 hearing.

Northern South Park Neighborhood Plan

Sub-Area 5.6
Teton County, WY

Public Review Draft
April 2022

Prepared for:



Prepared by:



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Prepared For:

Teton County
Planning & Building
 200 S Willow Street
 Jackson, WY 83001

Prepared By:

Opticos Design
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With Consultants:

Cascadia Partners
 Development Modeling

Cambridge Systematics
 Traffic Modeling

Crabtree Group
 Low-Impact Infrastructure + Civil
 Engineering

Charlier Associates
 Transportation Strategy

Introduction

Vision Statement:

Northern South Park will become a mixed-income, multi-modal, Complete Neighborhood that delivers a high quality of life for residents, minimizes impacts to surrounding communities and ecosystems, and provides a significant quantity of deed-restricted housing for people working in Teton County.

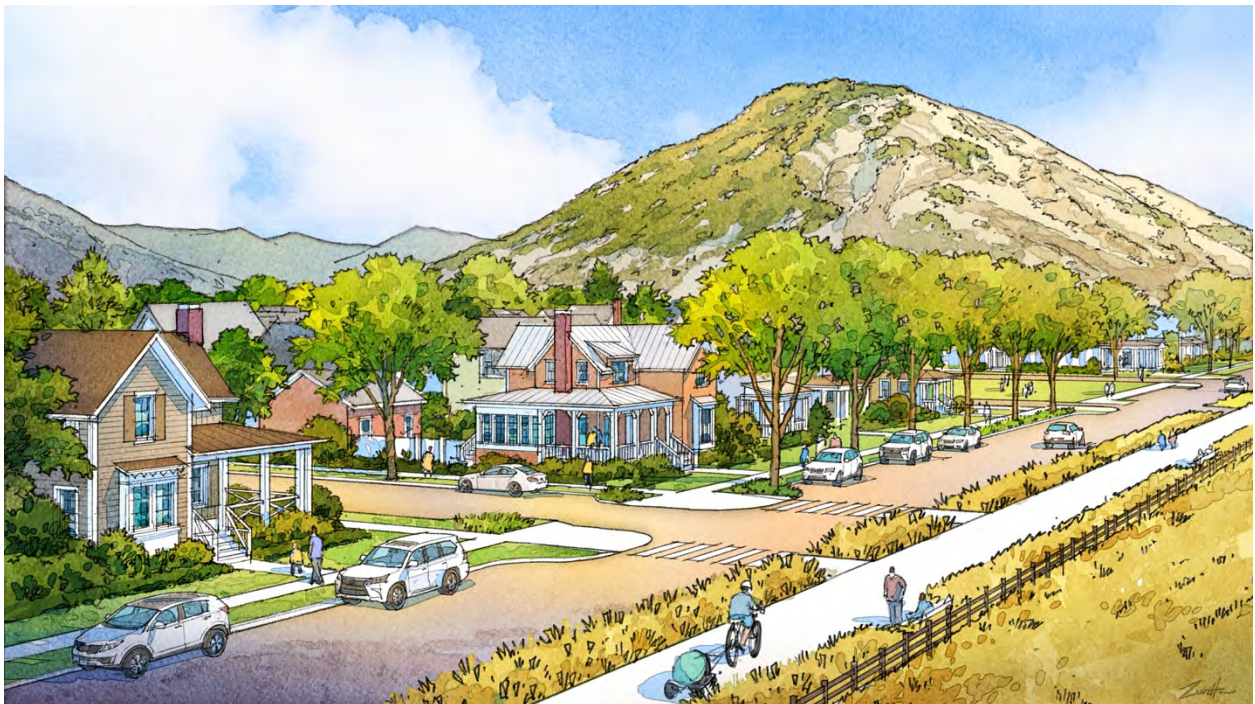


Figure 1 Illustrates how a mix of housing types, multi-modal streets, and integrated open spaces help to support a Complete Neighborhood in Northern South Park

Executive Summary

This plan details the preferred development vision for Northern South Park (Sub-Area 5.6), and seeks to strike a balance between aspirational vision and feasible implementation. Numerous community engagements have directed and informed the plan, which has been created to capture the community's vision for development in Northern South Park. These are balanced with challenging development conditions and landowner goals to craft a plan that reflects the community's ambitions within a development framework that is attractive relative to existing development entitlements and feasible for private development.

The economic and social disruptions caused by the Covid-19 pandemic have drastically reshaped the local and national real estate and development landscapes over the course of this plan's creation. As such, the plan approach has been continually refined to better respond to community priorities and evolving economic and development conditions. Provision of deed-restricted Affordable and Workforce housing was high on the community's list of priorities at the beginning of this plan and has only risen as the need for housing in Jackson and Teton County has become more acute over the course of this plan's development. Similarly, development costs and timing have become more challenging due to a variety of external factors beyond the control of landowners, developers, or local agencies. To accommodate ongoing uncertainty in the development landscape and future changes in community needs and market conditions, this plan intentionally seeks to balance a detailed vision with flexibility for implementation.

Flexibility in implementation and high-quality neighborhood design with deed-restricted housing are not mutually exclusive. While this plan does not provide a detailed site plan, it does provide detailed development criteria in the form of "checklists" at the end of each section in the PLAN VISION. These criteria will inform new Land Development Regulations (LDRs) and clearly articulate plan objectives without restricting the ways in which these objectives can be achieved.

For example, while potential new streets in Northern South Park are not mapped as part of this plan, criteria regarding specific external connections, block length, and other design considerations are detailed in this plan to help inform any street network proposed as part of a development application in Northern South Park.

The purpose of this neighborhood plan is to define a vision for development at Northern South Park, to provide details to inform new Land Development Regulations (LDRs) and zoning that will guide development, and to evaluate future development proposals relative to the plan vision. This plan document is visionary and conceptual. It is not regulatory but instead *informs* decision makers and future regulations. New development regulations that will be created from this plan will be opt-in, meaning that landowners can choose to develop using the new regulations or the existing regulations that currently apply in Northern South Park. This plan does not obligate landowners to develop — they may choose to continue existing uses. To provide an incentive for landowners to develop according to this plan vision, the plan proposes a development scenario and entitlement framework that is more financially attractive than what is allowed by current zoning.

Comprehensive Plan + Growth Management Policy

Jackson/Teton County Comprehensive Plan (2020)

The Jackson/Teton County Comprehensive Plan designates the Northern South Park project area (Subarea 5.6) as a "transitional subarea," meaning that it is a place where the community is accepting of redevelopment and anticipates that the existing character will change.

Surrounding subareas to the east, west and south are designated as "conservation" and "preservation" with a focus on wildlife habitat, open space, and scenic views.

The Comprehensive Plan references a "Village" neighborhood form for Northern South Park with residential and civic uses. This means that the area should be developed with a variety of housing types, like apartments, townhomes, and single-family homes, complete streets that have sidewalks and paths for people walking and riding bikes, and permanently deed-restricted Affordable and Workforce housing.

Responsible Growth Management

Amount of Growth. The Comprehensive Plan limits the amount of growth in our community so that we can maintain community character, avoid sprawling development, and protect our natural resources.

Location of Growth. The community's goal as stated in the Comprehensive Plan is to direct future growth into a series of connected, Complete Neighborhoods in order to preserve critical wildlife habitat, scenery and natural resources in Rural Areas. This supports both ecosystem stewardship and quality of life goals. Since our growth management responsibility encompasses both the Town and County, it is critical to consider where future housing units would be best located within the entire community. Northern South Park has been identified as an appropriate location for future growth because of its proximity to jobs, services, and existing infrastructure.

How does this relate to Northern South Park?

Since the community-wide amount of growth is limited, we must ensure that the number of housing units and their location in Northern South Park are as good as (or better) than any other Complete Neighborhood in the Town or County and that the type of growth supports housing for our workforce as much as possible. This neighborhood plan proposes a development option for Northern South Park that supports Comprehensive Plan values, goals and policies better than the base zoning that is currently in place.

Project Location

This neighborhood plan applies to 225 acres bounded by High School Road and Jackson Hole High School to the north, South Park Loop Road to the west and Flat Creek to the east. The southern plan boundary aligns roughly with the end of Red House Road.

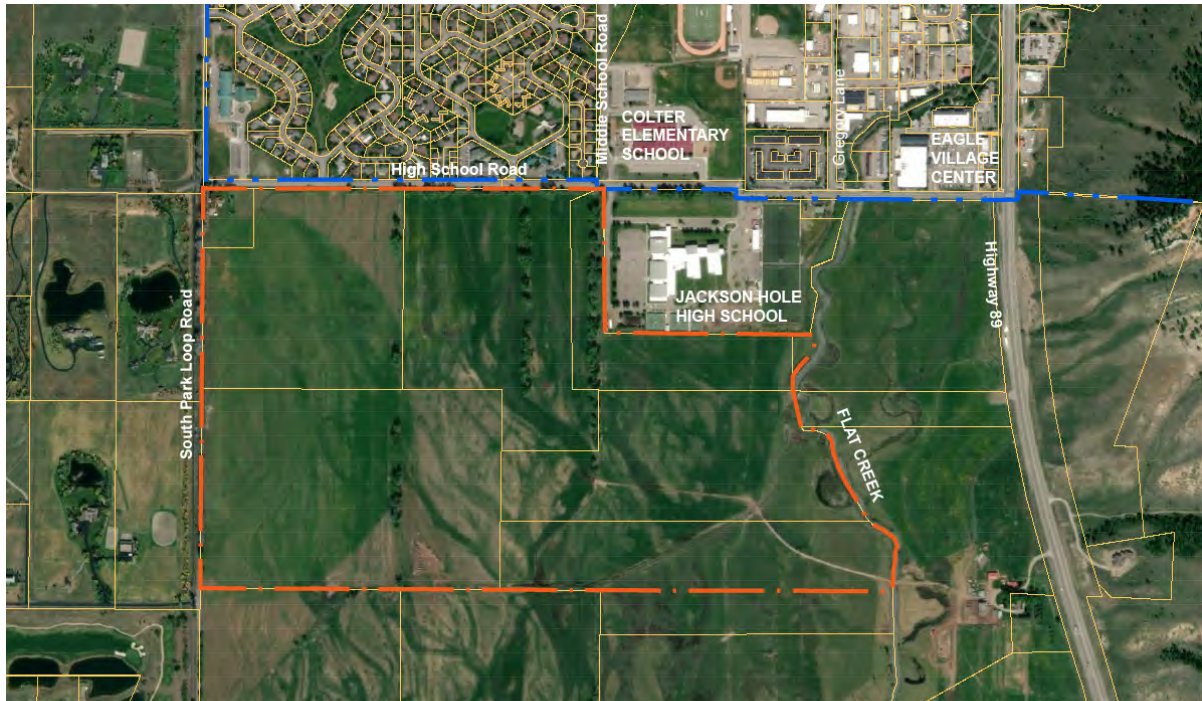


Figure 2 Project boundary outlined in orange. Image not to scale.

For additional information about existing conditions, please see Existing Conditions in the Appendix.

Planning Process

To create a preferred development plan for Northern South Park, multiple rounds of community engagement and plan development were undertaken to refine the plan vision. Figure 3 illustrates the planning process and shows when community engagement and Steering Committee (which included the landowners) participation took place.

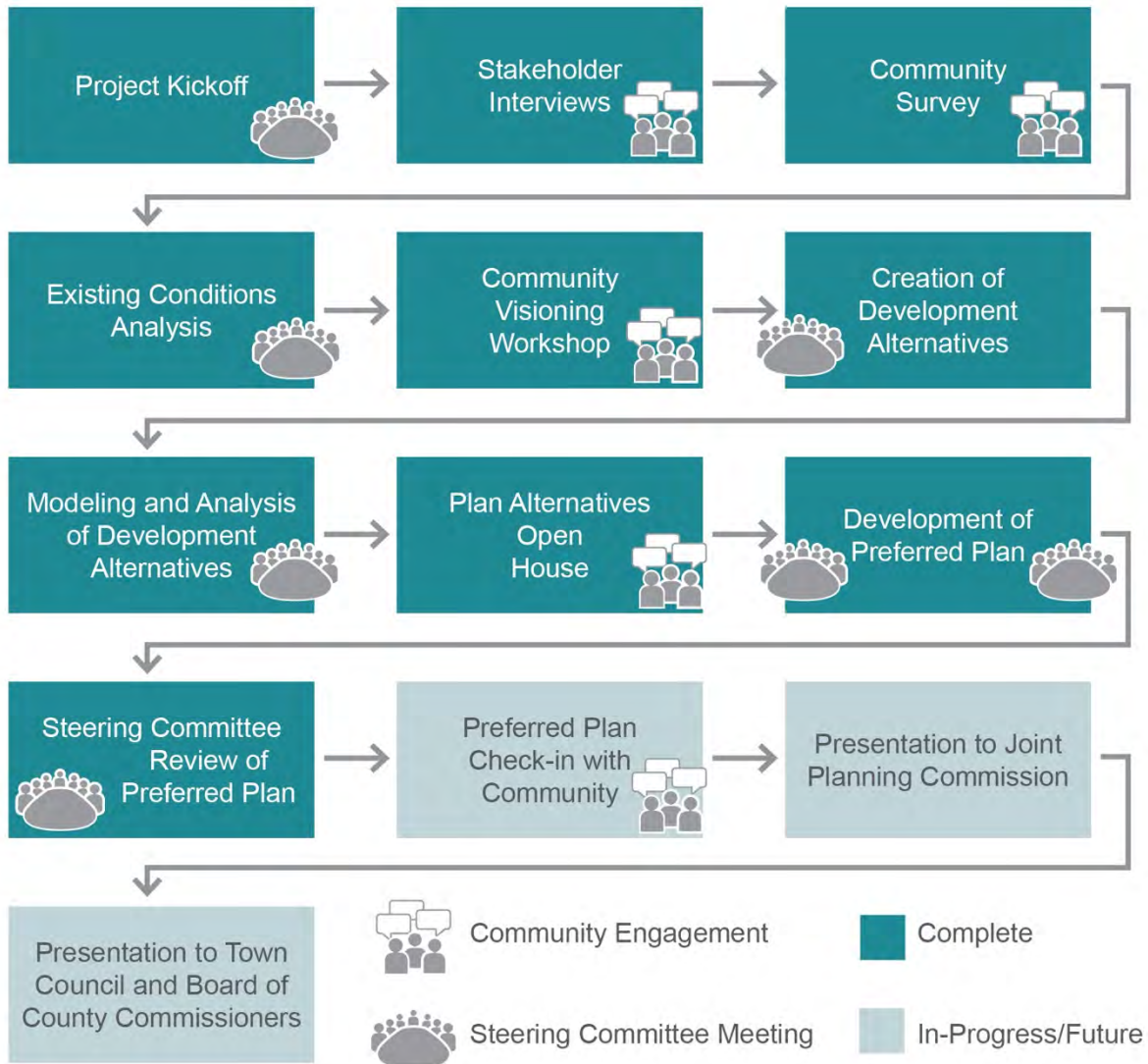


Figure 3 Planning Process diagram illustrates the steps taken to develop a Preferred Plan for Northern South Park.

To arrive at a preferred plan for Northern South Park, four plan alternatives were developed and reviewed by the community, stakeholders, and the Steering Committee. The purpose of these plan alternatives was to examine different development scenarios to identify a plan vision that responded to community needs through a feasible development approach. The plan alternatives, which included an “Existing Zoning Alternative” based on existing entitlements, varied by total number of units, density, mix of building types, and percent of deed restricted Affordable and Workforce units.

Figure 4 shows housing and affordability statistics for each of the four plan alternatives studied. Additional details on each of the four alternatives are available in the Plan Alternatives section of the [Appendix](#).

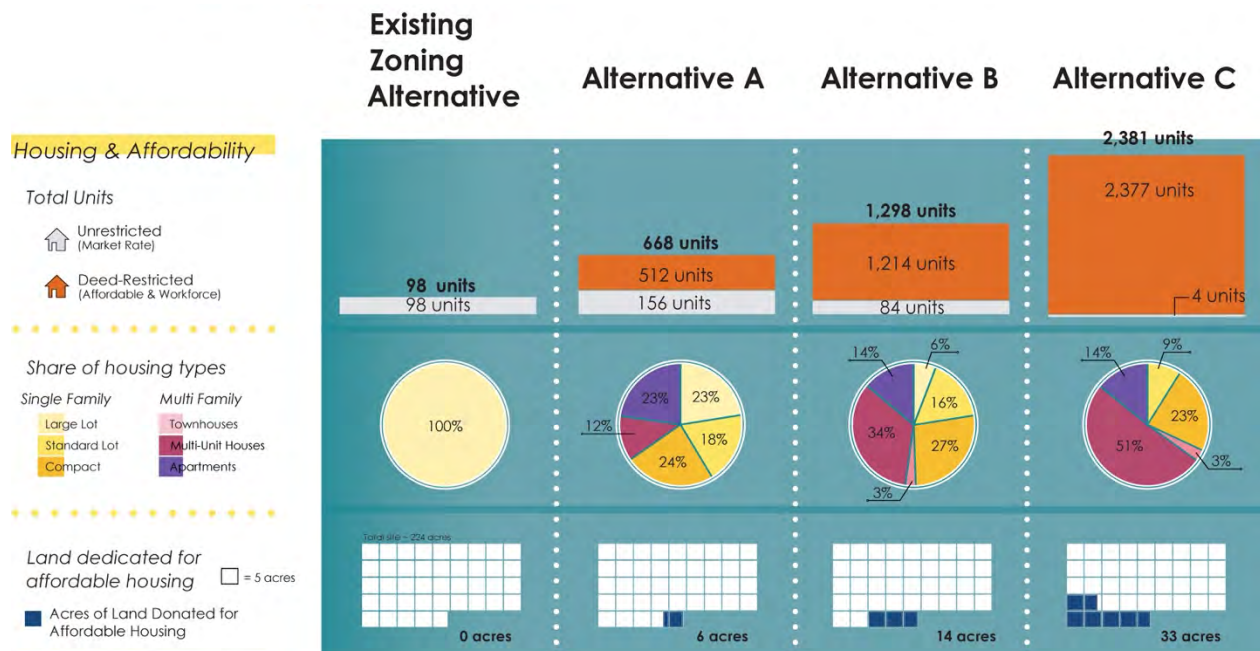


Figure 4 Housing and Affordability statistics for each of the four plan alternatives studied for Northern South Park.

Community Engagement

The planning process for Northern South Park included multiple opportunities for community engagement and design iteration to ensure development of a neighborhood plan that is feasible, forward-looking, and responsive to community needs and desires.

Community engagement and feedback was an integral part of developing a neighborhood plan for Northern South Park that is representative of community goals. Despite challenges posed by the Covid-19 pandemic which limited opportunities for in-person engagement, online tools were used to solicit feedback and share information. A variety of engagement approaches, including online presentations and surveys, in-person open houses, and outreach events for specific communities provided the opportunity for Teton County community members to participate in the manner that was most convenient for them. Table 1 details the variety of engagement events and tools that were used as part of the plan development process.

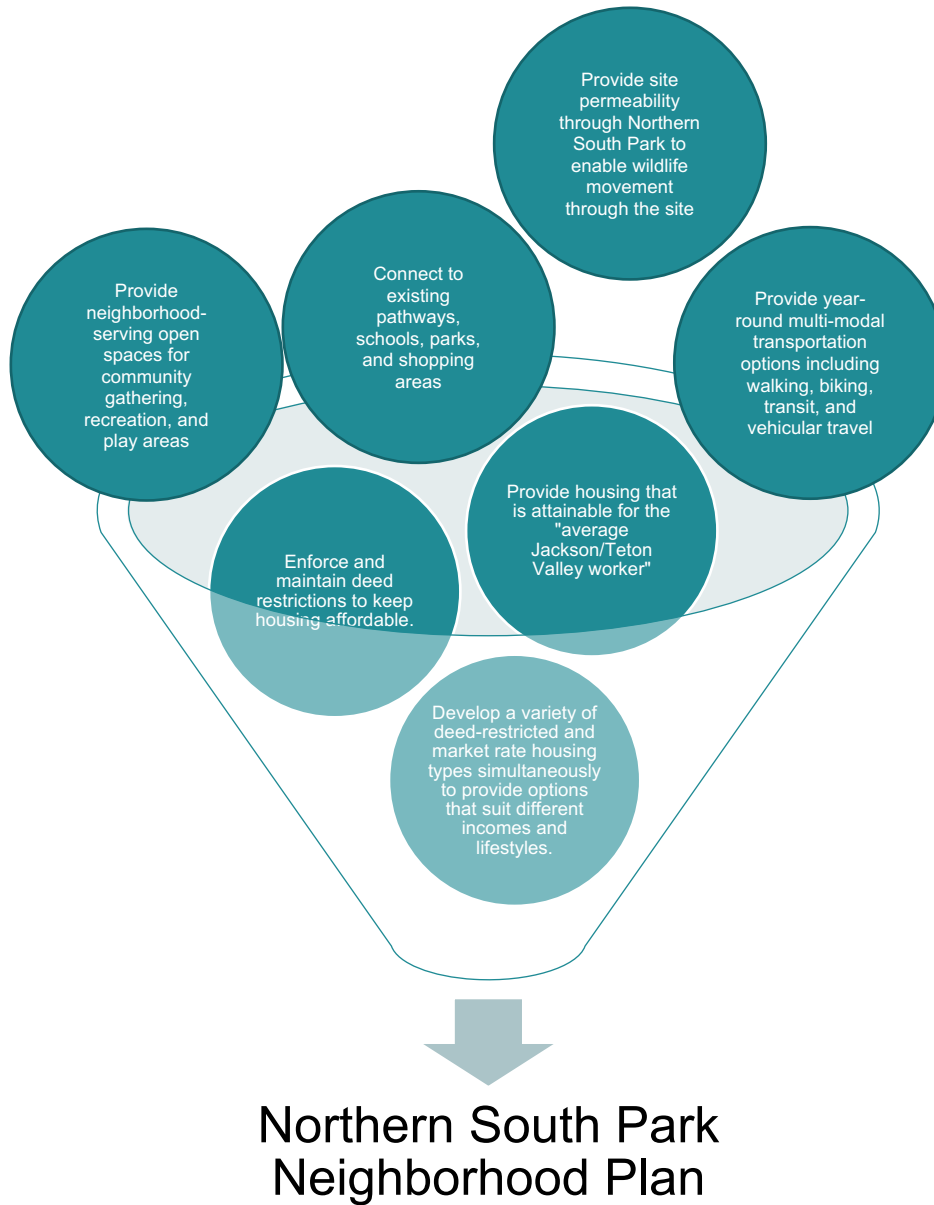
Table 1: Community Engagements

Engagement	Description
Stakeholder Interviews	• 29 interviews with stakeholders and subject matter experts • Interviews conducted February 2021
Community Survey	• Solicited feedback on big ideas • 398 responses • Conducted February-March 2021
Virtual Community Visioning Workshop	• Virtual presentation March 10, 2021 • Konveio interactive website ◦ Online community visioning survey focused on future use and design options ◦ Online visual preference survey focused on building form and physical character of the future neighborhood

Plan Alternatives Open House	• In-person event August 19, 2021 at Jackson Hole High School • Drop-in video presentation and topic stations staffed by project team • Konveio interactive website - o Community priorities survey - o Commenting on poster exhibits
Spanish Language Workshop	• In-person event August 26, 2021 • Plan Alternatives presented in-person by bilingual interpreters followed by small group discussions led by bilingual facilitators. • 41 attendees (head count)
Steering Committee	• Eight meetings from December 2020-January 2022 • Seven-member committee including landowners • Meetings live-streamed for public attendance
Project Website	• Updated with news, highlights, and project status • Project documents and presentations available for public access

Community Feedback

The community provided a variety of ideas for how development at Northern South Park could address community needs and satisfy Comprehensive Plan goals. Summarized below are topics that came up across all engagements and which were mentioned most frequently by community members.



Plan Vision

New development in Northern South Park should be integrated into existing West Jackson neighborhoods through connections to area roadways and pathways via a network of [multi-modal](#) streets that provide residents with transportation options. Within the neighborhood, parks and pathways should provide outdoor space for recreation and community gathering. New and improved infrastructure should protect natural resources such as surface water and aquifer quality, while open space buffers around Flat Creek will protect water quality and riparian wildlife habitat.

Figure 5 illustrates how development intensity can be organized across the site and how a new roadway network can integrate with existing West Jackson neighborhoods.

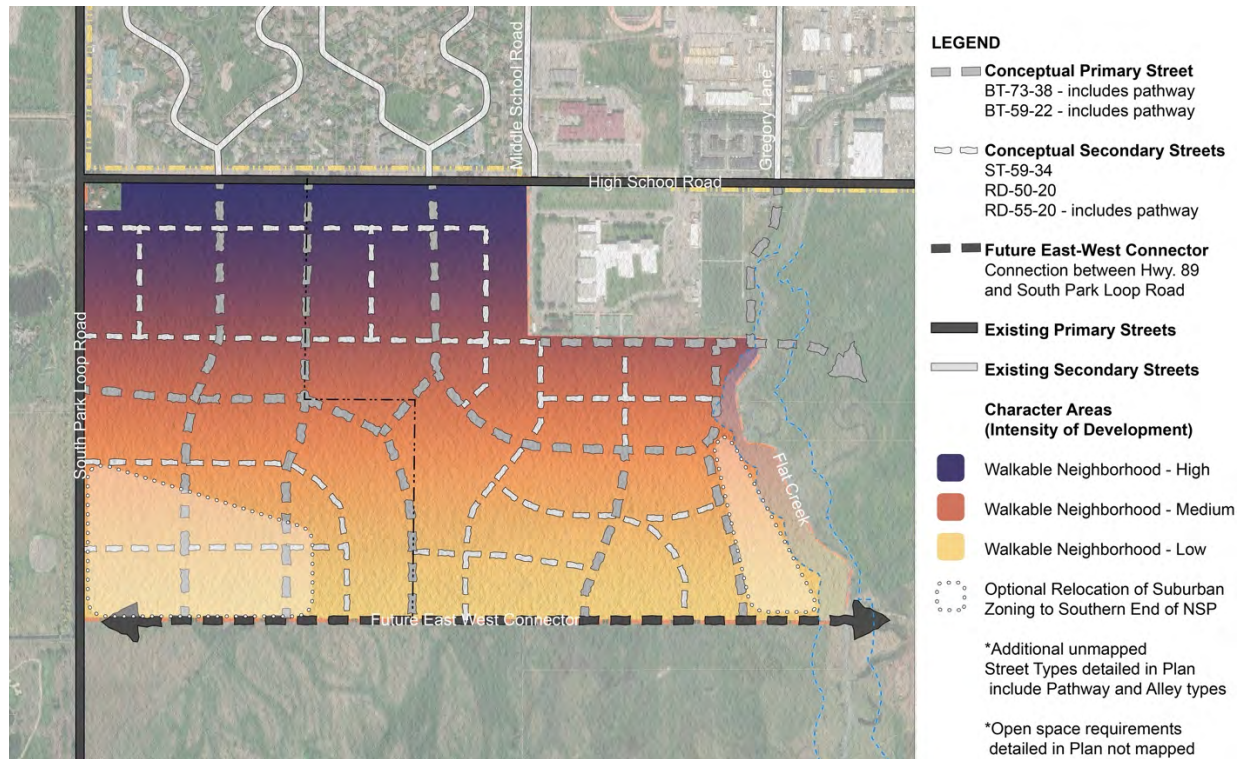


Figure 5 illustrates a conceptual development framework for the Northern South Park site. This image is for illustrative / conceptual purposes only. It is not regulatory and is not a development proposal.

Housing Program Vision

Housing Objectives

Teton County faces several long-term challenges, most notably with housing affordability. Over the years, housing construction has been unable to keep pace with housing need and the housing units that are getting built are unaffordable for most families and local workers. To help address this challenge, up to 1,200 new entitlements for housing units are envisioned, of which at least 70% will be permanently [deed restricted](#). The Plan envisions that at least 40% of new unit entitlements in Northern South Park will be [Affordable](#) and up to 30% will be [Workforce](#).

The objective for development at Northern South Park is to supply a sizeable portion of permanently deed-restricted housing necessary to house families and local workers.

For context, in 2013, 1 in 3 homes were affordable to the median-income family in Teton County, but by 2020 median-income families could only afford 1 in 10 homes. In fact, more than half of the total home sales in 2020 were only affordable to families making over 200% of Teton County's [Median Family Income \(MFI\)](#). During the presentation for the 2022 Regional Housing Needs Assessment, HUD figures showed that in order to afford the 2021 median sales price, the household income must be at least \$469,000.00.

To retain community character and ensure resiliency, the Town of Jackson and Teton County have made it a priority to maintain at least 65% of Teton County's workforce living locally, establishing Land Development Regulations incentivizing development to allocate 'restricted' and Affordable housing.

Housing Entitlements

Existing Entitlements by Landowner

- Gill property: 86 units
 - o 84 units on 26 acres of land zoned Suburban (S)
 - o 2 units on 75 acres of land zoned Rural 1 (R-1)
- Lockhart property: 32 units
 - o 29 units on 8 acres of land zoned Suburban (S)
 - o 3 units on 115 acres of land zoned Rural 1 (R-1)

Proposed Maximum New Entitlements per Landowner: 600 units

- 420 deed-restricted units, (minimum 70% of new entitlements)
 - o 240 Affordable deed-restricted, (minimum 40% of new entitlements)
 - o 180 Workforce deed-restricted (30% of new entitlements)
- 180 unrestricted units, (maximum 30% of new entitlements)

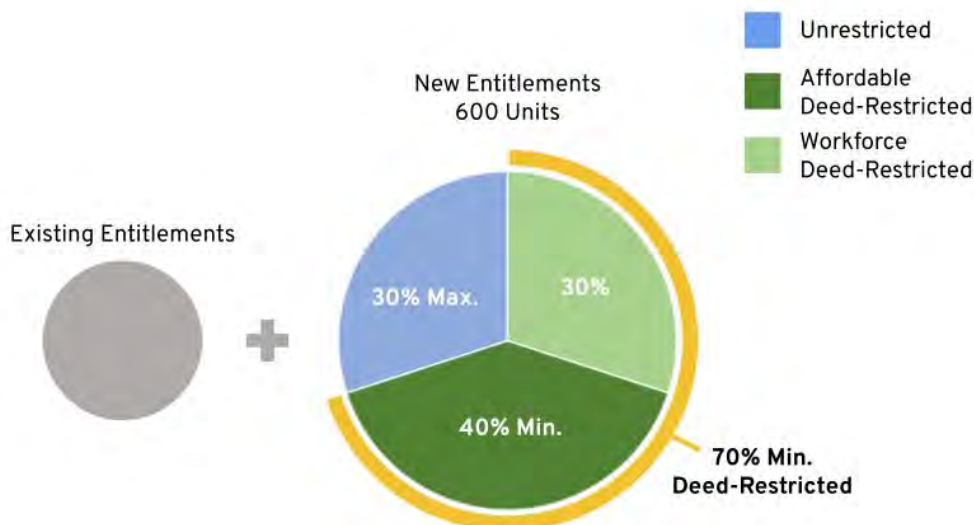


Figure 6 Illustrates the proposed housing program for each of the two landowners in Northern South Park.

Deed Restricted Housing Program for New Unit Entitlements

To promote access to a variety of housing options in Northern South Park and to house families and workers, three levels of housing affordability are envisioned for new housing unit entitlements. The quantity and type are outlined as follows:

- **478 Unrestricted units (maximum):** these units can be set at market price, with no restrictions on ownership or occupancy.
- **360 Workforce deed-restricted units:** restricted to households that work in Teton County and earn no more than 250% of Teton County's Median Family Income (MFI). Although these units are restricted to workforce income levels, they are modeled to have a built-in profit. As a result, Workforce units are assumed to be delivered by private developers within the development model.
- **480 Affordable deed-restricted units (minimum):** restricted to households that work in Teton County and earn no more than 120% MFI.

In 2021, median income for a 3-person household was \$104,040. *(This number is updated annually in April, and will be updated for the final version of this plan.)*

Regulations in the *Jackson/Teton County Housing Department Rules and Regulations* documents should apply to all deed-restricted Affordable and Workforce housing at Northern South Park.

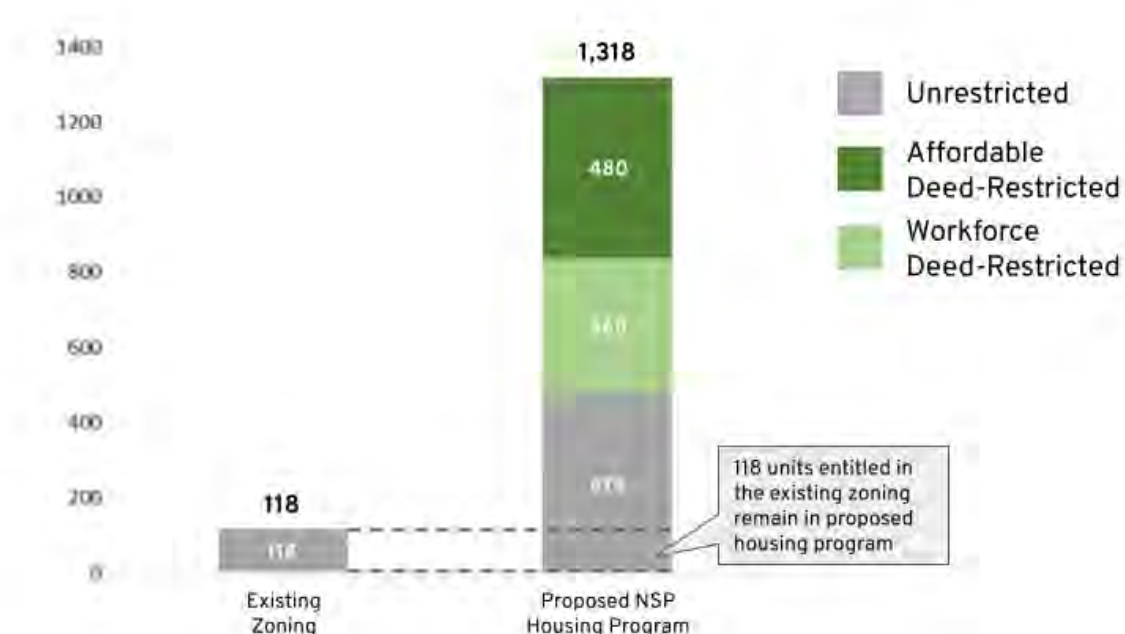


Figure 7 Illustrates the proposed housing program compared to existing zoning.

Mixed-Income Neighborhood

Housing options in Northern South Park are meant to provide a variety of housing types suitable for different lifestyles and incomes. Affordable, Workforce and unrestricted units should be located throughout the site, with different unit types mixed within the same block. To promote a cohesive neighborhood community, units should not be segregated according to tenure (rent vs own), type (triplex vs townhouse), unit size, or price, but should be integrated to the extent feasible. Examples of this approach include mixing duplexes and single-family homes within a block, including both Workforce and unrestricted townhouse units along the edge of a park, and including a mix of studios and one-, two-, and three-bedroom units in an Affordable apartment building.



Figure 8 This block along E. Hall Ave. in the Town of Jackson includes a mix of housing types located within walking distance to Mike Yokel Park and could be a model for development in Northern South Park.

Housing Checklist

1. Housing Tenure Types	
☒	1.A For all new housing unit entitlements, provide at least 40% deed-restricted Affordable housing per phase of development
☒	1.B For all new housing unit entitlements, provide 30% deed-restricted Workforce housing per phase of development
☒	1.C For all new housing unit entitlements, do not exceed 30% market rate housing per phase of development
2. Housing Variety	
☒	2.A Develop new-entitlement market rate units concurrently with new-entitlement deed-restricted units
☒	2.B Each phase of development should include a variety of housing types and unit sizes to suit a variety of incomes and lifestyles
☒	2.C New-entitlement market-rate and deed-restricted housing should be distributed and integrated across the site to avoid segregating tenure types in clusters
☒	2.D Different building types and unit sizes should be distributed and integrated across the site to avoid segregating different unit and housing types in clusters

Open Space Vision



Figure 9 The Northern South Park neighborhood will be directly connected to the existing community pathway network, such as the South Park Loop Trail.

Pathway Network Vision

The Town of Jackson and Teton County have created an extensive pathway network, the Jackson Hole Community Pathways System. Northern South Park is adjacent to this network, including along South Park Loop Road and High School Road. The pathways in Northern South Park should link into this network and extend this amenity for use by Northern South Park residents and the larger community to provide for

recreational use as well as to supplement the transportation network by providing non-motorized routes to destinations such as schools, employment, shopping, and entertainment. The connectivity vision for Northern South Park provides direct connections to the pathway system via Paul Merritt Pathway, Russ Garaman Pathway, and South Park Loop trail. Trails located adjacent to streets should, in general, be located on the north and east sides of the street to take advantage of maximum solar gain to provide a pleasant environment for trail users and encourage snowmelt.

Places for Recreation and Gathering

To provide a high quality of life for residents, parks in Northern South Park should provide spaces to recreate and gather within walking distance of all residents. Parks should accommodate active uses such as playgrounds and ball courts. When possible, parks should be located to maximize views and preserve existing landscape elements such as irrigation ditches and tree stands.

Access to park space in Northern South Park is especially important since the smaller unit and lot sizes needed to promote housing affordability may mean that some units lack yards. When private yard space is not included with a unit, parks can provide common outdoor space for residents. As such, all residential units in Northern South Park should be located within ¼ mile of a park to encourage residents to access parks by foot and bike. A central park between 3-5 acres is envisioned to provide for a broad range of activities and should be supplemented by smaller “pocket parks” located throughout



Figure 10 Active uses such as the playground at Mike Yokel Park in the Town of Jackson will be prioritized at parks in Northern South Park.

the neighborhood to provide easy park access to all neighborhood residents.

Open space areas should be maintained as permanent open space. Management and maintenance of open space should be identified during the development review and subdivision process to ensure upkeep and safety.

Open Space Checklist

1. Minimum Provision of Open Space	
☒	1.A Dedicate 0.02 acres per new residential lot for open space or pay a fee-in-lieu per new residential lot, consistent with LDRs.
☒	1.B Open spaces should be designed and located to promote wildlife permeability across the site.
☒	1.C All residential units should have access within ¼ mile to a playground at least ¼ acres or larger via sidewalks and/or pathways
2. Open Space Access + Design	
☒	2.A The facades on building sites attached to or across a street or pathway from an open space should be designed to “front” on to the open space.
☒	2.B Open spaces should be bordered by streets or pathways on at least two sides to provide good public access and improve safety by minimizing areas hidden from public view.
☒	2.C All programmed open spaces should be publicly accessible via sidewalks and/or pathways.
☒	2.D A variety of open space types should provide facilities for community gathering and recreation.

Mobility, Connectivity + Infrastructure Vision

Connectivity Objectives

1. Direct connections to High School Road
2. Direct connections to South Park Loop Road
3. Internal pathways connect to and complement the community pathway network
4. All streets should be Complete Streets' accommodating all modes of transportation and users
5. No dead-end streets or cul-de-sacs longer than 150'
6. Every home reachable from two directions to improve emergency response
7. Discourage cut-through traffic
8. Access to S. Highway 89 with an East-West Connector
9. Complete Streets

To provide connectivity to adjacent areas and minimize traffic impacts by dispersing traffic, the plan envisions multiple intersections along adjacent streets. On High School Road, connection points should be provided at Rangeview Drive and Corner Creek Lane, in addition to consideration of a new intersection between those streets. Along South Park Loop Road, multiple intersections should be provided to avoid funneling all traffic to a single point which otherwise concentrates traffic, minimizes route options, and results in longer wait times at intersections.

Traffic calming strategies such as narrow travel lanes, curb extensions at intersections and crosswalks (pinch points), on-street parking, and street trees and parkways provide visual and physical cues that help to reduce traffic speeds. The alignment of streets includes frequent intersections so that vehicles must slow down or come to a complete stop in order to travel through Northern South Park, encouraging a slower driving speed within the neighborhood.

People who walk and those using mobility assistance devices are generally willing to travel between $\frac{1}{4}$ and $\frac{1}{2}$ of a mile to reach a destination. To keep distances within this range, the street network supports frequent intersections and provides a variety of different routes to make walking, riding bikes and other forms of active travel convenient. Consistent with the Jackson Community Streets Plan, pedestrian facilities at Northern South Park should be usable by people of all ages and various visual and mobility capabilities to meet Americans with Disabilities Act standards and facilitate access for a wide spectrum of people.

Connections through larger development blocks are provided by non-vehicular trails and pathways that minimize cut-through vehicle traffic while maximizing connectivity across the site.

Transit

To support community climate goals, reduce traffic on High School Road, and reduce the cost burden associated with private vehicle ownership and use, public transportation in Northern South Park should be provided by fixed-route START bus service along High School Road. Street designs for development in Northern South Park include streets that are accessible to START vehicles. These streets should be utilized as part of a street network that allows for future bus service to extend into Northern South Park to encourage transit use among future residents and reduce traffic impacts.



Figure 11 Fixed-route START bus service will complement other multi-modal transportation options in Northern South Park.

The highly-connected internal street network and good connectivity to regional roadways will allow and support potential future micro-transit and demand response transit services, should START decide to offer those services in Northern South Park. The street, pedestrian and pathway networks also will support ridesharing by residents as well as direct, efficient access by ride-hailing services (e.g., Lyft and Uber).

Street Design

To support a high-quality public realm and to provide multi-modal transportation options for future residents, street designs were developed to satisfy Connectivity Objectives for the project and to meet street design standards for the Town of Jackson Community Streets Plan. Designs were created in consultation with Teton County and Town of Jackson Engineering and Public Works departments.

Pedestrian facilities are included on both sides of streets to encourage non-vehicular travel and to accommodate the greater density of population envisioned for Northern South Park. Similarly, alleys are included in the plan to accommodate service access for waste collection and to provide access to on-site parking. Alley-loaded parking maximizes capacity for on-street parking by minimizing the frequency of curb cuts and allows for the occasional use of non-vehicular pathways in place of a full street along the front of some blocks.



Figure 12 An example of low impact stormwater infrastructure showing bioswales between the street edge and sidewalk.

To manage rainwater and snowmelt, street designs in this plan feature low-impact stormwater infrastructure to filter contaminants and allow water to infiltrate into the soil. Low-impact stormwater infrastructure included as part of every street can help to limit waterborne pollutants and contamination of the watershed. Wide bioswales between streets and sidewalks provide space for snow storage during winter, and

during summer these areas provide spaces for rain gardens and street trees that serve as amenities for the neighborhood.

The following street cross section designs identify thoroughfare types that are consistent with the intended physical character and connectivity of Northern South Park.

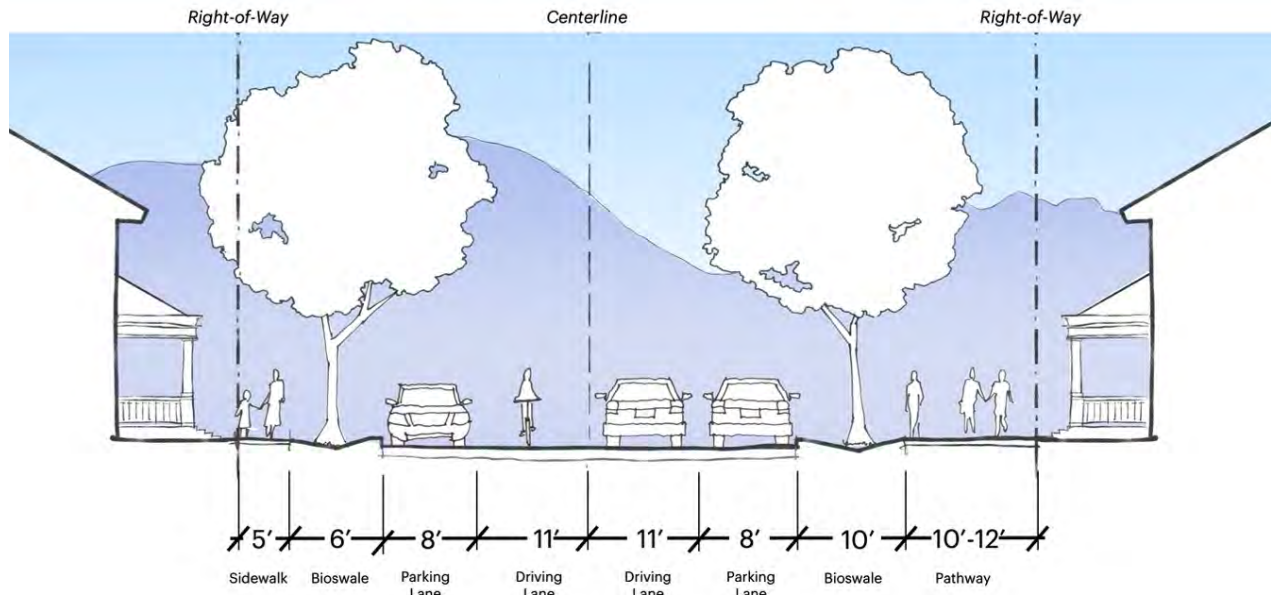
Additional street, sidewalk, and pathway types could be developed, subject to County review and approval, using the Town of Jackson Community Streets Plan or future similar plans as a guide (See Chapter 3: Toolkit of Design Solutions) to satisfy appropriate Neighborhood Context Considerations in that document as well as the following:

1. Supports the intended physical character of adjacent existing or proposed development.
2. Provides facilities for multiple modes of transportation (mix of transit, pedestrians, bicycles, automobiles).
3. Provides sidewalks at least five feet wide.
4. Provides on-street parking for a majority of each block face in Walkable Neighborhood and Compact Walkable Neighborhood areas. Single-loaded streets exempt.

The following street cross section graphics demonstrate street design options that fulfill multi-modal connectivity objectives for Northern South Park and could be incorporated as part of development proposals consistent with this plan.

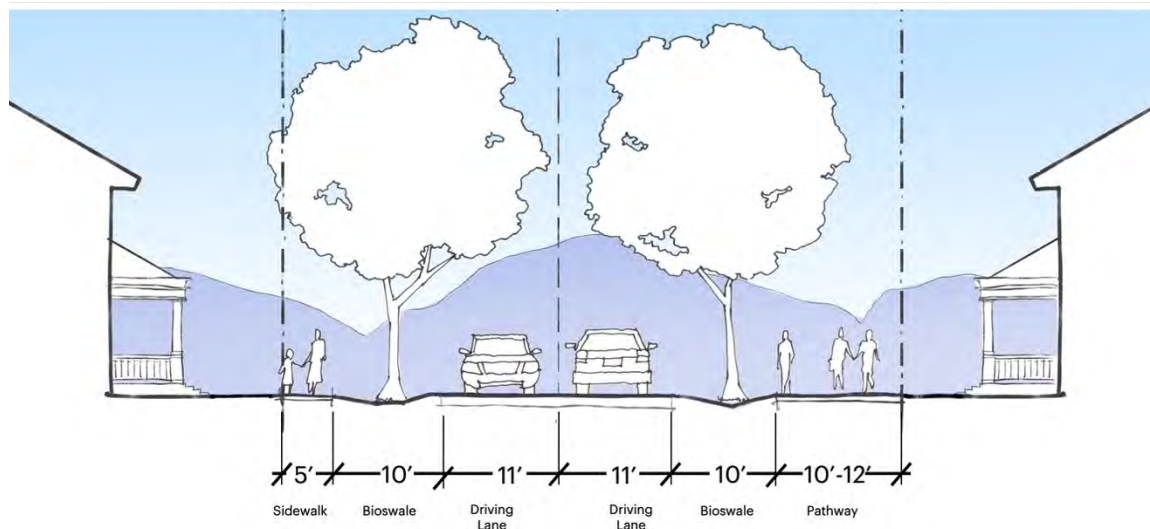
BT-71-38 – Bus/Truck Street with parking

This street section is designed with lane widths that will accommodate busses and trucks and should be utilized to provide routes through the site that can accommodate START bus service. On-street parking makes this section appropriate in higher-intensity neighborhood areas where there is a greater need for on-street parking.



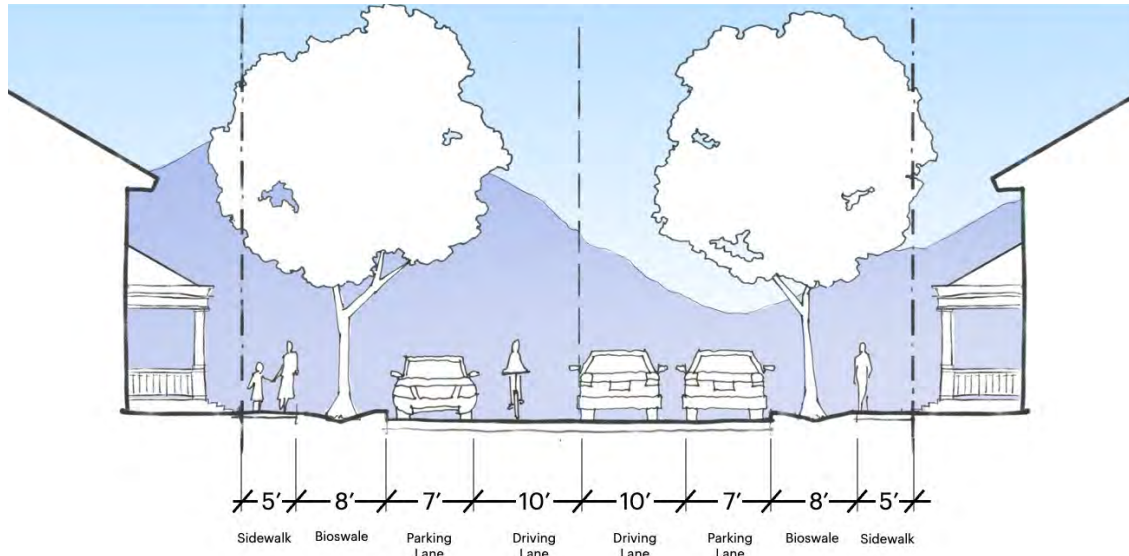
BT-59-22 – Bus/Truck Street without parking

This street section is designed with lane widths that will accommodate bus and truck vehicles and should be utilized to provide routes through the site that can accommodate START bus service. No on-street parking is provided in this section.



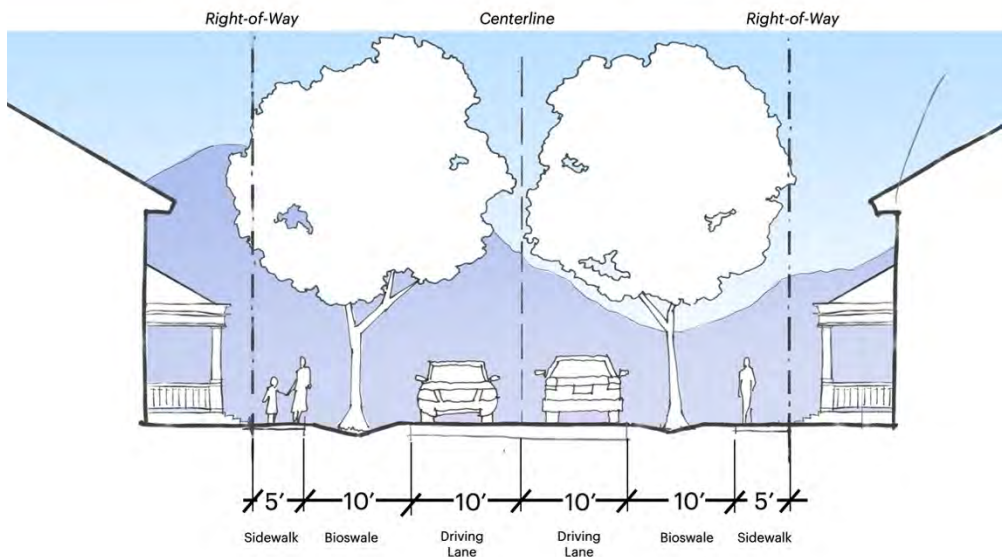
ST-60-34 – Walkable Neighborhood Street

This street section is designed to encourage slow-speed travel. On-street parking makes this section appropriate in higher-intensity neighborhood areas where there is a greater need for on-street parking.



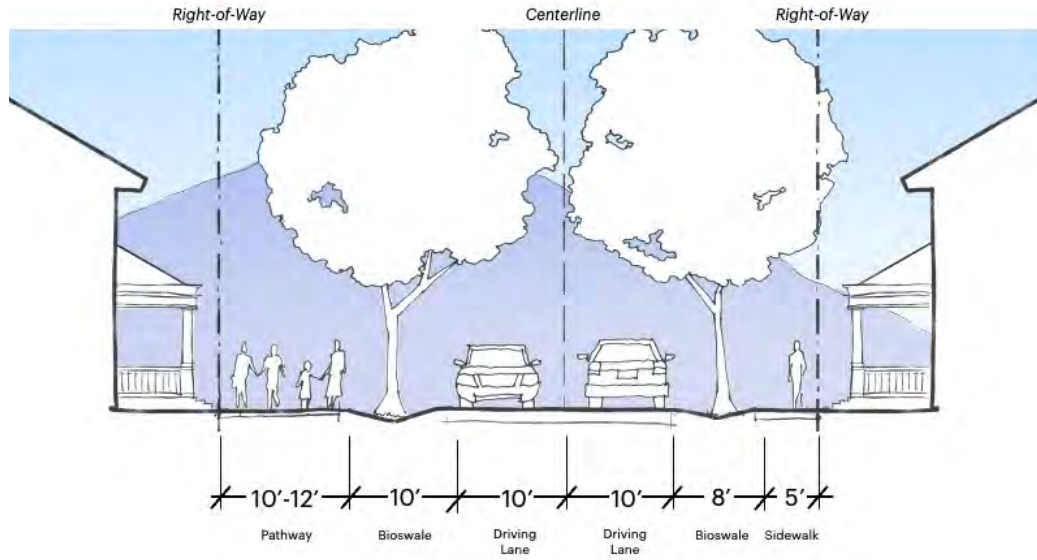
RD-50-20 – Walkable Neighborhood Road

This street section is designed to encourage slow-speed travel. Since no on-street parking is provided in this section, it is most appropriate in lower-intensity neighborhood areas.



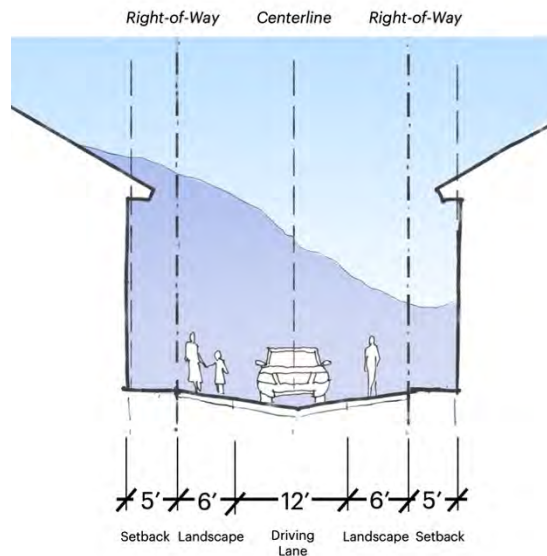
RD-55-20 – Walkable Neighborhood Road with Pathway

This street section is designed to encourage slow-speed travel. Since no on-street parking is provided in this section, it is most appropriate in lower-intensity neighborhood areas. This street section includes a pathway.



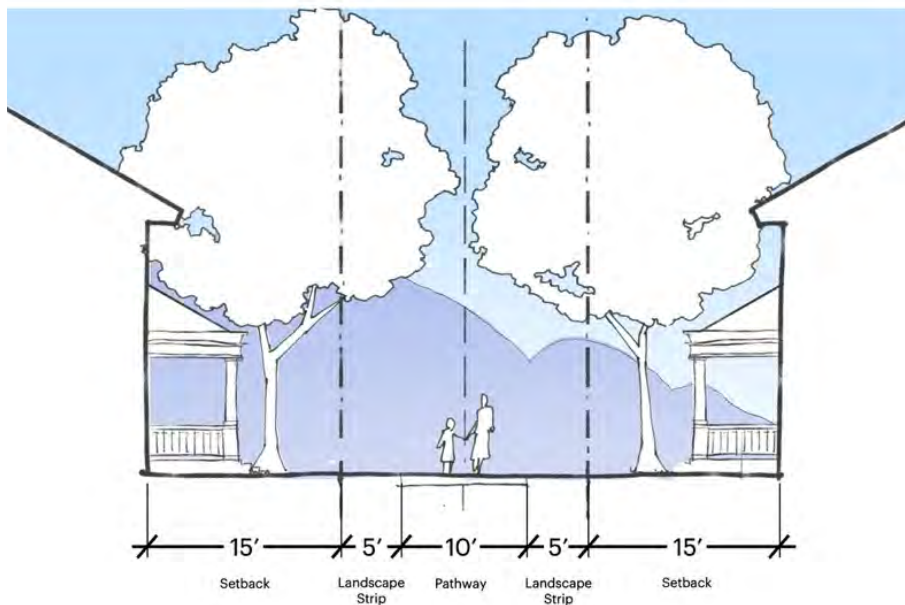
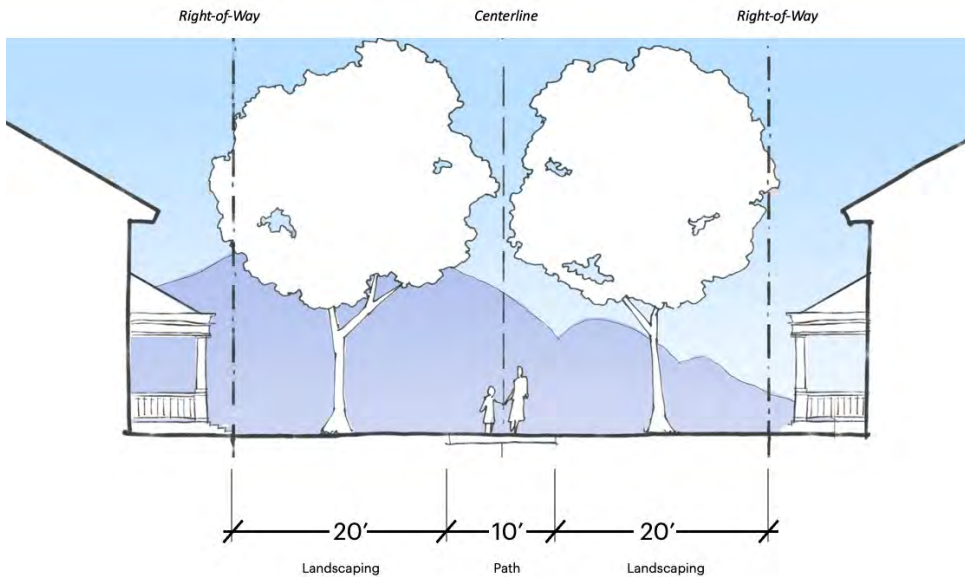
AL-24-12 – Alley

This alleyway is meant to provide parking and service access at the rear of lots.



PW-50-0 + PW-20-0 Mid-Block Pathway Options

These pathways are pedestrian and bicycle connections and not for use by vehicular traffic. They run between buildings, perpendicular to the street, as a mid-block connection. Buildings adjacent to the pathway are oriented so that the fronts of buildings face the pathway. This provides additional connectivity for people walking and riding bikes while minimizing cut-through vehicular traffic. Both a wide and narrow right-of-way design are provided for flexibility.



Traffic Impacts

To support analysis of the proposed Northern South Park (NSP) neighborhood, Cambridge Systematics (CS) applied the Teton County Travel Model. The modeling effort first considered several preliminary development alternatives, followed by evaluation of a preferred scenario.

Modeling was performed for a summer weekday, the timeframe in which Jackson and Teton County experience the heaviest traffic congestion. Because Northern South Park is near several schools, a school season analysis was also performed for High School Road. An analysis of traffic count data shows that High School Road is the only place in Teton County that regularly experiences higher average daily traffic volumes in the school season than in the summer.

Model System

This travel model was developed for Teton County, the Town of Jackson, and WYDOT for use in transportation planning efforts. It is a four-step trip-based travel model with a base year of 2017 and several forecast years including 2035. The model accounts for county residents, commuters (people who work in Teton County and commute from neighboring communities), and visitors to the region. It includes a mode choice step that considers driving, transit, and non-motorized modes.

The travel model was calibrated to a 2017 base year using traffic count data, transit boarding data, American Community Survey (ACS) data, and mobile device data (location-based services, or LBS data).

Preferred Scenario Assumptions

Socioeconomic data assumptions for the preferred plan are shown in Table 2. Model runs considered some internal streets and a potential East-West Connector between South Park Loop Road and S. Highway 89.

Growth outside of the Northern South Park neighborhood is represented by the 2035 travel model as adopted by Teton County. Similarly, the roadway and transit system assumptions are consistent with those in the 2035 travel model. The Tribal Trail connector to Hwy 22 is included in the roadway network.

Table 2 NSP Neighborhood Socioeconomic Data Assumptions

Variable	Value
Households	1,231
Population	3,200
Employment	19

Model Results

The Northern South Park planning effort includes transit and non-motorized modes of travel. The travel model has been run with baseline assumptions, meaning that calibrated model results were not adjusted to account for a high level of transit service or new pathways, in order to demonstrate maximum impact from vehicular traffic. Resulting mode shares are summarized in Table 3. These show the Northern South Park neighborhood having slightly higher transit and non-motorized capture than the region as a whole. Transit and non-motorized shares for the Northern South Park

neighborhood are higher than for rural neighborhoods and lower than denser areas such as downtown Jackson.

Table 3 Mode Share Results

Mode	Region	NSP
Auto	88%	85%
Transit	0.8%	1.9%
Non-Motorized	11%	13%

The travel model was run for both a build and no-build scenario, with a comparison of traffic volumes shown in Figure 13 and Figure 14. These figures show 24-hour no-build volumes, change resulting from the build scenario, and the resulting 24-hour volume. Figure 15 shows an estimate of school season weekday volumes on High School Road, with estimates based on analysis of summer and winter traffic count data. The build scenario shows traffic growth along High School Road, South Park Loop Road, and generally within the Town of Jackson.

The additional households in the Northern South Park neighborhood increase the number of resident workers in the county, partially offsetting forecast growth in commuters. Each new commute trip made by a resident of the Northern South Park neighborhood offsets one commute trip from outside the county. As compared to the 2035 no-build scenario, this results in a decrease in forecast year volumes on Hwy-22 west of Hwy 390, and a slight decrease in traffic on Hwy 89 south of High School Road.

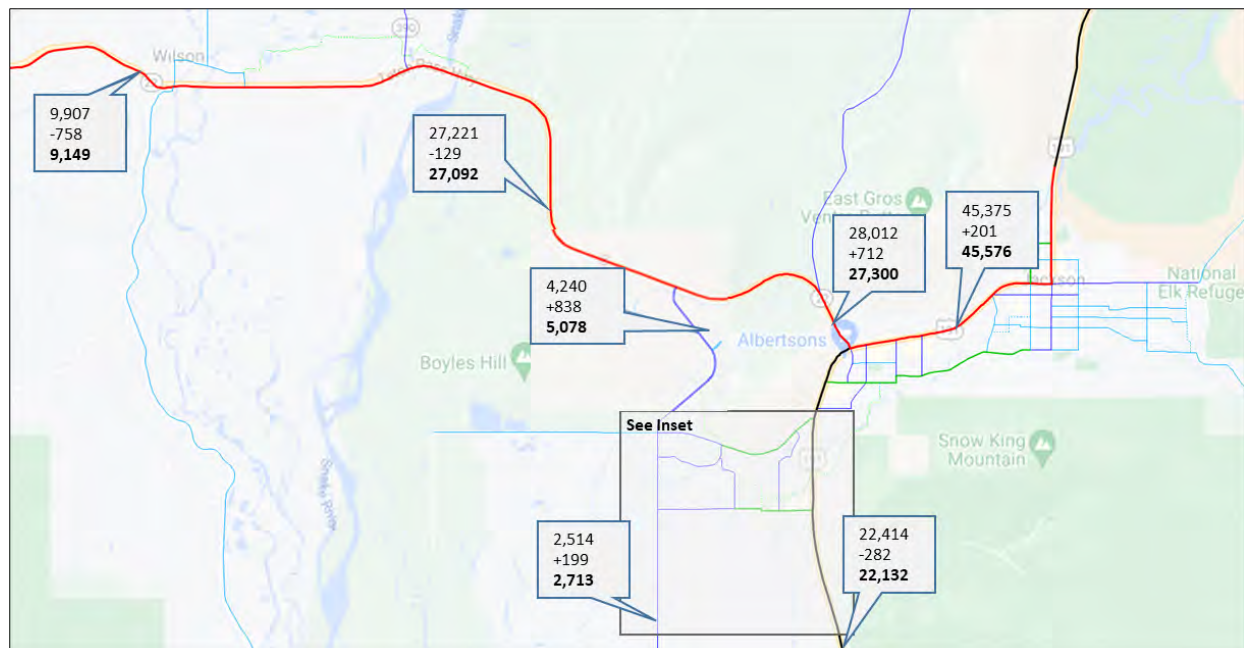


Figure 13 Build to No-Build Traffic Comparison (above)

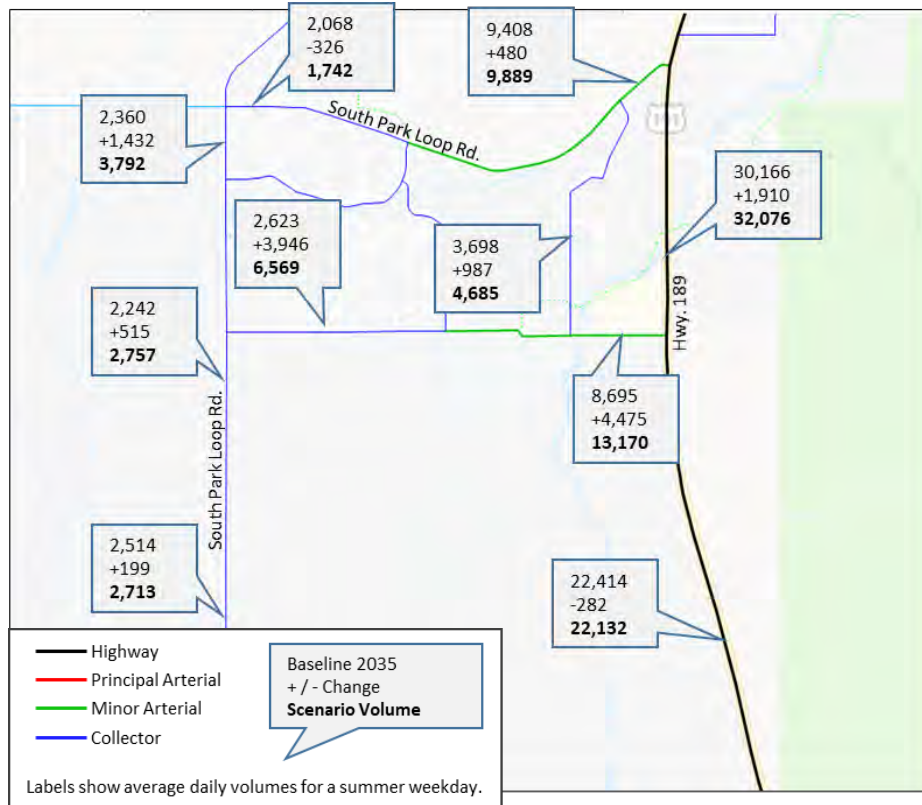


Figure 14 Build to No-Build Traffic Comparison (Detail)

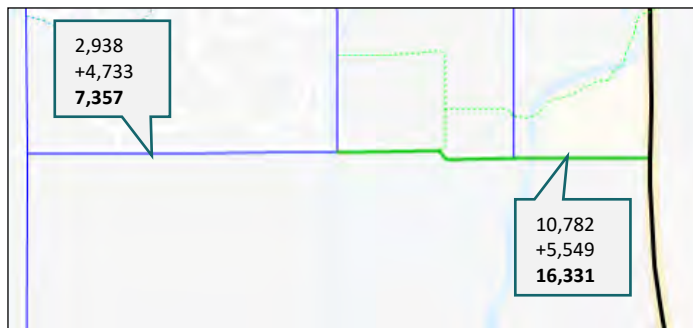


Figure 15 Build to No-Build Traffic Comparison (School Season)

Overall, the traffic model shows that existing facilities will adequately meet future transportation demand generated by development at Northern South Park and that future off-site improvements listed in Table 4 will help to mitigate traffic impacts to provide acceptable levels of service on area roadways.

Traffic Mitigation

The connectivity vision for Northern South Park includes a variety of multi-modal transportation options to provide future residents with mobility choices. Encouraging people to use non-vehicular transportation options such as bus, bike, and walking can help to decrease additional car trips. To achieve this, the connectivity vision calls for a well-connected network of streets and pathways to make it safe, easy, and convenient to move around on foot and by bike, as well as a network of streets that are designed to accommodate START bus routes within the new Northern South Park Neighborhood.

Based on travel demand model outputs, some improvements to existing adjacent and future roadways should be considered as part of this project. See the Implementation section for more details on specific projects and recommended funding strategies.

Off-Site Infrastructure

To accommodate an increase in the number of residents in Northern South Park, off-site infrastructure, including upgrades to existing roadways and wet utilities (water and sewer), as well as new wet utilities to connect to existing sewer mains will be needed.

Development at Northern South Park could contribute some funding for upgrades to adjacent roadway facilities, consistent with the extent to which new development would utilize these facilities. These upgrades intersect with various pre-existing street improvement plans and would be led by the Town or County, as indicated in Table 4. Development thresholds — the point at which additional development would necessitate upgrades to area roadways — and funding sources should be identified by the lead agency for each project.

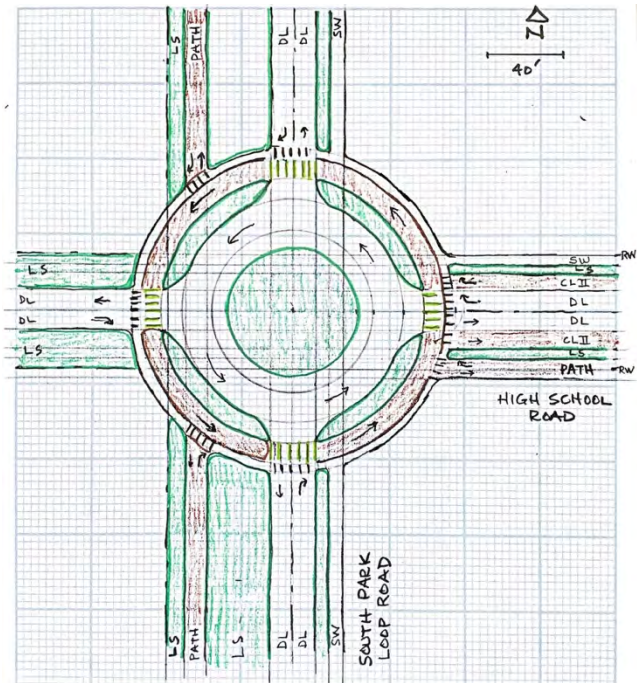


Figure 16 Conceptual roundabout plan for the intersection of High School Rd. and South Park Loop Rd.

Table 4: Off-Site Infrastructure Projects

Project	Lead Agency
Upgrades to High School Rd.	Town
Roundabout at intersection of High School Rd. and South Park Loop Rd.	Town
East-west connector between South Park Loop Rd. and Hwy. 89	County
Pathway on east side of South Park Loop Rd.	County

In addition to the above off-site projects, new and upgraded sewer lines along High School Road will be necessary to serve development on the west side of Northern South Park. The Town of Jackson will need to undertake additional analysis to determine current capacity of sewer lines serving Northern South Park, depending on where the sewer connection will occur.

Mobility, Connectivity + Infrastructure Checklist

1. Minimum Transit Connectivity	
☒	1.A Serviceable by transit directly via High School Road and South Park Loop Road
☒	1.B Transit routing through site identified as part of street network layout using Bus/Truck street sections
2. Minimum Active Travel Connectivity	
☒	2.A At least one walk/bike route (including sidewalks) connecting every residential unit to:
☒	Jackson Hole High School campus
☒	Russ Garaman Pathway
☒	South Park Loop trail
☒	Paul Merritt Pathway
☒	Jackson Hole High School campus
☒	Eagle Village Shopping Center
☒	At least one dedicated east-west internal pathway
☒	At least one dedicated north-south internal pathway
☒	2.D Sidewalks on both sides of all streets
☒	2.E Internal block faces not to exceed 450 feet. (Block faces defined by streets or publicly-accessible pathways and measured between edge of publicly-accessible right-of-way or easement for streets and/or pathways.)
☒	2.F External block faces – those facing High School Road, South Park Loop Road and/or Jackson Hole High School) not to exceed 600 feet. (Block faces defined by streets or publicly-accessible pathways and measured between edge of publicly-accessible right-of-way or easement for streets and/or pathways.)

3. Minimum Street Connectivity	
☒	3.A At least three (3) direct connections to High School Road west of Jackson Hole High School
☒	3.B At least three (3) direct connections to South Park Loop Road
☒	Russ Garaman Pathway
☒	South Park Loop trail
☒	Paul Merritt Pathway
☒	3.C Easement for East-West Connector roadway between South Park Loop Road and S. Highway 89
☒	3.D Street cross section design consistent with designs provided in this plan and/or with Town of Jackson Community Streets Plan or similar plan

Neighborhood Design Vision

Density Transition from North to South

To protect the rural character of the southern approach into the Town of Jackson along the highway and to make efficient use of existing infrastructure, transit and services, higher-intensity development should be located along the northern edge of the site closest to High School Road and Jackson Hole High School. The least-intense development should occur along the southern edge of the site, and a transition in intensity from north to south should provide a step-down in intensity across the site, as illustrated in Figure 17.



Figure 17 Illustrates how the intensity of development and scale of building types should transition from highest (north) to lowest (south).

Neighborhood Centers

To support a [walkable](#) neighborhood, residential development in Northern South Park should be anchored by Neighborhood Centers that serve as community focal points and provide space for a mix of potential uses, including residential, community facilities such as childcare, programmed open spaces for community gathering, limited local commercial and other neighborhood-serving uses that reduce vehicle miles traveled by locating destinations within walking distance to residences. The most intense residential uses should be located around Neighborhood Centers, which should provide access to the community pathway network be located near to existing START transit services along High School Road or new bus routes that travel through Northern South Park.



Figure 18 Illustrative vision for a mixed-use Neighborhood Center with a central green space for community gatherings.

Building Types

To provide a variety of housing types to suit multiple lifestyles and price points, development at Northern South Park should utilize building types detailed in Figure 19.

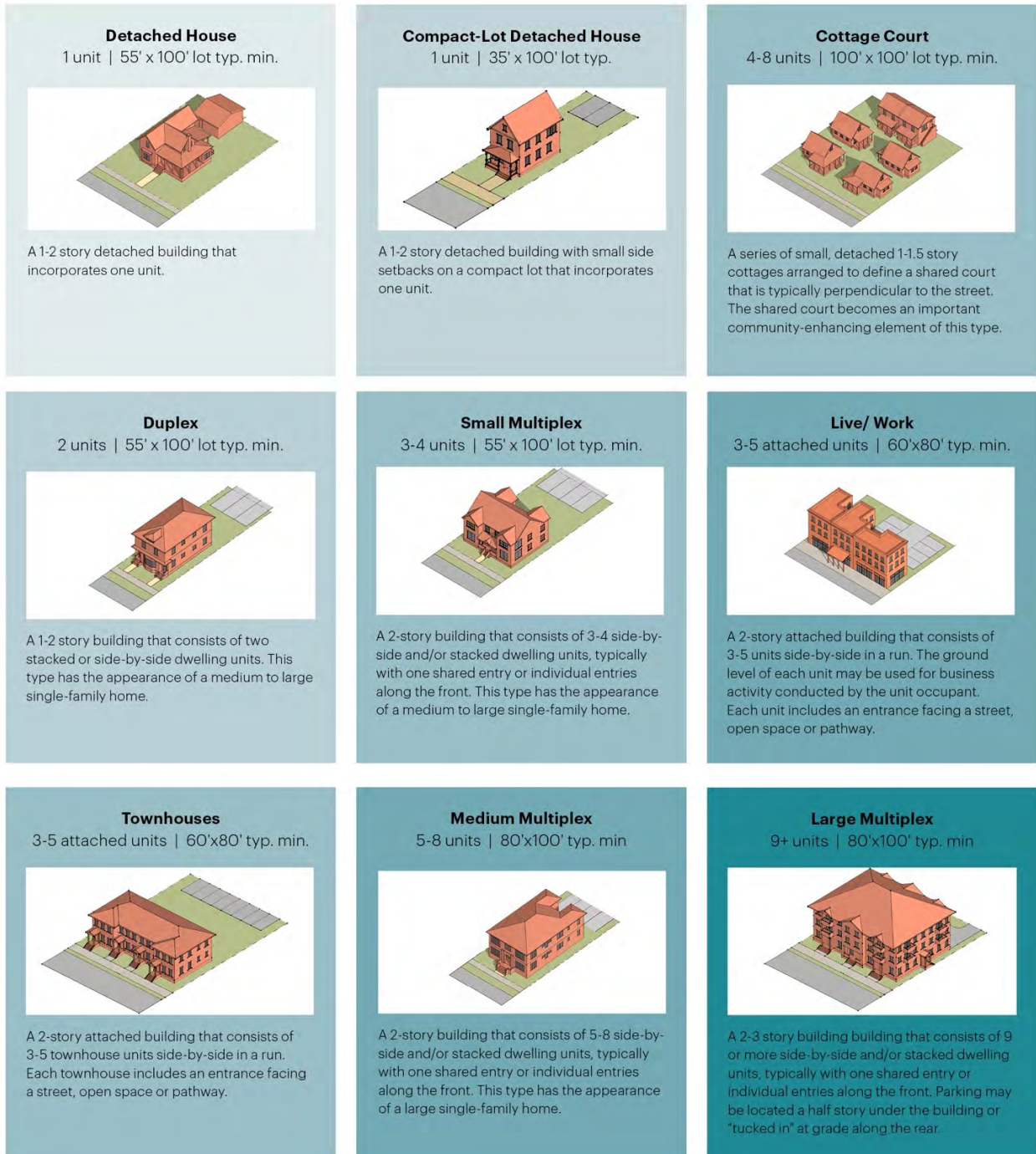


Figure 19 details the range of building types envisioned for Northern South Park. Buildings are organized from least intense (upper left) to most intense (lower right).

Frontage Types

To provide a high-quality, pedestrian-oriented public realm, all buildings adjacent to a right-of-way and/or open space, should include a frontage type(s) as detailed in Figure 20 for each building entrance facing the right-of-way and/or open space.

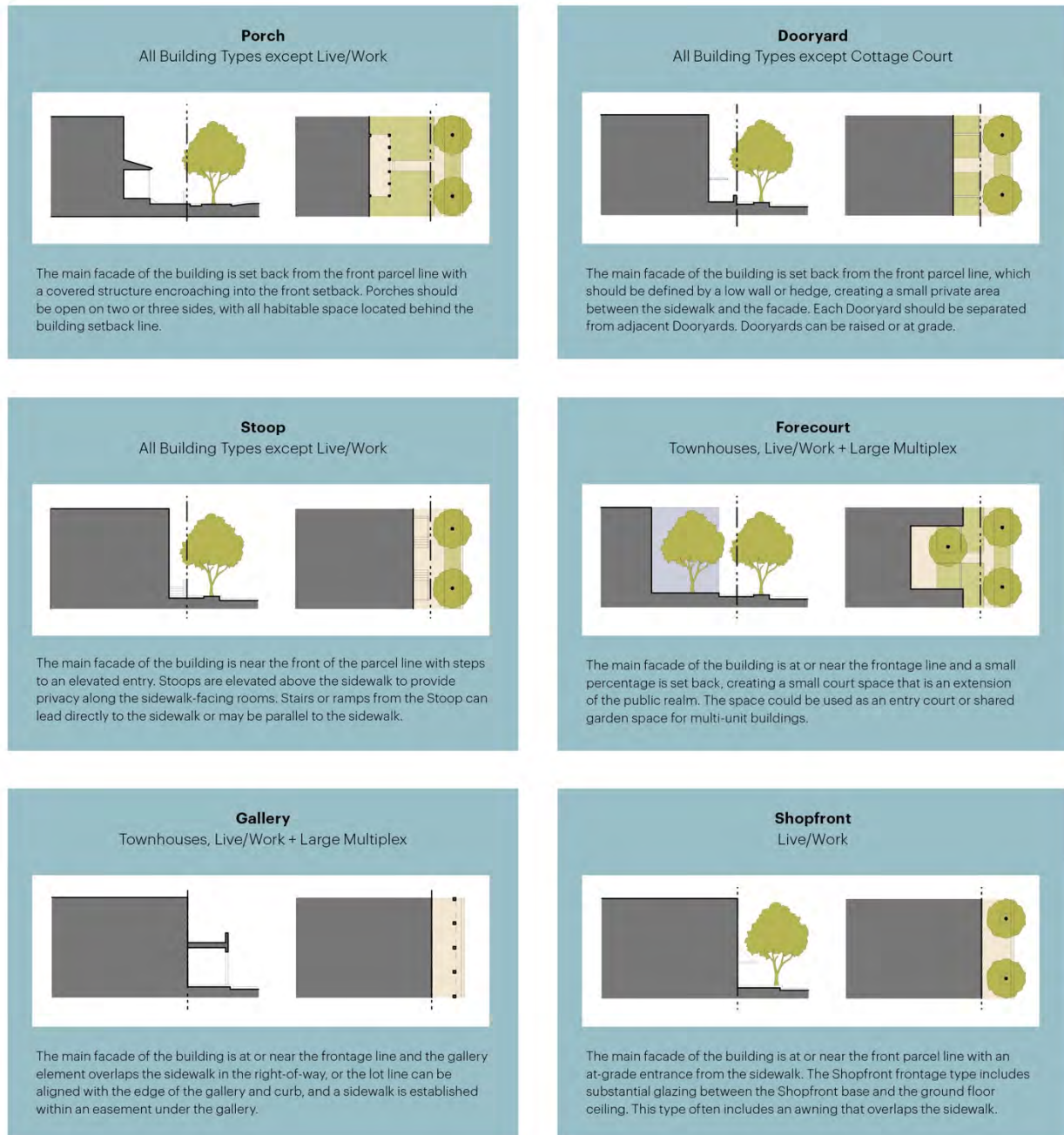


Figure 20 provides details about frontage types that will promote a high-quality, pedestrian-oriented public realm at Northern South Park.

Character Areas

Character Areas are used to create distinct neighborhood environments within Northern South Park. Each character area has a different mix of building types and different overall intensity of development. Similar to zones in Land Development Regulations, different character areas achieve different densities and include different sizes of buildings. The different built outcomes enabled by these character areas affect not only environmental and financial performance, but also how many people can live in Northern South Park, in what kinds of units, and at what level of affordability. Buildings in all character areas should be designed at a human scale and should incorporate elements that promote a high-quality public realm such as street-facing entries and frontage types that provide privacy while encouraging interaction with neighbors.

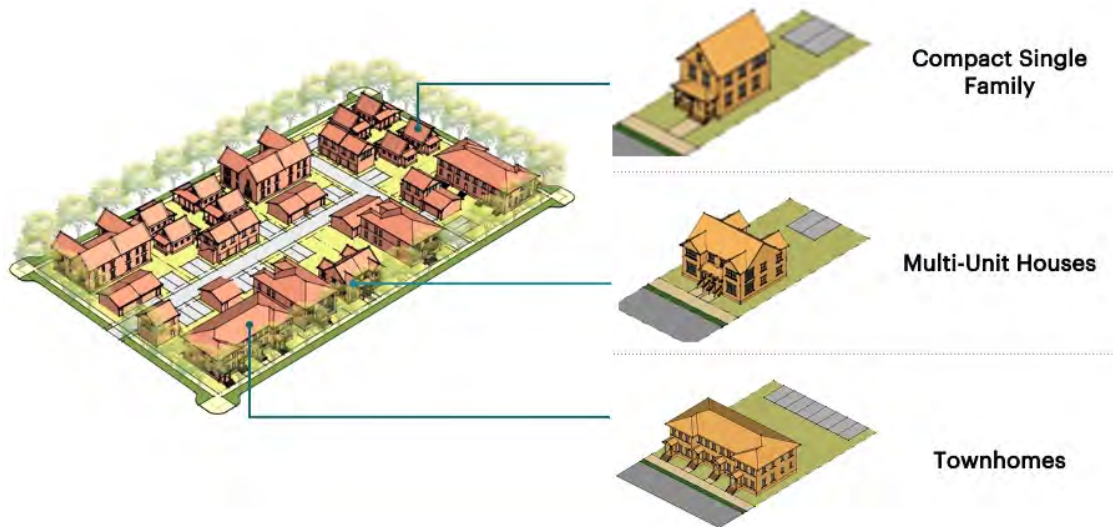


Figure 21 shows how character areas are made up of a variety of building types.

Table 5 illustrates the building types that are included in each Character Area. Note how larger building types are limited to more intense Character Areas.

Walkable Neighborhood:	Low	Medium	High
Large-Lot Single-Family			
Compact-Lot Single-Family			
Duplex			
Cottage Court			
Small Multiplex			
Townhouses			
Medium Multiplex			
Live/Work			
Large Multiplex			

Table 5 shows how character areas are differentiated by the intensity of building type found in each area.

Walkable Neighborhood – Low

This character area includes a mix of single-unit houses, compact-lot single-unit houses, and multi-unit types such as duplexes and cottage courts. The purpose of this character area is to provide lower-intensity development that nonetheless accommodates a variety of unit types in a walkable environment. This character area can be used to provide a lower-intensity transition at the edge of Northern South Park where development abuts rural and/or agricultural zones.



Figure 22 Illustrative diagram showing a how building types could be mixed within the Walkable Neighborhood – Low character area.

Building Types in Walkable Neighborhood – Medium Character Area	Number of Units
Single-Unit Building Types	
Compact-Lot Single-Family Detached House	1
Single-Family Detached House	1
Multiple-Unit Building Types	
Duplex	2
Small Multiplex	3-4
Cottage Court	4-6 cottages

Walkable Neighborhood – Medium

This character area provides a wide range of single-unit and multi-unit building types that enable a transition in building scale between the Walkable Neighborhood Low and Compact Walkable Neighborhood character areas. This character area is intended to provide a variety of unit types in a walkable environment where buildings generally do not exceed the footprint of a large single-unit house.

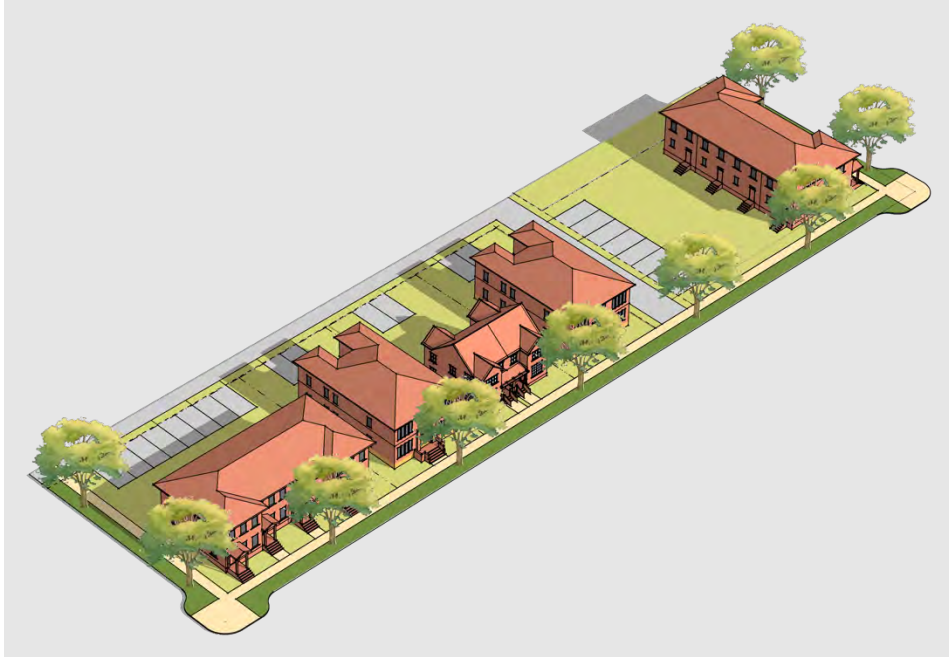


Figure 23 Illustrative diagram showing a how building types could be mixed within the Walkable Neighborhood – Medium character area.

Building Types in Walkable Neighborhood – Medium Character Area		Number of Units
Single-Unit Building Types		
Compact-Lot Single-Family Detached House		1
Multiple-Unit Building Types		
Duplex		2
Small Multiplex		3-4
Townhouses		Up to 3 attached townhouses
Medium Multiplex		5-8
Cottage Court		4-8 cottages

Walkable Neighborhood – High

This character area allows for the most intense residential building types in Northern South Park. Additionally, a mix of uses are allowed – but not required – to enable small-scale neighborhood-serving uses such as a daycare to locate in Northern South Park to encourage walkability and provide convenience for residents.



Figure 24 Illustrative diagram showing a how building types could be mixed within the Walkable Neighborhood – High character area.

Building Types in Walkable Neighborhood – High Character Area		Number of Units
Single-Unit Building Types		
Compact-Lot Single-Family Detached House		1
Multiple-Unit Building Types		
Duplex		2
Small Multiplex		3-4
Townhouses		Up to 5 attached townhouse units
Live/Work		Up to 5 attached live/work units
Medium Multiplex		5-8
Large Multiplex		9+

Wildlife Considerations

To allow for wildlife permeability towards the southern edge of the site, the most intense development in Northern South Park should be concentrated along the northern portion of the site nearby existing development. Buffers of 150' around Flat Creek, per existing Land Development Regulations, will protect this riparian environment, where human access should be limited.

Areas just to the south of this project planning area (Subarea 5.6) are expected to remain rural in order to protect the urban rural boundary with the Town of Jackson development edge. Preservation of that land with a rural character will allow for a wildlife corridor to continue. Ensuring the Northern South Park development area preserves the north-south wildlife corridor along Flat Creek and through the natural passive buffer areas is important for wildlife permeability.



Figure 25 Illustrates how open spaces can provide permeability through the site for wildlife.

Parking

This plan emphasizes multi-modal transportation and envisions a community where people get around by a combination of foot, bike, bus, and car. While car ownership may be essential for reaching some jobs, it can impact cost of living and drive-up cost of housing. With this in mind, this plan envisions a combination of on-site and off-site (on-street) parking to accommodate the parking needs of future residents and visitors.

Examples of structured parking – both above-ground and underground

garages – exist in Teton County and could be utilized at Northern South Park. Typically, surface parking in parking lots, “tuck-under” garages and freestanding garages is less expensive to construct than structured parking. The building types proposed by this plan can be parked using these less expensive parking strategies and do not rely on structured parking. Since surface parking is less space-efficient than structured parking that is located underground or on the ground floor underneath buildings, this plan demonstrates that both surface parking and more efficient structured parking can fit within the proposed site planning approach.

Neighborhood Design Checklist

1. Design	
☒	1.A A mix of building types consistent with those described in Figure 19 included in each block within Walkable Neighborhood High and Medium character areas.
☒	1.B Attached and/or multi-unit building types included within Walkable Neighborhood High and Medium character areas.
☒	1.C Each building includes at least one entrance that is oriented to a public right-of-way, easement, or open space.
☒	1.D A frontage type consistent with those described in Figure 20 is applied to any building entrance facing a public right-of-way, easement, or open space
☒	1.E Parking and service areas located behind buildings and screened from the street in Walkable Neighborhood High and Medium character areas.
2. Development Intensity	
☒	2.A Intensity transitions from highest along High School Road to lowest along the southern site boundary.
☒	2.B High-intensity buildings are located closest to parks, transit and other amenities.

Implementation

Opt-In Entitlement Process

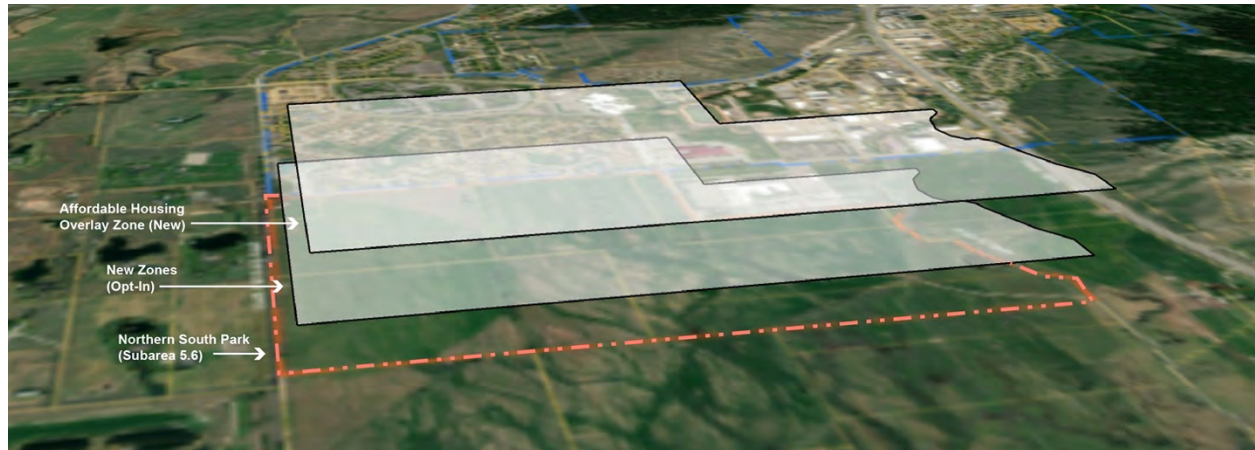


Figure 26 shows the relationship between the Northern South Park (Subarea 5.6) project area, the proposed Affordable Housing Overlay Zone, and new opt-in zones that will be created to make implementation of this plan possible.

To implement the Affordable Housing objectives in this plan and to enable the use of new zones and entitlements for Northern South Park, Teton County will need to formally adopt updated language into the Teton County Land Development Regulations (LDRs) as new zones and a new Affordable Housing Overlay Zone. Following adoption into the LDRs and application of the Affordable Housing Overlay Zone, Northern South Park landowners could choose to initiate a formal zoning change and apply these new zones. Figure 26 demonstrates the relationship between proposed regulatory tools for Northern South Park, and Figure 27 demonstrates the regulatory process involved in implementing this Plan.

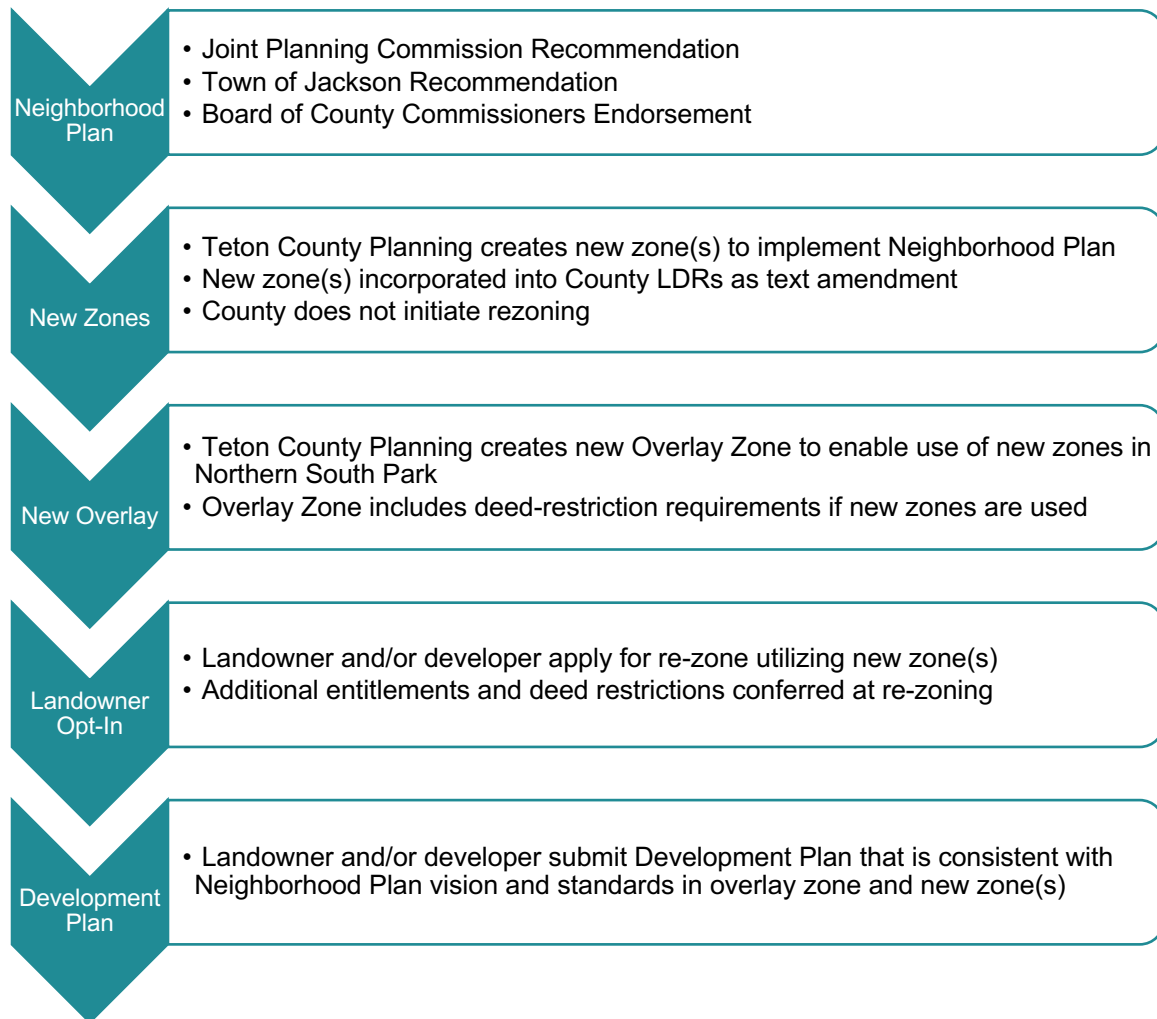


Figure 27 demonstrates the regulatory process that would implement this Plan vision and enable development at Northern South Park utilizing new zones and housing unit entitlements.

Zoning Vision

The Character Areas described in this plan are influenced by existing zones in the Town of Jackson. Table 6 shows which Town of Jackson zones informed specific Character Areas developed for this plan. The Character Areas and corresponding zones are meant to generate walkable environments that range in function and intensity from lower-intensity residential neighborhood areas with a mix of lower intensity single-unit and multi-unit building types, to moderate and higher-intensity neighborhoods with a mix of higher-intensity multi-unit building types. These zones could provide the basis for new zones that can be adopted into County LDRs to enable new entitlements at Northern South Park and implement the vision of this Plan.

Plan Character Area	Similar Town of Jackson Zones
Walkable Neighborhood Low	NM-1
Walkable Neighborhood Medium	NM-1, NM-2
Walkable Neighborhood High	NH-1, DC

Table 6 Character Area Relationship to TOJ Zones

This plan does not propose to remove any existing entitlements. The plan does propose an opportunity for new entitlements (see Housing Entitlements) and transfer of existing entitlements within Northern South Park to new zones. New entitlements would be delivered using new zones and existing entitlements in the Suburban and Rural zones could be maintained as-is or could be transferred into new zones.

Mix of Character Areas

To promote of a mix of housing types in Northern South Park, Table 7 recommends minimum and maximum allocations of each Character Area across Northern South Park, as determined by percentage of new entitlement housing units.

Character Area	Minimum Allocation	Maximum Allocation
New Entitlement — Walkable Neighborhoods		
High	20%	50%
Medium	30%	45%
Low	n/a	30%
Existing Entitlements		
Suburban	<i>Not to exceed existing entitlement</i>	
Rural	<i>Not to exceed existing entitlement</i>	

Table 7 shows how new housing unit entitlements should be distributed across different Character Areas.

Action Items

Development at the scale envisioned by this neighborhood plan is a complex endeavor that will require coordination between Teton County, the Town of Jackson and other development and regulatory entities. The table in this section outlines steps that should be taken to implement this neighborhood plan. For the purposes of this plan, Timeframe increments are defined as:

- Short = 1-6 months
- Medium = 6-12 months
- Long = 12+ months

	Project	Timeframe	Responsible Entity
1	Land Development Regulations		
1.A	Draft and adopt into County LDRs zoning standards to implement this plan	Short	County
1.B	Determine and adopt into County LDRs an overlay district to implement deed restriction requirements and enable use of new zones	Short	County
1.C	Determine permitting and procedures for opt-in zoning	Short	County
2	Affordable and Workforce Housing		
2.A	Assess long-term staffing and funding needs at the Town of Jackson/Teton County Affordable Housing Department to support potential increase in tenant assistance programs and Affordable housing inventory.	Medium/ Long	Town/County
3	Offsite Infrastructure		
3.A	Determine rate/amount of payments or impact fees for offsite infrastructure improvements	Short	Town/County
3.B	Identify additional funding sources for offsite improvements.	Short	Town/County

3.C	Determine additional capacity volume for sewer main under High School Rd.	Short	Town
3.D	Implement High School Road Improvement Plan	Medium	Town
4	East-West Connector		
4.A	Establish right-of-way or easements for East-West Connector	Short-Long	County
4.B	Identify preferred alignment for East-West Connector	Long	County
4.C	Coordinate with Wyoming Department of Transportation (WYDOT) to identify location and design of East-West Connector with Highway 189	Long	County + WYDOT
4.D	Identify funding for East-West Connector	Long	County
5	Ownership and Maintenance		
5.A	Determine maintenance standards for green stormwater infrastructure	Short	County
5.B	Determine ownership and maintenance of future open spaces (may vary depending on size and program of open spaces)	Short-Long	Applicant + County
5.C	Determine ownership and maintenance of future streets/rights-of-ways, including green infrastructure (may vary depending on street, alley or pathway)	Medium	County

5.E	Evaluate options for management of on-street parking	Medium	County
6	Other		
6.A	Evaluate alternative formula for calculating School Children per Dwelling Unit per 7.5.3. School Exactions	Medium	County + Teton County School District
6.B	Work with Teton County Emergency Management to assist in demonstration of future budget needs to service future population.	Medium/ Ongoing	County + Teton County Emergency Management
6.C	Work with Teton County Public Works Department and the Transportation Advisory Committee to develop a traffic management plan for High School Road to manage peak traffic conditions during school pickup and drop-off times.	Medium/ Ongoing	County + Teton County Public Works
6.D	Coordinate with START to explore potential for rerouting existing transit routes through Northern South Park as development delivers new bus-compatible roadways.	Long	County

Key Definitions

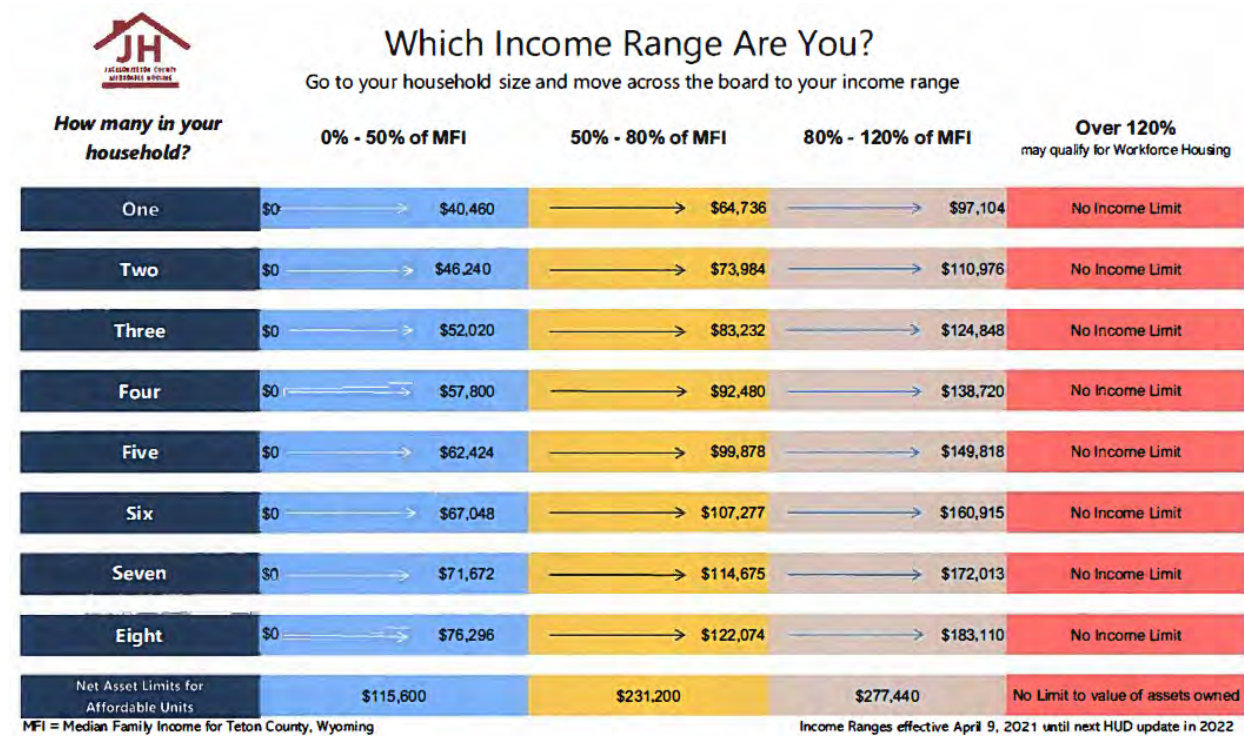
The following definitions for terms used throughout the plan are provided for reference:

Affordable Housing (Deed-Restricted)

Permanently deed restricted housing that serves households earning between [0 - 120% of the Median Family Income](#). We define "Affordable" to mean that a household spends no more than 30% of its income on housing.

MFI (Median Family Income)

Median Family Income (MFI) is determined annually by the U.S. Department of Housing and Urban Development (HUD) for each County and varies by household size. MFI is used to determine eligibility for participation in Affordable and Workforce Housing programs in Teton County.



ARU (Accessory Residential Unit)

An accessory residential unit (ARU) is a dwelling unit that is secondary to a principal use of the property. These units are also known as guesthouses, backyard cottages, granny flats, mother-in-law suites, etc. and are allowed in all zones in the Town of Jackson and most zones in Teton County. The LDRs require that persons residing in an ARU are either employed full time for a local business, related to the landowner, or a non-paying intermittent guest of the landowner. These units are typically less than 800 square feet in size. (Definition per Housing Supply Plan)

Cottage Court

A group of small (1 to 1.5 story), detached structures arranged around a shared court visible from the street. The shared court is an important community-enhancing element and unit entrances should be from the shared court, which replaces the function of a rear yard.

Deed-restricted

For the purposes of this plan document, deed-restriction refers to legal restrictions on tenant and owner eligibility standards to provide long-term housing that is permanently deed-restricted with a Jackson/Teton County Housing Department, Jackson/Teton County Housing Authority, Jackson Hole Community Housing Trust, or Habitat for Humanity of the Greater Teton Area Special Restriction, Deed Restriction, and/or Ground Lease.

Multi-modal

Multi-modal is a way of describing transportation facilities such as roads that support a variety of transportation types such as walking, biking, bus and private vehicles. Multi-modal facilities are meant to provide transportation options and can help to reduce traffic congestion, promote healthy lifestyles, improve accessibility for non-drivers, advance social equity, and minimize pollution and greenhouse gas emissions by facilitating non-motorized transportation.

Multiplex

Multiplex is an all-encompassing term to define a small- to medium-sized detached structure. Multiplexes can consist of multiple dwelling units arranged either side-by-side or one above the other, with shared or individual entries from the street. Some of the smaller types of multiplexes, such as duplexes or fourplexes, have the appearance of a small-to-medium sized single-unit houses and may include a rear yard. Multiplex units usually range from 500 to 1,200 square feet in size.

Townhouses

An individual unit of residence, sometimes described as attached single family homes, that share walls and common areas with adjacent units. They generally have a small building footprint and range from 2 to 3 stories high. Each unit has an individual outside entrance and can include attached garages and backyards.

Walkable

Describes places where a person can (easily and safely) walk or bike to fulfill most daily needs. These environments allow for use of automobiles but do not require one for most trips.

Workforce Housing (Deed-Restricted)

Workforce housing is intended to serve households earning more than **120% of the Median Family Income**, but which still cannot afford a market rate home. Workforce Housing is permanently deed restricted and requires the owners or tenants to meet the requirements of the Workforce Housing Program. These units do not have a rent cap or cap on initial sales price.

Unrestricted Housing

Housing that is not subject to deed-restrictions. Also known as “market rate.”

Appendix

Vision Plan Data

Fiscal Impact – Property Tax Revenue

Note that the following Fiscal Impact and Transportation Impact summaries are based on a previously modeled Phase 1 alternative plan that only considers a development program on 80 acres of Northern South Park.

Fiscal Impact – Property Tax Revenue

Phase 1 is expected to generate \$139,930 per acre annually in property tax revenue, compared to \$16,900 per acre under the existing zoning alternative. Note that costs of services were not estimated to balance the generated revenue.

Transportation Impact

Daily vehicle miles traveled (VMT) per person is a metric often used to evaluate the transportation impact of a given development. It measures the average daily total of vehicle miles traveled divided by the total population in an area. Note that a reduction in VMT per person offers a wide range of environmental and community benefits such as reducing air pollution and greenhouse gas emissions, alleviating traffic congestion, improving quality of life through reduced commute times and reducing wildlife and vehicle collisions.

For the larger Jackson Hole area, people on average drive 32 miles to various destinations on a daily basis. Northern South Park is considered a location-efficient area since it is centrally located to the County's larger region and local economy and therefore offers a unique opportunity to build housing close to jobs and other essential destinations. As a result, any type of development in Northern South Park would help reduce the area's average daily VMT per person by reducing the number of commuters driving into the Jackson area each day.

As shown in the chart below, despite its low-density development, the existing zoning alternative shows a 1% reduction in daily VMT compared to the existing Jackson area average. Higher densities expected for Phase 1 results in an 8% reduction in daily VMT, making a significant impact on overall travel behavior in the area. An 8% reduction in VMT is equivalent to taking 650 cars off the road in the larger Jackson area.

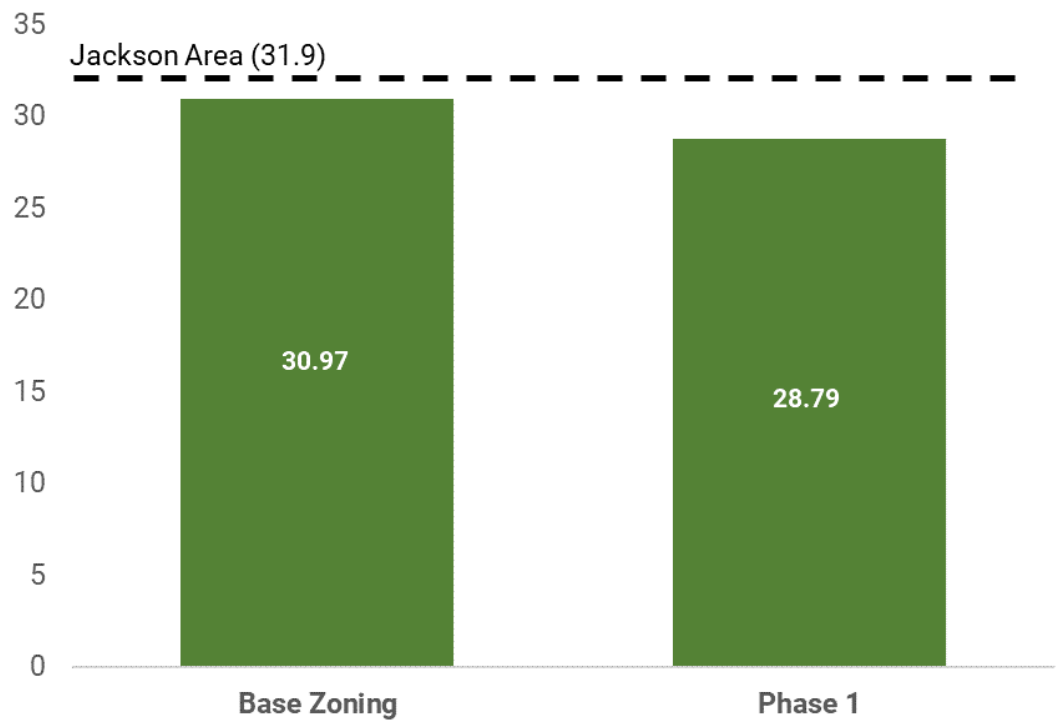


Figure 28 Daily Residential VMT per Person at Northern South Park build-out in the Jackson Area

Table 8: Building Type Price Assumptions

Affordability Level	Building Type	Avg. Sales Price / Unit	Avg. Monthly Rent / Unit
Unrestricted / Market Rate	R-1 Single Family (35 ac)	\$15,063,750	-
	S-TC Single Family	\$3,514,900	-
	Single Unit Estate	\$3,012,750	-
	Single Unit House	\$1,465,200 – \$2,324,400	-
	Duplex Side-by-Side (Duplex)	\$1,046,600 – \$1,162,200	-
	Cottage Court	\$983,800	-
	Small Lot Single Unit House	\$1,162,200	-
	Fourplex (Multiplex Small)	-	\$3,000 - \$3,600
	Sixplex (Multiplex Medium)		\$3,200
	Townhouse	\$1,394,700 - \$2,008,500	
	Forecourt (Multiplex Large)	-	\$7,500
	Medium Apartment Bldg (Mupltiplex Medium)	-	\$3,200
	Live/Work	\$2,259,600	-
	Main Street Bldg (Live/Work)	-	\$3,400
Workforce DR	Cottage Court	\$669,750	-
	Duplex Stacked (Duplex)	\$837,190	-
*Affordable DR	Fourplex (Multiplex Small)	*\$334,211	*\$1,850
	Sixplex (Multiplex Medium)		
	Medium Apartment Bldg (Multiplex Large)		
	Main Street Bldg		

*Affordable deed-restricted units serve households that earn no more than 120% Median Family Income (MFI). Sales and rental prices for affordable deed-restricted vary depending on the household size and income. Table 7 shows maximum sales and rental price caps for a 2-bedroom unit in each of the building types where a household is earning 100% MFI, effective April 2021. Note that income ranges are defined by the U.S. Department of Housing and Urban Development (HUD) and are updated on a yearly basis. For more details about household eligibility and sales and rental price estimations: <https://www.tetoncountywy.gov/675/Affordable-Homes>

Absorption Rate Assumptions

Absorption Rate: ~80 units / year

Based on Wyoming's 2018 housing needs forecasts and local permit data from Teton County's Indicator Report, we assumed a maximum absorption rate of about 80 units per year for our scenarios.

According to Teton County's 2021 Indicator Report, the historical trend average of new residential units per year between 2008 and 2020 is 140 units per year. According to Wyoming's 2018 Housing needs forecasts, Teton County needs to fulfill a housing need of 307 units per year. If Teton County's delivery trend persists, a housing need of 167 units per year will not be met. The assumption is that Northern South Park will absorb a portion of the County's unmet housing need. While there is enough demand for Northern South Park to feasibly absorb 167 units, construction labor shortages severely limit the rate of housing delivery and therefore it did not seem reasonable to push Northern South Park's absorption rate beyond 80 units per year.

Impact Fee Assumptions

Building Permit Fees	
First 2,500 sqft	0.006 * construction cost per sqft * sqft up to 2,500
Next 2,500 sqft	0.006 * construction cost per sqft * sqft up to 2,500 and 5,000
Additional sqft	0.006 * construction cost per sqft * sqft over 5,000

Plan Review Fee: 65% of building permit fees

Energy Mitigation Program Fees	
Applies to residential structures no more than 3 stories	
Between 2,500 sf and 5,000 sf	\$4 / sqft
Above 5,000 sf	\$8 / sqft

Applies to large multifamily residential buildings	
Between 10,000 sf and 20,000 sf	\$4 / sqft
Above 20,000 sf	\$10,000 + \$8 / sqft over 10,000 sf

Exactions:

Schools: Dedicate 0.01 acres per new residential lot or pay \$7,241.38 fee-in-lieu per new residential lot

Parks: Dedicate 0.02 acres per new residential lot or pay \$14,482.76 fee-in-lieu per new residential lot

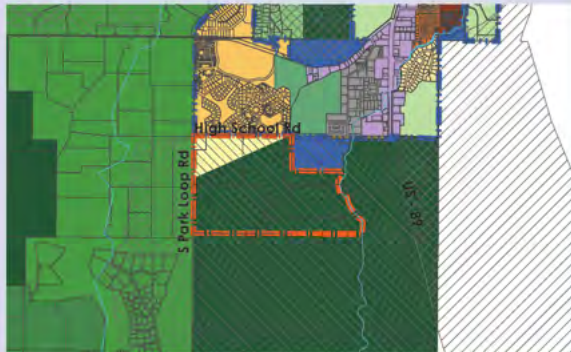
Infrastructure Cost Estimates

COST PER LINEAR FOOT		Updated estimates 1/23/2022
ROW	Name	Cost/linear foot
AL-24-12		\$362
AVE-104-56	South of High School (Alt to AV-71-38)	\$2,181
BT-59-22		\$1,396
BT-63-30	South Edge	\$1,434
BT-73-38		\$1,716
	Middle School Road off site (on HS property)	
Middle School rd	(Retrofit: Add 12' pth, add 6' sidewalk, add street trees)	\$328
PW-45-0	Ditch Path (PB means Ped-Bike)	\$296
RD-50-20		\$1,387
RD-50-20 E	No sidewalk on one side	\$1,504
RD-55-20	Greenway Crossing	\$1,322
RD-57-20	Middle School Rd. (On Site) (extension South of HS)	\$1,382
RD-60-20	Gregory Lane (within Existing 60' Easement East of HS)	\$1,497
RD-71-34	Middle School Rd. (On Site) (extension South of HS) with PL	\$1,608
ST-60-34		\$1,512
ST-103-27	Cottonwood Local	\$1,721
ST-110-34	"Cottonwood Local" / Attached Green with Building	\$1,852
ST-110-34	(with slip lane)	\$2,185

Figure 29 Estimated Costs per Linear Foot for Proposed Infrastructure. Includes cost for utilities within proposed ROW.

Existing Conditions

Zoning and Land Use



Legend

Public/Semi-Public	PUD (Town)	Town of Jackson
PUD	P/SP (Town)	Project Area
Rural-1	BP (Town)	
Rural-2	CR-3 (Town)	
Rural-3	R (Town)	
Suburban-County	NL-2 (Town)	
NRO	NL-5 (Town)	
SRO	NM-2 (Town)	

The project area currently falls within two zoning districts. **Thirty-five acres at the northwest corner of the project area are zoned Suburban-County (S-TC)**. This zone applies to a triangular area that notably includes all of the project area's frontage onto High School Road. Maximum density for homes in this zone is one detached single-family unit per 12,000 square feet. This totals up to 127 homes of up to 4,200 square feet in size.

The remaining **190 acres are zoned Rural-1 (R-1)**. Maximum density for homes in this zone is one detached single-family unit per 35 acres. This totals up to five homes of up to 10,000 square feet in size.

The project area is also subject to a Scenic Resources Overlay (SRO). The SRO includes development standards to protect scenic foreground views from surrounding public roads (US-89 and South Park Loop Road).

Development Options



Legend

Conservation Subarea	Transitional Subarea
Preservation Subarea	Town of Jackson
Stable Subarea	Project Area

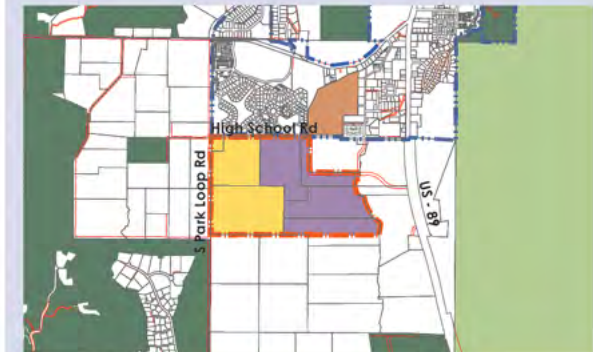
Current County Land Development Regulations provide **three Development Options** for potential use in the project area:

A Complete Neighborhood Planned Residential Development requires a minimum of 95 acres of rural land to be permanently conserved in exchange for a density bonus (an additional 24 homes) to be used in a Stable or Transitional subarea. The density bonus is scaled to the size of the conserved area. For example, if all of the rural area in Central South Park (approx. 1,000 acres) was permanently conserved, 228 bonus houses could be built in Northern South Park in addition to the 132 houses currently allowed by zoning.

A Rural Planned Residential Development could be used to conserve 133 acres of the 190 zoned R-1 in the project area to receive bonus density of an extra 11 homes in addition to the five currently allowed by R1 zoning.

A Floor Area Option could also be used to conserve the majority of the project area zoned R1 in exchange for bonus guesthouses accessory to the five main houses.

Ownership and Easements



Legend

Easements	State of Wyoming
Lockhart Family Property	Lot and Parcel Lines
Gill Family Property	JHLT Protected Properties
USFS Bridger-Teton National Forest	Town of Jackson
	Project Area

Access/right-of-way and utility easements are present around the perimeter of the project area.

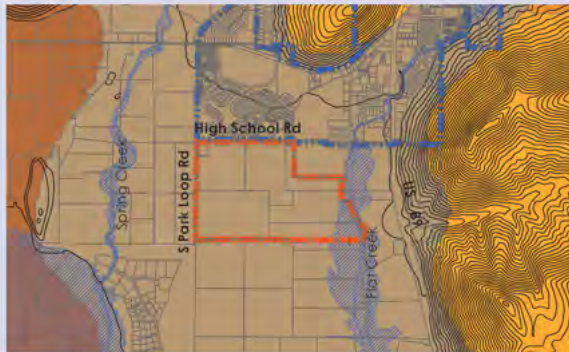
Conservation easements managed by Jackson Hole Land Trust and federally owned lands are near the project area.

Ownership of land in the project area is primarily retained by two representative families, as indicated in the map above.

In 2019, approximately 2 acres south of the high school and recreation fields under Lockhart family ownership were approved for a rezone to Public/Semi-Public for future construction of Central Wyoming College. Conditions for the rezone to become effective have not yet been satisfied.

In 2021, a Sketch Plan for 26 acres of Suburban-zoned land under Gill family ownership was approved for future development of up to 84 homes consistent with current zoning allowances.

Topography, Soil, and Natural Hazards



- Legend**
- Bedrock and glaciated bedrock
 - Terrace deposits
 - Alluvium
 - Topography 40' increments
 - 100-year floodplain
 - Town of Jackson
 - Project Area

County Land Development Regulations address **steep slopes, unstable soils, faults, floodplains and wildland fire risks** as potential natural hazards that can threaten health and safety.

The project area is **relatively flat**, with less than 40 feet of grade variation across the site. Flat sites can be more efficient from a construction standpoint than sites where significant grading is necessary.

The **soil** is comprised of terrace deposits mixed with scattered alluvium, residuum, eolian, slope wash, and outwash deposit, which generally is considered stable.

Fault lines are present in the vicinity but not directly mapped on the project area.

FEMA **Flood Hazard Zones** surround Flat Creek. A Floodplain Development Review is required prior to any development in these areas.

The project area is not within the mapped **Wildland Urban Interface** (WUI = higher wildfire risk).

Wetlands and Waterbodies



- Legend**
- Wetlands (NW1) with 30' buffer
 - Major creeks and streams
 - Flat Creek 150' Buffer
 - Town of Jackson
 - Project Area

Flat Creek passes along the eastern boundary of the project area. The Flat Creek Restoration Project is currently underway to **mitigate the impacts of flood irrigation practices on wetlands associated with Flat Creek**. Additional surface water features within the project area include wetlands and irrigation ditches.

County Land Development Regulations specify **setback requirements for any future development adjacent to** protected wetlands and waterways. Setbacks are also applied to Bald Eagle nests, Cutthroat Trout spawning areas and Trumpeter Swan winter habitat and nests.

Flat Creek is identified as a protected stream, Cutthroat Trout spawning area and serves as winter habitat for Trumpeter Swans so a **150-foot development setback** will be applied, unless demonstrated otherwise in an Environmental Analysis.

There is **no sufficient existing data** to make a determination on protection required for on-site **wetlands**. Field investigations are required to analyze potential existing degradation or irrigation inducement.

Vegetation and Wildlife

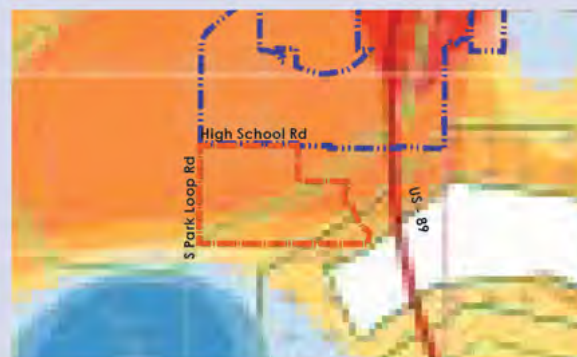


- Legend**
- Agricultural
 - Barren
 - Deciduous Forest
 - Herbaceous Vegetation
 - Impoundments
 - Mixed Woodland
 - Shrubland
 - Sparse Vegetation
 - Streams
 - Town of Jackson
 - Project Area

Although the project area is not within the [Natural Resources Overlay](#) (NRO = a County designation to protect critical winter habitat and migration routes for elk, mule deer and moose), a project of this size should consider the landscape-level wildlife impacts in the context of community-wide ecosystem goals. Critical winter ranges and migration corridor systems surround the project area, but wildlife use of the project area is comparatively limited, most likely due to current agricultural use of the site.

Vegetation on the project area is primarily **agricultural pasture** with clusters of **cottonwoods and riparian shrubs** around ditches and Flat Creek. Per the LDRs, agricultural meadow ranks low in ecosystem importance and vegetation outside the NRO is not required to be protected. Vegetation supporting wetlands is protected.

Drinking Water & Aquifer

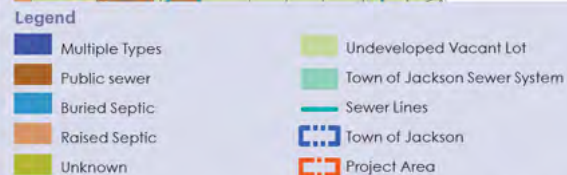
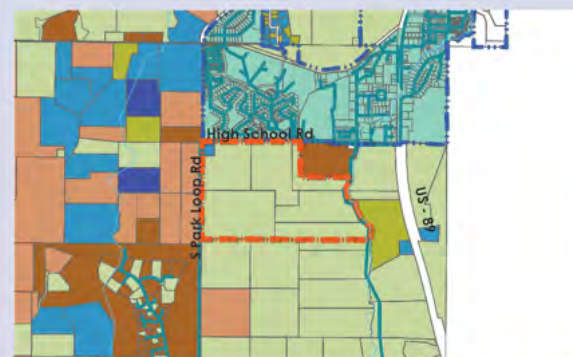


Nearly all **drinking water** for Teton County is sourced from groundwater. A [2021 drinking water quality study](#) indicates that groundwater in the project area may have higher than average water hardness and sulfate levels, but likely does not negatively impact human health.

Maintaining or improving drinking water quality requires protection of **underground aquifers** and an understanding of water recharge and connectivity system-wide rather than at single point sources.

Provision of drinking water in Teton County is either from individual or shared wells (permitted by the WY State Engineer's Office) or from connection to the Town of Jackson's water supply.

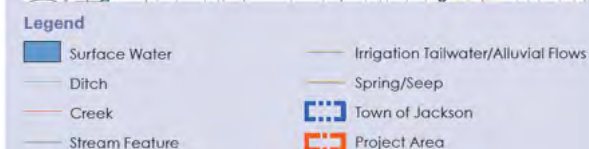
Wastewater & Sewer System



In 2018, wastewater treatment systems in Teton County were catalogued by type for individual parcels. Nearby parcels utilize a variety of approaches to wastewater treatment. Some, including Jackson Hole High School, use the Town of Jackson's **public sewer system that transports and treats wastewater off-site**. Parcels across South Park Loop Road from the project area use **traditional buried or raised septic systems** (dependent on groundwater depth) that treat waste on-site.

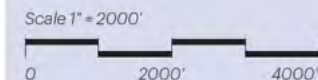
Sewer lines connecting to the Town's public system surround the project area to the north, east and west but do not extend into the project area. A Town sewer capacity and connection rate study is currently underway for release within the next two months. This study is necessary to determine if future connection of the project site to the public sewer system is viable or if other wastewater treatment options should be explored.

Surface Water Inventory

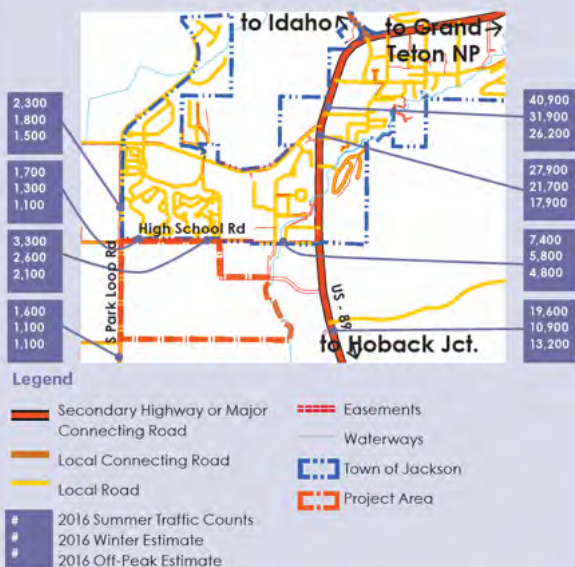


Irrigation ditches for agricultural use are present on the site and associated surface water rights are managed by the State of WY Engineer's Office. Irrigation ditches typically receive a 15' maintenance setback, but can be rerouted in compliance with State standards.

Typically, increased development on a site will increase runoff during rain events and snow melt. Negative impacts to existing surface water features must be avoided. [Teton County Land Development Regulations](#) provide guidance for stormwater management. Both built and green infrastructure options are available to protect the water quality of Flat Creek and maintain the surface water rights of downstream users.



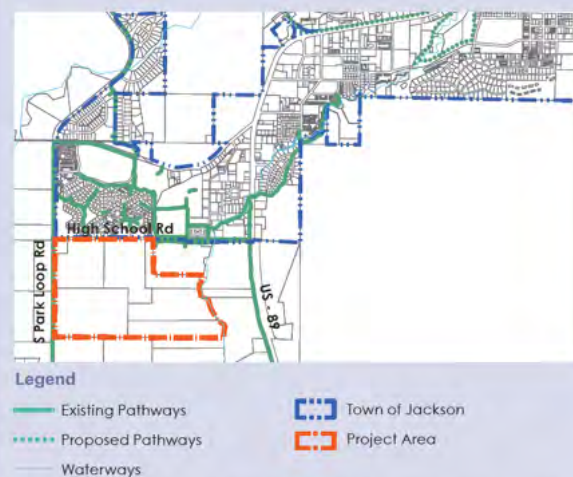
Road Network and Daily Traffic Counts



The project area is located along High School Road and South Park Loop Road, one-half mile from US-89. High School Road is a well-utilized local road that experiences some vehicular congestion. High School Road connects the project area to US-89, which is the principal connection between Northern South Park and rest of the region. US-89 is the route to the center of Jackson, further north to Grand Teton National Park, south to Hoback Junction, and west on WY-22 towards Idaho.

The [2015 Integrated Transportation Plan](#) identified the need for a local east-west connection through the project area for all modes of transportation including motor vehicles, START buses, bicycles and pedestrians. An existing access easement from US-89, across Flat Creek and into the project area provides potential for this future connection. Local network changes resulting from any future connection at Tribal Trails will be included in this neighborhood plan.

Bicycle/Pedestrian Pathways



The project area is adjacent to a pathway on the west side of South Park Loop Road. In addition, it has easy access to the pathway along the west side of US-89, following Flat Creek north from High School Road to join this pathway. The network also runs through the neighborhoods north of High School Road and travels north toward WY-22, but lacks connectivity along High School Road from South Park Loop Road to US-89. The pathway network currently follows Flat Creek north into Town from Jackson Hole High School northeast of the project site to the Post Office on Elk Run Lane, where it joins the sidewalk network of the town.

Current and future pathways and pathway-related policies are captured in the [2007 Pathways Master Plan](#).

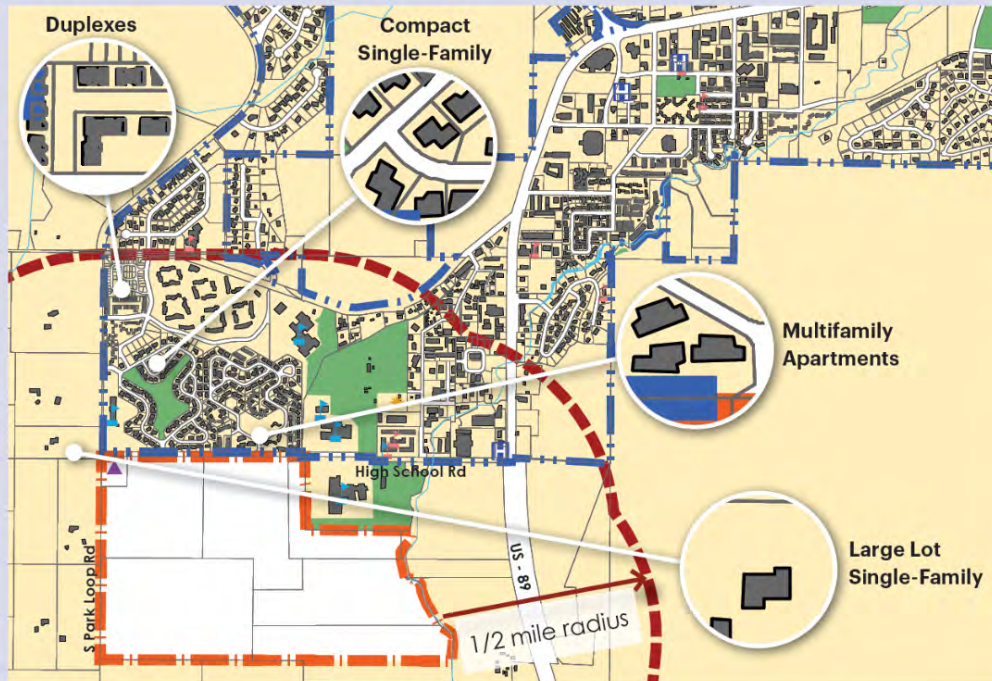
Transit - START Routes



Transit is provided by START Bus between Northern South Park and the surrounding area.

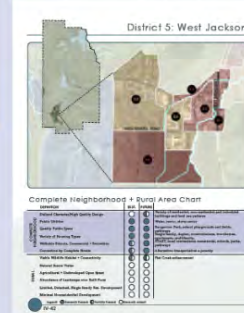
START routes change seasonally, but consistently run along High School Road at the northern boundary of the project site. The Town Shuttle line runs between Northern South Park and the center of Jackson. The [START Bus 2020-2025 Final Report](#) details the recommended START routing plan.

Urban Context, Public Amenities, and Nearby Housing Types



complete neighborhoods provide:

- defined character and high-quality design;
- public utilities (water, sewer, and storm sewer);
- quality public spaces;
- a variety of housing types;
- schools, childcare, commercial, recreation, and other amenities within walking distance (1/4 to 1/2 mile) of residences; and
- connection by complete streets that are safe for all modes of travel.



Above: Graphics from the Comprehensive Plan describe the attributes of a complete neighborhood and demonstrate the presence of many of these attributes in West Jackson, the district where Northern South Park is located.

The project area is located at the southern edge of the Town of Jackson. The land to the west and south of the project area is rural, with sparse buildings, large ranches, and conservation areas.

Across High School Road from the project area, development includes a variety of housing types. **Duplexes, multifamily apartments, and single-family homes are clustered in adjacent developments.**

Development north of High School Road uses a looping, non-gridded street network that is supplemented by pedestrian pathways.

Despite being located at an edge of town, the project area is part of the District 5: West Jackson "**complete neighborhood**" as described in the Comprehensive Plan. Six schools, two daycares, park/recreation space, and Smith's Food and Drug are all within a 10-minute walk of the project area boundary.

Legend

- Schools
- Hospitals/Clinics
- Historic Buildings
- Daycares
- County Facilities
- Building Footprints
- Parks/Public Recreation
- Town of Jackson
- Project Area
- 1/2 mile radius (10-minute walk)

Plan Alternatives

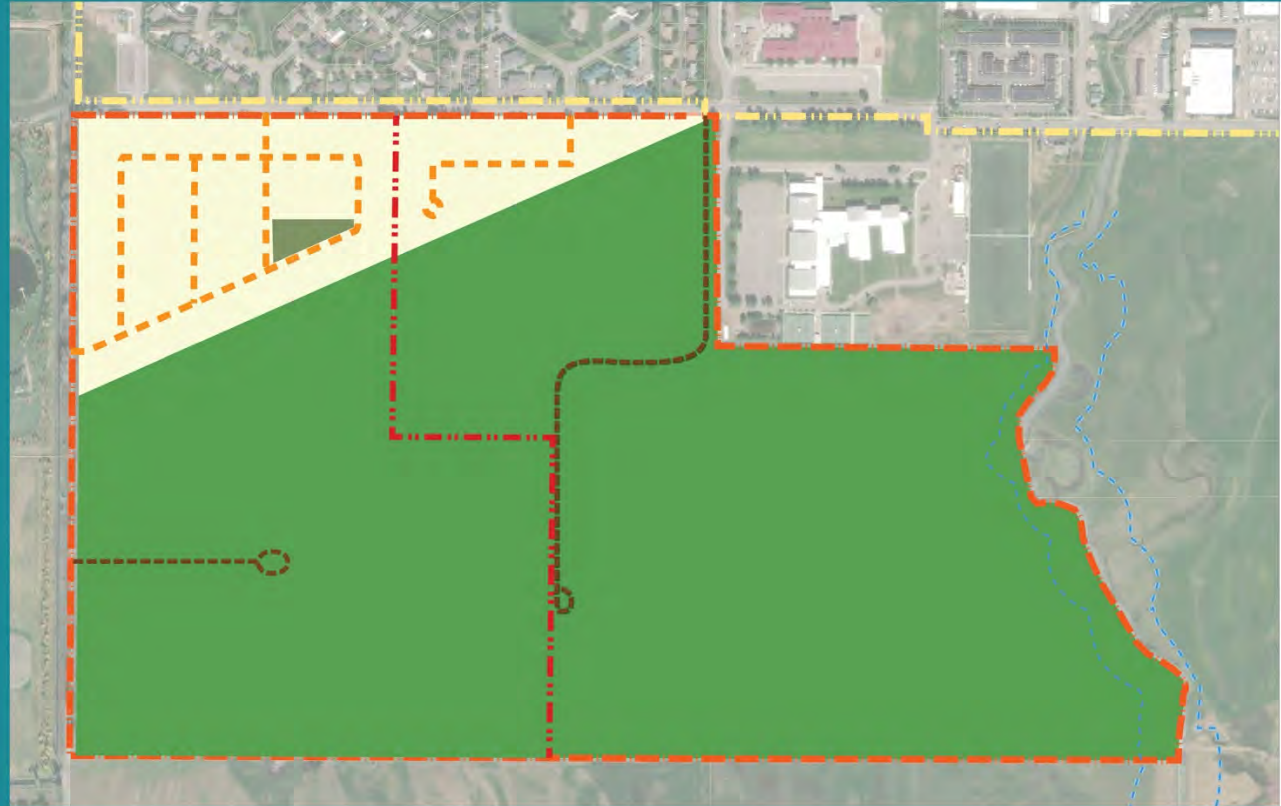
The following pages include details about the plan alternatives developed to identify a plan vision that responded to community needs through a feasible development approach

Existing Zoning Alternative

Conceptual Zoning Map

This alternative shows the current zoning. The northwest portion of the site is zoned Suburban-County. The remainder of the site is zoned Rural-1, which allows a maximum of one housing unit for every 35 acres. The majority of the project area in this alternative would be single-family homes on very large (35 acres or greater) lots.

Character areas	% of Site
Suburban-County (S-TC)	14%
Rural-1 (R-1)	85%
Active Open Space	1%



Alternative Report Card

The outcomes for the Existing Zoning Alternative represents the extent of development that is currently permitted. The 98 total units are entirely made up of large lot single family homes, none of which are deed-restricted.

Total Units: 98

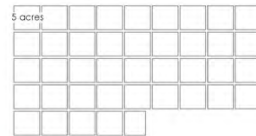


98
Unrestricted Units
(Market Rate)



0
Deed-Restricted Units
(Workforce & Affordable)

Affordable Housing Land Dedication



0 acres
of site donated for
affordable housing

Public Cost to Build Affordable Housing



\$0
Cost to Public
(0 Affordable units)

Share of Housing Types



100%

Single Family

Large Lot

Standard Lot

Compact

Multi-Family

Condominiums

Multi-Unit Houses

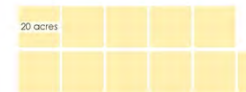
Apartments

Vehicle Miles Traveled



31 Vehicle Miles Travelled
On Average per Household

Access to Public Open Space



3 acres
of public open space

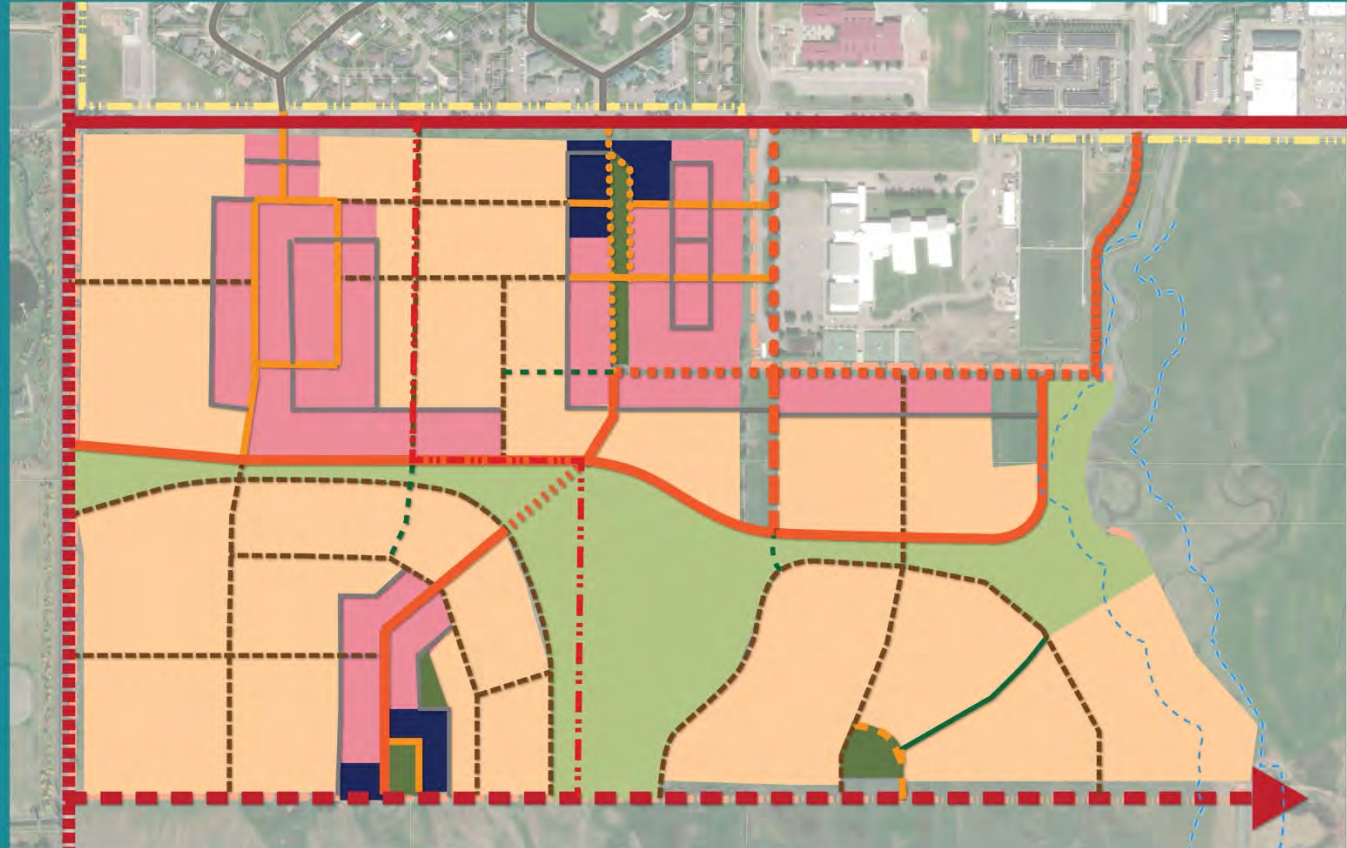
(out of 209 total acres of pervious surface)

Alternative A

Conceptual Zoning Map

This alternative shows the majority of the project site designated as Large Lot Single Family, which is the least intense of the potential new character areas. A small amount of Compact Walkable Neighborhood Center areas support apartment units and community-serving uses on the north and south edges of the site. A limited amount of Walkable Neighborhood Low character areas create pockets of multi-unit housing types, such as duplexes and cottage clusters, that are compatible with Affordable and Workforce units.

Character Areas	% of Site
Compact Walkable Neighborhood Center	2%
Walkable Neighborhood Low	19%
Large Lot Single Family	61%
Active Open Space	2%
Passive Open Space	16%



Alternative Report Card

Alternative A has a total of 668 units and includes approximately 6 acres of land donated to the County that will be dedicated for deed-restricted Affordable housing. Despite the fact that the majority housing type is single family, over 75% of total units are deed-restricted. This is largely due to the high share of apartment units that are compatible with Affordable units and multi-unit houses and compact small single family homes that are compatible with Workforce units.

Total Units: 668



156
Unrestricted Units
(Market Rate)



512
Deed-Restricted Units
(Workforce & Affordable)

Affordable Housing Land Dedication



6 acres
of site donated for
affordable housing

Public Cost to Build Affordable Housing



\$114.5 Million
Cost to Public
(229 Affordable units)

Share of Housing Types



Vehicle Miles Traveled



Access to Public Open Space



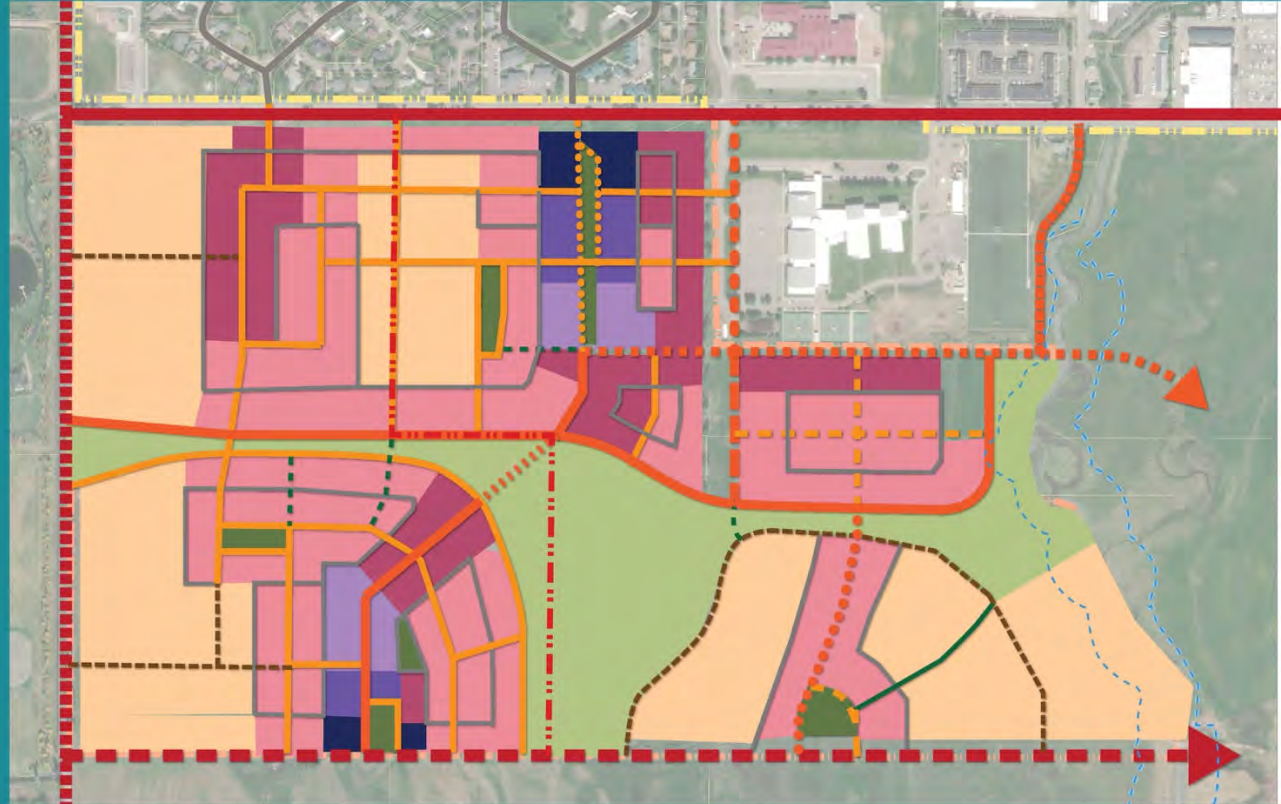
38 acres
of public open space
(out of 180 total acres of pervious surface)

Alternative B

Conceptual Zoning Map

This alternative employs three Compact Walkable Neighborhood character types to transition from the higher-intensity Neighborhood Center areas to the less intense Walkable Neighborhood areas. All character areas outside of the Large Lot Single Family areas would support multi-unit housing types, such as duplexes, fourplexes, cottage clusters and apartments, that are compatible with Affordable and Workforce units.

Character Areas	% of Site
Compact Walkable Neighborhood Center	1%
Compact Walkable Neighborhood Medium	2%
Compact Walkable Neighborhood Low	2%
Walkable Neighborhood Medium	11%
Walkable Neighborhood Low	31%
Large Lot Single Family	34%
Active Open Space	3%
Passive Open Space	16%



Alternative Report Card

Alternative B is made up of over 90% deed-restricted units, a portion of which will be built on approximately 14 acres of land donated to the County that will be dedicated for deed-restricted Affordable housing. The share of housing types is split almost 50/50 between single family and multifamily units.

Total Units: 1,298

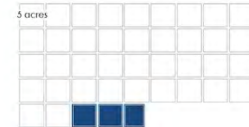


84
Unrestricted Units
(Market Rate)



1,214
Deed-Restricted Units
(Workforce & Affordable)

Affordable Housing Land Dedication



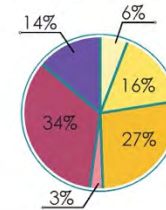
14 acres
of site donated for
affordable housing

Public Cost to Build Affordable Housing



\$205 Million
Cost to Public
(410 Affordable units)

Share of Housing Types



Single Family

Large Lot
Standard Lot
Compact

Multi Family

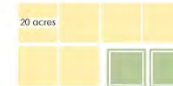
Townhouses
Multi-Unit Houses
Apartments

Vehicle Miles Traveled



28.9 Vehicle Miles Travelled
On Average per Household

Access to Public Open Space



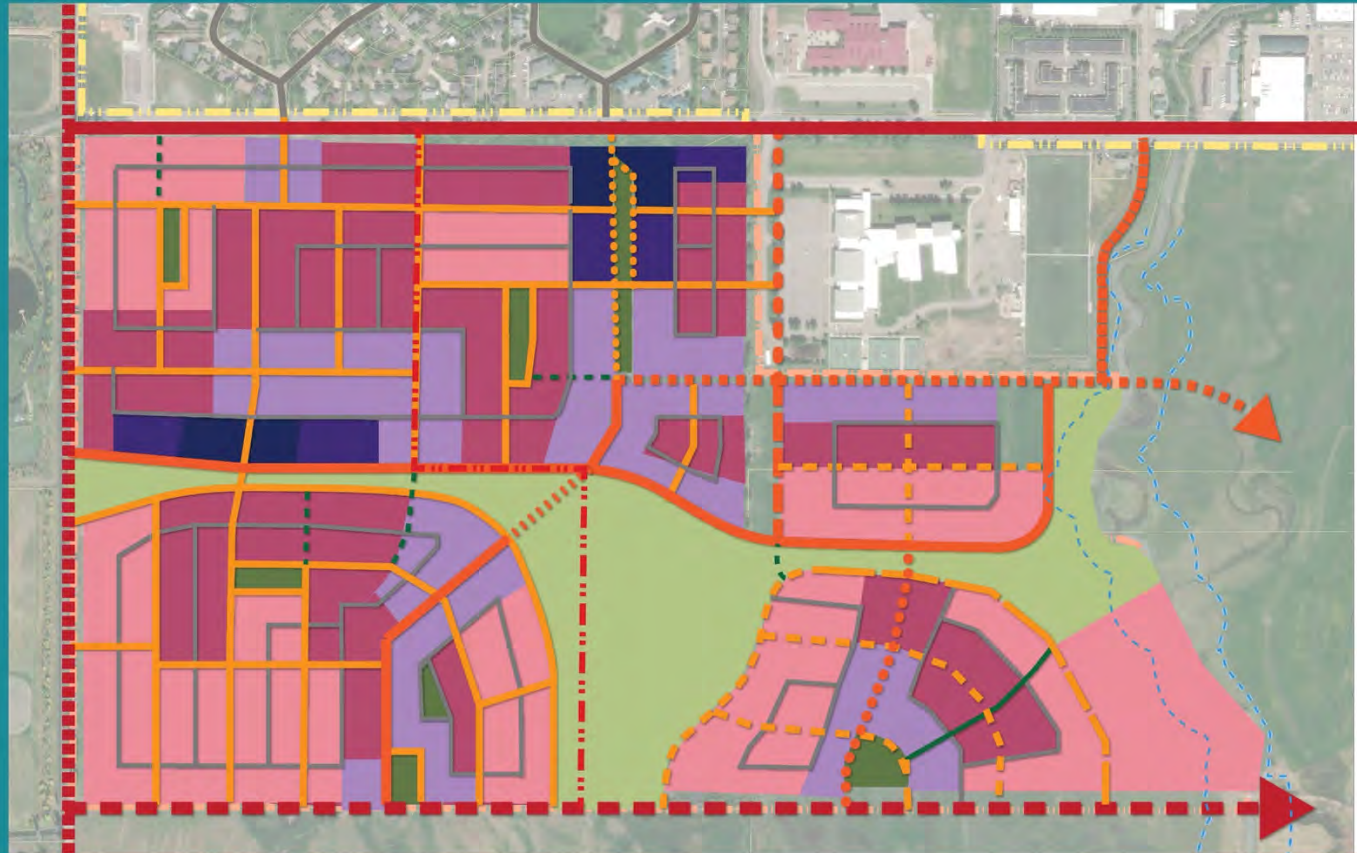
40 acres
of public open space
(out of 162 total acres of pervious surface)

Alternative C

Conceptual Zoning Map

This alternative shows the entire project site designated with Compact Walkable and Walkable Neighborhood character areas, which would all support multi-unit housing types, such as duplexes, fourplexes, cottage clusters and apartments, that are compatible with Affordable and Workforce units.

Character Areas	% of Site
Compact Walkable Neighborhood Center	2%
Compact Walkable Neighborhood High	3%
Compact Walkable Neighborhood Low	18%
Walkable Neighborhood Medium	26%
Walkable Neighborhood Low	32%
Active Open Space	3%
Passive Open Space	16%



Alternative Report Card

Alternative C is made up almost entirely of deed-restricted units, a large portion of which will be built on approximately 33 acres of land donated to the County that will be dedicated for deed-restricted Affordable housing. The level of affordability supported in this alternative is largely due to 68% of all units being multifamily compact. With more compact units comes a higher unit count – Alternative C has almost twice the total amount of units in Alternative B.

Total Units: 2,381

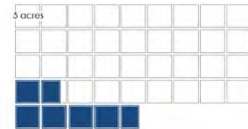


4
Unrestricted Units
(Market Rate)



2,377
Deed-Restricted Units
(Workforce & Affordable)

Affordable Housing Land Dedication



33 acres
of site donated for
affordable housing

Public Cost to Build Affordable Housing



\$515.7 Million

Cost to Public
(1,031 Affordable units)

Share of Housing Types

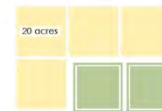


Vehicle Miles Traveled



27.4 Vehicle Miles Travelled
On Average per Household

Access to Public Open Space



41 acres
of public open space

(out of 132 total acres of pervious surface)

Attachment 2 – Project Process Key Dates

PROCESS HIGHLIGHTS

- **July 21, 2020:** Project approved by the Board of County Commissioners and Town Council in the Fiscal Year 2021 Work Plan
- **September 21, 2020:** Request for Proposals released by Staff initiated consultant search
- **November 17, 2020:** Contract approved with Opticos Design as selected consultant team, with \$400,000 budget and December 2020-July 2021 projected timeline.
- **December 2, 2020:** Project team kick-off meeting
- **December 8, 2020:** Board of County Commissioners appointed Northern South Park Steering Committee from community applicants
- **December 18, 2020:** Steering Committee meeting
- **January 15, 2021:** Steering Committee meeting
- **February 11-March 4, 2021:** Project stakeholder outreach interviews (29 total)
- **February 26, 2021:** Steering Committee meeting
- **February 22-March 7, 2021:** Online community visioning survey open (SurveyMonkey website)
- **March 10, 2021:** Online public workshop (via Zoom)
- **March 10-28, 2021:** Post-workshop online engagement tools open (Konveio website)
- **April 15 & 16, 2021:** Steering Committee Workshops on Creation of Plan Alternatives and Scenario Modeling Considerations
- **April 19, 2021:** [Existing Conditions Report](#) published
- **April 12th, May 17th & May 24, 2021** Joint Information Meeting updates and County Voucher Meetings regarding potential scope changes & Steering Committee involvement
- **April 19-August 19, 2021:** Consultant preparation of Plan Alternatives & Modeling Results
- **June 7, 2021:** [Consideration of Project Scope/Timeline Changes](#)
- **August 19, 2021:** Presentation + Open House on Plan Alternatives (English)
- **August 19-September 7, 2021:** Online Workspace (presentation materials, survey, comment field) open to public (English)
- **August 20, 2021:** Steering Committee meeting on review of Plan Alternatives
- **August 26, 2021:** Focus Group Discussions + Survey (Spanish)
- **August 30, 2021:** [Financial Feasibility Data available](#)
- **September 13, 2021** Joint Information Meeting update regarding modeling results and financial information
- **October 7, 2021** Steering Committee meeting
- **October 26, 2021** Steering Committee meeting
- **December 10, 2021** Transportation Advisory Committee meeting

- **January 13, 2022** Steering Committee meeting review of first draft Phase I Plan
- **February 7, 2022** Board of County Commissioners Update regarding Gill family & Trust for Public Land partnership
- **February 28, 2022** Board of County Commissioners meeting regarding scope and contract change for additional landowner meetings and plan amendment
- **March 15th & March 16th 2022** meetings with landowners
- **April 13, 2022** Release of draft preferred plan for public review & opening online comment form
- **April 21, 2022** Public ZOOM workshops at noon and 6pm
- **May 18, 2022** Joint Planning Commission Hearing
- **June 6, 2022** Joint Information Meeting
- **June 21, 2022^s** Town Council Meeting to determine recommendation
- **July 5, 2022** Board of County Commissioners meeting to determine endorsement of plan

Full List of Public Comments & Responses Received as of April Release of Draft Plan

Comments	Comment or Question	Topic	Response
Online Form Comments			
is zoning limited to residential only? If rezoning is allowed, with mixed-use with the idea of a central commercial that would have many potential pros as far as limiting vehicle and other mode trips to stay internal to the neighborhood and minimizing pressure on the surrounding roadway network. keep open minded and not limit the plan to only residential.	Question	Zoning Vision	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
Location seems to be too far from the central core of Jackson where the majority of jobs are located that will force people into vehicles vs other modes. Yes schools and shopping is in 'close' proximity, however that is not enough to sustain the neighborhood.	Comment	Other	START transit and connections to existing pathways that provide linkages to Town will provide options that would allow future residents to access jobs in Town without a car. The plan intends to provide future residents choices about how they get around, but does not envision eliminating car trips.
Page 5 - project boundaries seem to be short sided not to include properties adjacent to US 89 and not looking at the bigger picture south connecting with Rafter J neighborhood street network.	Comment	Other	
Plan Vision - Pag 11 - repeated comment - consider N-S future street network connections planning with neighbors further south i.e. Rafter J.	Comment	Other	To minimize conflicts between vehicles and wildlife this plan does not anticipate additional north-south connections south of the project site. Traffic models do not demonstrate a need for additional north-south connectivity to accomodate development at Northern South Park.
As a local workforce member, my family and I really like the option b. We would take advantage of any housing we could afford, but this is one of the few that actually offers a single family home as an option. We don't expect/want a big house, but we would eventually like somewhere to call our own. Whether that was smaller houses on compact lots to fit more houses.	Comment	Housing Vision,Planning Process,Neighborhood Design Vision	The plan envisions a variety of housing types to provide housing options for future residents, including detached single-family and small-lot detached single-family types.
Page 19 - Objective 4 & 9 Complete Streets is repeated. -Objective 7 - suggest consider circuitous street network to discourage cut-through traffic. - Objective 8- US 89 access spacing at 1/2 mile, need for access managment plan to layout future street network connection per WYDOT's Access Manual, and consider N-S connections to south neighbors.(Rafter J)	Comment	"Mobility, Connectivity + Infrastructure Vision"	Comment acknowledged.
Traffic Impacts Page 26 - Tribal Trail connector is not a done deal and not guaranteed. It is a separate project out of this plans control.	Comment	Other	Comment acknowledged.
Traffic Impacts Page 27 - is it accurate to say in the document that one resident of NSP offsets one commute trip from outside the county, as partially offsetting, please explain. it appears this assumption to be more of a 1:1 equal tradeoff, if so very conservative. It is a lot to assume that someone from outside the county will pick up and move to NSP. a partial offset would be something more realistic to the effect of 1 NSP resident = a fraction of a outside commuter trip. would it also be realistic that most residents already residing in Jackson (rentals) would be the first to take advantage of this plan.	Question	Other	It would be more accurate to say one worker residing in NSP offsets one commuter from outside the county. Not all residents of NSP are assumed to be workers. Because the plan does not significantly increase the number of jobs in the county, the 1:1 worker offset is necessary to maintain consistency between the build and no-build scenarios. If existing residents take advantage of housing opportunities in NSP, this opens up that existing space for new residents.
Traffic Impacts Pag 27 - are the mode trip percentages assumed or based on actual data collected from similar neighborhood areas in close proximity.	Question	Other	There is limited data available on mode shares, so the mode share assumptions are based on Regional mode shares. Neighborhood characteristics such as household sizes and incomes are also taken into consideration.
What is included in the High School Rd upgrades. does it include the intersection with US 89.? How about other major intersections within 1 mile of the project? Do you have any cost estimates that is broken down by responsibility?	Question	Implementation Action Items	Improvements for High School Road are detailed in the plan prepared by the Town of Jackson and includes a new roundabout at the intersection of High School Road and South Park Loop Road.
4.C - Typical - change Highway 189 to US 89. everywhere else in document it is referred to as 89.	Comment	Implementation Action Items	Comment acknowledged.
3.D - what are the improvement limits of High School Road.?	Question	Implementation Action Items	Improvements for High School Road have been contemplated between the highway and South Park Loop Road. The Traffic Advisory Committee noted widening and other improvements (including underground utilities) to accomodate current traffic impacts from the school and adding walk/roll improvements as well.
4.B - please note highway spacing minimum 1/2 mile.	Comment	Implementation Action Items	Further coordination with WYDOT and more detailed planning will be undertaken prior to identifying a preferred alignment for the East -West Connector.
\$.C - please consider that new access to highway will need to obtain permit from WYDOT and applicant to perform traffic impact study and applicant will be resp9nsible for all mitigation costs.	Comment	Implementation Action Items	Further coordination with WYDOT and more detailed planning will be undertaken prior to identifying a preferred alignment for the East -West Connector.

All the plans have unbelievable high density that has never been seen in Teton County. This will have a huge impact on traffic, wildlife. I would like to see a plan with half of the units as the smallest plan.	Comment	Open Space Vision,Neighborhood Design Vision,Character Areas	Proposed housing entitlements have been developed according to community preference as indicated by feedback provided via a variety of engagement events and opportunities.
Not sure this went through. If it did pardon the redundancy. Just asking about housing for seniors in the plan. One story w some yard space is ideal. Would the cottages or the single unit house be appropriate for a retired couple? We have a house currently but would love to downsize a bit and move to one story but cannot afford millions of dollars. Thank you for performing this difficult and time consuming task.	Question	Neighborhood Design Vision	The Cottage Court type is envisioned as a one or on-and-a-half story building that could be suitable for residents who desire and/or require single-story living.
Including Live/Work spaces is fantastic, and I hope included as much as possible. If we are to create this area as its own true community center, amenities will be necessary throughout the Northern section of higher density. Large multiplexes give me some pause, I feel like those are a bit of an outlier from the other options presented, I worry they are too large (3 stories and all). I hope these are offered additional consideration and used sparingly, and only if truly necessary to reach out goals. Finally, for what it's worth, Alternative B would receive my vote as the preferred scenario.	Comment	Neighborhood Design Vision	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
Hello, I would like to chime in and say that I would love to see free-market homes for those in the community who's incomes do not qualify for the affordable housing program, yet are priced out of stand-alone homes for families.	Comment	Housing Vision	The plan envisions a variety of housing and unit types, including some smaller "fee-simple" types such as townhouses and small-lot detached homes, in addition to multi-unit buildings such as duplexes, fourplexes and apartments. While market-rate/unrestricted units do not have restrictions on sales prices, the ability to offer smaller units and/or units on smaller lots than what is typically built in Teton County may provide the opportunity for lower-priced market-rate units as compared to what is typically available on the market in Teton County.
I was born in Jackson in 1975 and lived here for 20 years. Moved away for college and to raise a family. This last September I was grateful to move back home...but it came at a great cost. I've been renting for \$9300 a month. My goal is to buy a home within the next year but pricing and scarcity of homes is a steep mountain to climb. That said, if between 1318-2381 new units are added to the market as part of the S. Park Plan, perhaps it would be best to wait. I don't want to buy a home at historically high prices and have a change in the market when/if the S. Park Project is approved and 1000+ units hit the market. Can you offer some direction on when this project would get started if approved?	Question	Planning Process,Housing Vision	Following endorsement by the Teton County Board of Commissioners this summer, Teton County will develop new land development regulations for Northern South Park informed by this plan. If/when landowners elect to "opt-in" to the new zoning the reasoning process will be initiated as per existing County procedures. Due to external factors such as financing, material supply chains, and local construction capacity the full buildout of Northern South Park is likely to involve multiple phases over several decades, depending on the ultimate number of units entitleded.
Does workforce housing have resale caps?	Question	Other	Consistent with Teton County Housing Department's Workforce housing policy, initial buyers are chosen by the developer directly - the Housing Department is not involved. Initial sales price of a Workforce ownership home is negotiated directly between the buyer and seller - the Housing Department is not involved If the initial buyer decides to sell, all subsequent buyers will be selected through the Housing Department's Weighted Drawing process. This requires that one person in the household must work full-time in Teton County, WY, for a minimum of one year. Appreciation is limited after the initial sale (CPI capped at 3%). The Housing Department must qualify the household, and requalify the household annually.

I think that the total proposed housing units should more clearly display the existence of the existing entitlements. I also believe that existing entitlements should be included in the percentages of unrestricted/affordable/workforce housing percentages so that people can see the true dynamics of the new neighborhood (which is actually only around 63% affordable and workforce housing). Where does the almost \$200 million public funding come from needed to pay for affordable/workforce housing? What assurances does the public have that the affordable and workforce housing will actually get built? I envision free-market housing being built long before affordable housing. 63% affordable/workforce does not seem to be a high enough percentage to justify the project, the impacts on wildlife, and the impacts that 37% free market will have on the community.	Comment	Other	Standards included in the proposed Affordable Housing Overlay that would be applied to the Northern South Park site would require proportional delivery of market-rate and deed-restricted housing utilizing new entitlements. The mix of deed-restricted and unrestricted units is meant to provide incentive for landowners/developers to opt-in to the new zoning which would require land dedication for deed-restricted units. Funding for deed-restricted units could be provided by a variety of philanthropic or governmental entities. Due to the changing financing environment, this plan does not prescribe specific funding sources but seeks to provide flexibility standards that will be compatible with a variety of funding opportunitie.s
Good day planners. I'll keep this short as I can. Thanks for allowing the public to comment. I have just a couple. First, as we do this I'd like to see how the open space (if there is much planned) and wildlife corridors have been considered here. Our large ungulates are part of what make this valley so unique and sadly more and more that seems to be tossed aside in planning. Perhaps more striking - in this proposal but also valley wide as we race towards more development - we are acting as if water is an infinite resource here....and it most simply is not. Not in the west, and not in Jackson Hole. You may have noticed or perhaps not.....but Melody Ranch is undertaking it's third (and I believe so far unsuccessful) attempt at drilling for a new well to secure needed water. Cottonwood park has a similar drill going. Jackson Lake won't refill this year - or perhaps any time soon. We are somehow fairing better than most of the parched west, at least for now, but this is not a sustainable path. All this is to say, I understand and respect that we need more housing for our workers here but this development is not going to solve the problem (one can debate that it will never truly be solved) so as you move forward I ask you NOT to maximize the build out in NSP to the Nth degree. Long term, water is going to be a big issue in the valley and this large scale project is only going to make that problem worse. 1300 homes would be an ecological disaster from a resource standpoint so please steer towards half of that. Thank you for your time.	Comment	Open Space Vision,Other	This plan envisions compact development at Northern South Park that will reduce water demand relative to other area developments by reducing the need for irrigation since many units may have small yards or no yards at all, instead utilizing community park space for outdoor recreation. The area south of this site is intended to retain its current use to provide for wildlife movement. The plan envisions site permeability to allow for some wildlife movement through Northern South Park.
The Trust For Public Land is supportive of the NSP preferred alternative plan. The County and their consultant has done a wonderful job of collecting the public's input and creating a neighborhood framework with enough specificity to be clear about the future goals and feel of the neighborhood and open space yet also has enough flexibility for the landowners, key partners and future developers to move the vision forward to reality. This is the last chance our community has to preserve its workforce and ensure we are a thriving community with adequate access of to open space. We hope that the community and Commissioners support the completion of the neighborhood plan as laid out in this preferred alternative.	Comment	Housing Vision,Open Space Vision,Community Engagement,Neighborhood Design Vision	Comment acknowledged.
As a business owner & parent in Teton County, the need for affordable rentals and deed restricted houses are crucial to this valley continuing to survive & thrive. Staffing has never been worse, as people in their twenties and thirties have no hope of ever making a life here & owning a home. I hear stories daily of hard working, local people being forced out of the valley due to losing their housing & increasing rents. How are we ever expected to attract new teachers, coaches, employees to Jackson when the rent per bedroom is over \$1500/month? I fear for the future of our valley that is such a treasure. With out a working middle class & great families, we are nothing. Please move forward with the first project I have seen that will make a real dent in this crisis we find ourselves in. Respectfully, Daryl Peightal	Comment	Housing Vision,Planning Process,Community Engagement	Comment acknowledged.

county staff, community partners, and consultants have put into this project. Providing housing for Jackson community members is crucial for the stability and prosperity of our community. It is exciting to see that the plan covers the entire 225 acres and integrates different ownership structures, price points, and housing types into a mixed-income neighborhood.			
However, unlike previous proposals, this plan does not discuss the number of subsidies needed for the construction of affordable and deed-restricted units. There must be an assurance that the affordable and workforce units are built at the same time as the market-rate units. We would also like to see a timeline for when each housing type will be built. Also, more concrete traffic mitigation strategies need to be incorporated into this plan, as the addition of the NSP neighborhood would significantly increase traffic on South Park Loop, High School Road, and other nearby roadways.			
We appreciate the tiered density that is suggested in the Neighborhood Plan to provide for increased wildlife permeability towards the southern edge of the development. As stated in the Plan, for this to be effective it is critical that the rural parcel south of the Subarea remain as rural zoning in order to provide the highest wildlife value for the South Park area. Without conservation easements, those rural parcels could be developed in the future. We would like to see the inclusion of a wildlife corridor and protected open space at the southern end of the 5.6 Subarea. This is a crucial wildlife movement area for elk, deer, and other wildlife, which will become increasingly important with more development and human use. This area along Highway 89 is already a “hot spot” for wildlife-vehicle collisions in Teton County. Incorporating a corridor at the southern end of the property would allow safer movement for wildlife from Josie’s Ridge and Leeks Canyon to critical habitats along the Snake River.			
We urge county staff and consultants to incorporate our comments into the final Neighborhood Plan for Northern South Park. Together we can make a substantial impact on the housing crisis and in Jackson by creating a complete neighborhood for everyone, including wildlife.	Comment	Neighborhood Design Vision	Standards included in the proposed Affordable Housing Overlay that would be applied to the Northern South Park site would require proportional delivery of market-rate and deed-restricted housing utilizing new entitlements during each phase of development. According to traffic modeling prepared as part of this planning process, primary traffic impacts will be on High School Road. Improvements to High School Road are included as an implementation step in the plan. Additional coordination with area schools could help to mitigate traffic impacts during school dropoff and pickup times when traffic volume is heaviest. We understand the need to preserve and if possible enhance wildlife permeability wherever possible, this site however is listed as "transitional" in the Comprehensive Plan, thus this property is not slated for conservation. Properties to the south of subarea however have been zoned Rural in the Countywide rural rezone, and are not anticipated to be rezoned by the County in an effort to preserve the Rural character of those areas as well as allow for wildlife permeability. With regards to cost of public subsidy - there is new information related to a non-profit organization, Trust for Public Land, stepping in on a portion of the site to assist with the affordable housing implementation which has a much different framework from a private developer and at this time no further modeling has been conducted due to this change in the project. Public subsidies and infrastructure costs will be determined at the time more detailed plans are presented for the affordable housing units at which time the public process could determine how/if/when any subsidies are necessary for the project.
We are in total support of the Northern South Park neighborhood project. Practically every month, we say goodbye to incredible and talented people who are leaving this valley because of lack of housing opportunities. The lists are long for the local housing programs, the rents are egregious, and new construction takes years to complete. Our community members need help today.			
An approval of this project means that employers in all sectors of this valley have a fighting to chance to retain and recruit talented and dedicated people – people with different economic and demographic backgrounds who contribute to the sense of community that many other resort towns do not have.			
We implore you to say yes to the hardworking people in Jackson through an approval of the Northern South Park neighborhood project.	Comment	Community Engagement	Comment acknowledged.
The project at hand should include an allotted piece of property for the construction of a church. Such a house of worship within walking distance of neighborhoods has been proven to elevate neighborhood satisfaction and can act as a valuable resource for counseling and conflict resolution, help with addiction, depression and hard life circumstances. These are much needed services in our community. Only 3 acres would be necessary for this development which would elevate the long-term value and enjoyment of the neighborhood and community and should be considered within this new development.	Comment	Other	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
I think this is a really comprehensive and thoughtful draft Neighborhood Plan for Northern South Park. I support this plan because it balances deed-restricted housing needs for Jackson as well as fair market housing for the landowner. I appreciate the creativity and utility within the neighborhood design. I hope that this Neighborhood Plan will accommodate the proposed 45 acres of donated land by the landowner. Thank you.	Comment	Zoning Vision,Housing Vision,Neighborhood Design Vision	The project team has met with the Trust for Public Land and believe that the Neighborhood Plan will accommodate the TPL project.

If NSP is our last best opportunity to realize a meaningful housing gain for locals, please ensure that Opticos/the BCC are using the recently completed housing studies (i.e. the Housing Nexus Study) to inform their recommendations/decisions regarding the breakdown of Workforce/Affordable homes. We know how many homes we need and what kind—we need to use that information and not simply guess what kinds of units we need and when.			
Thank you for adding meaningful language regarding integration of different kinds of free market/deed-restricted units.			
Finally, we need to make sure that this development disproportionately favors local workers. It would not be enough to simply offset the amount of workers created by free market homes (not only the ones in the NSP planning section, but also the legacy suburban-zoned homes). We need to make PROGRESS addressing this severe housing emergency. There is detailed information in the aforementioned housing studies about how many jobs are created from constructing different kinds of housing units.			
If we simply "break even," we will have the exact same severity of the issue we have now, just with over a thousand new people, and the community will need to absorb all of those impacts (traffic, emissions, more schools, etc.) without having made progress housing locals who already needed homes. I am by no means a no-growther. I want to make sure that the community will win if we decide to move forward with massive development. It will be worth it if locals have access to those homes, ideally exclusively.			Analysis performed as part of the Alternatives modeling phase of the project demonstrated that Alternative B (the alternative that is most similar to the plan vision) resulted in a net gain of housing vs. jobs. The mix of deed-restricted and unrestricted units is meant to provide incentive for landowners/developers to opt-in to the new zoning which would require land dedication for deed-restricted units.
The 70/30 split may sound appealing, but I worry it will not provide enough homes to make progress, especially considering it will take decades to actually get homes on the ground if this plan does move forward. Please use the information at hand to make sure the proportion of free market to deed-restricted (including suburban) will be a significant net gain of homes for locals. Thanks for your hard work.	Comment	Housing Vision	
I would like to see a small portion of the land ~(3-4) acres dedicated to a church. The plan currently does not address the dire need for more soul care in our community.	Comment	Neighborhood Design Vision	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
You have put together some fantastic plan alternatives. Please consider planning for the use of land in the "Character Areas" that supports the spiritual, mental, and overall health of those living in these neighborhoods. Rather than adding retail or live/work spaces, please ensure that a portion of the Character Areas would be used for a church that supports children, families, and individuals who live in Teton County through regular worship services, free community counseling and services, and children's programs. With suicide rates soaring and families under increasing pressures, this would be a great way to invest in the health and overall wellbeing of the community. Thank you.	Comment	Character Areas	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
Would love to see some land included for a church to be added to this new subdivision. Churches offer many benefits to communities they exist in and frequently provide the surrounding area with useable resources besides the tradition Sunday offerings (ie counseling, daycares, summer kids programming...). These kinds of inclusions are always seen within vibrant and thriving communities	Comment	Community Engagement,Zoning Vision,Neighborhood Design Vision	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
Thank you for looking for feedback as you create a new development in northern South Park. I believe a large point of emphasis in this plan should be including a house of worship as part of the plan, and believe the development as well as the South Park community will greatly benefit from a churches presence there. While there is a great need for housing in our community, there is also a great need for church buildings given the lack of funds for many non profit churches and the lack of available ground. Please consider Cornerstone Church as a church to fill this role in northern South Park. John	Comment	Vision Statement	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.

Thank you for taking the time to read my comment. I am in agreement that Jackson could benefit from a new housing development to help meet the growing needs of the community. However, I noticed that this new community development does not include any space for a church. I would highly recommend that be added to the planning. It would not require much space to allocate a few acres to allow a church to purchase and developed the land to help provide not only regular church services, but also a space for other community events. Also, with the growing number of people living and working in Jackson, there is an increase in the need for faith-based community counseling. Churches can provide an invaluable resource to help those in the community struggling with addictions, anxiety, depression, marriage and family struggles, and other mental health issues. Thank you again for reading this comment.	Comment	Neighborhood Design Vision,Community Engagement	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
On behalf of St. John's Health and St. John's Health Foundation, we want to express our support for the Preferred Alternative Northern South Park Neighborhood Plan.Thank you for the thoughtful and robust process that successfully engaged many community voices to develop this particular vision and plan. Now, we want to encourage expeditious approval of the Neighborhood Plan. We believe it will provide significant relief for recruitment and retention pressures currently facing St. John's Health, where we are experiencing record numbers of open positions. Without more housing for healthcare workers, our ability to continue to provide award-winning quality care could falter. St. John's Health and the St. John's Health Foundation are working together to develop more housing for our critical healthcare employees, but our efforts alone will not be enough. We heartily endorse the Neighborhood Plan, in part, because of the variety of housing it will provide. In particular, the workforce housing units would be of tremendous value for our staff whose needs are often not able to be met with other existing housing opportunities.	Comment	Housing Vision	Comment acknowledged.
To whom it may concern, thank you for your thoughtful planning of the Northern South Park Neighborhood Plan draft. I would respectfully request that the committee consider allocating a portion of the neighborhood for a local church. I strongly believe this would bring many benefits to the neighborhood and community. Some of these benefits would include providing a place for residents to receive soul care, counseling and addiction care, needed help and services, and a sense of community to the neighborhood. With the increasing costs of real estate, this community is challenged to have the adequate space for places of worship and spiritual care that it needs, especially as our population and spiritual needs only continue to increase. I believe strongly that this plan provides opportunity to significantly give back to this community in more ways than one, and I hope you would consider this request. Thank you for your consideration and hard work to continue to improve this wonderful community.	Comment	Neighborhood Design Vision,Community Engagement,Planning Process	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
To whom is may concern, While I am excited for a solution to the very real need of housing, I would like to stress the importance of investing in the spiritual care of our community. For such a large development and as our small town grows it is imperative that we meet the spiritual needs of our community, especially in light of the trials of recent years and the downturn in mental health. I can think of no better way to establish a new neighborhood than establishing a community resource where marriages, families and young people can find hope in these difficult times. A parcel of land of only a few acres, set aside for a church would reap immense benefits for many years to come.			
Thank you for your consideration, Todd	Comment	Zoning Vision,Neighborhood Design Vision,Character Areas,Open Space Vision	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
We would love to see space for a church that is serving the community day in and day out and allowing the community to serve the hurting and needy souls in the area	Comment	Community Engagement	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.

While much thought and planning has clearly gone into this plan, a crucial key to the success of a community has been overlooked...soul care. This plan does not include any support for one or more house(s) of worship. Wise planning would include a section of land that is set-aside for a facility that provides walkable access in the community to an organization that is capable of addressing the spiritual needs of this community, serve as a place for deep, organic fellowship to develop, and provide counseling services to address interpersonal conflicts, addiction challenges, depression and other human needs that will surely develop and/or be brought into this community. Additionally, houses of worship provide important local services such as hosting youth events, weddings and other celebrations. An efficient investment in the community of a relatively meager area, 3-4 acres (perhaps half of that if shared parking and shared recreation areas are adjacent), would reap great dividends in terms of spiritual growth, community cohesion, resident satisfaction and reduced traffic out of the community. Please incorporate land for a minimum of one house of worship into the Northern South Park Neighborhood plan.	Comment	Open Space Vision,Neighborhood Design Vision,Character Areas,Zoning Vision,Other	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
Hey there, Thank you guys so much for allowing others to comment and give our thoughts on the new housing development plan. Seeing as though housing for locals is incredibly difficult, it has also been extremely difficult for our church - Cornerstone Church, which is comprised of locals who love and serve this community - to have a place to gather to meet throughout the week. Affordable rent for a space big enough is hard to come by so we have been moving around over the years to different venues and without our own building for over a decade. We would like to ask that you please consider including a small space of land for the development of a building for our community to gather for worship on Sundays, and for small groups, free counseling, meetups and events throughout the week. Most people know our church by the ways we serve this town, namely through our snow shoveling ministry in the winter, and our free wood handout service in the fall to those who are disabled or without access to gather their own wood. This may be the only opportunity we have that is even remotely close to ever having a space of our own in Jackson so I thank you so much for reading what I have to say. I sincerely hope my request, and the requests of others from our church, will be carefully considered.		Open Space Vision,Neighborhood Design Vision,Character Areas,Zoning Vision,Other,Community Engagement,"Mobility, Connectivity + Infrastructure Vision"	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
Thank you again, Drew Lawrence	Comment		Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
The building of Northern South Park should include a church facility to serve the spiritual and mental needs of the residents. A church with a strong counseling program would be an instrumental part of a new neighborhood plan.	Comment	Zoning Vision,Character Areas	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
Would be so great to see land set aside in this plan for a house of worship! Soul care is so key to a thriving community, and setting aside land for a church building could be a great way to foster that happening.	Comment	Neighborhood Design Vision	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
I have reviewed the Northern South Park plans online and enthusiastically support Alternative C. This tract of land is exactly where more high density workforce housing should be built. Given the current use as a grazing area for cattle with fencing migratory animals have been conditioned over the years to travel around this tract. There are so many open space and protected parcels in and around Jackson, not to mention the millions of Forest Service acres and National Park surrounding us, we need to rezone where we can to build affordable housing as well as multi story market rate housing where the water and sewer infrastructure can handle it. As for the deed restricted and workforce housing units, I would like to see an annual income assessment of those tenants. They should have to submit their tax returns every year to the county and if they go above the maximum income level for 4 years they should have to move into non-deed restricted housing. If such a provision is not enacted families who do well will live in that housing indefinitely to the detriment of those who need it most. Sincerely, Emily Paasche 850 Whitehouse Drive Jackson WY 83025	Comment	Zoning Vision,Neighborhood Design Vision	The proposed new housing entitlements have been developed based on community input, and incorporate elements of Alternatives B and C that were presented at the Alternatives Modeling workshop earlier in the plan process. Deed restriction requirements would follow established standards and procedures as enforced by the Jackson/Teton County Housing Department.

Teton county homeowners and local workforce (St Johns), we wanted to provide some comments on the plan. Please consider including a church in the neighborhood plan. Churches offer counseling, crisis help, community service, and other things that our community desperately needs. We have lots of depression and suicide, and having a church would help meet many of the needs that we see on a regular basis.	Comment	Neighborhood Design Vision,Community Engagement,Housing Vision,"Mobility, Connectivity + Infrastructure Vision",Zoning Vision,Character Areas	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
Hello to all involved in this decision, I am just writing to highly suggest this plan includes a reserved plot for a house of worship, a faith-driven structure/space for a church, or something similar. This space could potentially be shared with a mutually agreed organization to benefit all involved. This would address a very much-needed space for our community's needs and care for so many families struggling in our area. I am not suggesting that this is commercial zoning. My church has helped me so much with my marriage, personal anxiety, and depression. My husband is a recovering addict and currently attending college to be an addictions counselor. He could never have been where he is nor able to take the classes he needs without the help of our church. I have encouraged those as new mothers, and people struggling with bulimia, addictions, and much other life challenges to reach out through church and I have seen significant improvements in their lives. I am not new to this area; I have lived in Jackson for 25+ years and Rafter J since 2007. I would love for all of us to be able to walk/bike to church as the weather permitted. I work closely with the sustainability programs at St. John's Health, encouraging sustainability in all aspects of my life. Less space would be needed if community parking or recreational boundaries surrounded it, apparently, 2% of the development would be needed but even less if the prior mentioned was attainable. I would not have been suggesting this 3 years ago as I was not a Christian. I thought Mother Nature, my works to help others, yoga, meditation, therapy, my love of the mountains, and how the stars aligned were my religion. Please consider this option to help so many individuals and families in our area. I ask you to look beyond your own personal beliefs to help those that are in need as I have. Much appreciated, Laura Inukai Private Chef St john's Health employee Optimistic for the future of Jackson	Comment	Open Space Vision,Zoning Vision,Community Engagement,Neighborhood Design Vision,Character Areas,Other	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
The new development of a neighborhood near High School Road and South park loop road is why I am writing to you all. With a development of this size, I am requesting that a small portion be used as a need for a house of worship or a church. 3 to 4 acres would be less than 2% of the development that is planned to go there and it is a need in this community and town of Jackson. This is a smart and beneficial request which can help care for souls and promote a healthy family in this new neighborhood. As I have been here in this town only 2 years I see a huge need for places that deal with issues that can tear families apart. A small portion of land set aside for a church would be a place for counseling in these needed times for those struggling with life-controlling issues. As this development will be near a school I believe it is vital to have healthy safe surrounding structures. Please consider setting aside just a few acres of this project for a church. Thank you	Comment	Zoning Vision,"Mobility, Connectivity + Infrastructure Vision",Planning Process,Community Engagement	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
My family would like to see provisions made for land to be used for houses of worship. This is an important need in our community and we feel that it would strengthen our community. Thanks for your consideration.	Comment	Other	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
I'm writing to request that the Northern South Park Neighborhood plan includes 3-4 acres of land designated for a church. Vital to every community is an easily accessible place for worship and the care of the souls in that community to help people through conflicts, depression, changes in life and counseling through life's issues. This allotment of land would take up less than 2% of the subdivision (even less if bordered by community parking/recreation areas), and would be a responsible contribution to this new community, as well as a long term investment into the mental and spiritual satisfaction of this new community. Please consider including 3-4 acres for a house of worship!	Comment	Open Space Vision,Zoning Vision,Character Areas	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.

With the potential opportunity to have access to land, it would be wonderful to set aside a few acres for a church building in this neighborhood, similarly to Rafter J having a church in that community area. Non-profits and churches have the same issue as most members of this community trying to find a permanent home in the valley. We are members of Cornerstone Church and the church has spent the last 10-12 years bouncing around the valley renting spaces, and would be so wonderful to build a more permanent space. Thank you so much for considering designated a few acres for something like this as you develop the neighborhood.	Comment	Open Space Vision,Neighborhood Design Vision,Character Areas,Zoning Vision,Other	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
I would love to see zoning for a church in the final plan. Thanks	Comment	Zoning Vision	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
I will keep this brief as I am sure you are getting mountains of communication on NSP development. My concerns are many, but the two that I have not heard addressed are: 1. Tribal Trails Connector. Please, for the love of god, do not add cars to our already ridiculously crowded roads without developing the Tribal Trails Connector. Please, you know what I am talking about and if we are going to add this neighborhood we must have that connector in place. 2. Schools. I haven't heard any discussion about how this is going to affect our schools. The impacts of this neighborhood reach beyond our roads and groundwater. The hospital and schools are going to be asked to accommodate even more people. Where will all of these children go to school? What is Colter's capacity? The Middle School is already bursting at the seams! The district is losing teacher left and right. I don't see this development as any kind of solution. People will move out of rentals and into these new affordable houses (a good thing!), but then those empty rentals will fill to capacity with all of the people waiting on the sidelines. Many new jobs will have been generated (teachers, doctors, nurses, daycare providers, housecleaners etc. etc.) and we will face the same issue but have a more crowded valley.			
I guess we can think of solutions to that problem while we are stuck in traffic.	Comment	Other	The project team has met with the School District and the Plan reaffirms that standard exactions for schools will be included as part of all development at Northern South Park. Additional modeling utilizing the nexus study prepared by Jackson/Teton County Housing has confirmed that the development proposed by this Plan will result in a new addition of housing relative to jobs.
Public Workshop Comments			
I would like the Latin Community without a Legal Status, that pay taxes and have no criminal records to be included in the plan to buy a house.	Comment		The plan currently assumes that Department of Housing rules and regulations will apply to Affordable and Workforce units. Modification of existing rules would be an implementation step.
Please include a day care facility in this plan and regulate the amount of cars that each appartment can have.	Comment		Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use such as childcare would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
Include child care	Comment		Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use such as childcare would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
Please inform the people about their rights no matter what the legal Status they have.	Comment		Comment acknowledged.
Thank you so much for listening to us.	Comment		Comment acknowledged.
What are you expecting from the people that can be a good candidate to buy or rent any of theses units?.	Question		The plan currently assumes that Department of Housing rules and regulations will apply to Affordable and Workforce units.
Students with a Legal Status should be able to buy a house.	Comment		Comment acknowledged.
Please give priority to local workers	Comment		The plan currently assumes that Department of Housing rules and regulations will apply to Affordable and Workforce units to determine eligibility.
I would like a little bit more consideration about the requirements so I can be able to buy a house for example the time living in Jackson, also if the household doesn't qualify due to the Legal Status, 18 year old children should be able to qualify and buy a property.	Comment		The plan currently assumes that Department of Housing rules and regulations will apply to Affordable and Workforce units. Modification of existing rules would be an implementation step.
Parks should be open to the public.	Comment		Land development regulations require extractions for public park space.
More park spaces	Comment		Comment acknowledged.

Bus stop should be included.	Comment	The plan includes street type designs that accommodate START transit vehicles.
Units should be designed for at least 7 people	Comment	The plan envisions a variety of housing types located across the site that could accommodate a variety of unit types.
Please include more 3 bedroom houses for bigger families.	Comment	The plan envisions a variety of housing types located across the site that could accommodate a variety of unit types.
People with kids should be living in the lower units because of the noise.	Comment	Comment acknowledged.
Apartments should have washer and dryer	Comment	Comment acknowledged.
2 Parking spaces per family	Comment	Following endorsement by the Teton County Board of Commissioners this summer, Teton County will develop new land development regulations for Northern South Park informed by this plan. Parking requirements will be established when those land development regulations are drafted.
Covered parking spaces	Comment	Comment acknowledged.
Include a gym	Comment	Housing is the primary use anticipated for Northern South Park. The plan envisions Neighborhood Centers where limited, neighborhood-serving mixed-use such as childcare would be appropriate. New zones that would be drafted as an Implementation step will be informed by the plan vision.
More park space for pets including regulations for pet owners	Comment	Comment acknowledged.
Buildings not facing eachother for privacy	Comment	The plan envisions buildings fronting onto streets, pathways and/or open spaces.
When will construction start, when can future residents apply for homes, how much will they cost?	Question	Following endorsement by the Teton County Board of Commissioners this summer, Teton County will develop new land development regulations for Northern South Park informed by this plan. If/when landowners elect to "opt-in" to the new zoning the reasoning process will be initiated as per existing County procedures. Due to external factors such as financing, material supply chains, and local construction capacity the full buildout of Northern South Park is likely to involve multiple phases over several decades, depending on the ultimate number of units entitleded.
More employers to be enrolled in a program to help their employees	Comment	Comment acknowledged.
Include people with other properties so they can buy these units too.	Comment	The plan currently assumes that Department of Housing rules and regulations will apply to Affordable and Workforce units. Modification of existing rules would be an implementation step.
Make it possible for people without documents to be included because they pay taxes.	Comment	The plan currently assumes that Department of Housing rules and regulations will apply to Affordable and Workforce units. Modification of existing rules would be an implementation step.
Build the apartments in less time.	Comment	Comment acknowledged.

From: [Heather Thompson](#)
To: [Ryan Hostetter](#)
Subject: FW: Northern South Park
Date: Tuesday, May 31, 2022 10:43:02 AM
Attachments: [image001.png](#)

From: Anne <anne@housingtrustjh.org>
Sent: Tuesday, May 31, 2022 10:21 AM
To: County Planning Commission <planningcom@tetoncountywy.gov>; Board Of County Commissioners <commissioners@tetoncountywy.gov>
Subject: Northern South Park

Dear Commissioners,

As your discussions regarding the future for Northern South Park approach, we want to encourage you to approve the Neighborhood plan. It is a product of substantial stakeholder participation, it incorporates community-wide feedback, and it reflects significant compromise relative to the first draft presented for consideration.

We cannot afford to continue the conversation. This is the appropriate location for growth, the proposal affords meaningful community benefit, and it will help us move the needle on a problem that stands to cripple our community and our economy if we fail to take advantage of these kinds of opportunities to house our essential workforce.

Thank you for your investment in this process to date and we hope that you will take the final step necessary to move the neighborhood plan forward.

Anne Cresswell
Executive Director
Jackson Hole Community Housing Trust
housingtrustjh.org
307.739.0665



Celebrating 30 years of developing affordable housing in Teton County

From: [Heather Thompson](#)
To: [Ryan Hostetter](#)
Subject: FW: Insanity is...
Date: Monday, May 23, 2022 8:00:42 AM

From: Kathy Tompkins <wozkins@hotmail.com>
Sent: Thursday, May 12, 2022 5:25 PM
To: council@jacksonwy.gov; Kristi Malone <kmalone@tetoncountywy.gov>; Board Of County Commissioners <commissioners@tetoncountywy.gov>; Tribal Trail Connector <TribalTrailConnector@gmail.com>; Mark Barron <mbarron@tetoncountywy.gov>; Mark Newcomb <mnewcomb@tetoncountywy.gov>; Natalia Macker <NMacker@tetoncountywy.gov>; Greg Epstein <gepstein@tetoncountywy.gov>; Luther Propst <lpropst@tetoncountywy.gov>
Cc: schoolboard@tcsd.org
Subject: Insanity is...

Dear Elected and staff,

Development for up to a thousand homes in Northern South Park that landowners both state in their proposal applications, 'High School Road is adequate' for their wants; a new CWC campus behind the high school; and the redesign of Gregory Lane for more residential on top of more industrial units all have one thing in common... They are being pushed through, independent from a holistic traffic impact study on High School Road, that, at present, is non-existent or icily glossed over at the thousand-foot level.

Now throw in the Tribal Trail Connector with its major traffic and socio, economic impacts on top of the heap. High School Road cannot be the dumping ground for all these private and public wants.

Put neighborhood and school zone needs first.
Start by denying the Tribal Trail Connector that has gone from a price tag of \$6,000,000 to over \$15,000,000 in just a few short years.

Just like the TTC, the East West Connector will just be an easement. The two related ranch families have been feuding and not talking to each other for years. This will make the road impossible to plan. It will be many years before it will be built. To avoid creating the same problems of the TTC, the East West Connector must be built before development proceeds to direct any new induced traffic away from High School Road with all its students and established neighborhoods. The free-market developers must help pay for it up front. They shouldn't be constantly let off the hook, taking profits and disappearing, leaving the infrastructure bills and forever maintenance costs to taxpayers. This flawed system must change now.

Established, working class neighborhoods are constantly paying for new development, negative impacts, receiving no benefit, while developers make their money and then go onto their next project. Our taxes have gone up over 30% this year. Over \$500,000,000 of public money will be needed for Northern South Park affordable homes. The East West Connector price will explode the longer we wait, just like the TTC.

The TTC must not be built, unless the East West Connector is built to save High School Road from the same fate Highway 22 and the Y is suffering from. Only, it will be exponentially worse and more dangerous on High School Road.

This could all be avoided if we escape vehicle centric policies, build out town first and make free market developers responsible for the public costs they create and pass off to already besieged taxpayers.

"Insanity is doing the same thing over and over again and expecting different results."

Sincerely,
Kathy Tompkins
3095 Rangeview Drive
307 734 6211

From: [Anne](#)
To: [Ryan Hostetter](#)
Subject: Northern South Park
Date: Tuesday, May 31, 2022 3:08:55 PM
Attachments: [image001.png](#)

[NOTICE: This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Commissioners,

As your discussions regarding the future for Northern South Park approach, we want to encourage you to approve the Neighborhood plan. It is a product of substantial stakeholder participation, it incorporates community-wide feedback, and it reflects significant compromise relative to the first draft presented for consideration.

We cannot afford to continue the conversation. This is the appropriate location for growth, the proposal affords meaningful community benefit, and it will help us move the needle on a problem that stands to cripple our community and our economy if we fail to take advantage of these kinds of opportunities to house our essential workforce.

Thank you for your investment in this process to date and we hope that you will take the final step necessary to move the neighborhood plan forward.

Anne Cresswell
Executive Director
Jackson Hole Community Housing Trust
housingtrustjh.org
307.739.0665



Celebrating 30 years of developing affordable housing in Teton County

Anne Cresswell
Executive Director
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housingtrustjh.org
307.739.0665



Celebrating 30 years of developing affordable housing in Teton County

The Lockharts
PO Box 2812
Jackson, WY 83001

3/10/2022

Teton County
Po Box 1727
Jackson, WY 83001

Dear Teton County Commissioners,

We are writing this letter to clarify our stance on development in South Park. Our family is invested in Jackson Hole. We care about the community. This is our home. We want to see our ranch developed less than anyone does, but the economic realities of the community and our family require us to engage in this process.

We are willing to do our part to help Jackson continue to be an amazing place. We are willing to help provide wildlife habitat and open space, we are willing to help provide western community character, we are willing to help provide housing, and we are willing to be active members of our community. We would like to be treated as a partner in fulfilling these responsibilities. We do not feel that our voice has been heard. We don't feel like a partner in the current South Park planning process.

In our opinion, housing in South Park is relatively simple. If you want housing in South Park, you should zone for it. If you do not want housing in South Park, then just say that. Many of the maps floating around regarding our property in South Park are prescriptive and do not work for us.

Please use the attached map for the Northern South Park Neighborhood Plan as it pertains to our property. We look forward to working with you to zone the property so we can do our part in tackling this important issue.

Sincerely,

The Lockharts

High Density Zoning

Approximately 1/3 of total land area

Density Range: 12 units - 16 units/acre

Overall Land Area: 125 Acres

- Density Ranges are variables for flexibility in allocating density among zoning categories.
- Areas with overlapping zone categories allow density range flexibility
- Overall density to be less than 8 units per acre of overall land area

Medium Density Zoning

Approximately 1/3 of total land area

Density Range: 5.5 units - 6.7 units/acre

Low Density Zoning

Approximately 1/3 of total land area

Density Range: 3.0 units to 4.3 units/acre

Suburban Zoning:

- Overall Land Area includes 8.3 acres of Suburban Zoning.
- Suburban zoning permits 30 residential units by right.

Central Wyoming College

- Approximately 2 acres of Overall Land Area designated for CWC.

Lockhart Northern South Park Concept Zoning

Nikki Gill's statement about the Neighborhood Plan to the May 18, 2022 Joint Planning Commission

Good evening planning commission, thank you for hearing this tonight and thank you staff for all of your hard work. The process of the neighborhood plan indeed has been a long road, but now we have a high-quality finished product.

Some have asked if this is something my family can opt into – and the answer is YES, it is. We know the community is very anxious for hope and has been looking forward to a YES.

I ask all of you to affirm this neighborhood plan expeditiously so that the County can move forward with the next step, which is writing the regulations. The regulations will take time, so let's not delay the neighborhood plan any longer.

My family supports meaningful deed restricted housing in Northern South Park.

And let me just emphasize that our intention is to go to the heart of the affordability quandary with a donation of 45 acres — the deed restricted homes will be located on free land along with ballfields and parks.

The sooner you say Yes to this neighborhood plan, the sooner that housing becomes a reality for our community.



JOINT INFORMATION MEETING

AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Administration

PRESENTER: Riley Taylor

MEETING DATE: June 6, 2022

SUBJECT: ECW and TTB FY23 Budgets

STATEMENT/PURPOSE

The purpose of this item is to consider approving the proposed FY23 budgets for the Energy Conservation Works (ECW) and Jackson Hole Travel and Tourism Board (TTB).

BACKGROUND/ALTERNATIVES

The Joint Powers Agreement requires Town Council and County Commission approval of the ECW budget on an annual basis. An excerpt from the ECW Joint Powers Agreement is below:

(d) Budget Approval. The Budget shall be reviewed and approved by the Town Council and the Board of County Commissioners. The Board shall submit their proposed budget to the parties no later than May 15 of every year.

Similarly, the Joint Powers Agreement between the Town and County indicates that the Travel and Tourism Board must submit their budget and operating plan no later than May 15th of each year to the Town Council and the County Commissioners. The budget and operating plan is then subject to review, alteration, modification or revision, and approval by the Town Council and the Board of County Commissioners. An excerpt from the JPA is below:

8(e) Budget Approval. The Budget and operating plan shall be reviewed and approved by the parties. The Board shall submit their proposed budget and operating plan to the parties no later than May 15 of every year.

Alternatives include:

1. Adopt the proposed budget(s) as presented.
2. Alter, modify and revise the budget(s) and adopt an amended budget.
3. Other

COMPREHENSIVE PLAN ALIGNMENT

ECW operations are in direct alignment with Section 2 of Common Value No. 1, Ecosystem Stewardship as it relates to Climate Sustainability through Energy Conservation. Principles 2.1 and 2.4 regarding the reduced consumption of non-renewable energy and the increase in energy efficiency in buildings is the prerogative of the ECW.

TTB operations are in alignment with the Economy section of the comprehensive plan. This section discusses the need to expand our approach to tourism to develop it as a more sustainable year-round economic sector. Attracting tourists as well as second homeowners to the community year-round utilizes existing capacity to create greater investment in the community while limiting additional impacts to our ecosystem. The focus of the TTB budget includes management of tourism v. a single focus on increasing tourism. Policy 6.1.b discusses promoting eco-tourism that promotes energy efficient and low impact enjoyment of the ecosystem having an expanded role in the overall tourism sector. Policy 6.2.a. discusses enhancing tourism as the basis of the economy. Strategies

that support the activities of the Travel and Tourism Board include 6.1.S.1. Marketing the community as a “green” location to visit, live and work, and promoting businesses based on eco-tourism, 6.2.S.1. Exploring cultural tourism and other opportunities to fill existing capacity for lodging accommodations and services during shoulder seasons, 6.2.S.2. Expanding tourism promotion to encourage longer stays and increased spending by visitors to the community, second homeowners and retirees.

STAKEHOLDER ANALYSIS

The stakeholders of the ECW include the Town, County and Lower Valley Energy as partners in this initiative, those participants in any of the ECW programs that have reduced their energy bills through efficiency, and all the customers of Lower Valley Energy that enjoy the benefits of avoided costs or higher energy bills system wide.

The stakeholders of the TTB include all residents and guests to the community.

FISCAL IMPACT

The FY23 Town budget contains a recommendation for a \$35,000 allocation to this Joint Powers Board. Teton County’s recommendation will be provided at the meeting.

Travel and Tourism Board does not receive any direct funding from the Town of Jackson or Teton County, only from the 60% of the lodging tax that is dedicated to promotion.

STAFF IMPACT

Approximately two hours to schedule presentations and prepare and revise the staff report for this item.

LEGAL REVIEW

Not required.

ATTACHMENTS

None. Presentation materials will be provided by the boards.

RECOMMENDATION

To approve the FY23 budget for the Energy Conservation Works (ECW) and Jackson Hole Travel and Tourism Board (TTB) as presented.

SUGGESTED MOTIONS

I move to approve the proposed FY23 budget of the Energy Conservation Works as presented.

I move to approve the proposed FY23 budget of the Jackson Hole Travel and Tourism Board as presented.