Special Joint Information Meeting

April 22, 2024
9:00 AM
County Commission Chambers
Chair: Luther Propst

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I. ZOOM LINK FOR PUBLIC PARTICIPATION

The Town reserves the right to close Public Comment via Zoom at any time. In-person comment will continue to be taken and written comments can always be submitted to Town Council by emailing electedofficials@jacksonwy.gov.

To join, click link or copy it to your browser: https://us02web.zoom.us/j/87937440444

Or join at zoom.com with Webinar ID: **879 3744 0444** or by phone: **+1 669 900 6833**

II. CALL TO ORDER AND ROLL CALL

III. DISCUSSION ITEMS

A. Health and Human Services

B. Long Range Indicator Report and Work Plan

C. Joint Revenue Alternative Discussion

IV. ADJOURN

TETON COUNTY WYOMING
BOARD OF COUNTY COMMISSIONERS

TOWN OF JACKSON WYOMING
TOWN COUNCIL

JOINT INFORMATION MEETING
AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Town & County Administration **PRESENTERS**: Tyler Sinclair & Maureen Murphy

MEETING DATE: April 22, 2024

SUBJECT: Fiscal Year 2025 Health and Human Services and Community Initiative Budget Review

STATEMENT/PURPOSE

The purpose of this meeting is for the Town Council and Board of County Commissioners to ask questions and discuss proposed changes to the Health and Human Services and Community Initiative requests for Fiscal Year 2025.

BACKGROUND/ALTERNATIVES

Each year the Town and County jointly schedule time to ask questions of select Health and Human Services organizations and Community Initiative organizations requesting funding in the next Fiscal Year. The purpose of this meeting is to provide an opportunity for the Boards to ask specific budget-related questions. In addition, to this annual budget meeting, the Town and County have twice annual (March and October) check-ins with providers to allow feedback and dialogue, these were most recently completed on March 13, 2023, and November 6, 2023, with the next check-in scheduled November 2024.

Town and County staff have provided their individual elected bodies with the Health and Human Services and Community Initiative requests as part of each jurisdiction's individual budget review process for consideration prior to the meeting. Staff notes that the Town Council and County Commission will each make their own decisions on which organizations to fund and at what level. There are no current agreement(s) between the Town and County on jointly funding any of these organizations.

The Town and County have identified the following organizations to be available to answer questions regarding their budget request:

- Wyoming Immigrant Advocacy Project (New Applicant)
- Wyoming Stargazing (New Applicant)
- JH Historical Society
- JH Children Museum
- Historic Preservation Board
- Teton Youth and Family Services
- Community Safety Network
- One-22 Resource Center

In addition, all organizations have been asked to be available during the meeting in case questions arise.

COMPREHENSIVE PLAN ALIGNMENT

To successfully implement the Comprehensive Plan, the Town Council and County Commission must set priorities, be strategic, and be disciplined. Chapter 8 - Quality Community Service Provision calls for "Timely, efficient and safe delivery of quality services and facilities in a fiscally responsible and coordinated manner."

STAKEHOLDER ANALYSIS

All residents of Teton County.

FISCAL IMPACT
Fiscal impact varies based on direction received today.

STAFF IMPACT
To be determined.

LEGAL REVIEW

ATTACHMENTS
None

RECOMMENDATION
Provided in the proposed Fiscal Year 2025 Budget documents.

SUGGESTED MOTION
None at this time.

TOWN COUNCIL BOARD OF COMMISSIONERS

JOINT INFORMATION MEETING

AGENDA DOCUMENTATION

PREPARATION DATE: April 10, 2024

MEETING DATE: April 22, 2024

SUBJECT: 2024 Annual Indicator Report and Fiscal Year 2025 Implementation Work Plan

SUBMITTING DEPT: Long-Range Planning

DEPT. DIRECTORS: Chris Neubecker & Paul Anthony

PRESENTERS: Ryan Hostetter

STATEMENT/PURPOSE

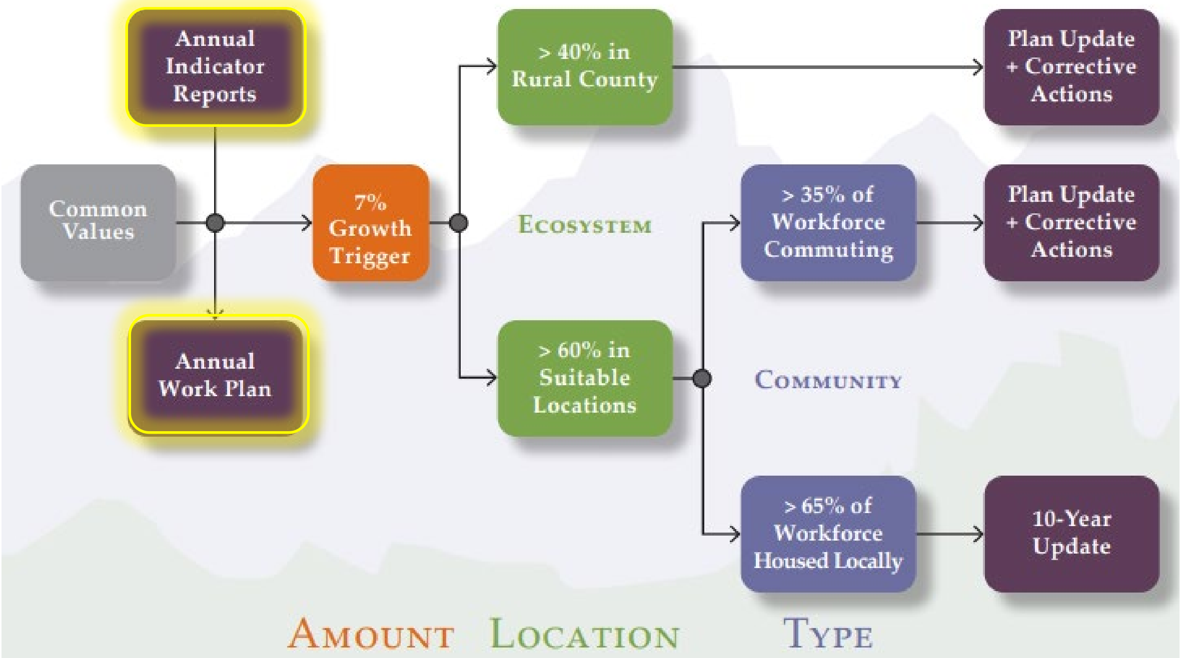
1. Review 2024 Comprehensive Plan Indicator Report.
2. Approve the Fiscal Year 2025 Long Range Planning Work Plan.

BACKGROUND/ALTERNATIVES

The Annual Indicator Report and Joint Planning Department Work Plan operate in conjunction with the Comprehensive Plan's Adaptive Management Program to implement the Comprehensive Plan, Integrated Transportation Plan, and Housing Action Plan. The Annual Indicator Report facilitates evidence-based planning and consistent data tracking as our community works toward achieving its shared vision. It is designed as a check-in on the community's progress and informs the scope and prioritization of the projects in the Annual Work Plan. The Work Plan identifies implementation tasks to be undertaken primarily by the Long-Range Planning Department in the next fiscal year. Please note that the Housing Department and Regional Transportation Planning Coordinator (Dr. Charlotte Frei) both have separate Work Plans that have already been approved by the Town and County elected officials. A couple of the regional transportation projects are also reflected in this Joint Planning Department Work Plan for reference and are consistent with Dr. Frei's approved workplan. Joint Long Range Planning staff spend time on some of these cross departmental efforts.

This Work Plan also includes a few projects from the Town and County Public Works Departments and Tanya Anderson, Ecosystem Stewardship Administrator for the Town, because they all work on projects that implement the Comprehensive Plan. The Work Plan includes Teton County projects, Town of Jackson projects, and projects that will be carried out Jointly by both jurisdictions.

Adaptive Management Program



The **Annual Indicator Report** provides data and identifies trends in an effort to facilitate evidence-based planning as our community works toward achieving its shared vision. It is designed as a check-in on the community's progress and informs the scope and prioritization of the projects in the Annual Work Plan. This year's Indicator Report is an abbreviated version compared to previous Indicator Reports due to the reduced time and resources available to complete the report because of the contract with Legacy Works to begin shifting the Indicator Report from a word or document style format to a much more interactive new format, such as a dashboard. This work is ongoing and should be completed by the end of this fiscal year (end of June 2024).

- The report presents data for the previous calendar year (January 2023-December 2023), unless data availability lags, in which case the most recent reporting will be for 2021 or 2022.

The **Work Plan** identifies and prioritizes implementation tasks to be undertaken in the next fiscal year.

- The plan presents tasks for the upcoming fiscal year (July 2024 – June 2025).
- The plan includes Teton County projects, Town of Jackson projects, and projects that will be carried out by both jurisdictions, some of which will need to be funded in the County and/or Town budgets.
- All tasks are based on the Strategies found in the Jackson/Teton County Comprehensive Plan or are objectives of the Housing Action Plan or Integrated Transportation Plan.
- As the Town and County have hired staff related to some of the Comprehensive Plan strategies, the future work planning specific to their subject matter areas, such as the Regional Transportation Planning Administrator and the Town Ecosystem Stewardship Administrator, could be included

within their own specific work plans in the future (similar to that of the Housing Department and their Housing Supply Plan and Work Plan).

STAFF ANALYSIS

Staff uses the approved Work Plan to manage fiscal and staff resources toward achieving the tasks prioritized by the Town Council and Board of County Commissioners. This is the opportunity for the Board of County Commissioners and Town Council to direct staff efforts and set public expectations for Long-Range projects that will occur from July 2024 to June 2025. If there are projects or tasks listed in the draft Work Plan that are not priorities, this is the opportunity to suggest a change. If new projects, tasks, or priorities are added to the Work Plan then another project will need to be removed due to limited available staff capacity.

This annual exercise is consistent with Comprehensive Plan Adaptive Management Policies:

- ***Policy 9.2.a: Monitor Indicators Annually***
  If the Adaptive Management evaluation at 7% growth is the community's exam, the indicator reports are our annual progress report. The indicators monitor not only the Adaptive Management targets but the other measures of each of the community's goals. Each spring, the community should review the indicators listed below [in the Comp Plan] and other appropriate indicators to inform budgets and set an implementation work plan that will promote optimization of all 8 community goals... each indicator is or should be:
  • relevant to a chapter goal of the Plan;
  • reliably accessible annually; and
  • understandable to the community
- ***Policy 9.2.b: Establish an Implementation Work Plan Annually***
  A work plan for implementing the community's Vision will be established each year as part of the budget process. In setting the work plan, the community should evaluate the work completed over the past year, review annual indicators, and prioritize strategies for implementation based on how well the community is achieving our Vision and which implementation measures are most needed. The work plan will be composed of the strategies from the Common Values to be implemented the following year... The resources required to implement the strategy will be considered, along with the parties responsible for implementing the strategy, the timeframe for implementing the strategy, and the goal of the implementation. As strategies are completed and/ or new best practices, technology and information become available, the work plan may include strategies that are not listed in the Common Values. However, every task in the work plan should be:
  • relevant to a principle of the community that needs to be addressed;
  • implementable by the responsible party; and
  • effective in addressing the relevant community principle"

The Town of Jackson and Teton County have engaged in joint planning since 1994. While each jurisdiction has its own version of the Land Development Regulations (LDRs), there is only one Joint Comprehensive Plan, one joint Annual Indicator Report, and one joint Annual Long Range Planning Work Plan. This means that the FY 25 Work Plan must be approved by both jurisdictions for it to be adopted. While in the past, County-only or Town-only Work Plan tasks have been directed by each Board separately, coordinating timing and shared resources required of those tasks is an important benefit of setting the Work Plan jointly.

Tasks identified as "joint" are those designed for cooperative and balanced resource sharing and oversight to advance common or interdependent strategies included in the Comprehensive Plan, Integrated Transportation Plan, or Housing Action Plan. Joint tasks provide a balance of jurisdictional oversight on issues that bridge legal boundaries and affect the community valley-wide.

This year we don't see a lot of new initiatives.

Within the FY 24/25 Work Plan we see fewer new tasks, and no new "joint" Work Plan items. This is mostly because the team has seen severe staff turnover and staff shortages, and that the elected officials have responded to this lack of capacity focusing resources on Town- and County- specific work along with older rollover joint planning efforts from past work plans. The 2024 Town Council retreat noted that the Planning and Building Department shall continue with mandated efforts, finish ongoing work, and not add new initiatives at this time. Similar to the Town, the County has not prioritized new initiatives beyond Northern South Park, Teton County Scenic Preserve Trust (TCSPT), and items related to the "Areas of Focus" (the Board of County Commissioners bi-annual retreat process). Looking at the Work Plan task list from prior years, most remaining initiatives are County- specific (although they carry out the joint Comprehensive Plan strategies related to community wide growth management). Currently the "joint" planning items for the future include a review of the Town and County Business Park zoning, the housing mitigation LDRs, and ongoing items such as the Indicator Report, Comprehensive Plan management, and any Comprehensive Plan amendments coming in the next few years. Additionally, future prioritization of continuing to re-zone legacy zoning in the County is another work effort that could be added to the list and prioritized if requested by the elected officials.

FY 24

Fiscal Year 24 saw the completion of major public initiatives including mutiple Land Development Regulation (LDR) amendments submitted by the public. Further public initiatives are recommended to be carried forward into the next fiscal year (shown in FY 25 below). Completed projects this fiscal year include:

Town and County Initiatives:

- Adoption of Northern South Park Implementation LDRs (Joint Long Range Planning)
- Completion of County Water Quality Management Plan (County Public Works)
- 2024 Indicator Report & revision to the Indicator Report format and data collection (Joint Long Range Planning)
- Joint Workforce Housing Mitigation LDR Policy work completed, first draft of LDR amendments completed (not yet released for public comment) (Joint Long Range Planning)
- Text Amendment to increase bike parking (Joint Pathways & Town Planning)
- Karns Meadow zoning map amendment (Town)

Projects Submited by the Public:

- Events LDR Text Amendment (County)
- Moulton Family inholding zoning (County)
- Bed & Breakfast LDR Text Amendment (County)
- Environmental LDR Amendments (County)
- PUD Amendment for Snake River Canyon Ranch (County)

FY 25

Based on tasks identified in prior Work Plans, priorities outlined in the 2024 Town Council retreat, and the County Commissioners Areas of Focus, staff recommends the following implementation projects as top priorities for FY 25 (July 2024 – June 2025). Staff's primary recommendation (similar to last year) is that the many ongoing and rollover projects continue to be completed with the resources on hand knowing that the team is short staffed. Staff added only a few new projects for the next fiscal year for County Long Range Planning and Joint Long Range Planning. Additional prioritization of projects will impact (or require removing) ongoing projects from the list or will require additional resources such as consultant services.

JOINT TASKS	
In Progress (and to roll over to FY25)	**New (beginning in FY25)**
• Road and Pathways Standards LDR Update (Pathways) (20% complete) • Joint Annual Indicator Report Review (Joint Long Range Planning) (30% complete)	
TOWN TASKS	
In Progress	**New**
• Hillside LDRs Update (Planning) (on hold) • Town Water Quality (Town Public Works & Planning) (70% complete) • Town Workforce Housing Mitigation LDRs (Joint LR Planning) (on hold) • Ecosystem Indicators (Ecosystem Stewardship) (20% complete) • Climate Action Plan (Ecosystem Stewardship) (75% complete) • Karns Meadow Master Planning (Ecosystem Stewardship & Parks & Recreation) (60% complete) • Large Building and Workforce Housing Bonus Review (Planning) (on hold) • Phase I Diversity Equity & Inclusion (Joint Long Range Planning & Community Development) (on hold)	
COUNTY TASKS	
In Progress	**New**
• Natural Resource Regulations & Tiered Habitat Mapping (Planning) (80% complete) • Wildlife Crossings Master Plan Implementation (Public Works) (30% complete) • Water Quality Master Plan (Public Works) (98% complete) • County Workforce Housing Mitigation LDRs (Joint LR Planning) (on hold) • Highway 22 Capital Multi Modal Transportation Improvement Projects (Public Works & WYDOT) (WYDOT schedule) • County Review of Accessory Residential Units (County Planning) (10% complete) • Teton County Scenic Preserve Trust RFP Project (County Planning) (70% complete)	• Water Quality LDR Amendments (Planning) • Aspens Commercial (Planning) **OR Joint Business Park** • Fire Protection Resolution for New Subdivisions – LDRs (Planning) • Traffic Impact Study LDRs (Planning)

NEW FY25 ITEMS RECOMMENDED BY STAFF

Similar to last year, there are a multitude of ongoing initiatives underway (left side of the table above). Staff is recommending adding only a few new items to the County Long Range Planning side to ensure resources are available to focus on completing the existing list and keep up with mandated and ongoing tasks. As mentioned above, no new Work Plan items are recommended in the Town, other than the Joint Business Park Zone update (see below), although there could be smaller items that arise during the year that demand attention. It is worth mentioning that some of the mandated items have increased in scope thus taking more staff resources than previous years. This is especially true on the County side for management of TCSPT and reviewing large citizen initiated LDR text amendments in the County. Some of the items above have a note in red stating that they are "on hold," and this is due to direction from the Town Council retreat, and direction from the Board of County Commissioners on those respective items.

The new items stem from projects rolled over from prior work plans, Town and County retreat/areas of focus, and previous public hearings. These new projects include the following:

- **County Water Quality LDRs** (County, but could include work with the Town LDRs in the future once the County LDRs are drafted)– This item was listed as "new" last year, however due to the timing of the Water Quality Master Plan, the LDR amendment project has not begun therefore we are continuing to view this as a new effort. This project includes creating new water quality LDRs, specifically focusing on protection standards, water filtration standards, management of wastewater, surface water and groundwater, and implementing tools to protect drinking water. This project is anticipated to be managed by the County Associate Long Range Planner & the Joint Principal Long Range Planner.
- **Fire Protection Resolution for New Subdivisions** (County, Current Planning)- Review the County resolution related to road requirements for new subdivisions and incorporate the regulations within the Land Development Regulations. For reference, this resolution was used during the process which determined the width of the roadway on the Fish Creek project last year. Staff believes that a review of this language, including incorporation into the LDRs, is timely and appropriate. This project will be managed by the Current Planning Senior Planner.
- **Aspens Commercial** (County) – This item has been rolled over for several years due to staffing and existing workloads with Northern South Park. Now that Northern South Park Implementation regulations have been adopted, this is the next large initiative anticipated in the Work Plan unless otherwise directed. Further analysis of the project scope will need to be undertaken by staff.
- **Joint Business Park Legacy Zoning** (Joint) **–** This item has been rolled over several years due to prioritization of other projects. Staff discussed this item during the April 10, 2024, Joint Planning Commission Meeting, and recommended prioritization of this item above the Aspens Commercial Project, and both the Town and County Planning Commissions agreed. This is mainly due to a few reasons:
    - Current work being conducted for infrastructure and planning in the right of way on Gregory Lane.
    - This is the last large legacy zone amendment for the Town of Jackson.
    - This zone is ripe for update in the County due to recent interest in Business Park development similar to applications such as the "89 LLC" project.

    Staff recommends that the Town Council and Board of County Commissioners move forward with the Joint Business Park legacy zoning amendment for prioritization. This was discussed during the Joint Planning Commission meeting on April 10, 2024, as an option to recommend either the Aspens or the Joint Business Park project, but not both projects. This recommendation was based on staff resources, and not having the staff to manage both efforts simultaneously with the other items in the Work Plan. Staff recently met with some of the owners within the Aspens commercial area (meeting on April 15, 2024). It is possible that the owners will submit an application to amend their existing master plan, and that they would contribute resources toward the application in an effort to move the project forward. With the applicant's resources, staff could process the Aspens commercial amendment concurrently with other efforts in this Work Plan, and could be managed by the County's Assistant Long Range Planner while the Joint Principal Long Range Planner would manage the Joint Business Park project.

Potential future, new projects are listed in the Work Plan as a placeholder under the "Future Tasks – Non Budgeted and/or Unscheduled" section.

PLANNING COMMISSION RECOMMENDATION

The Town and County Planning Commissions met jointly on April 10, 2024, to review the 2025 Indicator Report and draft FY25 Work Plan presented by staff, discuss recommended changes, and made a recommendation to the Board of County Commissioners and Town Council for the Work Plan.

The *County* Planning Commission voted unanimously (with Karen Rockey absent) to recommend approval of the proposed FY25 Work Plan dated April 2024 prioritizing the Joint Business Park LDR amendment before the Aspens Commercial project.

- Additional comments from individual County Planning Commissioners included recommendations for scenario planning for future growth, modeling for water quantity (also related to growth and drought issues), revisit LDR Section 6.1.2.B. related to number of primary uses, outdoor reception standards, and tracking pathway usage in the Indicator Report.

The *Town* Planning Commission voted unanimously (with Commissioners Christie Schutt and Katie Wilson absent) to recommend approval of the proposed FY25 Work Plan dated April 2024 prioritizing the Joint Business Park LDR amendment before the Aspens Commercial project.

- Additional comments from individual Town Planning Commissioners included LDR updates for low water vegetation requirements (use an existing model from other communities), and updating the Indicator Report data to show numbers rather than only percentages for workforce living locally and effective population.

STAKEHOLDER ANALYSIS

Stakeholders for the Work Plan and Indicator Report include all community members within Teton County and Town of Jackson. This effort is tied to the outreach conducted during the 2020 Comprehensive Plan and carries forward the policy work directed through that process.

FISCAL IMPACT

Fiscal impacts associated with each identified project have been provided in the proposed Work Plan. Actual financial commitments will be considered by the elected officials as part of adoption of the Town and County budgets.

STAFF IMPACT

The FY 25 Implementation Work Plan accounts for all the Joint Long-Range Planning Department's time. It also requires time from Town Planning staff, County Planning staff as well as other Town and County Departments.

LEGAL REVIEW

County: A. Moore
Town: L. Colasuonno

ATTACHMENTS

1. 2024 Indicator Report
2. Draft FY 25 Implementation Work Plan (dated April 2024)

RECOMMENDATION

The Planning Directors recommend **approval** of the FY 25 Implementation Work Plan dated April 2024.

SUGGESTED MOTIONS

Town Council: *I move to approve the proposed FY 25 Implementation Work Plan dated April 2024.*

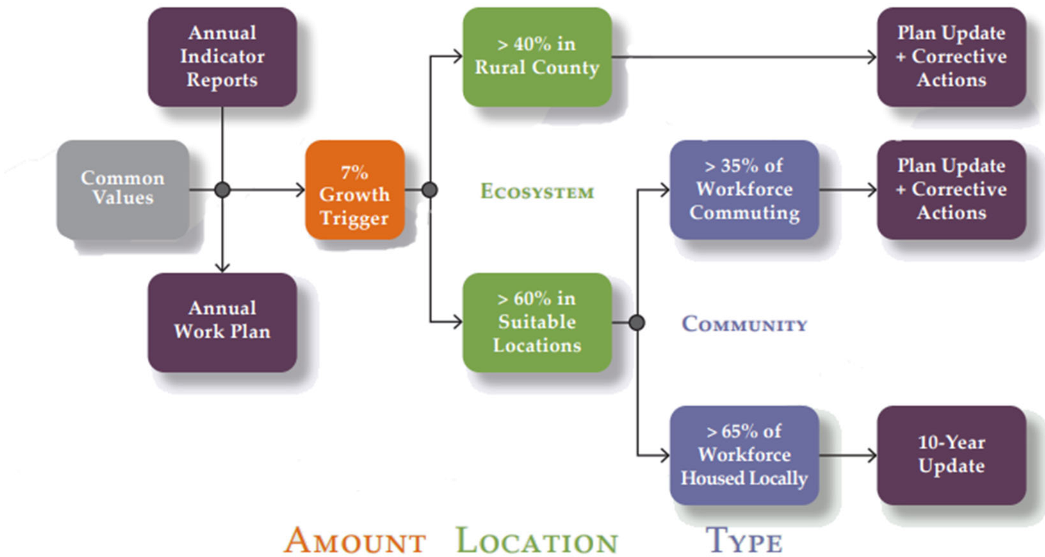
Board of County Commissioners: *I move to approve the proposed FY 25 Implementation Work Plan dated April 2024.*

Jackson Teton County
Comprehensive Plan Land Development Regulations

2024 Annual Indicator Report

March, 2024

Adaptive Management Program



The Jackson/Teton County Comprehensive Plan, adopted in 2012 and updated in 2020, sets a community vision based on 3 Common Values of Community Character: Ecosystem Stewardship, Growth Management, and Quality of Life. It also establishes an Adaptive Management Program that tracks a review trigger and key targets to identify when corrective action is needed. While Comprehensive Plan review is only triggered by 7% residential growth, an Indicator Report is produced every year to monitor community.

Growth in Residential Units Since 2020

4.6%

Next Comp Plan Review (Est.)

2026

Growth in residential units is our trigger for Comprehensive Plan review because residential growth is relatively steady year to year and 7% growth allows for policy changes to be implemented before issues are rediscussed.

By tracking indicators tied to our Common Values, we can answer the question:

Are we living our values?

Growth Management: Yes

We are unequivocally living our growth management values. Since adoption of the Comprehensive Plan in 2012, 65% of development has been in Complete Neighborhoods – already developed areas with existing infrastructure. This protects habitat, scenery, and natural resources while providing needed housing for our community. Looking forward, 65% of units with a building permit and 61% of unbuilt potential is in Complete Neighborhoods as well. It took 7 years for policy change to affect physical change, but the location of development has successfully shifted.

In addition to building in the right place, 32% of housing units built since 2012 have been permanently protected for the workforce. Looking forward, the more permanently affordable and workforce units are in the pipeline than ever before. This has allowed us to maintain a steady 60% local workforce since 2012 despite job and housing cost growth, but not climb back to the goal of 65% (2006 level). The 2016 shift in approach to housing has nearly tripled the production of permanently protected units compared to the 7 years prior.

It appears very likely that the 2026 Indicator Report will trigger a Comprehensive Plan review, which will show growth in the desired location and a maintenance of a 60% local workforce, if not the desired rebound to 65%.

Ecosystem Stewardship: Partially

We continue to excel in land conservation. In addition to building new units in the right place, we are conserving more habitat, scenery, and open space than we develop.

Regarding other aspects of ecosystem stewardship, we have room to improve. Greenhouse gas emissions continue to rise in total and per capita, despite aspirations to the contrary. The soon to be adopted Water Quality Management Plan also identifies several water quality improvements. But adopting a plan for improvement and supporting its implementation bodes well for future success as we have seen with our growth management and housing action efforts.

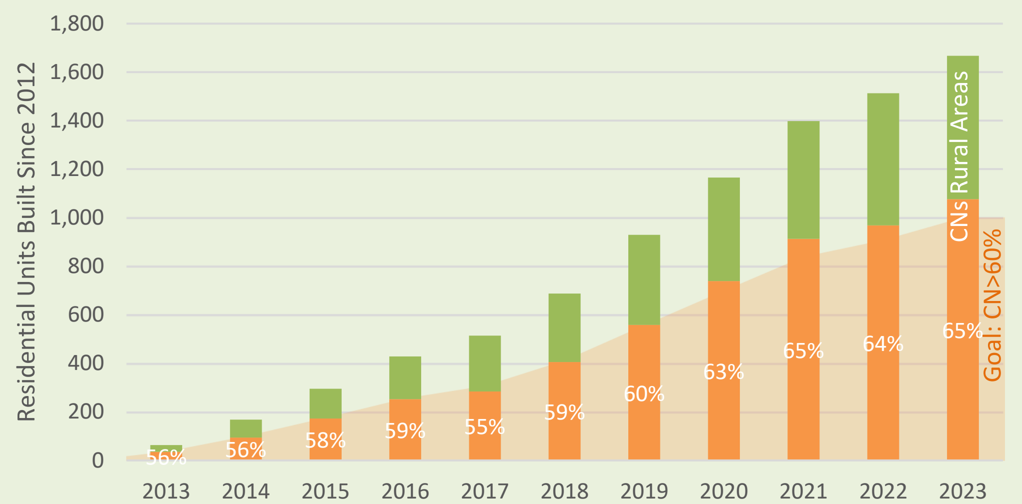
Quality of Life: Partially

As mentioned above, efforts to provide housing opportunities have successfully maintained a local workforce, stopping but not reversing the pre-2012 local workforce decline. The Housing Needs Assessment calls for continued production of permanently protected units if we hope to meet the demand from job growth and pending retirement. Please see the Housing Supply Plan (HSP) for more detail.

While we are rising to the challenge of housing production, wealth growth in the community continues to drive up the price of housing and housing stress remains pervasive in studies of community health. Jobs and wages continue to grow, but not enough to make housing (or childcare, see HSP) affordable to local workers without additional support.

We have not achieved the transportation mode prioritization or mode shift goals identified in the Integrated Transportation Plan. However, dedication of resources through the Regional Transportation Work Plan is a step toward future success. Other service level goals have not been identified for monitoring.

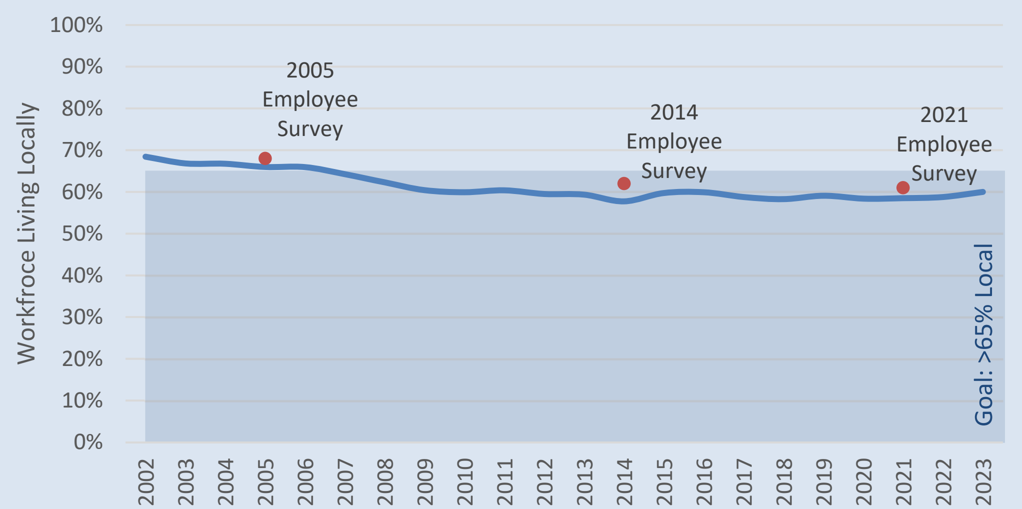
Ecosystem Target: Residential Growth in Complete Neighborhoods



At least 60% growth in Complete Neighborhoods indicates protection of natural and scenic resources in Rural Areas and increased ability to provide service to new units.

Source: Teton County and Town of Jackson Building Permits

Community Target: Maintenance of a Local Workforce



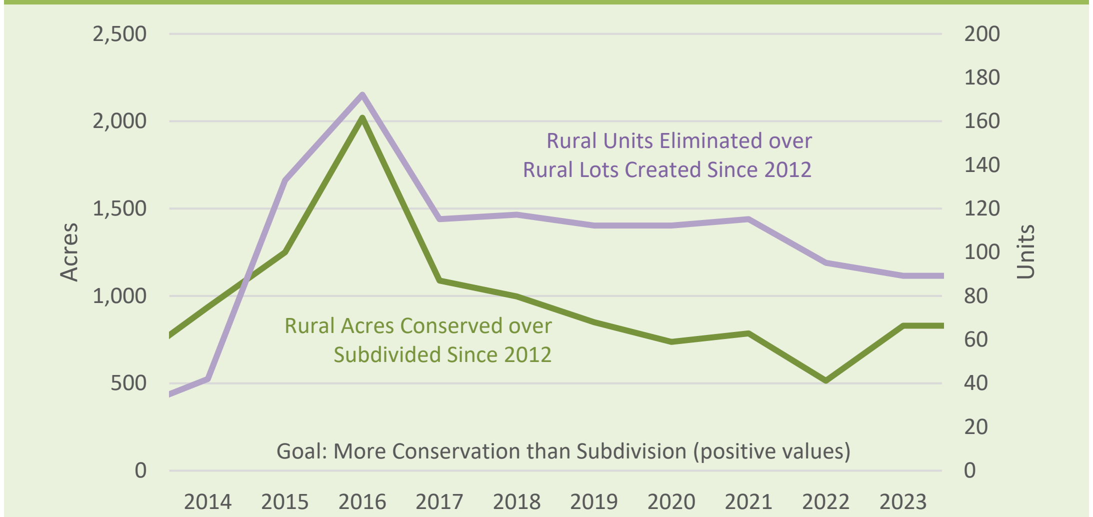
Maintenance of a local workforce indicates balance between job and housing growth and the ability of the community to provide for one of its most basic needs – shelter.

Source: US Bureau of Labor Statistics, US Bureau of Economic Analysis, US Center for Economic Studies

Common Value 1: Ecosystem Stewardship

Preserving and protecting the area's ecosystem is the core of our community character and economy. As a result, we must monitor our impacts to ensure our growth does not compromise the health of the ecosystem. Since adoption of the Comprehensive Plan in 2012, we have achieved our location of growth goals, but not our greenhouse gas (GHG) emission goals. We are just setting our water quality goals and beginning to monitor air quality and health of native species.

Cumulative Conservation vs. Subdivision of Rural Open Space since 2012



About 97% of Teton County is public land. Of the remaining 3% about one-third is developed and about one-third is conserved. The remaining third is where the community makes progress toward preserving habitat, scenery, and open space. More conservation than development indicates continued preservation progress.

Source: Teton County

Land conservation is how we have historically measured ecosystem stewardship, and where we continue to excel. With implementation of the Water Quality Management Plan and identification of other ecosystem stewardship indicators we will have a more holistic picture of our ecosystem stewardship in future years.

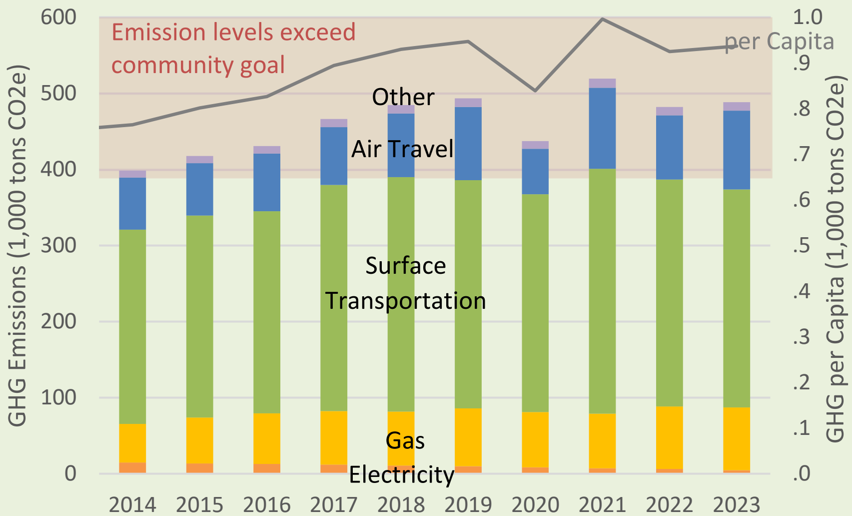
What was new in 2023?

- 4 conservation easements totaling 327 acres were recorded on Fall Creek Road.
- GHG emissions are up because of an increase in air travel vs 2022 when the airport was temporarily closed.
    - 2023 emissions in other sectors are flat to 2022.
- The work that informed the Water Quality Master Plan can be incorporated into this report in future years.
- Progress is also being made on the identification of native species health and air quality indicators.

Where are we in 2024?

- Conservation continues to outpace development in rural areas of habitat, scenery, and natural resources.
- Exempt land divisions, especially family divisions, continue to be the primary form of rural subdivision.
- As noted in the Growth Management section, actual and potential development remains concentrated in Complete Neighborhoods, out of habitat and scenery.
- GHG emissions remain well above the Comp Plan goal of 2012 levels, and nowhere near the Town goal of net zero.
- Per capita GHG emissions are also up, indicating that the emissions growth is a function of growing consumption, in addition to population growth.
- Wildlife vehicle collisions (see p.10) remain relatively flat, varying with valley snowfall. Implementation of the Wildlife Crossings Master Plan should have a positive impact.

Greenhouse Gas Emissions



Climate change as the result of greenhouse gas (GHG) emissions is one of the greatest threats to the health of native species. Limiting GHG emissions limits our contribution to climate change while we become more resilient. Per capita emissions indicate whether emissions are a function of more people or more consumption per person.

Source: Lower Valley Energy, WYDOT, Jackson Hole Airport

Water Quality

The Water Quality Management Plan includes historical data and monitoring plans. Also, the Town Ecosystem Stewardship Administrator is developing an annual Ecosystem Health Report that will include water quality indicators.

Source: TBD

Health of Native Species

The Town Ecosystem Stewardship Administrator is developing an annual Ecosystem Health Report that will include native species indicators.

Source: TBD

Air Quality

The Town Ecosystem Stewardship Administrator is developing an annual Ecosystem Health Report that will include air quality indicators.

Source: TBD

Access to Natural & Scenic Resources

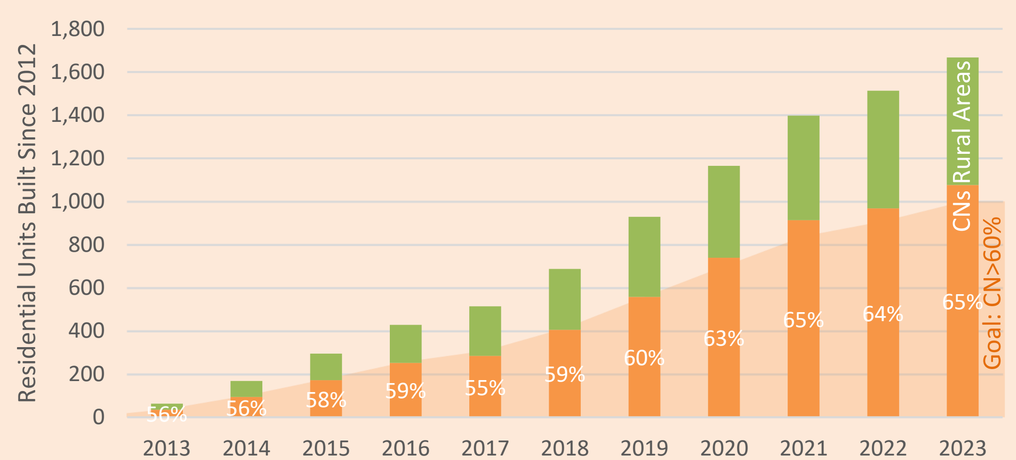
Indicator methodology yet to be established

Source: TBD

Common Value 2: Growth Management

Responsible growth management means proactively planning for the community we want – with rural open spaces and high-quality Complete Neighborhoods that enhance walkability and vitality. We monitor the amount, location, and type of growth to ensure we are getting, and will continue to get, what we have planned for. We are achieving our goals for location and type of growth without having to increase the overall amount of growth allowed.

Location of Actual Residential Growth since 2012



At least 60% growth in Complete Neighborhoods indicates protection of natural and scenic resources in Rural Areas and increased ability to provide service to new units

Source: Teton County and Town of Jackson Building Permits

In 2023, 154 units were added. This is a rebound from the 2022 slow down related to COVID construction delays. The pipeline indicates that the rebound will continue. We met our goal of building 60% of new units in complete neighborhoods in 2019; and as of 2023, 65% of units have been built in the areas identified for growth. Our vision is to shift the location and type of growth without increasing overall growth. To do this, units removed from rural areas were used to fill a workforce housing incentive pool. Tools that draw from the pool will expire when the pool is empty.

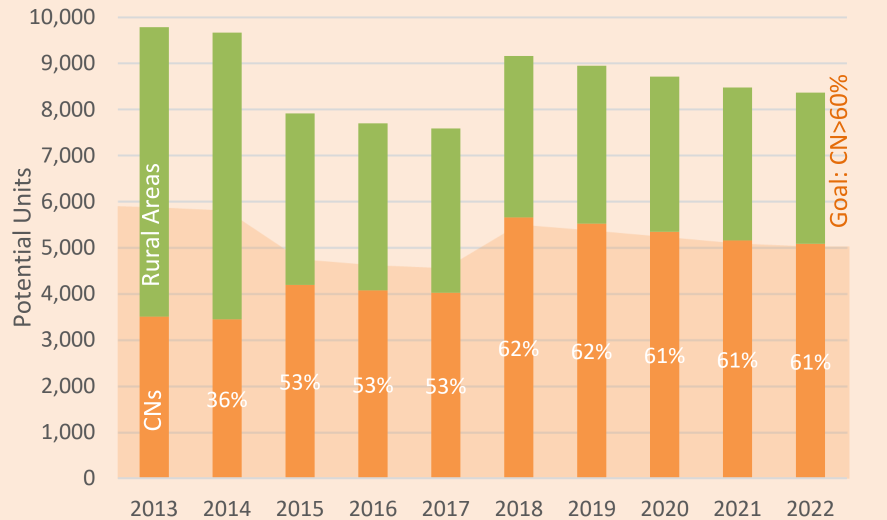
What was new in 2023?

- The workforce housing pipeline is at a new peak, driven by all-time high for both affordable and workforce permanently protected unit applications.
- Approval of Northern South Park drew 1,319 units out of the workforce housing bonus pool (March 2024).
- The County added industrial potential to the BP.

Where are we in 2024?

- 65% of units built since Comp Plan adoption have been in Complete Neighborhoods (55% 2002-2012).
  - 51% of units have been built in Town.
- The increase is a function of reduction in the annual number of units built in rural areas of habitat, scenery, and open space (72 to 54); coupled with an increase in annual Complete Neighborhood units (91 to 98).
- 61% of zoning potential is in Complete Neighborhoods
- With approval of Northern South Park the workforce housing bonus pool has 555 units remaining.
  - Current applications would draw another 234 units if approved. Pre-application has been requested for another 89 units. (Leaving 232 units if all approved)
  - At current application rates the pool will be drawn nearly dry by the next Comp Plan review.
- Since 2012, allowed nonresidential, nonlodging floor area has increased by 134,365 sf, exceeding our goal not to increase potential by less than 1%.
- Since 2012, allowed lodging has decreased by 228 units, meeting our goal of no increase.
- The percentage of jobs, homes, and educational floor area in Town has been flat for 5 years.

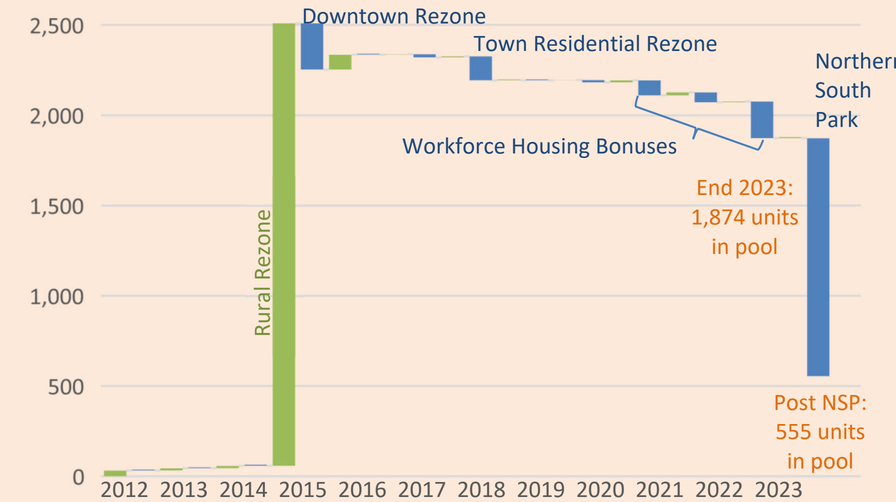
Location of Potential Residential Growth



Potential growth is equal to the calculation of what could be built under the LDRs minus what already exists. It indicates where future growth will occur.

Source: Teton County and Town of Jackson

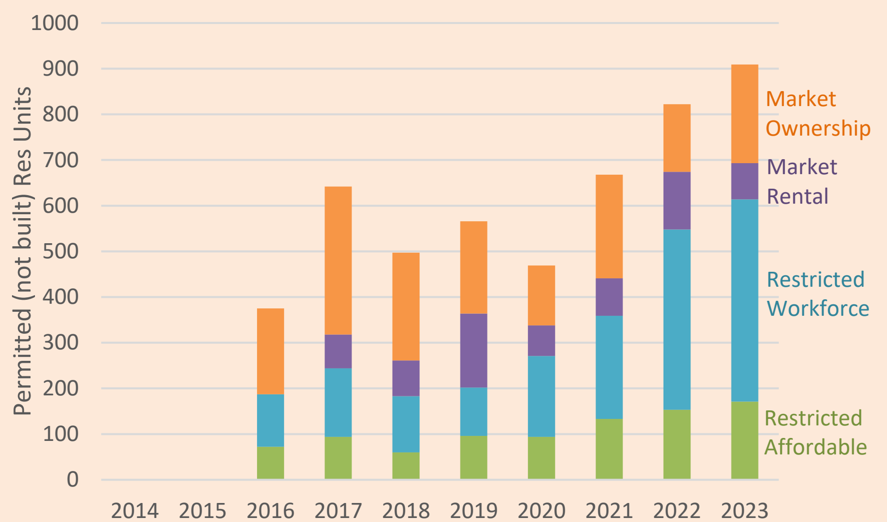
Bonus Incentive Pool Additions & Draws 2012-Today



The Town and County each have workforce housing incentives that allow bonus density. To meet the Comp Plan goal of not increasing allowed development, the bonuses draw out of a capped pool. Units are added to the pool (green) by conservation or downzone; they are drawn from the pool (blue) by upzone or use of a bonus tool.

Source: Teton County and Town of Jackson

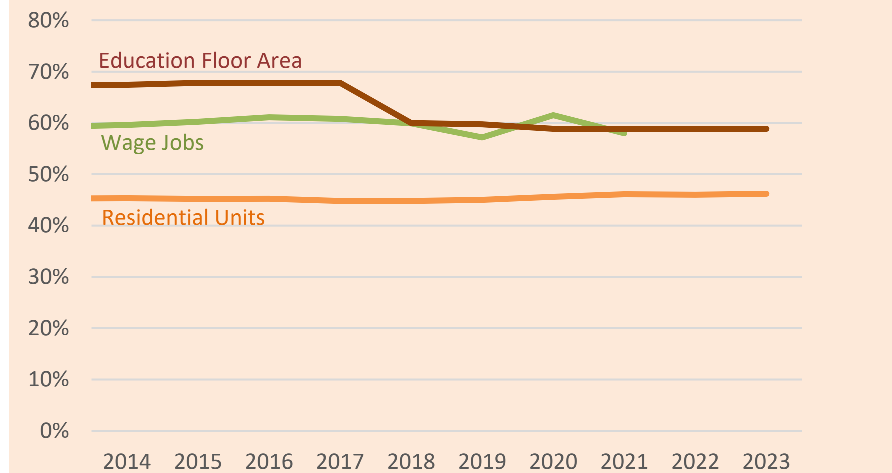
Workforce Housing Pipeline



The workforce housing pipeline is a leading indicator of the amount, location, and type of growth we will see in the next 1-5 years. The pipeline grows with more applications, but also longer review and construction times per unit.

Sources: Jackson/Teton County Housing Department, Jackson/Teton County Building Permits

Town Jobs, Housing, Shopping, Education, & Cultural Activity



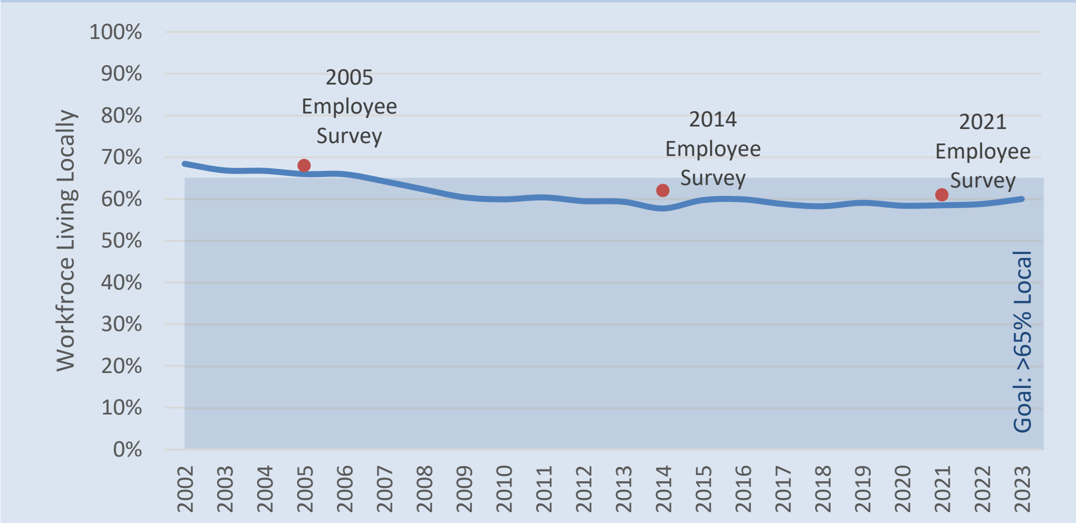
Maintaining the proportion of jobs, housing, shopping, education, and cultural activity in Town indicates maintenance of Town as the Heart of the community.

Source: Jackson/Teton County Building Permits, LEHD

Common Value 3: Quality of Life
(Housing, Economy, Level of Service)

Our third Common Value – Quality of Life – protects our wellbeing. We identify as a diverse community with many different lifestyles and employment opportunities. We value the ability for all residents to have access to a spectrum of employment opportunities, affordable housing, and safe, efficient transportation. Through great effort, we have maintained a local workforce in the face of job growth and significantly decreased affordability.

Percentage of the Workforce Living Locally



Source: US Bureau of Labor Statistics, US Bureau of Economic Analysis, US Center for Economic Studies

The percentage of the workforce living locally is our indicator of quality of life because it encompasses the jobs housing balance, our ability to overcome decreasing affordability, and our ability to provide a basic need for the economic contributors of the community. We have maintained 60% of the workforce living locally since 2012, but not recovered from the 2002-2012 decline. This is due to efforts to provide significantly more housing opportunities, and likely supported by the growth in higher paying finance and real estate jobs during the pandemic.

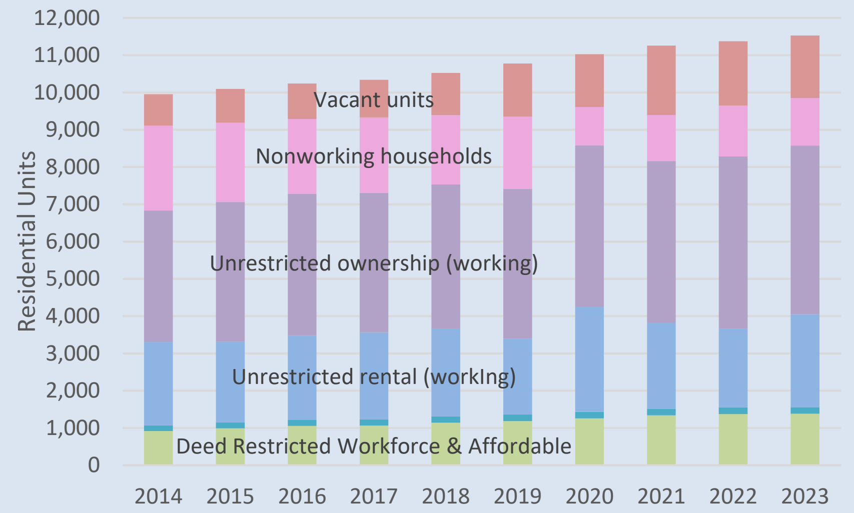
What was new in 2023?

- The percentage of units occupied by the workforce (market or restricted) continues to grow and reached 74% in 2023.
- Lodging occupancy seems to have returned to 2014-2019 trends after the volatility of the pandemic.
- The 2020 increase in long-term rental and drop in vacant second homes have each returned to pre-pandemic levels.
- Recreation, accommodations, and service jobs have recovered to pre-pandemic levels.

Where are we in 2024?

- There are fewer units occupied by nonworking households such as retirees, and more units that are second homes – held vacant on purpose. This may just be a refining of the Census Bureau dataset, but is worth watching.
- Relatedly, we have yet to see the housing demand from retirement projected in the 2021 housing needs assessment; it would be indicated by growth in vacant units or nonworking households and a corresponding drop in unrestricted working ownership households. It my still be coming and is worth watching.
- Winter and shoulder season lodging occupancy has grown 11-17 percentage points since adoption of the Comp Plan and creation of the TTB.
- Job growth in the information, finance, insurance, and real estate sectors continues to be strong.

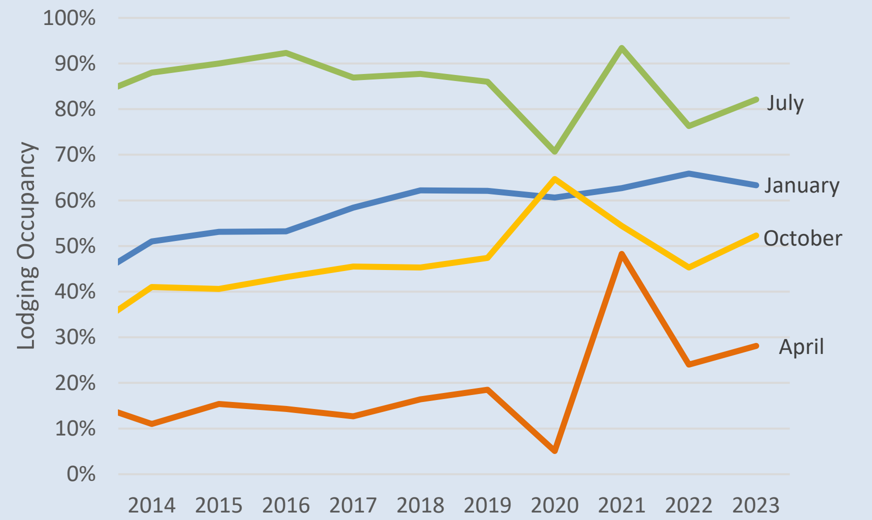
Housing Stock Profile



Our housing stock profile allows us to track how units are being occupied to understand whether we are achieving the right type of growth.

Sources: Teton County Housing Department, 5-Year ACS

Lodging Occupancy by Season



Lodging occupancy by season is an indicator of the strength and stability of the tourist economy and is still a strong predictor of economic activity.

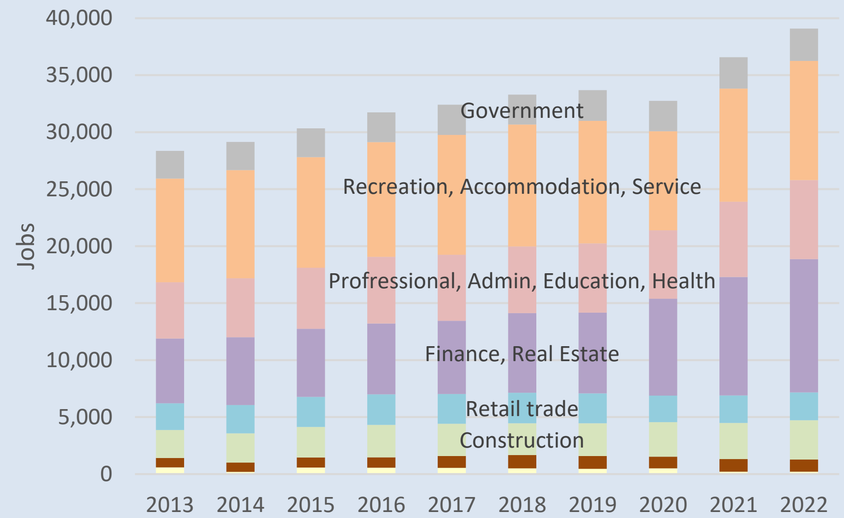
Source: Jackson Hole Chamber of Commerce

Level of Service

Indicator methodology yet to be established

Source: TBD

Jobs by Industry



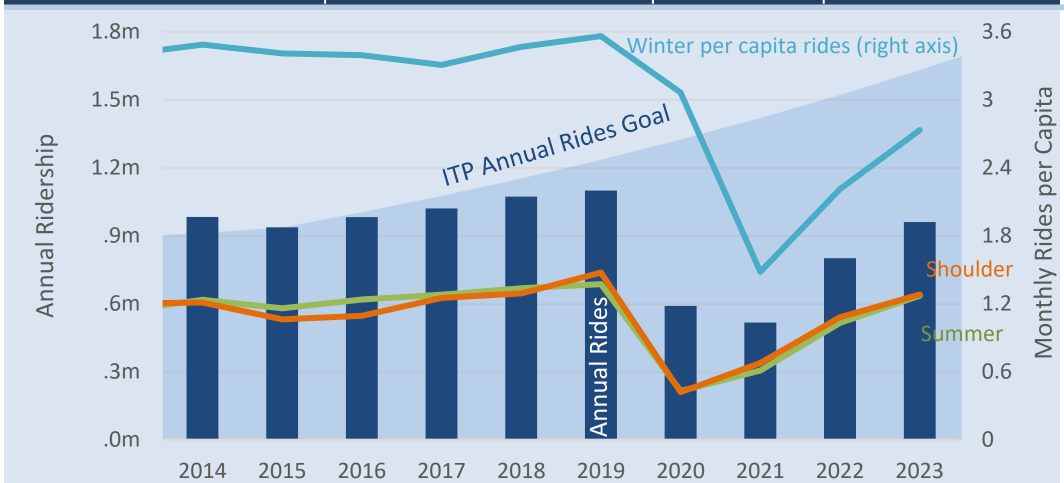
Jobs by industry indicates the diversity of our economy.

Source: Bureau of Economic Analysis

Common Value 3: Quality of Life
(Transportation)

The community's goal is that travel by foot, bike, or transit will be more efficient than by single occupancy vehicle. Increasing transit ridership is the primary method identified in the Integrated Transportation Plan (ITP) for reducing vehicle miles traveled in the community. However, the aggressive transit goals in the ITP were severely impacted by the pandemic. As a result, traffic continues to grow at expected, or greater, rates because mode shift has not yet occurred.

Annual START Ridership and Seasonal Per Capita Ridership



Source: START

Future reports will look at travel time by mode share as the primary indicator of implementation of our mobility vision to prioritize modes other than the single-occupancy vehicle. For now we look at START ridership and active transportation to indicate whether we are making alternate mode choices. The ITP also identifies the traffic volumes that represent design and construction benchmarks on our major corridors. Highway 22 remains past due for improvement. Summer weekday traffic is used as the benchmark because it is the peak, but it does not always reflect winter experiences.

What was new in 2023?

- Per capita START ridership in summer and shoulder has nearly recovered to pre-pandemic levels.
- Per capita winter START ridership had only made back about half of its pandemic loss in winter 2023, but is looking stronger in winter 2024.

Where are we in 2024?

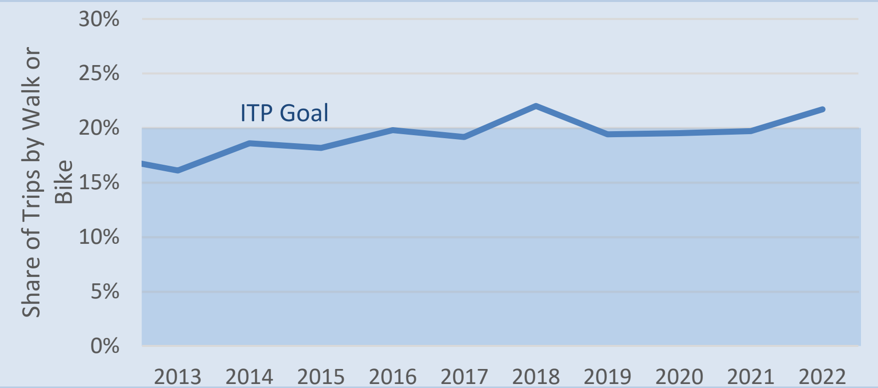
- Walking and biking continue to account for over 20% of trips and are trending up.
- Wildlife vehicle collisions vary with snowfall but are at about the level they were at 10 years ago; implementation of the wildlife crossings master plan will hopefully lead to a decline.
- The corridor improvement benchmark charts show the average summer weekday traffic along with traffic benchmarks for engineering or improvement design (orange) and construction (red). They also show projected growth with and without implementation of ITP mode shift.
    - North highway 89 traffic is growing faster than expected even without mode shift
    - Highway 22 traffic is growing faster than was expected even without mode shift.
    - Moose-Wilson Road summer traffic was impacted by roadwork being done in the summers of 2022 and 2023.

Travel Time by Mode

The source of this information would be subscription to a data provider (such as HERE or Inrix) or calling the Google API. The Regional Transportation Planning Administrator is identifying the best and most cost-effective source.

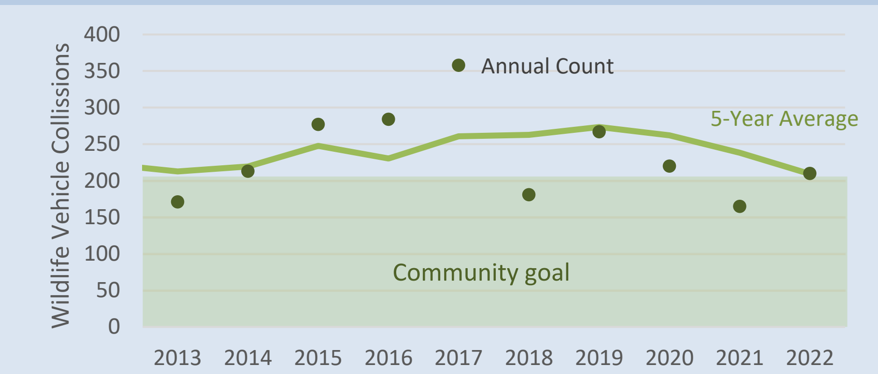
Source: Google

Active Transportation Mode Share



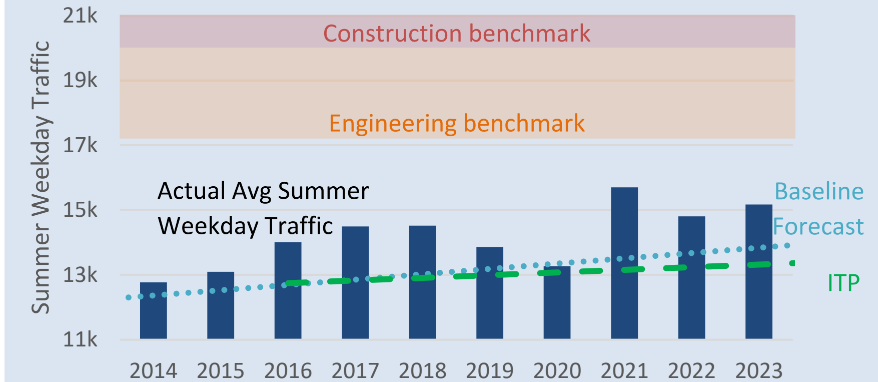
Source: American Community Survey

Wildlife Vehicle Collisions



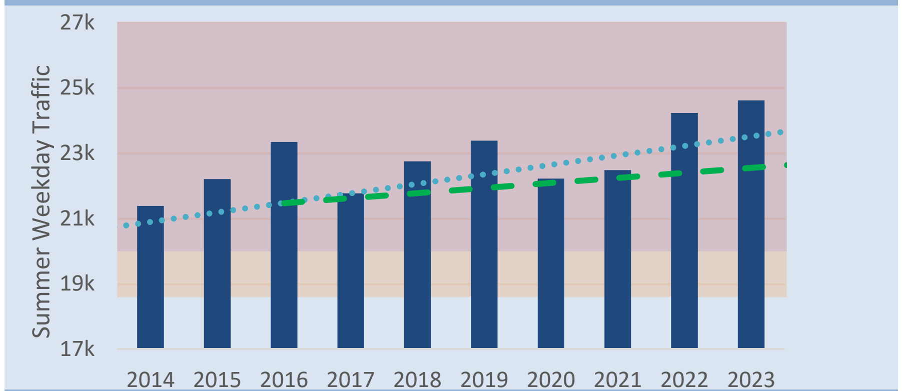
Source: Jackson Hole Wildlife Foundation

North 89 Corridor Improvement Benchmarks



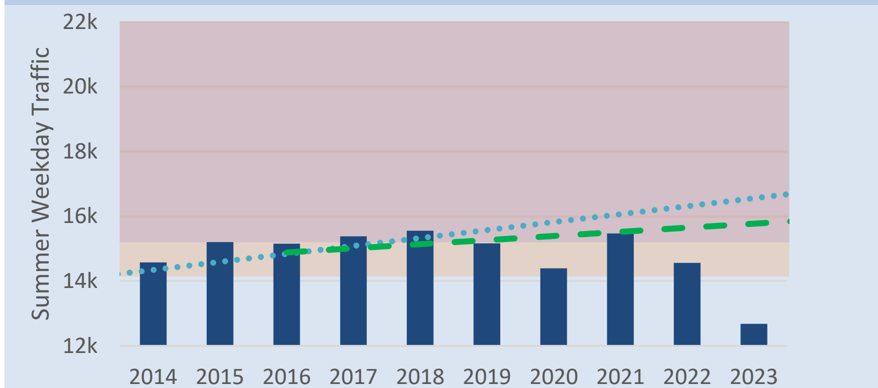
Source: WYDOT

WY 22 Corridor Improvement Benchmarks



Source: WYDOT

Moose-Wilson Corridor Improvement Benchmarks



Source: WYDOT

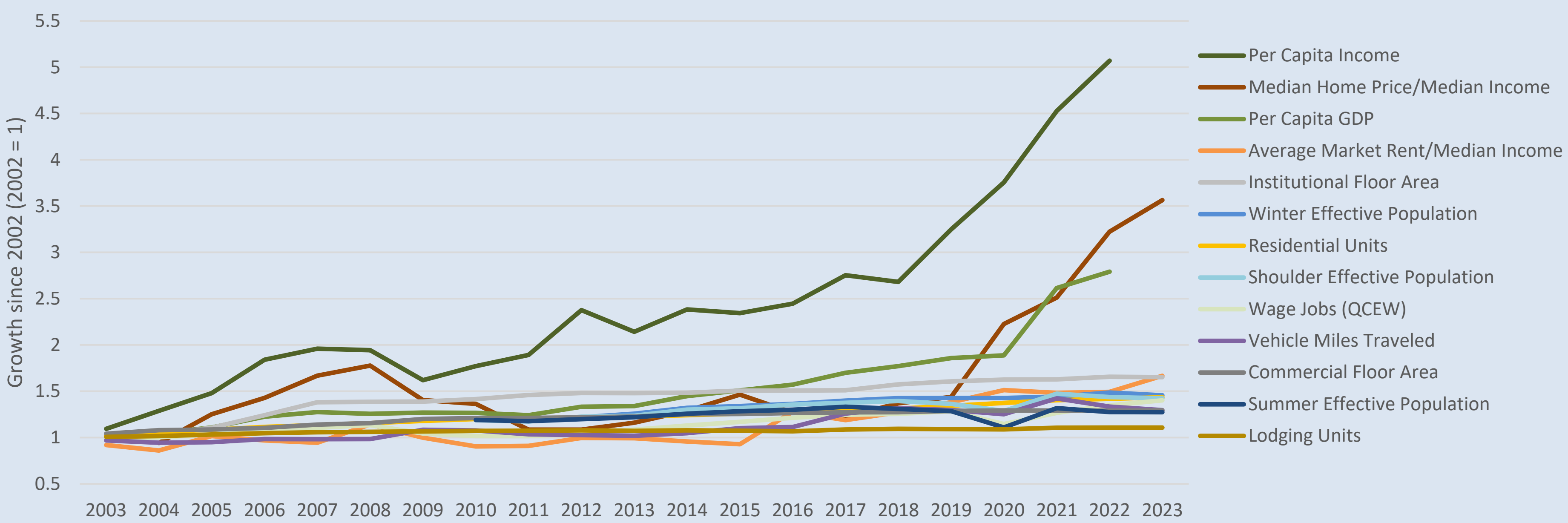
Common Value 3: Quality of Life
Growth Rate Comparison

Relative growth is an indicator of how the community is changing. Comparing how aspects of the community change are correlated inspires implementation ideas and questions that help the community progress. Using a 2002 baseline for the primary chart provides visual context for the enormous wealth growth that has occurred in the past 20 years, and a reminder that the wealth growth did not start with the pandemic period, even if it accelerated during the pandemic. Since 2012 the fastest growth has been in home cost, per capita income, GDP, and rent cost. Job and traffic growth have tracked together since 2012 and significantly outpaced physical development and population growth.

What was new in 2023?

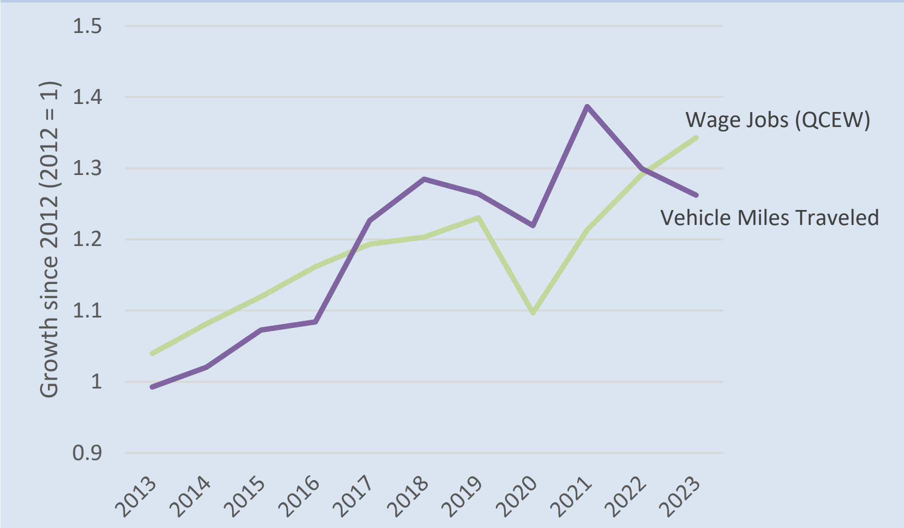
- Prior to 2015, rent was relatively flat to wages; since 2015 the cost of rent has grown significantly. Rent is the largest cost of living and rent cost should be monitored.
- Job and traffic growth have outpaced residential and nonresidential growth.
- The gap between job/traffic and population growth may be non-overnight tourist activity, which is not included in effective population

Growth Since 2002



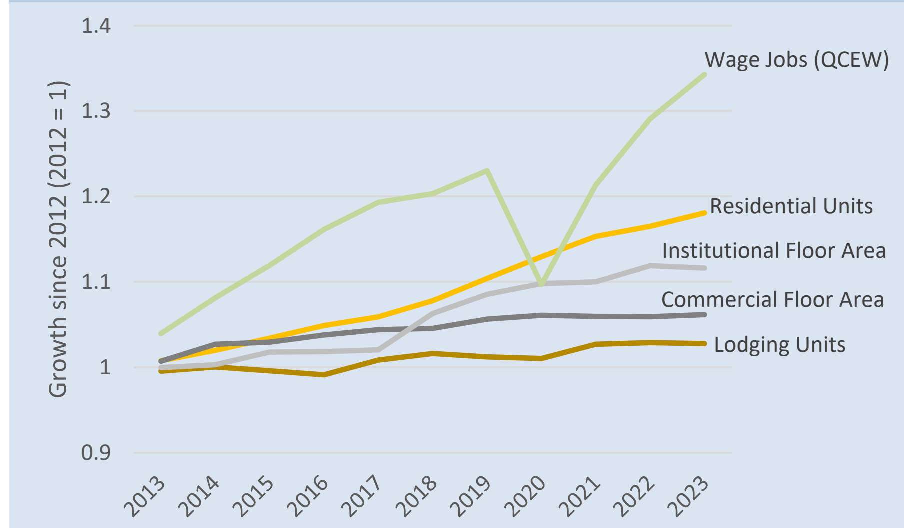
Source: Town of Jackson, Teton County, American Community Survey, US Bureau of Economic Analysis, US Bureau of Labor Statistics, US Department of Housing and Urban Development , WYDOT.

Jobs - Traffic Growth Rates since 2012



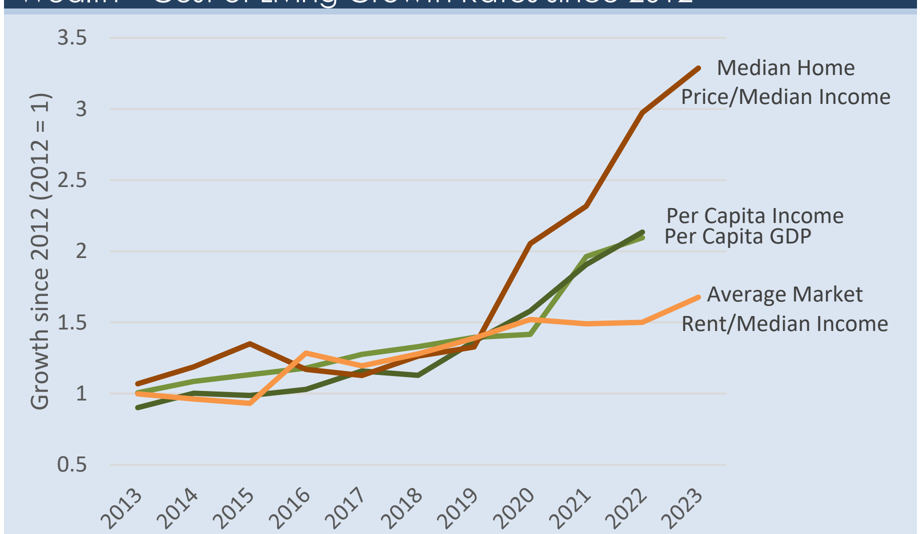
Source: QCEW, WYDOT

Jobs – Development Growth Rates since 2012



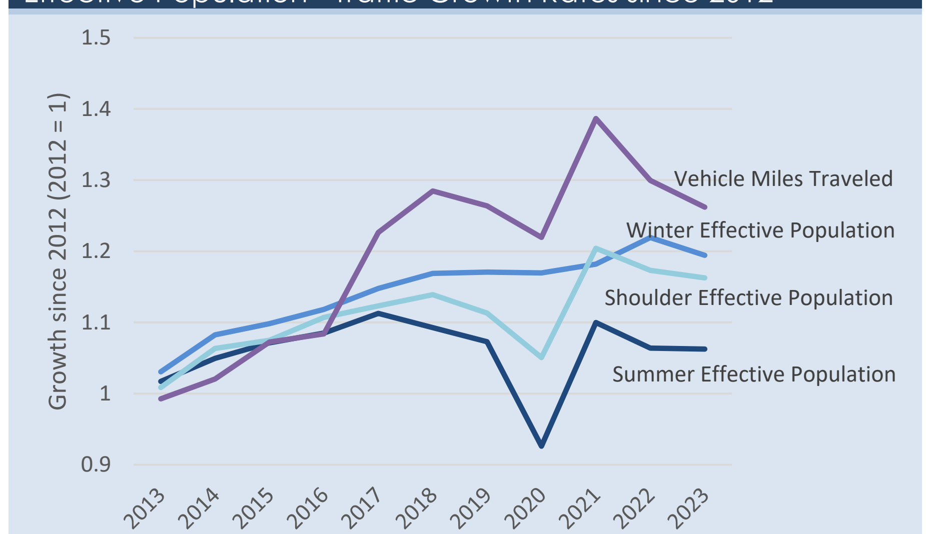
Source: QCEW, Building Permits

Wealth – Cost of Living Growth Rates since 2012



Source: BEA, ACS, HUD, Assessor, Housing Department

Effective Population - Traffic Growth Rates since 2012



Source: WYDOT, ACS, Building Permits, NPS, BTNF, TTB

Fiscal Year 2025 Implementation Work Plan
April 2024
DRAFT

Comp Plan ITP Housing Action Plan Approved: INSERT DATE

Introduction

The Jackson/Teton County Comprehensive Plan (Comp Plan), Integrated Transportation Plan (ITP), and Housing Action Plan (HAP) are adopted, and staff structures are in place to implement each plan.

Implementation of the policies and strategies in the three plans is a fulltime workload for the individual departments and advisory boards responsible for each plan.

This Work Plan for the 2025 fiscal year (FY 25 Work Plan) presents projects together from all three plans that require coordination between departments to illustrate the workload on those responsible for them all – the public, Town and County planners, Town and County Public Works, Housing Department, the Board of County Commissioners, and Town Council.

Purpose

The purpose is to present all the community's upcoming coordinated planning projects for land use, transportation, and housing in one place so that the Board of County Commissioners and Town Council can prioritize their efforts, direct fiscal resources, and set expectations for the public on upcoming projects. Each "Task" in this Work Plan corresponds to completing one or more strategies in the Comprehensive Plan, Integrated Transportation Plan or Housing Action Plan—tying broad community visions and values to action items and results. The strategy numbers listed throughout this Work Plan reference Strategies listed in the 2020 updated Comp Plan.

Scope

This FY25 Work Plan identifies tasks that rely on coordinated planning resources through fiscal year 2025 (ending June 2024) and beyond.

Tasks from the Integrated Transportation Plan and Housing Action Plan carried out by Town/County Public Works or the Housing Department beyond the coordinated planning stages are not included in this Work Plan but are represented in Work Plans for those departments.

This Work Plan proposal was developed by staff to reflect interests of the Board of County Commissioners and Town Council but is presented as a draft with the expectation that joint discussion between the Board and Council may result in amendment of the Plan prior to approval. This Work Plan can be revisited and revised jointly throughout FY25 as necessary if staff or fiscal resources change or if priorities shift.

Staff Capacity

This proposed Work Plan is based on existing Long-Range Planning staffing levels which include:

- Joint Town and County Long-Range Principal Planner
- Joint Associate Long-Range Planner (ASSUMED VACANT)
- County Associate Long-Range Planner

If the County or Town adds positions, or has vacant staff positions, this Work Plan can be revisited to expand and/or contract associated work tasks.

Similarly, if other departments have staff with this expertise, that have hours of availability to contribute this work plan, that would be another opportunity to accomplish and/or expand the work tasks in this Work Plan.

FY25 Long Range Planning Priorities

In addition to annual and ongoing tasks listed in this Work Plan, the Town and County work together to prioritize joint long-range planning tasks each fiscal year.

The Town and County will also each individually prioritize Town-only and County-only long-range planning tasks. The following joint, Town-only, and County-only tasks are recommended for prioritization by staff for the coming fiscal year, in addition to the **ongoing and annual** tasks that consume time and resources.

Work Plan Tasks

Each task is represented by an individual chart and narrative. The "**progress**" measure is the percent of task completion at the time this Work Plan was drafted.

In the "**resources**" fields, amounts under FY 25 are estimated staff hours and costs for consultant services by the end of June 2025 (which may be more or less than what was initially budgeted). For years prior to FY 24, those values are for time/money actually spent (which may be more or less than what was initially budgeted).

Any estimated values can be updated once the 2024 Fiscal Year has ended, and the 2025 Fiscal Year budget has been approved.

Work Plan Tasks

The Work Plan tasks (beginning on page 12) are organized chronologically based on Fiscal Year and are color-coded by the representative Comprehensive Plan Common Value each task implements.

Ecosystem Stewardship **Growth Management** **Quality of Life** **Achieving our Vision**

Work Plan Tasks

<table>
<tr><th colspan="2">JOINT TASKS</th></tr>
<tr><th>In Progress (and to roll over to FY25)</th><th>New (beginning in FY25)</th></tr>
<tr><td>• Road and Pathways Standards LDR Update (Pathways) (20% complete)
• Joint Annual Indicator Report Review (Joint Long Range Planning) (30% complete)</td><td></td></tr>
<tr><th colspan="2">TOWN TASKS</th></tr>
<tr><th>In Progress</th><th>New</th></tr>
<tr><td>• Hillside LDRs Update (Planning) (on hold)
• Town Water Quality (Town Public Works & Planning) (70% complete)
• Town Workforce Housing Mitigation LDRs (Joint LR Planning) (on hold)
• Ecosystem Indicators (Ecosystem Stewardship) (20% complete)
• Climate Action Plan (Ecosystem Stewardship) (75% complete)
• Karns Meadow Master Planning (Ecosystem Stewardship & Parks & Recreation) (60% complete)
• Large Building and Workforce Housing Bonus Review (Planning) (on hold)
• Phase I Diversity Equity & Inclusion (Joint Long Range Planning & Community Development) (on hold)</td><td></td></tr>
<tr><th colspan="2">COUNTY TASKS</th></tr>
<tr><th>In Progress</th><th>New</th></tr>
<tr><td>• Natural Resource Regulations & Tiered Habitat Mapping (Planning) (80% complete)
• Wildlife Crossings Master Plan Implementation (Public Works) (30% complete)
• Water Quality Master Plan (Public Works) (98% complete)
• County Workforce Housing Mitigation LDRs (Joint LR Planning) (on hold)
• Highway 22 Capital Multi Modal Transportation Improvement Projects (Public Works & WYDOT) (WYDOT schedule)
• County Review of Accessory Residential Units (County Planning) (10% complete)
• Teton County Scenic Preserve Trust RFP Project (County Planning) (70% complete)</td><td>• Water Quality LDR Amendments (Planning)
• Aspens Commercial (Planning) <u>OR Joint Business Park</u>
• Fire Protection Resolution for New Subdivisions – LDRs (Planning)
• Traffic Impact Study LDRs (Planning)</td></tr>
</table>

Fiscal Year 24 Tasks

These tasks are currently underway and are anticipated for completion by the end of the 2024 Fiscal Year in June 2024. The bulk of fiscal resources and staff time have already been allocated and used for these efforts and no additional budget or staff time is requested for FY 25.

Fiscal Year 24 Tasks – Completing Soon

Project	Completion Date	Page Number
Joint Annual Indicator Report Review	Spring of 2024	12
County Water Quality Master Planning	May of 2024	13

Joint Annual Indicator Report Review

FY 24

Progress	30%
Timeframe	Spring of 2024
Task Lead	Long-Range Planning
Resources	*FY 24*
Long-Range Planning	50 hrs
County Planning Director	5 hrs
Town Manager	2 hrs
Town Planning Director	5 hrs

Comp Plan Strategies:
Policy 9.2.a: Monitor indicators annually

Task: Each year the Town and County compile and publish annual indicator data (see ongoing task in workplan below). Staff turnover has made it difficult to train internal staff to complete this in 2021 and 2023, therefore a contract with a local vendor was utilized as needed. Due to ongoing staffing issues, staff requests that the County and Town complete a new Request for Proposals for this task to complete the indicator report and look for opportunity to create a less staff -intensive format such as an online dashboard. Other ideas and methodologies from an outside consultant could be beneficial for the Town Council and Board of County Commissioners to research. It is important to note that this task does not anticipate reinventing the indicators themselves, or changing the methodology for which the data has historically been gathered to ensure that the trends in the data remain valid. Further review of indicators, additional, or revised indicators etc. would need to be completed through the next Comprehensive Plan Update process.

Status: A request for proposals was conducted in November of 2023 and a contract with LegacyWorks Group was approved during the February 12, 2024 Joint Information Meeting. Work on the project is underway with the 2024 Indicator Report and further reformatting and drafting of a new dashboard system will commence spring of 2024.

County Water Quality Master Planning

FY 23-24

Progress	98%			
Timeframe	Completion date May/June 2024			
Task Lead	County Public Works			
Resources	*FY 22*	*FY 23*	*FY 24*	*Total*
County Pro. Services	325,000	$841,623	$446,329	$1,166,623
County Public Works	0 hrs	400 hrs	1,200 hrs	1,600 hrs
Town Public Works	0 hrs	50 hrs	100 hrs	150 hrs
County General Services	0 hrs	20 hrs	10 hrs	30 hrs

Comp Plan Strategies:
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. The plan should include a water quality monitoring program. The plan should also incorporate or complement existing and future source water assessments, source water protection plans, river and lake management plans, watershed management plans, and other water quality protection efforts. Additionally, in partnership with the Teton Conservation District and other applicable partners, develop with all due dispatch a comprehensive wastewater management plan.

Task: In cooperation with partnering entities, Protect our Water Jackson Hole (POWJH), Teton Conservation District (TCD) and the Town of Jackson, Teton County initiated a study and planning effort to shape the current understanding of existing and potential future human-induced threats to both surface water and groundwater quality and develop strategies for reducing impacts. In December 2021 the Commission approved a contract with a water quality consultant team, Trihydro Corporation, to complete a 20-year vision and implementation plan that protects surface water and groundwater resources from future degradation and improves water quality where known degradation is occurring in Teton County. The management plan effort will focus on both the human element of protecting drinking water and the environmental element of protecting water resources. The Plan will provide a clear set of roles and responsibilities for the various local entities that oversee water resources management. The Plan will address management of wastewater, stormwater, and drinking water, as well as surface and groundwater resources. The Plan will identify and characterize known and possible threats to these resources, while outlining detailed mitigation strategies in an Implementation Plan.

Status: Master Plan will be presented to the Board of County Commissioners in May of 2024 for acceptance.

Fiscal Year 24-25 Tasks In-Progress

These tasks are currently <u>underway,</u> and work will <u>continue into FY 25 or beyond.</u> FY 25 budget requests may include fiscal resources needed to continue these tasks. No prioritization of these tasks is needed since they were already prioritized in the FY 24 Work Plan, unless there is interest in changing the scope, timeline or resource allocation.

Fiscal Year 24-25 Tasks In-Progress

TCSPT Areas of Focus RFP Project

FY 24-25

Progress	September 2023 - Ongoing
Timeframe	FY2023 - 2024
Task Lead	Long-Range Planning
Resources	*FY24-25*
Long-Range Planning	130 hrs
County Attorney	20 hrs
County Planning Director	10 hrs
Consultant Services	Undetermined

Comp Plan Strategies:

1.4.S.4 – Explore establishment of a dedicated funding source for the acquisition of permanent open space for wildlife habitat protection, scenic vista protection, and agriculture preservation.

1.4.S.6 – Reevaluate the purpose and staffing of the Teton County Scenic Preserve Trust to provide full-time management for the organization and consider the adoption of higher operational standards.

Task: This task is directed by the *Teton County Board of County Commissioners 2023-2024 Strategic Plan*. Staff has worked on a Request for Proposal (RFP) to utilize consultant services to reevaluate the purpose, operational standards, and staffing of the TCSPT. Staff will need to select a qualified candidate and facilitate the consultant's review and recommendations for the Trust with the approval of the Board of County Commissioners. The details of this task will become clearer once a consultant is selected.

Status: This project has begun, and an RFP issued. Due to lack of response Staff will re-issue the RFP and spend additional time facilitating the effort.

County Natural Resource LDRs – Tiered Habitat Mapping & LDR Update

FY 24-25

Progress	80%								
Timeframe	FY23								
Task Lead	County Planning								
Resources	*FY 17*	*FY 18*	*FY 19*	*FY 20*	*FY22*	*FY 23*	*FY 24*	*FY 25*	*Total*
Consulting Services (Town)	$3,000	$7,000	$0	$0	$0	$0	$0	$0	$10,000
Consulting Services (County)	$22,000	$43,000	$0	$0	$5,862	$2,843	$1,487	$9,807	$85,000
Long-Range Planning	100 hrs	200 hrs	200 hrs	0 hrs	12 hrs	80 hrs	100hrs	200hrs	892 hrs
County Planning Director	20 hrs	80 hrs	80 hrs	0 hrs	0 hrs	0 hrs	10hrs	20hrs	210 hrs
Town Planning Director	0 hrs	0 hrs	0 hrs	0 hrs	0 hrs	0 hrs	4hrs	4hrs	8hrs
County Planning	100 hrs	400 hrs	400 hrs	0 hrs	4 hrs	10 hrs	20hrs	20hrs	954 hrs
County Public Works	0 hrs	0 hrs	0 hrs	0 hrs	0 hrs	0 hrs	4hrs	4hrs	8 hrs

Comp Plan Strategies:

1.1.S.4: Evaluate and amend wildlife protection standards for development density, intensity, location, clustering, permeability, and wildlife-human conflict.

1.1.S.5: Evaluate mitigation standards for impacts to critical habitat and habitat connections and update as needed.

1.1.S.6: Identify areas for appropriate ecological restoration efforts.

1.2.S.1: Evaluate and update natural resource protection standards for waterbodies, wetlands and riparian areas.

1.2.S.2: Evaluate and update surface water filtration standards, focusing on developed areas near important waterbodies.

Task: Finalize the tiered habitat map previously started and drafted in September of 2018. County Planning is under contract with local experts on this project to most efficiently finalize the work that has been completed to date. The effort would at a minimum utilize the vegetation mapping and focal habitat study (completed in 2017) to update the Natural Resources Overlay (NRO) and other natural resource protection standards. Habitat protection will be updated to be a tiered system that is based on relative critical value. Standards and review requirements applicable in various areas will relate to the relative habitat value of the area to contribute to the short and long-term protection of the health of the habitat network. The County will continue the lead on this effort as it has broader applicability in the County. The Town will ultimately adopt those portions relevant in Town but may do so through a later, separate process once the County has refined the standards through its adoption process.

Status: A draft of the Natural Resource Protection amendments was presented for public review on September 28, 2018. The draft amendments were the product of a significant amount of work completed by the Natural Resources Stakeholder Group and five months of public outreach. A contract has been approved and funding is allocated for a consultant to assist County Staff with finalizing the tiered habitat map, GIS layers, and re-release of updated information for adoption. This task has begun and is underway with a contract (EcoConnect Inc). A public release of the updated regulations is anticipated in summer of 2024.

Joint Road and Pathway Standards LDR Update

FY 25+

Progress	20%			
Timeframe	FY23-FY24			
Task Lead	County Public Works			
Resources	*FY23*	*FY24*	*FY25*	*Total*
Long Range Planning	20 hrs.	0 hrs.	80 hrs.	100 hrs.
County Planning Director	3 hrs.	7 hrs.	7	10 hrs.
County Public Works - Pathways, Engineering, Road and Levee	50 hrs.	20 hrs.	180	250 hrs.

Comp Plan Strategies:

7.1.S.2 Consider adopting "complete streets" and/or "context-sensitive" policies and updated road design standards for all roadways.

Task:. Update LDRs for pathway and county road dimensions and geometric standards and guidance with the intent of making them context sensitive to meet the goals of the community.

Status: The recently awarded planning grant from the *Safe Streets For All* program provides funding for this task. The grant agreement with USDOT/FHWA has been executed and work is underway; staff anticipates regular check-ins with the BCC and Town Council as we gather public input on desired context sensitive design solutions throughout the Town and County. Timing for any specific Town and County LDR amendments are TBD.

Wildlife Crossings Master Plan Implementation

FY 24-25

Progress	30%				
Timeframe	Ongoing – 2030				
Task Lead	County Public Works				
Resources	*FY 22*	*FY23*	*FY 24*	*FY 25*	*Total*
County Pro. Services	$668,329	$432,851	$1,491,707	$5,750,000	$8,342,887
Town Pro. Services	TBD	TBD	TBD	TBD	TBD
County Planning Director	Ongoing	0 hrs	0 hrs	0 hrs	Ongoing
Town Planning Director	Ongoing	0 hrs	0 hrs	0 hrs	Ongoing
County Engineering	Ongoing	Ongoing	600 hrs	800 hrs	Ongoing

ITP Action Items: Chapter 5- Major Capital Projects: Wildlife Protection

Task: Developing safe wildlife crossings benefits wildlife and human safety and welfare. The Wildlife Crossings Master Plan was completed in May 2018. Implementing its recommendations will be an ongoing project over the next 5-10 years.

Status: Wildlife Crossings Master Plan has been completed. Implementation is in initial stages with SPET funding approved. County Public Works completed 30% design plans for the three road segments (US HWY 26/89/191 – Camp Creek area, North US HWY 89/191 – between the USFWS Fish Hatchery and Town of Jackson, and Wyoming Highway 22 – West side of Teton Pass). Our plan is to move each of these project areas on their own individual timelines as we identify and secure construction funding through various state and federal funding opportunities. We also will be spending funds on the Teton County portion of Highway 22/390 intersection – Snake River bridge replacement including two county funded underpasses and fence treatments. All of these projects are in cooperation with public land agencies, WYDOT, and WGFD.

FY 24-25

Town Workforce Housing Mitigation LDRs

Progress	80%	
Timeframe	December 2022- TBD	
Task Lead	Long-Range Planning & Housing Department	
Resources	*FY 23-24*	*Total*
Consulting Services (Town)	$76,500.00	$76,500.00
Housing Director	20 hrs	20 hrs
Housing Department	20 hrs	20 hrs
Long Range Planning	100 hrs	100 hrs
Town Planning Director	80 hrs	80 hrs
County Planning	0 hrs	0 hrs

Comp Plan Strategies:

5.3.5.2: Update current mitigation requirements as necessary.

Task: Town will work to revisit the current structure, rates and exemptions for workforce housing mitigation required by the LDRs. This effort will be separate yet concurrent with the similar County Update that will need to be coordinated between the two jurisdictions.

Status: A contract amendment was approved during the March 6, 2023 Joint Information Meeting. Policy work with a stakeholder group began in February of 2023 and final policy discussion went before a joint policy workshop in summer of 2023. Draft LDRs have been prepared by Staff, however the public release has not yet occurred. The project is currently on hold per Town Council and County Commission direction.

FY 24-25

County Workforce Housing Mitigation LDRs

Progress	80%	
Timeframe	December 2022- TBD	
Task Lead	County Long-Range Planning & Housing Department	
Resources	*FY 23-24*	*Total*
Consulting Services (County)	$76,500	$76,500
Housing Director	20 hrs	20 hrs
Housing Department	80 hrs	80 hrs
Long Range Planning	200 hrs	200 hrs
County Planning Director	20 hrs	20 hrs
County Planning	20 hrs	20 hrs

Comp Plan Strategies:

5.3.5.2: Update current mitigation requirements as necessary.

Task: The County will work to revisit the current structure and rates for workforce housing mitigation required by the LDRs.

Status: A contract amendment was approved during the March 6, 2023 Joint Information Meeting. Policy work with a stakeholder group began in February of 2023 and final policy discussion went before a joint policy workshop in summer of 2023. Draft LDRs have been prepared by Staff, however the public release has not yet occurred. The project is currently on hold per Town Council and County Commission direction. .

Town Karns Meadow Master Plan Implementation

FY 24-25+

Progress	60%			
Timeframe	FY23 & FY24			
Task Lead (s)	Parks and Recreation & Ecosystem Stewardship Administrator			
Resources	FY23	FY24	FY25	Total
Ecosystem Stewardship Position	150 hrs	200 hrs	200 hrs	550 hrs
Town Planning	50 hrs	50 hrs	100 hrs	200 hrs
Parks and Recreation	200 hrs	400 hrs	400 hrs	600 hrs

Comp Plan Strategies:

3.2.S.1: Update zoning and land development regulations within Complete Neighborhoods to achieve the desired character for Complete Neighborhoods as established in Character Districts

3.2.S.2: Identify locations for locally-oriented and visitor-oriented nonresidential uses within Complete Neighborhoods based on the Character Districts.

3.2.S.3: Update land development regulations for nonresidential areas within Complete Neighborhoods to encourage ground floor vitality and flexible mixed use

3.2.S.5: Evaluate and update regulations in Complete Neighborhoods to allow and promote the appropriate variety of housing types identified through the Character Districts.

3.2.S.6: Evaluate and update design regulations to encourage quality public space.

Task: Planning and development of Karns Meadow Park, including completion of a Master Plan describing all desired improvements followed by the approval of individual or combined conditional use permits for each component of the property. Development will provide activation of the park through outcomes identified in the planning process.

Status:. This project is underway. In 2018, Council authorized the Parks and Recreation Department to complete a comprehensive environmental assessment of the property. The assessment recommended the completion of a 'current condition's active management plan,' and sequentially, the completion of the site master plan. The management plan was completed in 2019. In the summer and fall of 2022, staff started the process of developing the site master plan. Community engagement sessions and a survey were completed in March of 2023, and rezoning of the tracts was finalized that fall. The team currently awaits the completion of the alternatives analysis and will begin the conditional use permit process in the Spring/Summer of 2024. Phase one development will follow in 2025.

Town Climate Action Plan

FY 24-25+

Progress	75%				
Timeframe	July 2021-June 2024				
Task Lead	Ecosystem Stewardship Administrator				
Resources	*FY 22*	*FY 23*	*FY24*	*FY25*	*Total*
Other Town Staff	100 hrs	100 hrs	50 hrs	0 hrs	250 hrs
Ecosystem Stewardship	0 hrs	250 hrs	800 hrs	20 hrs	1070 hrs
Long-Range Planning	20 hrs	0 hrs	0 hrs	0 hrs	20 hrs

Comp Plan Strategies:
2.G.S.2 Develop an Emissions Reduction and Climate Action Plan to identify potential solutions and strategies to reduce our contribution to climate change and better position the Town and County to be able to deal with potential impacts of a changing climate. The Plan should outline implementation responsibilities and include adaptation measures specific to the potential impacts of climate change on our economy.

Task: Town staff continues to work with the Jackson Hole Climate Action Collective (JHCAC) and Teton Climate Action Partnership (TCAP) by providing staff time to assist with project information, facilitation, or leadership in order to help with climate action and equity projects. Town staff is building upon the work of these groups to draft a Town Sustainability Plan.

Status: The Town of Jackson hired an Ecosystem Stewardship Administrator (ESA) in May of 2022. 20% of their time is allocated to helping TCAP and JHCAC with their efforts. Another 20% is allocated to the Town Sustainability Plan. The ESA and other Town staff attend quarterly coordinating meetings, assist TCAP and JHCAC with identification of funding opportunities, and serve as liaisons between the groups and the Town. The ESA is currently working with both groups to build their work into the Town of Jackson Sustainability Plan. Sustainability Plan priorities and strategies were presented to Council in December of 2023, and a final draft will be presented for approval in June of 2024. If approved, implementation of the Sustainability Plan will follow.

Town Climate Implementation

FY 24-25+

Progress	0%	
Timeframe	July 2024-June 2030	
Task Lead	Ecosystem Stewardship Administrator	
Resources	*FY25*	*Total*
Other Town Staff	100 hrs	100 hrs
Ecosystem Stewardship	400 hrs	700+ hrs (20% of Ecosystem Administrator)
Long-Range Planning	20 hrs	20 hrs

Comp Plan Strategies:
2.G.S.2 Develop an Emissions Reduction and Climate Action Plan to identify potential solutions and strategies to reduce our contribution to climate change and better position the Town and County to be able to deal with potential impacts of a changing climate. The Plan should outline implementation responsibilities and include adaptation measures specific to the potential impacts of climate change on our economy.

Task: Town staff will map out a detailed timeline for implementation of climate action strategies within the Town Sustainability Plan and begin implementation. Town staff will also continue to work with the Jackson Hole Climate Action Collective (JHCAC) and Teton Climate Action Partnership (TCAP) to support community-wide climate action projects, identify potential funding opportunities, and serve as a liaison between those groups and the Town.

Status: Upon approval of the Town Sustainability Plan, which is scheduled for review by the Town Council in June of 2024, Town staff will begin implementation of strategies within the plan. Each strategy within the plan has a corresponding timeline of completion by 2026, 2028, 2030, or 2035. While a few strategies need more than a decade to complete, most strategies will be completed by 2030, and staff should plan on drafting an updated plan at that time. Some strategies are already on the Council agenda for 2024.

Highway 22 Capital Multi-Modal Transportation Projects

FY 24-25+

Progress	Varies	
Timeframe	Varies	
Task Lead	County Public Works	
Resources	*FY25*	*Total*
Long Range Planning	0 hrs	0 hrs
County Planning Director	0 hrs	0 hrs
Town Com. Dev. Director	0 hrs	0 hrs
County Public Works	400 hrs	400 hrs
Regional Transportation Planning Administrator	200 hrs	200 hrs

ITP Action Items: Chapter 5- Major Capital Projects

Task:.

- Highway 22 Jackson to Wilson Corridor Study, i.e. the Hwy22 NEPA study.
  Status: WYDOT is project lead and has moved up the planning in their STIP to WYDOT's FY2023. This project is underway and WYDOT held a public meeting on February 22, 2024 https://wy22corridor.com/.
- WY22 Pathway, Wilson to Stilson.
  Status: This project has been completed.

Develop Comp Plan Indicators for Chapter 1 (Ecosystem Stewardship)

FY 24-25+

Progress	20%			
Timeframe	FY23 & FY24			
Task Lead	Ecosystem Stewardship Administrator			
Resources	*FY23*	*FY24*	*FY25*	*Total*
Ecosystem Stewardship	200 hrs	200 hrs	400 hrs (including summer intern)	800 hrs
Long Range Planning	10 hrs	0 hrs	0 hrs	20 hrs
Town Manager	20 hrs	10 hrs	10 hrs	40 hrs

Task: The Town and County jointly use the annual Indicator Report and Adaptive Management Program to evaluate progress in achieving the Comp Plan goals, but measurable and meaningful indicators for ecosystem stewardship need to be evaluated.

Status: The Ecosystem Stewardship Administrator has begun this work for the Town by 1) looking at indicators used by other communities, and 2) gathering stakeholder groups to discuss what data is being collected, where there are gaps in current data collection, and 3) which data sets provide the best indicators of ecosystem health. Stakeholder meetings were completed in winter and spring of 2023. Staff presented recommendations for the Town in December of 2023 for an ecosystem health indicator report.

Comp Plan Strategies:

1.G.S.1: Identify appropriate indicators that measure achievement of the Chapter goal. For example, measuring stewardship of natural resources may include establishing indicators for percent change of site development within the Town and County, or tracking contaminant loading from wastewater discharge at the Town of Jackson treatment facility.

1.G.S.2: Establish an Ecosystem Stewardship target for an Adaptive Management Program that will be used to track the Town and County's progress toward goals related to this chapter.

Town Water Quality Initiatives

FY 25+

Progress	70%					
Timeframe	December 2021-January 2025					
Task Lead	Town Public Works					
Resources	FY 21	FY 22	FY 23	FY24	FY25	Total
Long-Range Planning	0 hrs	10 hrs	0 hrs	0 hrs	5 hrs	15 hrs
Town Public Works	0 hrs	100 hrs	285 hrs	220 hrs	300 hrs	905 hrs
Ecosystem Stewardship	0 hrs	0 hrs	100 hrs	80 hrs	20 hrs	200 hrs
Town Planning Director	0 hrs	10 hrs	20 hrs	10 hrs	25 hrs	65 hrs

Comp Plan Strategies:
1.2.S.1: Evaluate and update natural resource protection standards for waterbodies, wetlands and riparian areas.
1.2.S.2: Evaluate and update surface water filtration standards, focusing on developed areas near important waterbodies.

Task: A clear priority of the 2020 Comprehensive Plan update was the need to maintain and enhance water quality, which is essential to both ecosystem and human health. This task includes three action components:

1. Wastewater Treatment Facility Study (WQMP) (support County)
2. Stormwater Management Program (Town)
3. Wastewater Treatment Plant (WWTP) Upgrade Planning (Town)

***Status:*.**

1. The WQMP is complete and Town staff will work with County staff to implement action items related to the Town that Council chooses to pursue.
2. The Town's Stormwater Management Program is in development with the hired consultant team. The FY24-FY25 effort will result in new LDR content and completing the comprehensive Stormwater Management Program document addressing multiple pollution sources.
3. Town staff anticipates receiving an updated discharge permit from the State. Any new water quality requirements, along with data analysis of existing post-discharge wetlands treatment and Council-adopted WQMP action items related to the WWTP, will help identify alternatives for capital improvements. Staff will present policy questions and recommendations to Town Council, likely in summer 2024.

ITP Transportation Demand Management/Emerging Mobility Plan

FY 25+

Progress	10%
Timeframe	To be determined
Task Lead	Regional Transportation Planning Administrator
Resources	200 hours; $225,000 requested in FY24 budget

ITP Action Items: Chapter 4, Transportation Demand Management: Establish a TDM Program.

Task: ITP Chapter 4 discussed potential Travel Demand Management strategies. Many technology-enabled opportunities, or partnership and data sharing opportunities were not discussed in the ITP. These could include incentives for businesses or non-profit sectors to more seamlessly connect with existing transportation options. Mobility Hubs can also support more active transportation modes.

Status: Staff will present findings from this study at the May 2024 JIM. Transportation Staff included carrying out adopted recommendations from the 2019 Downtown Parking study in the Transportation Workplan (3/4/2024 MJM)

Large Building and Workforce Housing Bonus Review

FY 24-25+

Progress	10%	
Timeframe	October 2023-June 2024	
Task Lead	Town Planning	
Resources	*FY24*	*Total*
Consultant Resources	$20,000.00	$20,000.00
Town Planning Director	100 hrs	100 hrs
Town Senior Planner	20 hrs	20 hrs
Joint Long Range Associate Planner	10 hrs	10 hrs

Comp Plan Strategies:

Policy 3.3.c Provide predictability in land use decisions

Policy 4.1.b Emphasize a variety of housing types, including deed-restricted housing

Policy 4.1.c Promote compatible infill and redevelopment that fits Jackson neighborhoods

Policy 5.4.d Provide incentives for the provision of workforce housing

Task: This task will look at the Town various LDRs and recent LDR changes that have incentivized or facilitated the development of large buildings in the Town. In particular, changes to the LDRs regarding maximum building size, workforce housing bonuses (2:1 bonus and 4th-story bonus), development review thresholds, and the trend of landowners aggregating larger sites, have contributed to creating larger projects in recent years, especially for multi-family development. The intent for this project is to reevaluate some or all of these tools to see if changes are necessary to better balance community character concerns, the need for true workforce housing, and the market limitations of private developers to construct workforce housing at a scale that make financial sense.

Status:. TBD. This project started with a workshop in November and Planning Commission review in December 2023. This project is currently not in FY 25 workplan.

County Review of Accessory Residential Units in Nonresidential Zones

FY 24-25+

Progress	5%		
Timeframe	July 2023 – December 2023		
Task Lead	County Long Range Planning		
Resources	*FY 23*	*FY 24*	*Total*
County Planning Director	20 hrs	40 hrs	60 hrs
Long-Range Planning	5 hrs	120 hrs	125 hrs
County Planning	5 hrs	20 hrs	25 hrs

Task: Review the County LDRs for nonresidential Accessory Residential Units (ARUs) to determine if the regulations are achieving the desired outcome, including review of the required permitting process. Consider policies to facilitate and streamline the creation of deed-restricted ARUs in nonresidential zones that support local businesses while ensuring an appropriate level of review, notice, and public comment.

Status: This item was suggested by the Board in March 2023 for consideration of inclusion in the Work Plan.

Comp Plan Strategies:

Policy 3.3.b: Provide predictability in land use decisions – Updating these regulations may increase predictability by all including landowners wishing to complete infill development, and neighbors to said development so that folks can generally expect what to see as the result of additional infill being constructed.

Policy 5.2.c: Provide workforce housing solutions locally Our primary housing goal is to limit the percentage of the local workforce commuting from other counties. Therefore, required workforce housing mitigation and public investments in workforce housing will be located within our community. However, achievement of our housing goal could still mean that a large portion of our workforce will reside outside of the community and commute into the Town or County. The community will continue to pursue efforts to limit the impacts of commuters on the ecosystem and neighboring communities.

Policy 5.4.b: Avoid regulatory barriers to the provision of workforce housing The Town and County will avoid regulatory barriers that inadvertently preclude workforce housing in a manner that is consistent with the community's Common Values. This may include providing exemptions from certain requirements for developments that provide new subsidized workforce housing that reduces the shortage of housing that is affordable to the local workforce.

County Safe Streets & Roads for All

FY 24-25+

Progress	2%		
Timeframe	Federal Grant (February 2024-Winter 2025)		
Task Lead	County Public Works		
Resources	*FY24*	*FY 25*	*Total*
Long Range Planning	0 hrs	4 hrs	4hrs
County Planning Director	0 hrs	2 hrs	2 hrs
Town Planning Director	0 hrs	2 hrs	2 hrs
Pathways Coordinator	400 hrs	100 hrs	500 hrs
Regional Transportation Planning Administrator	200 hrs	125hrs	325 hrs

Task: Utilizing the Town Community Streets Plan for guidance, the County will work with road, pathway, and utility designers to update the County road, utility, and easement standards.

Status: Transportation Engineering Design Standards (TEDS) is a deliverable from the Safe Streets for All (SS4A) work, anticipated to be complete by December 2025. The standards would then move through the adoption process

Comp Plan Strategies:

7.2.S.1: Develop a Countywide Integrated Transportation Plan

7.2.S.5: Discuss with neighboring jurisdictions and State and Federal officials the costs and benefits of funding sources and planning options, such as a Regional Transportation Authority.

7.3.S.2: Consider specific provisions for current planning review to require alternative transportation components in new development.

Town Hillside LDRs

FY 24-25

Progress	80%							
Timeframe	July 2018- August 2024							
Task Lead	Town Planning							
Resources	*FY 18*	*FY 19*	*FY20*	*FY 21*	*FY 22*	*FY 23*	*FY 24*	*Total*
Consulting Services (Town)	$ 0	$ 0	$31,269	$1,970	$0	$0	$0	$33,239
Long-Range Planning	40 hrs	110 hrs	70 hrs	50 hrs	50 hrs	10 hrs	5 hrs	335 hrs
Town Com. Dev. Director	0 hrs	20 hrs	20 hrs	20 hrs	10 hrs	5 hrs	5 hrs	75 hrs
Town Engineer	0 hrs	20 hrs	20 hrs	40 hrs	40 hrs	30 hrs	30 hrs	180 hrs
Town Planning Director	0 hrs	20 hrs	20 hrs	40 hrs	40 hrs	15 hrs	15 hrs	150 hrs
Town Planning	0 hrs	20 hrs	0 hrs	0 hrs	30 hrs	40 hrs	40 hrs	130 hrs

Comp Plan Strategies:

3.4.S.1: Study and map avalanche and landslide areas.

3.4.S.3: Evaluate and update development regulations for naturally hazardous areas based on mapping.

Task: Update Town hillside regulations to incorporate improved landside, rockfall, liquefaction, seismic, and avalanche hazard information and implement best practices for identifying, avoiding, and mitigating risks of development in hazardous areas. The County may ultimately adopt those portions relevant in the County but may do so through a later, separate process once the Town has refined the standards through its adoption process.

Status: Originally identified in the FY16 Work Plan as a subtask of a greater set of miscellaneous amendments; begun in June 2017 but put on hold because of the prioritization of the Engage 2017 projects; taken up again following the conclusion of the Engage 2017 projects. The consultant group has provided draft hillside development regulations and a hazard map for consideration. The drafts provided were not consistent with the format or processes already formalized by existing Town regulations, so staff has spent significant time adjusting and editing these documents before public release and review. **This project has been put on hold and was not added during the January 2024 Town Council retreat as a priority to continue.**

New Fiscal Year 25 Tasks

The following tasks have not yet begun, and prioritization of timeline, staff, and fiscal resources is needed. *This section is the primary focus of setting the FY 25 Work Plan and will add new tasks to the current project workload.*

New Fiscal Year 25+ Tasks

Project	Estimated Timeframe	Page Number
County Water Quality LDRs	July 2024-June 2025	35
Traffic Impact Study LDRs	FY 2025	36
Teton County Fire Protection Resolution for New Subdivisions - LDR Amendment	FY 2025	37
County Aspens Commercial Zoning Update	FY25 & FY26+	38

County Water Quality LDRs

FY 25

Progress	0%
Timeframe	After completion of County Water Quality Master Planning
Task Lead	Long-Range Planning
Resources	To be determined

Task: Utilizing the completed Water Quality Master Plan (scheduled to be complete May 2024), begin the process of updating the water quality LDRs, specifically focusing on protection standards, water filtration standards, management of wastewater, surface water and groundwater, and implementing tools to protect drinking water.

Status: This task will begin when the Water Quality Master Plan is complete and adopted by the County Commission. The consultant Trihydro has made recommendations on future water quality LDRs, including the adoption of surface water and aquifer protection overlays.

Comp Plan Strategies:

1.2.S.1: Evaluate and update natural resource protection standards for waterbodies, wetlands (including jurisdictional and non-jurisdictional) and riparian areas.

1.2.S.2: Evaluate and update surface water filtration standards, focusing on developed areas near significant

1.2.S.5: Investigate updates to the Land Development Regulations and other County resolutions and Town ordinances to provide further protection for Public Water Systems, surface water, and groundwater, including, incentives for wastewater system best management practices, facility regulations, monitoring wells, and buffering distances.

1.2.S.6: Enhance existing water quality protection tools and explore the development of new tools such as an aquifer protection overlay or a water quality commission.

FY 25+

Traffic Impact Study LDRs

Progress	0%	
Timeframe	July 2024 - June 2025	
Task Lead	Long-Range Planning & Regional Transportation Planning Administrator	
Resources	*FY 24-25*	*Total*
Consulting Services	$TBD	$TBD
Long Range Planning	100 hrs	100 hrs
Town Planning Director	20 hrs	20 hrs
County Planning Director	20 hrs	20 hrs
Regional Transportation Planning Administrator	100 hrs	100 hrs

Comp Plan Principle:
Principle 8.2 Coordinate provision of infrastructure and facilities needed for service delivery.

Task: Currently there are no standards related to implementation of traffic mitigation for large development projects. In many jurisdictions, standards exist which inform the development community on how to complete a Traffic Impact Study, what standards are necessary for a complete report, and baseline information related to any mitigation measures necessary for a particular project. The Regional Transportation Planning Administrator has completed a draft guideline document for Traffic Impact Studies. In order for these guidelines to be utilized as requirements for large projects, Staff is requesting that these become a part of the Land Development Regulations.

Status: A draft of the guidelines have been completed, however work to include these within the LDRs has not yet begun.

Teton County Fire Protection Resolution for New Subdivisions - LDR Amendment

FY 25

Progress	0%	
Timeframe	FY25	
Task Lead (s)	County Planning	
Resources	*FY25*	*Total*
County Planning	100 hrs	100 hrs
County Planning Director	20 hrs	20 hrs
County Attorney's Office	5 hrs	5 hrs

Comp Plan Strategies:

3.4.f Protect development against wildfire. Surrounded by National Forest lands, private lands throughout the community are susceptible to wildfires. The mapped Wildland Urban Interface will continue to be updated and refined, and development in such areas will continue to mitigate for wildfire hazard.

Task: Currently Teton County has adopted a resolution for fire protection standards related to new subdivisions. This has created some confusion as these standards are not adopted as rules within the County Land Development Regulations. Staff recommends adding this workplan item in order to adopt the similar standards as regulations within the LDRs this next fiscal year and removing the "Teton County Fire Protection Resolution For New Subdivisions" (2021).

Status:. This project has not yet begun.

County Aspens Commercial Zoning Update

FY 25+

Progress	0%	
Timeframe	TBD	
Task Lead	Long-Range Planning	
Resources	*FY24+*	*Total*
Consulting Services (County)	TBD	TBD
Long-Range Planning	800 hrs	800 hrs
County Planning Director	90 hrs	90 hrs
County Planning	20 hrs	20 hrs

Task: Second phase of the Aspens Character District zoning update to implement the 2020 Comprehensive Plan. This portion of the Aspens update is expected to be more time consuming than the first phase as there are several PUDs and commercial properties to examine (Aspens commercial and residential areas, Teton Pines). The County will create new County zones and clean up Master Plans for these Subareas that balance the existing character of the multi-family and commercial development with the goals outlined in the Comprehensive Plan. Due to the complexities of the existing regulations and plans in place, the need for outreach and facilitation with an engaged neighborhood, and the potential transformational nature of this project it is expected to be a similar timeframe and budget to the Northern South Park neighborhood planning process.

Status: This task has not yet begun. Staff has anticipated that this task will begin once Northern South Park Implementation and Natural Resource LDRs have been completed.

Comp Plan Strategies:

3.2.S.1: Update zoning and land development regulations within Complete Neighborhoods to achieve the desired character for Complete Neighborhoods as established in Character Districts

3.2.S.2: Identify locations for locally-oriented and visitor-oriented nonresidential uses within Complete Neighborhoods based on the Character Districts.

3.2.S.3: Update land development regulations for nonresidential areas within Complete Neighborhoods to encourage ground floor vitality and flexible mixed use

3.2.S.5: Evaluate and update regulations in Complete Neighborhoods to allow and promote the appropriate variety of housing types identified through the Character Districts.

3.2.S.6: Evaluate and update design regulations to encourage quality public space.

Ongoing Tasks

The following tasks are projects completed annually or on an ongoing basis. Resource allocation to these tasks may be seasonal, as in the case of Indicator Report preparation, or LDR or Zoning Map Amendment applications made by the public. No prioritization of these tasks is needed unless there is interest to remove or add continuous or regular tasks.

Ongoing Tasks

Joint Annual Indicator Report

Ongoing Tasks

Progress	Annual
Timeframe	December-April
Task Lead	Long-Range Planning
Resources	
Long-Range Planning	200 hrs
County Planning Director	5 hrs
Town Planning Director	20 hrs
Housing Department	5 hrs

Comp Plan Strategies:

Policy 9.2.a: Monitor indicators annually

Task: Compile and publish annual indicator data. Analyze indicator data and execution of the past year's Implementation Work Plan to inform an Implementation Work Plan for the following year. Constantly monitor community trends and understand how to best achieve the vision of the Comprehensive Plan. Additional hours may be necessary for next year's Indicator Report since the GMP/Comp Plan Update and Data Standardization are underway and will require adjustments to the Indicator Report.

Status: This task occurs annually and is a part of every year's work plan.

Joint Annual Work Plan

Ongoing Tasks

Progress	Annual
Timeframe	December – April
Task Lead	Long-Range Planning
Resources	
Long-Range Planning	100 hrs
County Planning Director	10 hrs
Town Planning Director	10 hrs
Housing Department	5 hrs

Comp Plan Strategies:
Policy 9.2.b: Establish an implementation work plan annually

Task: Analyze indicator data and execution of the past year's Implementation Work Plan to establish an Implementation Work Plan for the upcoming year.

Status: This task occurs annually and is a part of every year's work plan.

Teton County Scenic Preserve Trust

Ongoing Tasks

Progress	Annual
Timeframe	Spring-Fall
Task Lead	Long-Range Planning
Resources	
Long-Range Planning	250 hrs **(increased from prior years by 100 hours)**
County Planning	10 hrs
County Planning Director	10 hrs
Consultant Services	$19,595 (for FY23—varies annually)

Task: Administer the Teton County Scenic Preserve Trust easement. This includes working with a consultant (including contract maintenance and tracking) to monitor the program, determining if violations exist, and facilitating enforcement resolution process with landowners. Staff also facilitates any new easements or amendments to existing easements through the hearing process.

Status: This is an ongoing annual task. Beginning in late 2023 & early 2024 staff worked on a new contract with a new vendor, and amendments to the monitoring process which has included additional time for outreach related to each easement by staff, additional time for enforcement issues, and submittal of reports to each easement holder.

Comp Plan Strategies:

1.4.S.4 – Explore establishment of a dedicated funding source for the acquisition of permanent open space for wildlife habitat protection, scenic vista protection, and agriculture preservation.

1.4.S.6 – Reevaluate the purpose and staffing of the Teton County Scenic Preserve Trust to provide full-time management for the organization and consider the adoption of higher operational standards.

County LDR Maintenance

Ongoing Tasks

Progress	Biennial
Timeframe	July-December
Task Lead	County Long-Range Planning
Resources	
Long-Range Planning	80 hrs
County Planning Director	5 hrs
County Planning	15 hrs

Comp Plan Strategies:

3.3.S.2: Evaluate and update base allowances to predictably allow development that is consistent with our Vision.

3.3.S.3: Evaluate and update incentives so that they are performance based, tied to measurable community benefits, limited, and more consistent with base allowances.

Task: Revisit LDR updates that have been made in the recent past to cleanup errors and address unintended consequences. Ensure the LDRs are kept current, unlike the period from 1994-2015 when they were largely unattended and became unmanageable. Major unintended consequences that merit more specific review will be addressed as separate tasks. Other annual updates that are required by the LDRs include the housing fee in lieu rate and exaction fee rate.

Status: The County went through its latest cleanup in January of 2023.

Town LDR Maintenance

Ongoing Tasks

Progress	Biennial
Timeframe	December - July
Task Lead	Town Planning
Resources	
Town Planning Director	100 hrs
Town Planning	25 hrs
Consultant Services	$10,000 - $14,000

Comp Plan Strategies:

3.3.S.2: Evaluate and update base allowances to predictably allow development that is consistent with our Vision.

3.3.S.3: Evaluate and update incentives so that they are performance based, tied to measurable community benefits, limited, and more consistent with base allowances.

Task: Revisit LDR updates that have been made in the recent past to cleanup errors and address unintended consequences. Ensure the LDRs are kept current, unlike the period from 1994-2015 when they were largely unattended and became unmanageable. Major unintended consequences that merit more specific review will be addressed as separate tasks. Other annual updates that are required by the LDRs include the housing fee in lieu rate and exaction fee rate.

Status: The Town of Jackson Planning Department completed one LDR cleanup in January 2019. A second, and more comprehensive, cleanup is needed to keep the Town LDRs updated. These cleanups should occur annually in the second half of the year to keep the LDRs up to date in incorporate any Planning Director interpretations or changes to State law. The Town Attorney’s office has identified the following changes resulting from the 2021 Wyoming Legislative season that may require updates to the LDRs:

- HB79: relates to State-exempt land subdivisions for gift to family
- HB157: terms of connection to municipal infrastructure
- HB158: relationship between zoning, land use plans (Comp Plan) and land use decisions

County LDR and Zoning Map Amendments

Ongoing Tasks

Progress	Ongoing
Timeframe	As Requested
Task Lead	Various
Resources	
Long-Range Planning	600 hrs
County Planning Director	60 hrs
Housing Department	20 hrs

Comp Plan Strategies: variable depending on the amendment proposed by the public, other department, or elected officials.

Task: Acknowledge the time and resources required for the various day-to-day tasks for which staff is responsible. For the Long Range Planning Team, this includes LDR and zoning map amendments. These are projects that are proposed by the public or other departments that are not otherwise a part of this work plan, and in recent years have required significant staff, public, and elected official resources. For this task, it should be noted that the time estimates provided in the chart represent the typical amount of time available to spend on these projects, but that the resources required are variable depending on the number and complexity of applications submitted by the public or requested by other departments and elected officials. Projects under this task may be recategorized as separate projects in this work plan if they represent a greater priority.

Status: This is an ongoing task that is a part of every year's Work Plan.

List of Projects completed in FY 24:

- Outdoor Reception LDR Text Amendment
- Moulton Family Inholding Zoning
- Environmental LDR Amendments

Town LDR and Zoning Map Amendments

Ongoing Tasks

Progress	Ongoing
Timeframe	As Requested
Task Lead	Various
Resources	
Long-Range Planning	10 hrs
Town Planning Director	50 hrs
Town Planning	150 hrs
Housing Department	10 hrs

Comp Plan Strategies: variable depending on the amendment proposed by the public, other department, or elected officials.

Task: Acknowledge the time and resources required for the various day-to-day tasks for which staff is responsible. For the Long Range Planning Team, this includes LDR and zoning map amendments. These are projects that are proposed by the public or other departments that are not otherwise a part of this work plan, and in recent years have required significant staff, public, and elected official resources. For this task, it should be noted that the time estimates provided in the chart represent the typical amount of time available to spend on these projects, but that the resources required are variable depending on the number and complexity of applications submitted by the public or requested by other departments and elected officials. Projects under this task may be recategorized as separate projects in this work plan if they represent a greater priority.

Status: This is an ongoing task that is a part of every year's Work Plan.

Applications submitted in FY23/24

- P23-015: PUD Amendment for Snake River Canyon Ranch (Teton County).
- P23-016: text amendment to increase bike parking requirements by County Pathways Dept.
- P23-079: Map amendment for Karns Meadow by Parks and Rec Dept.
- P23-204: Amendment to PUD Master Plan for Cottonwood Park by Presbyterian Church of Jackson Hole.

LDR and Comp Plan Education and Outreach

Progress	Ongoing
Timeframe	Ongoing
Task Lead	Long-Range Planning
Resources	
Long-Range Planning	80 hrs
County Planning Director	20 hrs
County Planning	20 hrs
Town Planning Director	40 hrs
Town Planning	20 hrs

Comp Plan Strategies:

3.3.S.1: Consider a joint Town and County staff person to execute the Growth Management Program and otherwise implement the Comprehensive Plan.

Task: Ensure the public is engaged in the implementation of the Comp Plan. Coordinate the public engagement requirements of the tasks in this Work Plan. Communicate the community vision, where it came from, and how it is being achieved. This task includes regularly updating the Long-Range Planning website, emailing subscribers to planning updates, coordinating with other departments and local or regional agencies, and providing funding and staffing to public workshops, charrettes and stakeholder meetings.

Status: This is an ongoing task that evolves with different projects.

Data Requests

Ongoing Tasks

Progress	Ongoing
Timeframe	As Requested
Task Lead	Long-Range Planning
Resources	
Long-Range Planning	50 hrs

Comp Plan Strategies:
Policy 8.1.a: Maintain current, coordinated plans for delivery of desired service levels.

Task: As government and non-government organizations plan for service delivery, Long-Range Planning staff can provide consistent data and projections on the population and demographics of the community, limiting consultant fees and standardizing level of service planning across the community.

Status: This task occurs annually and is a part of every year's work plan.

Other Comp Plan Coordination

Ongoing Tasks

Progress	Ongoing
Timeframe	Ongoing
Task Lead	Long-Range Planning
Resources	
Long-Range Planning	100 hrs
County Planning Director	75 hrs

Comp Plan Strategies:
Varies

Task: In addition to the specific tasks described above, Long-Range Planning will assist other departments and agencies to coordinate consistency with the Comp Plan.

Status: This task occurs annually and is a part of every year's work plan.

Future Tasks – Non-Budgeted and/or Unscheduled

The following tasks are in the line-up for implementation in <u>future years but are not recommended to begin in Fiscal Year 25.</u> Staff and fiscal resources for these tasks will be considered and updated in a future Work Plan, unless there is interest to identify any of these tasks as an immediate priority to be added to the FY 25 Work Plan. Based on limited Staff resources, adding items to the FY 25 Work Plan will require removing other priorities.

Future Tasks – Non-Budgeted and/or Unscheduled

Project	Page
County Early Childcare/Education LDR Amendments	53
Town Sign Standards Update	54
Town Review of Character Change in Stable and Transitional Districts	55
County Development Exactions Update	56
Town Lodging and Short Term Rental Review Phase II	57
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Joint Local Connectors Capital Project Group 4 Charter/Concept Design East West Connector	59
Town & County Business Park Zoning	60
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County Early Childcare/Education LDR Amendments

FY 25+

Progress	0%	
Timeframe	To be Determined	
Task Lead	Long-Range Planning	
Resources	*FY 25+*	*Total*
Consultant Services	TBD	TBD
Long Range Planning	300 hrs	300 hrs
County Planning Director	20 hrs	20 hrs

Comp Plan Strategies:

Policy 4.2.b Promote a balanced mix of nonresidential uses.

Policy 6.3.e. Balance housing, nonresidential development, and civic uses

Policy 8.1.b Coordinate with independent service providers

Task: The County has included looking at supporting early childcare and education as a part of the 2023 Areas of Focus discussion. This topic includes work from multiple departments through creation of an action plan and ultimately lead to a recommendation for future LDR amendments. This component of the areas of focus includes researching the Land Development Regulations to understand where childcare is currently allowed, where the barriers exist, outreach with stakeholders to understand community barriers, and possible amendments to the LDRs to facilitate childcare as a result.

Status: This task has not yet begun.

Town Sign Standards Update

FY 25+

Progress	0%		
Timeframe	July 2025 – July 2026		
Task Lead	Town Planning		
Resources	*FY 23*	*FY 25+*	*Total*
Long-Range Planning	0 hrs	10 hrs	10 hrs
Town Planning	0 hrs	50 hrs	50 hrs
Town Planning Director	0 hrs	130 hrs	130 hrs

Comp Plan Strategies:

3.2.S.6: Evaluate and update design regulations to encourage quality public space.

Task: Update Town sign standards to fix inconsistencies and deficiencies in current standards created by emergency LDR amendment required by federal law. In addition, make overdue improvements to design and materials standards and permitting procedures.

Status: This task has not yet been started and based on recent Council input it will not begin sooner than FY26.

Town Review of Character Change in Stable & Transitional Districts

FY 25+

Progress	30%			
Timeframe	July 2025 – July 2026			
Task Lead	Community Development Director			
Resources	*FY 22*	*FY 23*	*FY 25+*	*Total*
Town Planning Director	30 hrs	5 hrs	5 hrs	40 hrs
Town Com. Dev. Director	60 hrs	5 hrs	0 hrs	65 hrs
Housing Department	10 hrs	0 hrs	0 hrs	10 hrs

Task: Review the Town stable and transitional residential areas regarding desired community character compared to observed and data-based recent changes. Data collection and analysis has been completed and LDR amendments are being considered.

Status: This item was postponed by the Council until at least FY26 at which time this project will be evaluated again for possible inclusion in the Work Plan.

Comp Plan Strategies:

Policy 3.2.a Enhance Quality, Desirability and Integrity of Complete Neighborhoods - This Policy is in place for stable neighborhoods which may "be enhanced by infill that is consistent with existing patterns and scale of development and includes additional amenities to make the most appropriate places for development more enjoyable places to live." Many developed neighborhoods are seeing a shift in character as many infill projects include purchase of an older residence, tear down, and re-build with a much larger structure.

3.3.b Provide predictability in land use decisions – Updating these regulations may increase predictability by all including landowners wishing to complete infill development, and neighbors to said development so that folks can generally expect what to see as the result of additional infill being constructed.

3.3.e Preserve historic Structures and Sites – While this Policy speaks to preservation of historic structures, much of a historic building also includes the character of the site around it. New infill development adjacent to historic sites must consider existing character and how the new development will fit within the historic context of the existing neighborhood.

4.1.c. Promote Compatible Infill and Redevelopment that fits Jackson's neighborhoods – "…redevelopment will be compatible in scale, use and character in Stable Subareas…"

County Development Exactions Update

FY 25+

Progress	0%	
Timeframe	To be Determined	
Task Lead	Long-Range Planning	
Resources	*FY 25+*	*Total*
Consultant Services	TBD	TBD
Long Range Planning	200 hrs	200 hrs
County Planning Director	20 hrs	20 hrs

Comp Plan Strategies:
Policy 10.2b Use adaptive management to ensure we are achieving our vision.

Task: Contract with a consultant to complete a nexus study to update the County's development exaction requirements. Currently, the County requires exactions (land dedication or a fee in lieu) for the school district and parks to offset the impacts of residential development that increases the need for these services. The objective of this task is to evaluate the current nexus between residential development and the induced need for these services to ensure that the exaction requirement is accurate. Also, this task will explore moving from an exaction requirement to an impact fee requirement that more comprehensively accounts for development impacts to schools and parks, but also other important community services such as Fire/EMS, law enforcement, road maintenance, etc.

Status: This task has not yet begun.

Town Lodging & Short Term Rental Review Phase II

FY 25+

Progress	0%	
Timeframe	TBD	
Task Lead	Town Planning	
Resources	*FY25*	*Total*
Consulting Services	TBD	TBD
Town Planning Director	TBD	TBD
Town Com. Dev. Director	TBD	TBD
Town Planning	TBD	TBD
Housing Department	TBD	TBD

Comp Plan Strategies:

4.2.S.5: Review the Lodging Overlay boundary and associated regulations and incentives to determine the desired location, type and size of lodging.

Task: Upon completion of Phase 1: Data Collection and Review, Council will determine the appropriate next step. Staff have described below four (4) possible alternatives that could be considered by Council upon completion of Phase 1.

- Alternative 2a: Review of the Amount, Location and Type of Lodging
  - Scope: This alternative would be similar to the initiative undertaken by the Town in 2012-13 as described above which looked at the desired location of and type of lodging in the community based upon a lodging overlay district.
  - Outcomes: Potential outcomes of this effort would be changes to the current lodging overlay boundaries and types of lodging uses allowed therein
  - Timeframe: 12 months as this would include a public process with a lot of public engagement

- Alternative 2b: Amendments to the LDRs based upon the current lodging overlay and current allowed uses
  - Scope: Consideration of potential LDR amendments within the current lodging overlay boundary (no changes) to address issues identified during review of development over the past 10 years and consistency with the Comprehensive Plan including but not limited to:
  - Size of individual units, buildings and facilities
  - Mix of lodging types, i.e., short term rental and conventional lodging, timeshare, fractional, etc.
  - Outcomes: Potential outcomes of this effort would be amendments to the current LDRs
  - Timeframe: 6 months, including public hearing process at Planning Commission and Town Council

- Alternative 2c: Amendment to the Comprehensive Plan regarding Lodging and LDR amendments
  - Scope: Consider what role lodging should play in the community town and/or town/county different from what is currently envisioned
  - Outcomes: Possible amendment to the Comprehensive Plan
  - Timeframe: 12-18 months, including a Comprehensive Plan and LDR amendments as this would include a public process with a lot of public engagement and joint consideration by the Town and County

- Alternative 2d: No further action taken at this time, continue to monitor lodging development only
  - Scope: Retain current Comprehensive Plan and LDRs
  - Outcomes: Continued monitoring
  - Timeframe: 2 months, no public involvement

Status: This task has not begun and the timeframe is TBD based on workloads.

Town Natural Resource LDRs

FY 25+

Progress	0%
Timeframe	After completion of County Natural Resource LDRs
Task Lead	Long-Range Planning
Resources	To be determined

Task: Update Town natural resource protection LDRs based on the update to the County natural resource protections update. Utilize a series of small projects, such as stormwater quality regulations, Flat Creek protections, etc. to update the Town's natural resource protections.

Status: This task will begin when the County Natural Resource Regulations have been completed. It may alternatively be addressed through corridor plans and water resource protections.

Comp Plan Strategies:

1.1.S.3: Establish a monitoring system for assessing the impacts of growth and development on wildlife and natural resources. Implement actions in response to what is learned to provide better habitat and movement corridor protection.

1.1.S.4: Evaluate and amend wildlife protection standards for development density, intensity, location, clustering, permeability and wildlife-human conflict.

1.1.S.5: Evaluate mitigation standards for impacts to critical habitat and habitat connections and update as needed.

1.1.S.6: Identify areas for appropriate ecological restoration efforts.

1.2.S.1: Evaluate and update natural resource protection standards for waterbodies, wetlands and riparian areas.

1.2.S.2: Evaluate and update surface water filtration standards, focusing on developed areas near important waterbodies.

4.4.S.5: Develop a Flat Creek Corridor Overlay to addresses the ecological, recreational, and aesthetic values of the corridor, while respecting the existing uses and/or property rights along the corridor.

Joint Local Connectors Capital Project Group 4/Concept Design Northern South Park East-West Connector

FY 25+

Progress	1%
Timeframe	Now – January 2024
Task Lead	Long-Range Planning
Resources	RTPA- 200 hours

ITP Action Items: Chapter 4, Transportation Demand Management: Establish a TDM Program.

Task: These projects will be planned and designed to serve travel to, from and within Jackson Hole and to improve connectivity between local neighborhoods. The RTPA FY2024 budget included $150,000 to carry out public engagement and develop high-level conceptual plans for a transportation network that meets the goals of the Comprehensive Plan and serves the approved developments in West Jackson (areas west of US89 bound by South Park Loop road to the North and west and Red House Road to the south). The resulting plans and preliminary concepts could be used to understand potential transportation infrastructure needs if directed by BCC/Council.

Status: Transportation planning and modeling work has been completed as part of Neighborhood Plan for Northern South Park. The East West Connector will be dependent upon the phasing of the buildout of the planning area and obtaining necessary easements. The Modernizing Mobility for West Jackson study is underway: https://modernizingmobility.konveio.com/

County & Town Business Park Zoning

FY 25+

Progress	0%
Timeframe	To be determined
Task Lead	Long-Range Planning
Resources	To be determined

Task: Update zoning allowing light industrial uses. This area specifically includes South Park Business Park (Subarea 7.1).

Status: This Task could begin after the Aspens zoning updates are completed.

Comp Plan Strategies:

3.2.S.1: Update zoning and land development regulations within Complete Neighborhoods to achieve the desired character for Complete Neighborhoods as established in Character Districts

3.2.S.2: Identify locations for locally-oriented and visitor-oriented nonresidential uses within Complete Neighborhoods based on the Character Districts.

3.2.S.3: Update land development regulations for nonresidential areas within Complete Neighborhoods to encourage ground floor vitality and flexible mixed use.

3.2.S.5: Evaluate and update regulations in Complete Neighborhoods to allow and promote the appropriate variety of housing types identified through the Character Districts.

3.2.S.6: Evaluate and update design regulations to encourage quality public space.

6.2.S.3: Maintain locations for light industry, and evaluate and update regulations relating to live-work light industry opportunities.

6.3.S.2: Evaluate and update land use regulations to foster a positive atmosphere and attract appropriate types of business to the community. Promote the types of uses that provide middle income jobs and promote entrepreneurship.

Phase I Diversity Equity & Inclusion Amendments

FY 25+

Progress	0%	
Timeframe	To be Determined	
Task Lead	To be Determined	
Resources	*FY 25+*	*Total*
Consultant Services	TBD	TBD
Long Range Planning	TBD	TBD
County Planning Director	TBD	TBD
Town Community Development Director	TBD	TBD
Town Planning	TBD	TBD
Community Development Staff	TBD	TBD

Comp Plan Strategies:
Strategies would be created for the Comprehensive Plan out of this process.

Task: Recommendation for Town Council to work with County Commission to direct staff to add a chapter to the Comprehensive Plan focused on equity: The Equity Task Force (ETF) recommends that Town Council direct staff to update the Comprehensive Plan (Comp Plan) to include a chapter about Equity under the 'Quality of Life' Common Value.

Status: This task has not yet begun.

Update of Legacy Zoning Prioritization Areas

FY 25+

Progress	0%
Timeframe	To be Determined
Task Lead	Long-Range Planning
Resources	*FY 25+*
Consultant Services	TBD
Long Range Planning	TBD
County Planning Director	TBD

Task: In the last few years, the County has updated some of its legacy zoning in specific areas: the Aspens residential areas and in the Hog Island area. Moving forward, there may be interest in identifying the next key area for rezoning. This could include residential areas around Wilson, Kelly, Alta, or around the South Park area. The updates would look at rezoning legacy Rural or Complete Neighborhood areas, and a prioritization of where to start first would be needed. In order to determine priority, Staff would need to spend some time investigating the current zoning configurations and analyzing the need based on area to form a formal recommendation regarding prioritization of the next areas to rezone.

Status: This task has not yet begun.

Comp Plan Strategies:

3.2.S.1: Update zoning and land development regulations within Complete Neighborhoods to achieve the desired character for Complete Neighborhoods as established in Character Districts

3.2.S.2: Identify locations for locally-oriented and visitor-oriented nonresidential uses within Complete Neighborhoods based on the Character Districts.

3.2.S.3: Update land development regulations for nonresidential areas within Complete Neighborhoods to encourage ground floor vitality and flexible mixed use.

3.2.S.5: Evaluate and update regulations in Complete Neighborhoods to allow and promote the appropriate variety of housing types identified through the Character Districts.

3.2.S.6: Evaluate and update design regulations to encourage quality public space.

6.2.S.3: Maintain locations for light industry, and evaluate and update regulations relating to live-work light industry opportunities.

6.3.S.2: Evaluate and update land use regulations to foster a positive atmosphere and attract appropriate types of business to the community. Promote the types of uses that provide middle income jobs and promote entrepreneurship.

Completed Work Plan Tasks

The following section includes is a list of the implementation work completed or substantially completed since Comp Plan adoption in 2012 to date.

Comprehensive Plan Implementation

Task	Date Complete	Comp Plan Strategies Implemented
Land Development Regulation Updates/Studies		
Town Municode Implementation		
Town LDR Cleanup		
Northern South Park Implementation LDRs	March 2024	3.3.S.5
Joint Standardized Indicator Data Collection – Smart Gov	April 2022	Principle 9.2
Northern South Park Neighborhood Plan	July 2022	3.3.S.5
County Hog Island LDR and Zoning Map Amendment	April 2022	3.2.S.1
County Wildlife Feeding & Bear Conflict LDR Update	April 2022	1.1.S.4
Housing Nexus Study	April 2022	5.3.S.1
Housing Nexus Study	October 2013	5.3.S.1
Vegetation Mapping	December 2013	1.1.S.1
Joint LDR Restructure	December 2014	3.3.S.2, 3.3.S.3
County Rural LDRs Updates	December 2015	1.4.S.1, 1.4.S.2, 1.4.S.3, 3.1.S.1, 3.1.S.2, 3.3.S.2, 3.3.S.3
Town District 2 and LO Zoning	November 2016	4.1.S.1, 4.2.S.2, 4.2.S.4, 4.2.S.6, 4.4.S.3, 4.4.S.4
Focal Species Study	April 2017	1.1.S.2
Nonconformities LDRs Cleanup	May 2016	3.3.S.2, 3.3.S.3
County Nuisance LDRs	July 2016	3.1.S.1, 3.2.S.2
Town Adult Entertainment LDRs	March 2017	3.2.S.1
Exterior Lighting LDRs Update	September 2016	1.3.S.2
Town ARU Allowance	November 2016	5.2.S.2
Wildland Urban Interface LDRs	December 2016	3.4.S.2, 3.4.S.3
2016 LDR Cleanup	January 2017	3.3.S.2, 3.3.S.3
Housing Mitigation LDRs	July 2018	5.1.S.1, 5.2.S.2, 5.3.S.2, 5.4.S.3, 5.4.S.4
Town District 3-6 Zoning	July 2018	4.1.S.1, 4.1.S.2, 4.2.S.4, 4.3.S.1, 4.4.S.3, 5.2.S.1, 5.4.S.3, 5.4.S.4
County Natural Resource LDRs	75% complete	1.1.S.3, 1.1.S.4, 1.1.S.5, 1.1.S.6, 1.1.S.7, 1.2.S.1, 1.2.S.2
Joint Comprehensive Plan Review (GMP)	November 2020	Policy 9.1.a and 9.1.d
LDR Cleanup	July 2020	3.3.S.2, 3.3.S.3
Hog Island Zoning Update	March 2022	
Wildlife Friendly Fencing Update	November 2021	1.1.S.4

Comprehensive Plan Administration		
2012 Work Plan	June 2012	Principle 9.2
2013 Indicator Report & Work Plan	May 2013	Principle 9.2
Standardize Data Collection	70% complete	Policy 9.2.a
2014 Indicator Report & Work Plan	May 2014	Principle 9.2
2015 Indicator Report & Work Plan	August 2015	Principle 9.2
2016 Indicator Report & Work Plan	April 2016	Principle 9.2
2017 Indicator Report & Work Plan	April 2017	Principle 9.2
2018 Indicator Report & Work Plan	April 2018	Principle 9.2
2019 Indicator Report & Work Plan	April 2019	Principle 9.2
2020 Indicator Report & Work Plan	April 2020	Principle 9.2
2021 Indicator Report & Work Plan	May 2021	Principle 9.2
2022 Indicator Report & FY 23 Work Plan	April 2022	Principle 9.2
2023 Indicator Report & FY 24 Work Plan	April 2023	Principle 9.2
Joint Comprehensive Plan Review (GMP)	November 2020	Policy 9.1.a and 9.1.d
Joint Public Engagement	Continuous	3.3.S.1
Other Coordination	Continuous	
Integrated Transportation Plan (ITP) Implementation		
ITP	September 2015	7.1.S.1, 7.1.S.4, 7.1.S.6, 7.1.S.8, 7.1.S.9
Town Community Streets Plan	April 2015	7.2.S.1
Town District 3-6 Parking Study	December 2017	4.1.S.1, 4.1.S.2, 5.4.S.3, 7.3.S.1
Joint Regional Traffic Model	January 2019	7.2.S.6
Downtown Parking Study	July 2019	4.1.S.1, 4.1.S.2, 5.4.S.3, 7.3.S.1
ITP Technical Update	December 2020	7.1.S.1, 7.1.S.4, 7.1.S.6, 7.1.S.8, 7.1.S.9
ITP Transportation Lead	February 2022	

Housing Action Plan Implementation		
Housing Action Plan (HAP)	November 2015	5.4.S.1, 5.4.S.2
Housing Authority Restructure	December 2016	HAP: 1
2016 Housing Supply Plan	October 2016	HAP: 2
Housing Rules and Regulations	July 2018	HAP: 3B
2017 Housing Supply Plan	November 2017	HAP: 2
2018 Housing Stock Portfolio	75% complete	HAP: 2F
Online Intake Form	February 2018	HAP: 2F, 3C, 4B
2018 Housing Supply Plan	June 2018	HAP: 2
2019 Housing Supply Plan	April 2019	5.4.S.1
2020 Housing Supply Plan	January 2020	5.4.S.1
2022 Housing Needs Assessment	March 2022	
Sustainability		
Town Wastewater Treatment Plant Technical Review	November 2022	Principle 1.2, Policy 3.3.d, 8.1.5.3
County Water Quality Management Plan	April 2024	1.2.S.3, 1.2.S.5, 1.2.S.6, Chapter 8

JOINT INFORMATION MEETING
AGENDA DOCUMENTATION

TETON COUNTY WYOMING
BOARD OF COUNTY COMMISSIONERS

TOWN COUNCIL

SUBMITTING DEPARTMENT: Town & County Administration **PRESENTER**: Tyler Sinclair

MEETING DATE: April 22, 2024

SUBJECT: Town and County Joint Revenue Options

STATEMENT/PURPOSE

The Board of County Commissioners ("Board") and Jackson Town Council ("Council") will review information regarding joint revenue options including sales tax, recreation district, property tax, and lodging tax, for consideration as part of the FY25 budget process.

BACKGROUND

At the February 2024, Joint Information Meeting, staff presented, and the Boards discussed the outcomes of the Joint Funding Taskforce (Taskforce) that was formed by the Town and County for the purpose of studying how Town and County Joint Departments are currently funded and how they might be funded in the future. The Taskforce met a total of 12 times for approximately 27 hours from August to January. The work of the Taskforce was completed specifically in the following 5 areas:

1. Current Situation and Goals
2. Joint Department Review
3. Overall Funding Formula and Mix Review
4. Additional Revenue Review
5. Recommendations and Next Steps

Current Situation and Goals

The Taskforce began discussing the current state of each organization's budget and long-term financial sustainability.

For the Town, although current budgets are balanced the Town 5-year financial model (attached) shows increasing budget challenges resulting in not being able to maintain desired reserve levels and fund the current level of services beginning in Fiscal Year 2026. A goal for the Town was to identify approximately $4.0m in budget adjustments through changes to expenditures and/or revenues. Key budgetary issues facing the Town are how to maintain the current level of service for all Town departments and service areas while investing in community and employee housing and staff retention and compensation.

Similar to the Town, the County found that adjustments to the County budget through changes to expenditures and/or revenues would be needed going forward to address key budgetary issues. Key budgetary issues facing the County include the need to fund a new County Court House, how to fund community and employee housing, and staff retention and compensation.

For Joint Departments the Taskforce discussed that new capital projects often lead to growth in operations and maintenance, a challenge that is not currently being offset by additional revenue to fund such ongoing expenses long term. It was also noted that growth in Joint Departments and increased level of service often exceed that of individual Town and County Departments and the ability to fund these increases, specifically by the Town, is challenging.

The Taskforce discussed that its objective was to explore both short- and long-term goals, with the short-term goals to 1) address the projected Town and County budget challenges and 2) develop a long-term funding strategy that allows both organizations to provide the desired level of service in a sustainable and equitable manner.

The Taskforce considered what success would look like for the group and initially developed the following:

- Better understanding of the joint departments and divisions funding.
- Identify funding alternatives for the County and Town to consider for funding joint departments and divisions to meet the community's goals.
  - The taskforce noted that this might or might not include a recommendation from the taskforce on a preferred alternative.
- If a joint funding alternative is not identified, the Town and County would individually determine funding alternatives to meet community goals.

Joint Department Review

For the purpose of this review the Taskforce considered the following joint departments/divisions:

- Pathways
- Victim Services
- Long Range Planning
- Dispatch/Treatment Court
- Animal Shelter
- Transportation
- Housing
- Parks and Recreation
- START
- Fire/EMS

To complete the review the Taskforce asked each department/division the following questions:

1. Please provide the basic highlights of your current funding model (JPA or otherwise).
2. Please provide your thoughts on the current position and structure of your department or division within the Town and County (to include the entity within which you are housed and any volunteer boards/recommending bodies).
3. Please provide a five-year projection of all expenses (both ops and capital) and any revenues originating from outside of the Town and County general funds.
4. Please provide your thoughts on the current jointly funded budget review process.
5. Please indicate what untapped sources of revenue are specifically relevant to your area of operations (e.g., increased fees, grants, partnerships, etc.).
6. Please provide a jurisdictional breakdown (i.e., Town, Non-Town, Undetermined) of assets and FY24 expenses, itemized by asset if possible.
7. Please provide a short, high-level overview of the changes you would make to accommodate a 15% reduction in expenses next fiscal year, and the changes you would make if allotted a 15% increase in expenses next fiscal year.

The Taskforce then met with each department/division to review the information provided and to explore the following considerations:

- Reductions/Efficiencies
- New Funding Split
- New Revenue options

Taskforce takeaways from this work included:

- Improvements should be made to the Joint Department Budget application and review process.
- Efficiencies were identified in some areas that should be addressed during budget review.
- No new funding split was determined for any departments, although alternatives based upon geography and location of assets, population served, and other alternatives were explored.
- Setting revenue goals for departments was discussed and the ability to further consider how Travel and Tourism Board funding in specific areas could be better utilized.

Overall Funding Formula Review

For this topic, the Taskforce considered alternatives to the current overall funding formula which is determined by census population and currently is 54% County and 46% Town. Specifically, the Taskforce discussed what should/could be the basis for an alternative funding split. The Taskforce considered both an alternative basis for joint funding other than the census and alternatives to the current funding mix (sales tax, property tax, fees, special purpose excise tax, lodging tax, other). The Taskforce considered the Town's alternative funding proposal from FY23 Budget utilizing total revenues collected by the Town and County (attached), a "Town is in the County" approach creating a County 69% and Town 31% funding formula based upon population, a "1/3 Town and 2/3 County" approach, among other possible alternatives, but did not conclude with a recommendation for an alternative to the current 54/46 formula. Takeaways from overall funding formula review portion of the review included:

- Although the current formula is not perfect the Taskforce could not determine a preferred alternative.
- The current formula provides clarity and ease of administration.
- There is no one formula that works for all departments and for the Town and County.

Regarding the review of the current funding mix, the Taskforce discussed the current mix of funding utilized by the Town and County along with options to adjust this mix. Current funding options discussed included:

- Property Tax
  - Town currently 0.5 mills; 8 mills allowed
  - County total currently at 7.379 mills; 12 mills allowed
  - School Funding majority of tax in Teton County
  - Other Organizations using it: Conservation District, Weed and Pest, Recreation District, Teton County Hospital, etc.
- Sales Tax
  - Total of 7 cents allowed; currently 6 cents
    - Options: general purpose, special purpose excise tax
      - Town and County options do not have to be the same
    - History of previous sales tax ballot options
- Lodging Tax
  - Total allowed 4 cents; currently 2 cents
- Fees
  - Department fee schedules
- Other

Takeaways from the current funding mix portion of the review included:

- Town and County could improve communication regarding the setting of rates/mills for current funding mix.
- Better understanding of Town and County process to determine annual revenue.
- No alternative funding mix was determined.

<u>Additional Revenue Review</u>
Building on the work completed reviewing and discussing the current funding formula and funding mix, the Taskforce identified and discussed the following future funding options, listed below in two categories, 1) Currently Allowed; and 2) Currently not Allowed.

Currently Allowed:

- Property Tax
- Sales Tax
- Lodging Tax
- Recreation District
- Economic Development District
- Joint Department Options
  - Set revenue recapture goals for all departments annually.
  - START fares
  - Parks and Recreation sponsorships
- Grants, Philanthropy, State and Federal funding

Currently Not Allowed:

- Real Estate Transfer Tax
- Regional Transportation
- Sales Tax exemption amendments

Takeaways from this portion of the review included:
- Taskforce found that although much was gained by discussing additional revenue options for any recommendations or decisions on this issue should come after discussion and direction from both Boards
- Acknowledgement that without additional revenue, current levels of service and programs may need to be reduced; Town budget impacts affect the County, because the Town is in the County, Town residents are County residents
- Acknowledgement that the Comprehensive Plan calls for the creation of three dedicated funding sources for Open Space, Housing and Transportation that have not been effected, despite active work in each of these areas.

At the conclusion of the February JIM, both Boards made a motion to place on a future Joint Information Meeting discussion of the following: revenue options including sales tax, recreation district, property tax, and lodging tax, and cost recovery guidance (%) to joint departments for consideration as part of the FY25 budget process. Staff have not included the cost recovery guidance topic in this report.

ANALYSIS/ALTERNATIVES

Staff have outlined the primary revenue sources for consideration by the Town and County as listed below.

Sales and Use Tax - General

For sales and use tax, the state imposes 4 pennies which the state retains 69% of the revenues generated by those 4 pennies, and the remaining 31% of revenue is split between the county and town based on population.

It is important to remember that we use the term "sales tax," but we are actually discussing both the "sales tax" and the "use tax." Use tax is when the item may have been purchased out of state, but its use is in the State of Wyoming. Staff notes to be aware that for every sales tax statute, there is an identical corresponding use tax statute. Use tax also includes sales from remote sellers that sold more than $100,000 of gross sales in Wyoming or had more than 200 separate transactions in Wyoming. W.S. §39-15-501.

Pursuant to Wyoming Statutes Title 39, Chapter 15, Article 2 Local Sales Tax, the Wyoming Legislature has provided that local governments may impose certain local sales taxes as explained below:

General Revenue
- 2 pennies maximum
- May be imposed in .5% increments
- County imposed tax with 2/3 of municipalities agreeing to place on the ballot with Subsection (F) provisions allowing continuation without a new election
- Teton County currently imposes 1 penny for General Revenue
- Split with Town based on population

Special Excise Tax (SPET)
- 2 pennies maximum
- The statute is silent as to increments but has been interpreted as requiring full 1-penny increments
- It must be used for a specific purpose with a specified amount.
- The county imposed with 50% of municipalities agreeing to place on the ballot
- Teton County currently imposes 1 penny for SPET

Separate City/Town General Or SPET

- 1 penny maximum
- .25 increments
- This only applies within the Town. Option for either General or for SPET, but not both.
- This is an addition to any county taxes, not in lieu of.

Economic Development Sales Tax

- 1 penny maximum
- Imposed in .25% increments
- Must be used for economic development
- Imposed by Goshen County, but unaware of its use anywhere else in Wyoming

An important note is that when you add up the taxes for General Revenue, SPET, and Economic Development, the county cannot exceed 3 pennies. Thus, if you raise SPET to 2 pennies, then General Revenue must remain at 1 penny or vice versa, if the county raises General Revenue to 2 pennies, then SPET must remain at 1 penny.

Sales and Use Tax Points to Consider:

- Solid option for tourism-based economy with high level of sales.
- Requires popular vote, higher turnout in general election.
- Generates large sums of funding in non-recession economies 2019 approximately $7M to Town of Jackson, $9M to Teton County.
- Option to jointly impose with Teton County or individually within Town limits.
- Equity: Paid approximately 60% by visitors.
- Regressive because people who earn less pay a larger percentage of their salary in the form of sales tax, as compared to those who earn more. Based on percentage of salary, people in the lowest bracket pay more than double what the top 1% pay.

Options to place on the ballot:

Upcoming Revenue Generating Election Dates and Ballot Resolution Deadlines		
Election Date	Election Type	110 Day Deadline to Provide Ballot Resolution to County Clerk
Tuesday, May 7, 2024	Special	Deadline has passed
Tuesday, August 20, 2024	Primary	Wednesday, May 1, 2024
Tuesday November 5, 2024	General	Wednesday, July 17, 2024

Lodging Tax

Ability to Impose: Up to 5 cents split between state and local government, in 1 cent increments.

- 3 pennies to the State (80% to State Office of Tourism and 20% to Reserve)
- 2 pennies to County/Town (60/30/10)
- 2 additional pennies could be added via community vote

Points to Consider

- Solid option for tourism-based economy with high level of lodging facilities
- Requires popular vote, higher turnout in general election.
- Distributed by point of sale not population split.
- How it can be used is limited to 60% Promotion, 30% Visitor Impacts, 10% Unrestricted
- Is separate from 7 cent ceiling on sales tax.
- Estimate of Generated Revenue: Based on 2019 collections: 2% generates $1,128,200, 4% generates $2,256,401.
- Method of Imposition: Jointly with Teton County or Town only
- Equity: Paid by visitors utilizing lodging.
- Is a consumption-based tax. A more expensive hotel room occupied by someone with an ability to pay more, generates more tax.

- Impact on Community: Paid by visitors staying at lodging in the community.

Property Tax and Mill Levy

When thinking about property taxes in Teton County and the Town it is important to note that there are many entities involved in determining the total amount of property tax that an owner is required to pay. Staff have attached an overview of all allowable mill levies authorized by state statute along with the 2023 Teton County Mill Levies for 2023, for context and background. Below staff have summarized the specific Town and County options authorized by the state for consideration.

Property Tax - Town

Ability to Impose: Up to 8 mills in 0.5 increments. Town currently uses 0.5 mills; Town Assessed Value $896,178,816
8 Mills - $7,169,431
Points to Consider:

- Can be approached incrementally.
- Only paid by Town property owners
- Assessment valuations determined by Teton County.
- Can be implemented by majority of Council without popular vote.
- Could place some aside for property tax relief. County relief program in place.
- Equity: Paid by all property owners but not necessarily all users of government services.
- Progressive in part, higher valuation property owners pay more based on valuation. Regressive in part, if two individuals in the same tax jurisdiction live in properties with the same values, they pay the same amount of property tax, regardless of their income.
- Method of Imposition: The Town must notify Teton County Commissioners and the Teton County Assessor on or before July 31, 39-13-104(k)(i)(B).
- Uses: Any local government purpose, capital or operations.
- Impact on Community: Table below shows impact on various valuations of property.

Town of Jackson Property Tax Annual Impact on Property Owners			
Valuation	.5 Mill	1 Mill	8 Mills
$ 100,000.00	$ 5.00	$ 10.00	$ 76.00
$ 300,000.00	$ 14.00	$ 29.00	$ 228.00
$ 500,000.00	$ 24.00	$ 48.00	$ 380.00
$ 700,000.00	$ 33.00	$ 67.00	$ 532.00
$ 1,000,000.00	$ 48.00	$ 95.00	$ 760.00

Property Tax - County

Ability to Impose: 12 mills allowed; County total currently at 7.379 mills
Points to Consider:

- Can be approached incrementally.
- Assessment valuations determined by Teton County.
- Can be implemented by a vote of a majority of Commissioners without popular vote.
- County and State relief programs in place.
- Equity: Paid by all property owners but not necessarily all users of government services.
- Progressive in part, higher valuation property owners pay more based on valuation. Regressive in part, if two individuals in the same tax jurisdiction live in properties with the same values, they pay the same amount of property tax, regardless of their income.
- Method of Imposition: County Commissioners must notify the Teton County Assessor on or before July 31, 39-13-104(k)(i)(B).
- Uses: Any local government purpose, capital or operations.
- Town and County property owners pay the same amount.

Other Options

Staff acknowledges that the options described above are not an exhaustive list of joint revenue options available to the Town and County. Other potential options for specific services include but are not limited to a Recreation District (up to 1 mill), a Rural Health District, and others. In regard to Economic Development there are additional options including but limited to Urban Renewal Authority, Downtown Development Authority, Tax Increment Financing, others, see the attached information sheet for additional discussion of these options. Please also see via the included link a publication from the Wyoming Taxpayers Association, titled Wyoming Tax Summary and How Wyoming compares 2023, that provides a comprehensive overview of all taxation in Wyoming, how Wyoming Counties/Communities compare to each other and how Wyoming Compares to other states and regions.

Key Question #1: Does the County and/or Town wish to explore next steps in the implementation of any of the revenue options discussed above?

COMPREHENSIVE PLAN ALIGNMENT

Quality of Life: Common Value 3

STAKEHOLDER ANALYSIS

Teton County, the Town of Jackson, community members, and visitors.

FISCAL IMPACT

Fiscal impact varies based on direction from Council and Board.

STAFF IMPACT

All joint departments/divisions and several elected offices across the County.

LEGAL REVIEW

Gingery & Colasuonno

ATTACHMENTS

Wyoming Economic Development Tax Funding Options
Wyoming Allowable Mill Levies
Teton County Mill Levies for 2023

RECOMMENDATION

None

SUGGESTED MOTION

I move to direct staff to:

-
-

AYRES

In association with

HOLLAND & HART LLP
ATTORNEYS

Wyoming Economic Development
Tax Funding Options

With the changing landscape of economics and funding in Wyoming, communities are looking for ways to redevelop blighted areas, develop affordable housing options, and tap into unique ways to fund critical projects. Many Wyoming communities struggle with generating funds to support economic development activities. Whether its construction of infrastructure, staffing for organizational support, purchase of land, new facility construction, or renovations of existing buildings, funding is essential to successfully supporting economic development. Using tax-based funding options for redevelopment can be a winning combination for communities providing renewable funding, attracting developers, and allowing area businesses to expand and upgrade. The team at Ayres Associates and Holland & Hart know how to tap into tax financing for economic development and have been the leaders in using this valuable tool throughout Wyoming. The following list highlights several opportunities to consider, including well-known options (like the 6th Penny Tax), and some new opportunities (like Tax Increment Finance) for you to explore.

URBAN RENEWAL AUTHORITY

An Urban Renewal Authority (URA) is a public agency that Municipalities can create as provided by the State of Wyoming under the “Wyoming Urban Renewal Code” WS 15-9. The URA encourages private investment in “blighted” or “slum” areas. A URA is created through the local governing body with specific URA boundaries and an Urban Renewal Plan including determining the current governmental tax-base in the Urban Renewal District (URD; defined URA boundaries). The URA provides the ability to provide development support and financing through Tax Increment Financing, and more.

Pros:	Cons:
Provides options for properties that are blighted or areas that need an economic boost.	Redevelopment projects take time.
Attracts developers in areas where development is expensive and stagnant.	The term “blighted” is confusing and can scare property owners.
Provides for reinvestment by the governing body into the economy and redevelopment efforts.	Requires extensive upfront work to establish the Authority.

URA’s are currently utilized in many Wyoming Cities and Towns including: Evanston, Casper, Cheyenne, Rock Springs, and Green River.

DOWNTOWN DEVELOPMENT AUTHORITY

A Downtown Development Authority (DDA) is is a public agency that Municipalities can create to support reinvestment in downtown districts as provided by the State of Wyoming under the "Wyoming Urban Renewal Code" WS 15-9 specifically for Downtown/Main Street Areas. Similar to URAs, DDAs encourage and promote private investment and allow for the collection of tax increment revenue. A DDA is created through the local governing body specifically in downtown district areas.

Pros:	Cons:
Both sales taxes and property taxes can be used for reinvestment, where URAs can only utilize property taxes.	Programs used in the DDA may be subject to time limits.
Attracts developers in areas where development is expensive and stagnant.	Gaining approval from stakeholders can be a lengthy process.
Allows for a mill levy to administer the DDA.	Requires upfront work to set up DDA and requires someone to manage the entity.

DDA's are currently utilized in many Wyoming Cities and Towns including: Cheyenne, Laramie, Rawlins, Sheridan, Casper, and others.

TAX INCREMENT FINANCING (TIF)

Tax increment financing (TIF) can be a tool used under the URA and DDA. TIF allows the URA/DDA to finance urban renewal projects with future sales and property taxes in the URA. When the URA/DDA is formed, the base property tax revenue is determined. The URA/DDA collects the growth in increment above the base, which is invested in public improvements in support of redevelopment projects. Public improvements can include infrastructure, environmental remediation, or other investments that benefit the public. This provides developers and business owners additional financing for projects within the URA/DDA.

Pros:	Cons:
Provides specific project funding that benefits the blight and slum areas.	Other taxing entities are impacted by the use of tax increment.
Has been very successful for many communities across the Nation.	Because Wyoming has a relatively low tax base, the use of TIF is limited.

The only functioning TIF in the State of Wyoming is in Cheyenne. This was recently developed through a partnership with the City of Cheyenne and Cheyenne LEADs with help from Ayres, and Holland & Hart.

QUARTER CENT SALES TAX

A quarter cent sales tax is a local tax increase on general sales that can be used for economic development projects. The quarter cent tax can be developed for specific project types (i.e. façade updates, community enhancement, blight and slum projects, etc...). The quarter cent tax will require community approval and will require a vote approval. The community can levy up to one cent in quarter cent increments using this tool (WS 39-15-201, 39-15-211, 39-16-201, and 39-16-211).

Pros:	Cons:
Will provide annual renewed economic development funds for the community.	Will require voter approval and buy-in.
Can provide private, non-profit, new and old business in any area of town a hand for projects that will benefit the community, spur growth, and redevelopment.	Can be controversial and will require a special plan for disbursement.
	Will require a fund manager and project request process.

Goshen County has an approved quarter cent tax and receives up to $600,000 per year since 2007. Fremont County also uses this tool leveraging almost $600,000 in 2021.

MILL LEVY/PROPERTY DISTRICT TAX

Wyoming state law (WS 39-13-104) allows mills (or $1 of tax per $1,000 of assessed value for each property) to put towards specific public services. Mill levy taxes are developed by tax district and can be earmarked for specific uses. In Wyoming, mill levy taxes have primarily been used for school districts and government operating expenses, but if approved by voters, can be used for other public services like airports, education, weed and pest management, libraries, museums, hospitals, recreation, public assistance, infrastructure, and more.

Pros:	Cons:
Can provide routine income for revitalization projects and initiatives.	Will require voter approval and buy-in.
Flexible options for each district are possible.	Project types will be limited by State statute.
	Can be controversial and will require a special plan for disbursement.

Mill Levy/Property District Taxes are used throughout the entire state of Wyoming. More information is available at: http://wyotax.org/wp-content/uploads/2021/11/Property-Tax-2021.pdf

SPECIAL PURPOSE OPTIONAL TAX (i.e. 5TH and 6TH PENNY)

Similar to the Quarter Cent tax above, this tax allows for the addition of 1% additional sales tax above the State's 4% base sales tax rate. This source collects a specific amount of funding for a specific project. The 5th Penny collects taxes for a four-year period, and the 6th Penny only collects taxes until the specific amount is reached.

Pros:	Cons:
Can provide funding for specifically defined revitalization projects and initiatives.	Will require voter approval and buy-in.
A good option for larger community projects.	Projects may be in competition with other community priorities.
	Specific cost details are necessary to provide an estimated budget.

Special Purpose Optional Taxes are used throughout the entire state of Wyoming.

Other Sales Tax and Property Tax Economic Development Incentives and Exemptions can be found at wyotax.org or reach out to us for more information.

- New Market Tax Credits
- Historic Tax Credits
- Business Improvement District
- Special Improvement District
- Manufacturing Machinery
- Data Center
- Enhancing Revenues
- Railroad Rolling Stock
- Landscape Property Taxes

CONTACT INFORMATION

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**Developed Jan 2022 and may be subject to tax revisions.
Please reference statutes for more information.

<u>Wyoming Allowable Mill Levies</u>

1. **State Levies**

   Total State-wide levies include the following:

   A. General Fund limited to 4 mills for General Fund purposes, (Article 15, Section. 4, Wyoming Constitution).

   B. State Charitable Institutions not to exceed 1 mill as provided by W.S. 9-4-302.

   C. State Bonds and Interest, maximum as set forth in Article 16, Section 1, Wyoming Constitution.

   D. School Foundation Fund, not to exceed a levy of 12 mills (W.S. 21-13-303(a) & (c)).

2. School District Levies

The total school district levies include the following:

A. Mandatory County wide School Levy, 6 mills (W.S. 21-13-201).

B. Unified School District mandatory 25 mills (W.S. 21-13-102(a)(i)(A)). An additional operation mills totaling 3 mills may be imposed (W.S. 21-13-102(a)(i)(D). Further, additional capital facility repair of 3 mills may be imposed (W.S. 21-13-102(a)(i)(E). Maximum: 31 mills.

C. Fremont County Elementary Districts 21 and 38 only, mandatory 20 mills (W.S. 21-13-102(a)(ii)(A)), plus mandatory 5 mills for high school tuition (W.S. 21-13-102(a)(ii)(C)). An additional operation mills totaling 3 mills may be imposed (W.S. 21-13-102(a)(ii)(E). Further, additional capital facility repair of 3 mills may be imposed (W.S. 21-13-102(a)(ii)(F). Maximum: 31 mills.

D. Board of Cooperative Education Services (BOCES), not to exceed 1⁄2 mill with school board approval (W.S. 21-20-109). An additional 2 mills may be imposed with voter approval (W.S. 21-20-110). Maximum: 21⁄2 mills.

E. Vocational, Terminal Continuation and Adult Education, not to exceed 21⁄2 mills with voter approval (W.S. 21-12-103).

F. Building Fund, no maximum (W.S. 21-13-501 through 21-13-503).

G. Recreational, not to exceed 1 mill (W.S. 18-9-201(b)).

H. Bond Redemption and Bond Interest, no maximum.

3. Community College Districts

The total community college district levies include the following:

A. Operating Levy, not to exceed ten (10) mills by a community college district as provided by W.S. 21-18-304(a)(vii) and 21-18-311(f) plus the number of mills necessary for the payment of the community college district debt plus interest thereon not to exceed the limitations prescribed by W.S. 21-18-314(a);

B. Bond Redemption and Bond Interest, no maximum.

4. County General Fund

The total County Fund not to exceed 12 mill constitutional limit, which includes the following:

A. Airport Operation.
B. Road and Bridge Purposes.
C. Civil Defense.
D. County Building Fund.
E. County Fair Operation.
F. County Hospital Operation.
G. County Library Operation.
H. County Museum Operation.
I. Public Assistance and Social Services.
J. Recreation purposes, to fund a recreation system established by a county to fund a county's share of a recreation system established jointly (W.S.18-9-201 or W.S. 18-9-202).
K. Public Health purposes.
L. Fire Protection, not to exceed 1 mill on property outside of incorporated cities or towns or rural fire districts (W.S. 18-3-509 and W.S. 39-13- 104(f)(ii)). Must be within the county 12 mill limit per Attorney General Opinions dated October 4, 1976 and November 8, 1993.

5. County Bond Redemption and Bond Interest

No maximum levy amount set (Article 16, Sections 3 and 5, Wyoming Constitution).

6. Special District Levies

The total special districts include the following:

A. Cemetery District, not to exceed three (3) mills by a special cemetery district as provided by W.S. 35-8-314 plus the number of mills necessary for the payment of the district debt plus interest thereon not to exceed the limitations prescribed by W.S. 35-8-316.

B. Downtown Development Authority District, not to exceed 30 mills on non-residential real property (W.S. 15-9-217(b)).

C. Fire Protection District, not to exceed 3 mills by a fire protection district as provided by W.S. 35-9-203(b) plus the number of mills necessary for the payment of the district debt plus interest thereon not to exceed the limitations prescribed by W.S. 35-9-204

D. Flood Control District, not to exceed 12 mills on real property (W.S. 41-3-803).

E. Hospital District, not to exceed 6 mills (3 mills by hospital board action W.S.35-2-414(b) and 3 mills with voter approval W.S. 35-2-414(c)).

F. Improvement and Service District, duty to levy taxes for bonds and interest (W.S. 18-12-134).

G. Museum District, not to exceed 1 mill (W.S. 18-10-213(b)).

H. Regional Transportation Authority, not to exceed 1⁄2 mill (W.S. 18-14-103).

I. Resort District, not to exceed 3 mills (W.S. 18-16-114).

J. Rural Health Care District, not to exceed 2 mills (W.S. 35-2-708(c)).

K. Sanitary and Improvement District, not to exceed 1 mill (W.S. 35-3-109).

L. Senior Citizen Service District, not to exceed 2 mills (W.S. 18-15-102(d)).

M. Senior Health Care District, not to exceed 2 mills (W.S. 35-2-120).

N. Soil & Water Conservation District, not to exceed 1 mill (W.S. 11-16-133).

O. Solid Waste Disposal District, not to exceed 3 mills (W.S. 18-11-103(a)).

P. Water Conservancy District, not to exceed 1⁄2 mill prior to delivery of water; thereafter not to exceed 1 mill (W.S. 41-3-771and W.S. 41-3-775).

Q. Water and Sewer District, not to exceed 8 mills (W.S. 41-10-114).

R. Weed and Pest Control District, not to exceed 2 mills, including not to exceed 1 mill (W.S. 11-5-111) and 1 mill for leafy spurge control (W.S.11-5-303).

7. Municipal General Fund

Not to exceed 8 mill (Section 6, Article 15, Wyoming Constitution), includes the following (W.S. 39-13-104(c)(i)):

A. Band Concerts Levy, not to exceed 1 mill but must be within the 8 mill limit for general fund (W.S. 15-1-902).

B. Police Pension Levy, not less than 2/10 mill nor more than 1 mill but must be within 8 mill limit for general fund.

C. Recreation Levy, not to exceed 2 mills to fund a recreation system established by a city or town or to fund a city or town's share of a recreation system established jointly (W.S. 18-9-201).

D. Public Health Levy, not to exceed 1 mill (W.S. 35-1-304).

E. Fire District, Cities and towns within a special fire district must reduce their 8 mills by the amount of the special fire district levy not to exceed 3 mills.

8. Municipal Bond Redemption and Bond Interest

No maximum levy amount set

2023

TETON COUNTY MILL LEVIES FOR 2023

PURPOSE	2022 LEVY	2022 TAX	2023 LEVY	2023 TAX
WY State School Foundation Program	**12.000**	**38,460,359**	**12.000**	**47,865,326**
County General Fund (Includes Library)	**6.879**	**22,047,401**	**6.879**	**27,438,798**
Fire Protection Fund	**0.500**	**749,088**	**0.500**	**1,272,658**
Weed and Pest Control District	**0.750**	**2,403,772**	**1.000**	**3,988,777**
County School Fund (Local)	**6.000**	**19,230,179**	**6.000**	**23,932,663**
School Dist. Levy (Mandatory)	**25.000**	**80,125,747**	**25.000**	**99,719,428**
School Dist. Levy - BOCES Region 5	**0.100**	**320,503**	**0.100**	**398,878**
School Dist. Levy – BOCES CWC	**0.150**	**480,754**	**0.150**	**598,317**
TCSD #1 Recreation	**0.900**	**2,884,527**	**0.900**	**3,589,899**
TCSD #1 Early Childhood Care & Education	**0.100**	**320,503**	**0.100**	**398,878**
Teton County Hospital Fund Levy	**3.000**	**9,615,090**	**3.000**	**11,966,331**
Teton Conservation District	**0.600**	**1,923,018**	**0.600**	**2,393,266**
TOTALS	**55.979**	**$178,560,941**	**56.229**	**$223,563,219**

ALLOCATED DISTRICT LEVIES	2023 LEVY	Special District Levy	Total Mill Levy
Town of Jackson	55.729	0.500 MILLS	56.229
General County	56.229	N/A	56.229
Alta Solid Waste	56.229	$120 PER LOT	56.229
Aspens Pines Water and Sewer	56.229	$415.31 PER LOT	56.229
Aspens ISD	56.229	$120 PER LOT	56.229
Bar Y ISD	56.229	$1500 PER LOT	56.229
Buffalo Valley Water District	56.229	$960 PER LOT	56.229
Flat Creek Water Improvement District	56.229	$240 PER LOT	56.229
Gros Ventre West ISD	56.229	VARIOUS	56.229
Indian Paintbrush Water District	56.229	8 MILLS	**64.229**
Melody Ranch ISD	56.229	$450 PER LOT	56.229
O Bar B	56.229	VARIOUS	56.229
Polo Ranches ISD	56.229	$600 PER LOT	56.229
Porcupine Creek Ranch ISD	56.229	VARIOUS	56.229
Rafter J ISD	56.229	VARIOUS	56.229
Ridgeline ISD	56.229	DID NOT LEVY	56.229
Rivermeadows Water	56.229	DID NOT LEVY	56.229
Skyline Maintenance East and West	56.229	VARIOUS	56.229
Spring Creek Ranch ISD	56.229	VARIOUS	56.229
SPSC ISD	56.229	$5,000 PER LOT	56.229
Squaw Creek Water	56.229	$750.00 PER LOT	56.229
So. Squaw Creek Road ISD	56.229	VARIOUS	56.229
SRSC ISD	56.229	VARIOUS	56.229
Targhee Towne Water District	56.229	$600.00 PER LOT	56.229
Teton Village Association ISD	56.229	VARIOUS	**61.562**
Teton Village Fire, Water/Sewer	56.229	SEE BREAKDOWN	**61.562**
Teton Village Improvement and Service	56.229	VARIOUS	**61.562**
West Gros Ventre Butte Water District	56.229	VARIOUS	56.229
Wilson Water & Sewer	56.229	VARIOUS	56.229

TETON VILLAGE FIRE, WATER/SEWER	
TETON VILLAGE FIRE	3.000
TETON VILLAGE SPECIAL FIRE GO BOND	0.083
WATER & SEWER	2.750
COUNTY LEVY-FIRE	55.729
TOTAL MILLS	**61.562**

2023 ASSESSED VALUATIONS

0100	General County	**1,675,828,759**
0101	Teton Village Water & Sewer	**168,893,791**
0102	Alta Solid Waste	**59,075,219**
0103	Squaw Creek Water	**17,830,635**
0104	Spring Creek Ranch ISD	**86,423,734**
0106	Teton Village Improvement/Service	**247,059,031**
0107	Gros Ventre West Improvement/ Service	**23,053,641**
0108	West Gros Ventre Water*/Bar Y Special Improvement District	**12,266,385**
0109	Skyline Improvement/Service Districts	**33,008,941**
0112	Willowbrook Water & Sewer	**23,501,788**
0113	Aspen ISD/Aspen Pines Water & Sewer	**64,103,603**
0114	Polo Ranches Special Improvement/ Service	**11,007,644**
0115	Rivermeadows Water	**16,785,705**
0116	Village Road ISD	**2,117,315**
0118	State Assessed Teton Village	**95,759**
0120	Targhee Towne Water District	**6,333,266**
0121	Fish Creek Improvement Service	**31,313,666**
0122	Camp Creek ISD	**2,804,567**
0123	Buffalo Valley Water District	**2,628,790**
0124	Wilson Water and Sewer	**91,401,987**
0125	Rafter J Improvement and Service Districts	**79,513,914**
0128	Village Road ISD/Wilson Water & Sewer	**1,997,347**
0129	Porcupine Creek Ranch ISD	**4,121,029**
0130	Teton Village Resort/Teton Village Water/ Teton Village Association	**127,486,189**
0131	Teton Village Resort/Teton Village Water/Teton Village ISD	**484,396**
0132	Indian Paintbrush Water District	**22,099,255**
0134	O Bar B ISD	**3,030,340**
0135	Hi-Country Water	**5,918,813**
0136	Melody Ranch Improvement/Service	**66,880,206**
0137	So Squaw Creek Improvement Road/Squaw Creek Water	**3,508,361**
0138	So Squaw Creek Road Improvement/Service	**3,016,935**
0139	Targhee Resort District	**3,662,959**
0141	Ridgeline ISD	**991,645**
0142	Aspen Pines Water & Sewer	**147,044,876**
0144	SPSC Improvement and Service District	**6,510,132**
0145	Snake River Sporting Club Improvement and Service District	**37,534,582**
0150	Town of Jackson	**899,441,925**
	Grand Total	**3,988,777,130**