

**AGENDA**  
**Planning and Zoning Commission / Joint**  
**Planning and Zoning Commission**  
**May 18, 2022 – SPECIAL MEETING**  
**5:30 PM**

**This Planning Commission / Joint Planning Commission Special Meeting will take place 100% via ZOOM. The first hour of the meeting will be the Town of Jackson Planning and Zoning Commission regularly scheduled meeting to review Business Items on the agenda. At approximately 6:30 PM, the Joint Planning Commissions will review the draft Northern South Park Neighborhood Plan. Please note that at 9:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled PC/BOA meeting of June 1, 2022 or to a special meeting scheduled by the Commission.**

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

**PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING**

1. LOG INTO PC/BOA MEETING
  - I. Link to ZOOM Meeting:  
<https://us02web.zoom.us/j/89331956859?pwd=8Nd7tp6cx9JRaqtvDgKkVO7ELXmexT.1>
2. CALL TO ORDER
3. ROLL CALL
4. MATTERS FROM THE PUBLIC
5. APPROVAL OF MINUTES
  - I. April 20, 2022 Minutes
  - II. May 4, 2022 Minutes
6. OLD BUSINESS
7. NEW BUSINESS
8. BOARD OF ADJUSTMENT
9. PLANNING COMMISSION
  - I. **P21-333** - Land Development Regulation (LDR) Text Amendment to Section 6.1.4 Residential Uses and Section 6.1.5 Lodging Uses to amend definitions regarding occupancy limits
10. MATTERS FROM THE COMMISSION
11. AGENDA FOLLOWUP
12. MATTERS FROM STAFF
13. JOINT PLANNING COMMISSION ROLL CALL

14. APPROVAL OF JOINT MINUTES

- I. April 20, 2022 Minutes

15. JOINT PLANNING COMMISSION

- I. Review of the Northern South Park Neighborhood Plan (MSC2020-002)

16. MATTERS FROM THE PUBLIC

17. MATTERS FROM THE JOINT COMMISSION

18. MATTERS FROM THE STAFF

19. ADJOURNMENT

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**TOWN OF JACKSON, WYOMING**  
**April 20, 2022**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 04/20/2022, via ZOOM.

**ROLL CALL:**

☒ Anne Schuler, ☒ Wendy Martinez, ☒ Katie Wilson, ☒ Abby Petri, ☒ Christie Schutt,  
☒ Thomas Smits, ☐ Rachael Stewart

**STAFF:** Paul Anthony, Tyler Sinclair

**MATTERS FROM THE PUBLIC:** None

**APPROVAL OF MINUTES:**

February 16, 2022

A motion was made by:           Schuler           seconded by:           Schutt          

Motion approved by a 6\_\_ to \_0\_ vote

**OLD BUSINESS:** None

**PLANNING COMMISSION**

**Oath of Office:** Thomas Smits, Wendy Martinez, Christie Schutt, Rachel Stewart. Performed by Town Clerk – Riley Taylor.

**ITEM P21-333:** Land Development Regulation (LDR) Text Amendment to Section 6.1.4 Residential Uses and Section 6.1.5 Lodging Uses to amend definitions regarding occupancy limits

**STAFF PRESENTATION:** Tyler Sinclair

**APPLICANT PRESENTATION:** None

**PC DISCUSSION:** The Planning Commission discussed the following items:

- Commissioner Schuler asked if renting short-term you're required to obtain a business license and pay a fee. When you're renting less than 30 days and you're not in the lodging overlay, there's no requirements or fees? And no lodging tax is paid on those rentals? Also, the fee for a license is really low to cover cost of the program. One of the things that you're solving for is livability concerning creep of lodging into neighborhoods. Livability could be improved

by increasing the rental period. Are we solving for renting a room to someone, as a homeowner, for short periods – less than 30 days?

- Commissioner Petri asked for statistics on how many units are being rented in town through these websites, whether specific neighborhoods being more heavily rented than others, are complaints being tracked and statistics on upticks over the last few years? Do we know what percentage of homes are on these websites?
- Commissioner Schuler asked about staff report – asked for clarification on maximum (or minimum) of 15,000 sf..
- Commissioner Wilson – interested in talking more about locals exclusion program, but in terms of staff, man hours and band-width, could this be enforced and would this cause more confusion to the general public?

**PUBLIC COMMENT:**

- Shannon – 2<sup>nd</sup> homeowner by Snow King. They rent out through a property management company. They feel penalized by this proposed change because they don't break the rules and they contribute to the economy, and the rental company is being penalized. She doesn't feel this change will help the housing issue.
- Larry Hartenstein – President of the Jackson Hole Lodging Association and CEO of Luxury Properties of Jackson Hole.
  1. These proposed changes do very little or nothing to affect workforce housing. Zero homes at Luxury Properties of JH would be qualified to meet the needs of workforce housing affordability-wise at \$30,000 a month to rent.
  2. Regulations enacted in the past have done very little to mitigate workforce housing needs. Let's have real conversations about what workforce housing needs to be - so many projects knocked down at the last minute, and hundreds of thousands of dollars put into studies that have not come to fruition.
  3. 50-70 complaints over the last 5 years. As an industry, that number sounds low and speaks to their professionalism.
  4. Asking for a delay in the commission moving these changes to the Town Council until all stakeholders have been heard in this process.
  5. Had it been a 30-day policy rather than a 31- day policy, the community would have received a 4% tax rate.
- Morgan Bremmer – With Clear Creek Group & part of JH Lodging Association. They want to be good stewards in the community, trying to do the right thing by all stakeholders. The argument is not as well defined as it should be. There should be more statistics and data. How big an issue is this really? Would love to be more involved and have an open dialog, short of regulatory changes. None of their homeowners would be interested in renting out their properties long-term, as the homeowners use their homes part of the year. If revenue is important and the inability to police what is happening is an issue, let them play a role in finding a solution, lets hire the enforcement needed. Instead of being more restrictive, move it to 30 days and collect lodging tax and sales and use tax. Against the amendments.
- Joseph and Nicole Pack – residents of the Town of Jackson. Would rent places around town



for 3 weeks because hotels were too expensive. They spend summers and winters in Jackson and rent out the house the rest of the year to recoup as much of the \$12,000 a month mortgage as they can. By decreasing the number of times they can rent out their house, this will require an increase in the rental rates, or the hotels will become unbelievably expensive because the supply will significantly decrease. Their rental company, Rendezvous Mountain Rentals, is unbelievably ethical. They ensure they do not rent to more than one rental in a 31-day period. Suggests a graduated tax rate based on the number of rental days that goes directly to an affordable housing fund. Against the amendments.

- Jill Davies – she and husband own a home in East Jackson. It's where they intend to retire. They've been visiting Jackson for many years. JH Property Management Group manages their home. They've brought at least 50 people to Jackson that would have otherwise not visited, they spend their money in restaurants, they ski, shop in stores, rent snowmobiles. They use the rental income to offset property taxes and the monthly mortgage payments and would need to work a few more years before retiring in Jackson and would be financially burdensome and may change her retirement plans entirely. Against the amendments.
- Mark McGlocklin – relatively new residents in Jackson. Suggests expert advise as other ordinances like this haven't done well elsewhere. Against the amendments.
- Bill & Roz Reinike – retired, moved to Jackson 8 years ago. Family moved to Jackson to help them and they couldn't find any affordable housing, so they took from their retirement so their family could live in Town. But because the mortgage payments are so high, that they can't afford it so they bought an RV to live in while they rent out their house for a good amount of money to pay the mortgage and excruciatingly high property taxes. Against the amendments.
- Kathlyn D- City Planning student at University of Oklahoma. Her family lives in Jackson, both parents work full-time. She's seen houses on her street that have gone from long-term rental properties to short-term rental properties , pushing out the local workforce. For the amendments.
- Kelly Aikin: Part of JH Lodging Association & owns C & C Home Services. No homeowners in their portfolio would rent to the workforce housing pool.
- Jennifer Killgrow – Owner of Rendezvous Mountain Rentals – business and property owners want to be part of the solution. Against the amendments.
- Kevin Cavanaugh- GM of the Clear Creek Group, member of JH Lodging Association, co-chair of JH Working. Requesting that text amendment not be approved. No data supporting that the text amendments would create workforce housing. Feels that the amendment is a government overreach and an erosion of his property rights. Needs much more research. There's a real opportunity to find solutions to the workforce housing shortage. Against the amendments.
- Ariel K. – Most public comments have been from property management companies and homeowners, not much from the rental community. Moved about 6 times in 8 years. Frustrating to hear how devastating it would be if homeowners lost the ability offer 30 day rentals to tourists/visitors as most people actively looking for stability and long-term housing aren't concerned about that, they need a roof over their heads. Concern for the community

as a whole, focusing on the bottom line for a few property management companies is a bit inhumane when the community is struggling with houselessness and the inability to stay and live where they work. Watches homes in neighborhood get torn down, neighbors get displaced. Several of these new constructions are destined to be single-family homes but many are managed by property management companies and see a parade of guests coming and going. They're not neighbors, they're not folks that give back, they're not there when you need them. Comments tonight about contributing to the economy by shopping, snowmobiling seems trivial in face of the houselessness that many are struggling with. Prioritizing community will be necessary for long-term health. Being able to offer those from various socio-economic backgrounds the ability to experience housing security is what's necessary for this town to regenerate and flourish. Otherwise, younger, less affluent members of the community are going to be forced out, businesses are going to close because they can't staff, services are going to be cut because demand can't be met. This is a tiny step in addressing the housing crisis, but any step forward is a step in the right direction. For the amendments.

- Nikki Kaufman – Requesting to extend the minimum length of short-term rentals from 30 days to 90 days with proper enforcement. Regarding calls/violations, a lot of people don't call because we don't have the capacity for reinforcement, so that should be addressed. Also, it's not true that other communities haven't been successful. Other mountain towns have been successful with this around the country. She now commutes from Victor because being pushed out of Jackson. When she lived in Jackson, she was a volunteer for Community Safety Network, Whole Foods Rescue, was on the board of Integrated Solid Waste and Recycling, was a volunteer the People's Market and she can't do that anymore living in Victor. She can't give back to the community she loves. The extension of short-term rentals to 90 days is not the solution to affordable / workforce housing, but it's a small step we can do now to make changes for the working-class folks. For the amendments.
- Devon Beeman – She is in support of the change. It's not a matter of violations or creating workforce housing, it's a matter of keeping short-term rentals in the short-term zones where they belong. 3-month leases are still short-term. Not all the houses are in the Gill addition, or big fancy boxes in east Jackson. She sees many condos on the websites, it's not all the big box houses. We don't need people to come into our community and just spend money here during the pretty seasons and rent out their house the rest of the year. It's about giving back the rest of the year as well. It's not helping our sense of community.
- Chelsea Beets: Villa rental manager at Clear Creek Group, member of the JH Lodging Assoc. She's been in Jackson for 13 years and she's a renter. She's against the changes to the LDR's. She feels the trends are going back to shorter rentals vs the long-term rentals during Covid. There's less interest in renting for the entire summer.
- Ash R. - Board member with Shelter JH. A local renter – lives in the Aspens. She doesn't have neighbors, she doesn't know her neighbors, she hears rental car alarms going off in the night, she hears suitcases rattling across the parking lot. There's no sense of community or neighborhood anymore. She's in full support to increase the minimum rental period to start releasing homes back to the market for renters. Many of the comments are from short-term

rental businesses and homeowners that are here for the summers and winters and just need to offset the time they're out of town. She doesn't want this decision to be swayed by those that love it here and want their slice of Jackson. She lives here and works here full-time and wants that to continue.

- Whitney – Board member of Shelter JH. Someone said this isn't an emotional thing, but inherently it is. It's about empathy, empathy for our community members and our true neighbors, not the family that's here for a few months of the year on a ski vacation or a summer break. This is about the fabric of our community. While this isn't a huge step for housing equality and helping workforce housing, it's a maneuver we can make right now to help keep from sliding into a situation where we might have to start bussing people in to work here. She's only able to live here because her partner has housing through his employment with the Park. Her employer can't afford to rent or have a partial buy-in on housing. Her boss and leadership team are talking about how to help with housing insecurity with staff. Making small choices like this change, which she fully supports, is one way to help keep locals here and the regular folks living here year-round.
- Ben Bollock – he's a property owner in Town. Moving from 30 to 90 days ignores basic supply and demand, that there's enough demand for people coming in for 90 days that will keep the pricing elevated and won't solve the housing issues and so he's not in support of changing to 90 days.
- Claire Stumpf – Coordinator for Shelter JH – she agrees that short-term rentals should be kept in the STR zones. Appreciates idea that owner-occupied units be rented out up to 2 months a year to help owners pay mortgage, helps locals remain local. The reason we enacted the lodging overlay is that these regulations help regulate what could really destroy our rental market. She hopes that after hearing from luxury homeowners and part-time residents and property management executives that the commission considers what full-time residents and local workers are saying because they're being forced out by landlords capitalizing on these regulations and switch from renting to locals to short-term rentals. This isn't a crisis anymore, it's an emergency. Who are we going to prioritize? While STR's might be a fantastic business opportunity, nobody is going to want to visit Jackson if they can't rent a snowmobile or find a raft guide or go to a local business because none of those workers can live here. In their best interest to house workers locally.
- Andrea Ness- has lived in the valley for 8 years and works for the Clear Creek Group. She doesn't believe this is the correct answer for the housing problem. These are millionaire homeowners. There's no incentive for them to rent out to local workers. They can't bring in the revenue to cover the mortgage of the home so they might as well not rent it or sell it to make more money. That won't solve the problem. She's for the local workforce to stay in the community. There could be other solutions.
- Henry S – First responder in the Town of Jackson but lives in Victor Idaho. He can't find housing or afford to live here so he commutes. Think about the time it takes to respond here for an emergency. He supports the extension of the STR from 30 to 90 days. We've created a financial mechanism that incentivizes millionaire homeowners to buy homes as an income source for STR's when then can make their money back. But he appreciates when government

takes action to protect the needs of the community to eliminate that mechanism. If they would rather lock their doors than rent to the local community, then they should also not be able to use their home as an income source when it doesn't serve our community well when we move our residential neighborhoods to rentals.

- Ester Judge – Shacks on Racks – wants to reiterate the desired characteristics for our community. We have to prioritize our community or there's nothing left and there's no reason not to consider making the change from 30 to 90 days. There are housing crises on both sides. As a landowner, maybe their mortgage is too high, and they feel like they can't make it if they can't short-term rent. But if your mortgage is too high, maybe you shouldn't have taken it. If your rent is too high, maybe you shouldn't live there. Preservation of our workforce being able to live here and sustain here as equally as anyone else. It's a crisis no matter what. Full support changing from 30 to 90 days as a small step in a larger problem.
- Reed Matthews. – Luxury Properties of JH. Lived in Jackson for 12 years before moving to Bondurant due to housing challenges in Jackson. However, he wants to see the data that this change will make a step in the right direction for the housing crisis.

**MOTION:**

P21—333: A motion was made by: Schuler seconded by: Stewart Motion approved by a 6 to 1 vote to continue this item to the May 4<sup>th</sup> 2022 Planning Commission meeting at 7:20 PM.

**MATTERS FROM COMMISSION: none**

**AGENDA FOLLOWUP: None**

**MATTERS FROM STAFF: none**

**MINUTES  
PLANNING AND ZONING COMMISSION  
TOWN OF JACKSON, WYOMING  
May 4, 2022**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 05/04/2022, via ZOOM.

**ROLL CALL:**

☒ Anne Schuler, ☒ Wendy Martinez, ☒ Katie Wilson, ☒ Abby Petri, ☒ Christie Schutt,  
☒ Thomas Smits, ☐ Rachael Stewart

**STAFF:** Paul Anthony

**MATTERS FROM THE PUBLIC:** None

**APPROVAL OF MINUTES:**

**OLD BUSINESS:** None

**PLANNING COMMISSION**

**ITEM P21-333:** Request for a Land Development Regulation (LDR) Text Amendment to Section 6.1.4 Residential Uses and Section 6.1.5 Lodging Uses to amend definitions regarding occupancy limits. Continued from the April 20, 2022 Planning Commission meeting.

**Motion:** I move to **continue** item P21-333 to the May 18, 2022 Planning Commission meeting.

A motion was made by:     Schuler     seconded by:     Smits    

Motion approved by a   6   to   0   vote

**ITEM P21-332:** Land Development Regulation Text Amendment to Article 2: Complete Neighborhood Zones, Article 5: Physical Development Standards Applicable in all Zones, Article 6: Use Standards Applicable in all Zones, and Article 9: Definitions, to amend various standards in residential zones related to the mass, scale, and character of residential development.

**Motion:** I move to **continue** item P21-332 to the June 1, 2022 Planning Commission meeting.

A motion was made by:     Schuler     seconded by:     Smits    

Motion approved by a   6   to   0   vote

**ITEM P22-053** Request for a Zoning Map Amendment for 460 E. Broadway from the Neighborhood Medium Density – 2 (NM-2) to the Public / Semi-Public District (P/SP).

**STAFF PRESENTATION:** Paul Anthony

**APPLICANT PRESENTATION:**

- Dave Robertson addressed the question as to what's currently on the site. The presentation slide does represent everything that exists on the site now. The 7 on-call rooms and 12 patient/family housing units are original log cabins on that site and are all 1-bedroom units. The 15 newer cabins are all 2 bedrooms, for a total of 34 living units. He stated that this project will more than double the total of St. Johns workforce housing units.
- Hal Hutchinson went over property statistics covered in presentation. The buildings currently on site are older and inefficient and nearing the end of their useful life. The neighborhood meeting had very limited response. P/SP zone is available to St. Johns due to being a governmental agency.

**MATTERS FROM COMMISSION:**

- Commissioner Petri asked to clarify conditions that Planning staff is requesting of the applicant regarding the height of the building. Anthony responded that staff recommendation is NM-2 as written 35'-39' height (depending on roof pitch) standard is part of their condition.
- Commissioner Watts asked how many hotel rooms are currently on site. Anthony stated there are currently 12 patient/patient family lodging rooms.
- Commissioner Schuler asked if the OR zone that surrounds this zone is a legacy zone. Anthony responded that it is in sorts replacing the office overlay but adds residential use to that zone. OR allows all residential without need to rezone the property.
- Commissioner Schuler asked if the increase in housing will be rentals. Robinson said the intent is to maintain the same number of patient/family rooms, slightly increase the on-call rooms, and increase the employee rental apartments to around 75. They want underground parking to minimize plowing and disturbance to neighbors.
- Commissioner Smits asked if the intent was for the applicant to come back and apply for an administrative adjustment. Paul clarified that it's an option for any applicant to make their case.
- Commissioner Schuler asked if the P/SP parking requirements are 1.25 per unit regardless of size, and the NM-2 is based on unit size, and that they can still apply for an administrative adjustment. Anthony responded that the trend has been to reduce parking standards and be more flexible.
- Commissioner Petri asked how often applicants apply for a rezone that are conditional. Anthony responded that typically there haven't been any conditional zonings where the applicant is voluntarily restricting the use or following the existing zoning.

- Commissioner Petri asked what the building height limitations are in the NL-5 and NL-3. Anthony responded 26-30 feet based on roof pitch.
- Commissioner Schuler asked about LSR. Given the setbacks, how much of the landscaping would be up front with the current setbacks. Anthony responded that The Town proposal is still asking for 70% and the applicant is asking not to adhere to that 70% rule. If P/SP, there would be no LSR requirement.
- Dave Robinson responded that they are proposing to follow many NM-2 restrictions to provide assurances to neighbors, to be good neighbors. The landscaping plan is to further separate the building from their residential neighbors but to have 70% of the landscaping in front will force the buildings closer to the neighbors.

**PUBLIC COMMENT:**

- Anna Olson – behalf of JH Chamber of Commerce – they support the ZMA as requested by the hospital. The community is facing – for all affordable housing units is
  - 1) Developable land remains scarce
  - 2) Local building codes put limits on density
  - 3) A small labor force and high operating expenses for builders are increasing the cost of development.Requests that the best housing be built considering livability standards.
- Laura Martine- employee of St. John's Health. Came to Jackson 7 years ago as a travel nurse. Lived at the Hitching Post for a couple of years and still lives in employee housing. The limited housing in Jackson makes it very difficult to staff their units and handle emergencies. Several employees drive 3 + hours. This project will help them house their employees.
- Cynthia Hogan – Board Chair of St. John's Health. The new Hitching Post will be a game changer for St. John's Health staff and the community in which they serve. About 90 positions remain unfilled in part because there are no homes available in Jackson. This would also provide temporary housing for visiting specialists such as neurologists and pulmonologists that come from the University of Utah to treat us.

**MATTERS FROM COMMISSION:**

- Commissioner Schuler – very supportive of the ZMA, appreciate that they're adhering to some of the NM-2 zoning such as setbacks, and stories of 3 max. Not that concerned about a 39' flat roof. Appreciate that they're willing to have LSR standards and a buffer between the residential neighbors. Not concerned about frontloading as much as protecting the neighbors. Likes the underground parking so is supportive of the 1.25 parking.
- Commissioner Wilson – asked if parking is an issue with the other commissioners and does this need to be addressed with the Planning staff or is this not an issue. Commissioner Smits stated he didn't feel it was an issue. Commissioner Watts feels like parking will be a bit of the issue, but the suggestions presented seems like it will work.

- Commissioner Petri echoes Schuler's sentiments for the most part, but not comfortable with the building height and is conflicted on allowing conditional zoning is a slippery slope. Given that the neighboring properties are a full story below the proposed building and with the setbacks they are quite close, it could be overwhelming to live next to a 39-foot wall. Would like to provide flexibility but would support Planning staff recommendation that the height limitations correspond to the NM-2 zone. She asked if they could make it a condition when they go before the DRC that they must give consideration to neighboring zones. Anthony stated that their conditions or considerations of approval can be quantitative or qualitative.
- Commissioner Martinez – fully supportive, the height isn't much of an issue as there haven't been comments from neighbors against it and employee housing is needed.
- Commissioner Smits and Schutt support this without conditions.

**MOTION:**

A motion to approve P22-053 was made by: Schuler seconded by: Smits with the following amendments:

- LSR requirement of 21% but not front-loaded
- Building height up to 39 feet with consideration to the dimensional standards of the neighboring zones.
- Review by the Design Review Committee

Motion approved by a \_6\_ to \_0\_ vote

**MATTERS FROM COMMISSION:**

- Commissioner Wilson- What is the process to fill the vacant seat in the Commission? Anthony responded- The Mayor is in charge of filling the vacant position. A DRC board member was also lost due to leaving two Teton County. All open positions and expiring terms are advertised and the Mayor selects the Commissioners

**MATTERS FROM STAFF:**

- The short-term rental item (P21-333) will be on May 18<sup>th</sup>, the same night there will be another Joint Planning Commission meeting after the Regular Town PC meeting which starts at 5:30 PM.

**ADJOURN:**

A motion was made by: Schuler seconded by: Petri  
Motion approved by a \_6\_ to \_0\_ vote



# STAFF REPORT



Meeting Date:	May 18, 2022	Meeting Title:	Regular Planning Commission
Submitting Department:	Community Development	Presenter:	Tyler Sinclair
Agenda Item:	<b>SUBJECT: ITEM P21-333:</b> Request for a Land Development Regulation (LDR) Text Amendment to Section 6.1.4 Residential Uses and Section 6.1.5 Lodging Uses to amend definitions regarding occupancy limits	Public Comment:	Yes

**Note:** This item was presented at the April 20, 2022, Planning Commission meeting and continued. The staff report has been revised to address some items raised at the previous meeting. The [April 20, Planning Commission](#) may be viewed online.

## Purpose & Policy Considerations.

All Text Amendments to the Town of Jackson Land Development Regulations (LDRs) require review and recommendation by the Planning Commission according to LDR Section 8.7.1. The Town Council makes the final decision on all LDR Text Amendments.

## Requested Action.

As directed by the Town Council the Community Development Department has drafted a LDR Text Amendment to:

1. Amend LDR Section 6.1.4.A.1 Definition as follows:

*Definition. A residential use is a living facility, certified under the International Residential or Building Code or by HUD, that includes permanent provision for **long term permanent** living, sleeping, eating, cooking, and sanitation **and not for short term transient lodging or short-term rental use.***

2. Amend LDR Section 6.1.4.A.2 Standards (Standards for Residential Uses) as follows:

*a. No residential unit or portion of a residential unit may be rented such that occupancy by the lessee is limited to less than **90 consecutive 31 days, or three consecutive months.** Occupancy shall mean the duration of time that a lessee resides, or intends to reside, within the leased premises. Rental of less than **90 31 consecutive days or three consecutive months** shall be considered a lodging use subject to the standards of Sec. 6.1.4. ~~A time-share condominium is considered a residential use as long as the ownership intervals are 31 days or longer. Any ownership intervals of less duration shall be considered a lodging use.~~*

**Example of prohibited Residential Uses:** The owner of a house located in East Jackson in a residential zoning district (NM-2), which is outside of the Lodging Overlay, executing a lease or reservation for less than 90-days or limiting occupancy in any way for less than 90 days is prohibited. For example, a lease executed for 90 days but with occupancy/reservation limited by the lease or other means to a 7-day period is prohibited. Any re-occupation of the house by the owner in the 90-day lease period is also prohibited.

3. Amend LDR Section 6.1.5.A.1 [Definition of Lodging Uses] as follows:

1. *Definition. A lodging use is a sleeping unit or residential unit rented such that occupancy is limited to less than 90 consecutive ~~31~~-days or three consecutive months.*

4. Amend LDR Section 6.1.5.C.2 [Standards for Short-term Rental Unit] as follows:

2. *Standards*
  - a. *No residential unit or portion of a residential unit may be rented so as to limit occupancy to less than 90 consecutive ~~31~~ days or three consecutive months unless permitted for short-term rental.*

### Recommendation.

The Community Development Director recommends **approval** of LDR Text Amendment (P21-333).

### Background.

Staff finds that it is important to understand the history of lodging and residential uses in the Town to set the context for discussion of the proposed text amendments as the relationship between these two allowed uses and their associated benefits and impacts to the community are key to determining the correct balance between short term lodging and residential uses in the community.

In 1967, the Town of Jackson adopted its first zoning ordinance. Several existing motels, such as the Buckrail Lodge (470 S. King St), the Snow King Motel (110 E. Karns Ave), and the Alpine Motel (70 S. King St) were constructed prior to the enactment of zoning and have since functioned as nonconforming uses. Between 1967 and 1994, Town Zoning Ordinances permitted hotels and motels in all commercial zones in place at the time, which included most of the Downtown area as well as the West Broadway and South Highway 89 corridors. This led to the development of many auto-oriented hotels that utilized large, vacant parcels for prototypical hotel buildings and large surface parking areas. Hotels such as the Virginian Lodge (750 W. Broadway), the Wyoming Inn (930 E. Broadway), the Hampton Inn (formerly the Days Inn at 350 S Hwy 89), Motel 6 (600 S. Hwy 89), and the Super 8 motel (750 S. Hwy 89) were developed at this time. Residential uses were allowed in all zoning districts during this period but were primarily located in residential zones. In 1994, the Town adopted a new Comprehensive Plan and Land Development Regulations (LDRs). The 1994 Comprehensive Plan included a “Community Issues Map,” which sought to focus lodging uses primarily in the core downtown area to limit impacts of lodging on residential areas and allow visitors to access amenities without using their cars. To implement this vision in the LDRs, the Town adopted the Lodging Overlay (LO) that permitted lodging uses only in specific geographic locations and within the Snow King Resort zone, and prohibited lodging uses in all residential zones. All existing lodging uses outside the new Lodging Overlay were then rendered nonconforming uses.



1994 Community Issues Map. Lodging area depicted within dotted red line

The 2012 Comprehensive Plan that was recently updated in 2020 carries forth many of the themes from the 1994 Comprehensive Plan, including the desire to focus lodging uses downtown to allow access to visitor services without a car and protect residential neighborhoods as housing largely for our local workforce and community.

In 2013 the Town completed an extensive public review of the future of lodging in the community consistent with the 2012 Comprehensive Plan. The analysis was framed in the context of the following 3 themes based upon the policies of the 2012 Comprehensive Plan:

### PROTECTION

Residential neighborhoods should be protected from lodging “creep”

- Policy 3.2.c: Limit lodging to defined areas.
- Policy 4.2.f: Maintain lodging as a key component in the downtown

### BALANCE

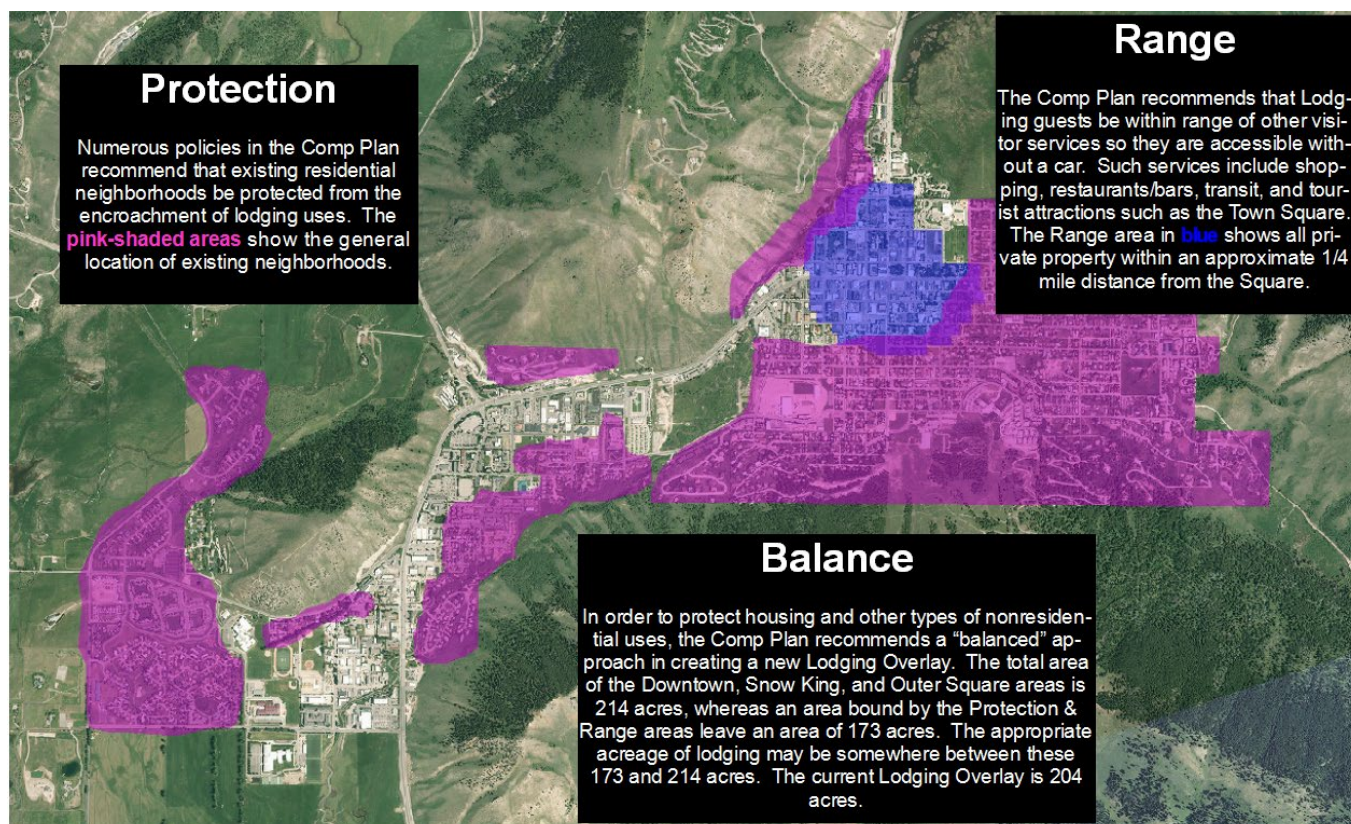
Maintain a desirable balance between residential & nonresidential uses

- Policy 4.2b: Promote a balanced mix of uses.
- Strategy 4.2.S.6: Review the Lodging Overlay boundary and associated regulations and incentives to determine the desired location, type and size of lodging.
- Policy 6.3.e: Balance housing, nonresidential, and civic uses.

### RANGE

Lodging guests should be within range of other visitor services accessible without a car

- Policy 3.2.b: Locate nonresidential development in Complete Neighborhoods
- Policy 4.2.a: Create mixed use Subareas.
- Policy 4.2.f: Maintain lodging as a key component in the downtown



As part of this initiative the Town implemented the following policy directions:

- The Existing Lodging Overlay should serve as the core area of consideration, as it is the most preferred and most highly rated option in public comment.
- Existing residential neighborhoods should be protected and considered for exclusion from the Lodging Overlay.
- Existing lodging uses outside of the existing Lodging Overlay should be allowed to maintain and redevelop.
- Existing lodging uses adjacent to the existing Lodging Overlay should be considered for inclusion.

Subsequent to this effort in 2016, the Town completed significant updates to the District 2: Downtown Commercial Core LDRs incorporating the work of this Lodging initiative along with a transition to a new form-based zoning code using the framework of street frontages and building types. Highlights from these LDR amendments related to this Lodging discussion are included below:

- The Lodging Overlay boundary from 1994 was left unchanged, except lodging was removed from Town Square.
- Maximum Lodging building and lodging operations square footages were removed. Bulk and scale of lodging structures would now be addressed through the Design Guidelines
- Short Term Rentals and Conventional Lodging were both allowed as permitted uses

More recently in 2021 the Town completed updates to District 1: Town Square, including adoption of Historic Preservation LDRs, that included the discussion of lodging uses and building types in this area. This effort concluded with the adoption of revised LDRs and a Downtown Design Overlay that includes new design guidelines to address “western character.” Highlights from these amendments include:

- The Lodging Overlay boundary from 1994 was left unchanged
- Similar to District 2, maximum Lodging building and lodging operations square footages were removed, and bulk and scale of lodging structures was now addressed through the Design Guidelines, specifically new guidelines defining “western character.” An exception was for lodging buildings in the TS-2 zone, which were limited to a maximum of 15,000 sf and lodging uses that were limited to a maximum of 45,000 sf.
- Short Term Rentals and Conventional Lodging were both allowed as permitted uses in the Town Square -2 district but prohibited in the Town Square -1 district

As this history shows, the challenge of balancing short-term rentals and long-term residential uses is not a new topic. The proposed text amendments are an attempt to try to improve upon the current balance between these two uses.

The specific area being addressed is the length of time required to meet the definition of short-term rental and long term residential.

### **Long Term Residential Use**

In 2016, Council discussed and approved an interpretation for long-term residential rentals that allows owners to rent their residential unit 12 times/year for occupancies of a period of less than one month (e.g., a weekend, week, etc.) provided the contracted lease period is at least for one month/31 days. Staff finds that this definition has led to long term rentals often being utilized as follows:

- Visitors/tourists can occupy these residential unit for less than one month but the unit cannot be re-occupied by anyone else (including the owner) for the rest of the month.
- This allowance is used by many individual homeowners and property management companies to rent primarily to visitors/tourists or non-workforce members of our community, especially as a result of the COVID pandemic. There is evidence that some residential units have been purchased to take advantage of these 12 rentals per year allowance rather than be rented long-term removing these units from the community housing pool.



- To neighbors, these units look and feel very much like an illegal short-term rental, but they are not. Many complaints come from this misunderstanding.
- Many of these 12 rentals/year are advertised on vacation rental websites such as VRBO, Flipkey, AirBnB, etc., but this is neither illegal nor prima facie evidence of an illegal STR. Again, this is often not understood by the public and is the cause of many complaints and resulting use of staff time.

### **Short Term Rentals (STR)**

Short term rentals are currently defined by the Town in two locations as follows:

- According to the Town of Jackson Land Development Regulations (LDRs), an STR is the rental of a residential unit for less than 31 days.
- According to Chapter 5.60 in the Town Municipal Code (see more below), an STR is the rental of a residential unit for less than one calendar month

Although worded slightly differently, staff finds that the two definitions are intended to be functionally the same. As discussed above, short-term rentals are only allowed within the Lodging Overlay (downtown) and Snow King Resort Area.

In addition, in 2016, the Town adopted an ordinance regulating and requiring licensing of STRs in Chapter 5.60 in the Town Municipal Code with the goal of improving enforcement and monitoring of this use. Primary features of this permit include:

- An STR license (business license) must be approved and renewed each year (this includes annual fire inspection or fire self-inspection);
- A fee must be paid for a STR license (currently \$108/year);
- Notice to neighbors within 300 feet (initial approval only);
- All advertising for the unit must include display of valid STR license number;
- STRs are subject to lodging and sales tax collection;
- All new STRs must be checked for compliance with applicable building and fire codes.
- A Basic Use Permit (BUP) must also be approved to ensure compliance with LDR requirements, such as housing mitigation and parking (BUP is approved once, no annual renewal required).

Short term rental licenses require annual renewals. Although the license process is a business license approved through the Finance Department, the Planning Department has taken over full responsibility of the license process (other than final issuance) because it involves so many planning-related issues. A STR rental license is required to legally rent units. With over 200 STR licenses currently approved by the Town (approx. 80% in Snow King Resort), the licensing program requires a significant commitment of staff time every year.

### **Enforcement**

Short term and long-term rental requirements are enforced by the Town Code Enforcement Officer (when available), the Planning Department, and Town Attorney. We also have an annual contract with Host Compliance, which is a Short-term rental (STR) enforcement/management company that uses its own algorithm to search a wide variety of Short-term rental websites daily to identify possible STR violations and reports those to the town on a monthly basis. Host Compliance also generates and sends warning and violation letters (with Town approval) to owners who appear to be in violation of the rules.

- Enforcing these requirements is complex, very fact-specific, and time consuming. The primary challenges the Town has in enforcing these requirements include the following:
  - The 12 rentals/year rule makes it nearly impossible, in many cases, to prove a STR is illegal.
    - For example, if someone complains about a rental in the first week of the month, we would need to stake out the location for the next 3 weeks to determine if another rental took place or see if the owner

reoccupied the unit. While we can periodically check on the unit, it is not feasible to do this 24/7 or at night when violations are most obvious.

- If someone complains about a tourist visit in the last week of the month, we would need to know whether there were any rentals in the previous 3 weeks, or if the owner previously reoccupied the unit, which is not possible.
- Many local owners are familiar with the 12 rentals/year rule and so will include a disclaimer on their website advertisements that states that the “*lease must be for a minimum period of 30 days*” even though they will be renting for an occupancy of less than 30 days. We rarely, if ever, enforce against these units because they at least appear to be following the rules. Another example from a recent listing addressing this issue states, “*Per Jackson Hole housing regulations, our home cannot be rented for less than 31 days, nor can occupancy be restricted for less than 31 days. \*\*\* This statement must be reflected in all VRBO listings in this area per law, however, this does not indicate interested parties may not rent for a lesser time period, ie., one week rental. The regulation states that we are unable to restrict access for the month block of time. Please do not hesitate to ask questions for clarification as this may be confusing, but must be stated to comply with city regulations.*” This convoluted disclaimer demonstrates how confusing our existing STR regulations are to landowners and their renters.
- Staffing: Since 2016, the Town has had a Code Enforcement Officer for only about half of the time, and because the position has been staffed by a police officer/community service officer, their time is split between LDR code enforcement and other police-related duties, such as parking and animal control, which often take precedence. Planning staff have little extra time (or investigative experience) to devote to STR enforcement.
- Evidence: Catching people in the act of violating STR regulations is rare. Neighbors usually call or complain after the rental has taken place and we often have no evidence other than their testimony. Neighbors often refuse to provide their name and want to remain anonymous, which makes applying evidence difficult, if not impossible.
- Host Compliance: The intricacies of the 12 rentals/year rule greatly diminish the effectiveness of the Host Compliance service. Unfortunately, merely identifying a possible violation is the beginning of a long enforcement process and/or they misidentify violations.
  - We don’t have great statistics on STR complaints or compliance because, as noted above, STR compliance has been very difficult and inconsistent with fluctuating staffing levels, etc.
    - Number of STR rental complaints: Approx. 50 - 70 since 2017
    - Host Compliance: Has sent out 123 violation letters since 2017
- Staff’s general conclusion is that the Town is spending a lot of time and money on compliance with little compliance actually occurring largely due to the 12 rentals/year definition.

## Analysis

Staff’s conclusion from the above background and discussion is that the current definitions for short and long-term residential rentals should be amended. Specifically, staff finds that the goals of the proposed amendment are to:

- Achieve further protections for residential neighborhoods from the impacts of STR including but not limited to transient occupancy, noise, parking, increased traffic, etc.
- Address rapidly escalating sales prices for residential properties brought on by the ability to rent short term rent, leading to rapidly increasing property taxes for all residents.
- Address the attractiveness of residential properties being purchased as commodities to diversify investing in the stock market, which leads to units that are not owner occupied and are instead used to generate profits while decreasing the community housing supply.
- Address increased job generation from short term rentals from the active management, cleaning, landscaping, and secondary job generation in the community leading to workers that cannot afford housing on their own without further subsidies from the community.

- Allowing for improved efficiencies in enforcement of illegal rentals.
- Proactively addressing the impacts of Short-Term Rentals on the community.
- Support permitted and desirable lodging and short-term rental uses inside the Town's Lodging Overlay and Snow King Resort to not have to compete with rentals throughout Town, the current regulation significantly increases the supply of lodging in the community by allowing it in all residential zones.
- Maintain residential properties for residents living here full time (increased supply) as either owner occupied or rental units.

Staff has proposed amending the minimum occupancy length from 31 days/1 month to 90 days or 3 months. Staff arrived at this recommendation trying to balance the need to accommodate seasonal workers in rental units while addressing the current practice of 12 rentals/year leading to the use of many residential properties similar to a short-term rental. Staff found that increasing the minimum lease/occupancy length to more than 90 days may limit the rental market for seasonal workforce rentals that still house a significant portion of our workforce. In addition, staff found that increasing the minimum occupancy further to 120 or 365 days may lead to a situation where employers would be more likely to master lease rentals than sublease back to employees with a shorter lease term to address seasonality of employment creating more of a "company town" situation than desired. Beyond the master lease scenario, the longer occupancy limits may invite significant "lease fraud" among landlords and tenants to create shorter lease periods to accommodate our seasonal workforce.

Staff has also proposed clarification regarding how occupancy of residential units is defined and will be enforced to address the current situation where shorter lease/occupancy periods are allowed within the minimum occupancy requirements. The proposal to amend to a 90-day/three-month minimum requirement would allow for four, 90-day lease periods a year, replacing the current 12 lease periods a year. Staff has clarified in the proposed example what is allowed and not allowed within this requirement including how/when the owner may occupy the unit.

Staff has received comment that along with this proposed change the regulations should allow for a "locals exclusion" from the 90-day minimum requirement to allow locals who own their own home, reside in it full time and work locally to rent for less than 90 days (but still not less than 30 days) as an offset to the high cost of living in the community including consistent increases in property tax. A "locals' exclusion" program could be considered that included the following:

- **Eligibility:** Locals who own their own home, reside in it full time 10 months of the year, and work full time in the community or are retired in the community having worked here for a minimum number of years prior to retirement, for example a minimum of 5 years.
- **Exclusion:** Owners would be allowed to rent their property twice a year for a period of less than 90 days but a minimum of 30 days.
- **Permitting:** Owners would be required to receive a permit or license from the Town for each rental.
- **Renters:** Allowed renters could be limited to the local workforce or unlimited.
- **Other**

Staff has not made a recommendation on this approach at this time, but has identified the following items for consideration by the Commission:

- Does the "locals' exclusion" program lead to the impacts of short-term rentals in residential neighborhoods these requirements are trying to avoid?
- What is the likely total demand for this "local's exclusion?" How many houses will take advantage of this option?
- Who is the likely beneficiary of the "local's exclusion?" Local workers such as teachers with summer breaks, or seasonal workers with two off-seasons would be logical target audiences for this exclusion.

- Does the proposed “locals’ exclusion” allow for increased income for owners to offset the high cost of living in Teton County including property taxes and other expenses while helping to limit the purchase of properties for investment and rental to non-members of the workforce?
- Does the proposed “locals’ exclusion” create another “loophole” that will make enforcement and monitoring more difficult leading to the same situation we are in today?
- Does the proposed “locals’ exclusion” create a very difficult and time intensive administrative permitting process placing a burden on property owners to ensure they follow the program and on town staff to administer and enforce?
- Should properties utilizing the proposed “locals’ exclusion” be required to pay sales and lodging tax required of other short-term rentals?
- Etc.

Staff has included a separate motion related to this topic below. Should the Commission provide direction to include such a program, working with the Town Attorney, staff would draft specific LDR and/or Municipal Code language for presentation to Council for consideration.

### **Comprehensive Plan & Priority Alignment.**

#### **Policy 3.2.c: Limit lodging to defined areas**

Lodging and short-term rental use will continue to be limited to areas within Lodging Overlays, existing Planned Resorts in Town, and the existing County Planned Resorts and Planned Unit Developments where it is entitled. The potential for lodging and short-term rental development is important to the community’s tourism economy, but it is not appropriate throughout the Town and County. Concentration of lodging locates short-term accommodations in areas where guests can access visitor-oriented amenities without a vehicle, while protecting the remainder of the community’s residential, locally-oriented, and Rural Areas from expansion of tourist-related amenities.

#### **Policy 4.2.e: Maintain lodging as a key component in the downtown**

A key element of the 1994 Comprehensive Plan was the establishment of the Lodging Overlay District. The purpose of the overlay was to concentrate lodging into the downtown core, where guests can access tourist-orientated amenities without a vehicle. In addition, the overlay was intended to protect the remainder of the community from expansion and sprawl resulting from tourist and lodging amenities. The community continues to support the original intent of the overlay. Expanding on the goals of the 1994 Plan, this Plan supports the provision of a variety of year-round lodging types that encourage active management for nightly year-round occupancy.

#### **Principle 4.3—Develop desirable residential neighborhoods.**

A primary goal of the community is to enhance the character and integrity of Complete Neighborhoods in the Town and County. Town residential neighborhoods will be defined as either “Stable” or “Transitional,” Subareas based upon their existing and desired future character. An important goal is to maintain or reestablish a strong sense of ownership by all residents of their neighborhood. The specific designation for each neighborhood and the desired future character is defined in the Illustration of Our Vision chapter.

#### **Staff Factors**

Pursuant to Section 8.7.1.C of the Town of Jackson Land Development Regulations, the advisability of amending the text of these LDRs is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to recommend to Council to adopt or deny a proposed LDR text amendment the Commission shall consider factors including, but not limited to, the extent to which the proposed amendment:



**1. Is consistent with the purposes and organization of the LDRs;**

**Complies.** One of the primary purposes of the LDRs is to implement the community's goal to protect the character of residential neighborhoods by clearly defining what short-term rentals are and where they are allowed to be located.

**2. Improves the consistency of the LDRs with other provisions of the LDRs;**

**Complies.** Clarifying the definition of residential and lodging uses is key to ensuring consistency within all sections of the LDRs.

**3. Provides flexibility for landowners within standards that clearly define desired character;**

**Complies.** The proposed text amendment provides adequate flexibility for landowners to reasonably develop or redevelop their property utilizing the proposed definitions and requirements.

**4. Is necessary to address changing conditions, public necessity, and/or state or federal legislation;**

**Complies.** These amendments address a changing condition related to how residential properties are currently being used.

**5. Improves implementation of the Comprehensive Plan; and**

Not Applicable per Wyoming State statute.

**6. Is consistent with other adopted Town Ordinances.**

**Complies.** The proposed amendment does not conflict with any other Town Ordinances.

**FISCAL IMPACT:**

None.

**STAFF IMPACT:**

Staff has spent approximately 50 hours to complete research on this topic and prepare this staff report.

**ATTACHMENTS OR LINKS**

Public Comment – Revised since April 20

*Staff notes that the Commission discussed only taking new public comment at this meeting not heard at the April meeting the April 20 meeting minutes provide residents that commented at the April 20 meeting.*

**SUGGESTED MOTIONS**

**Item 1**

I move to recommend **approval** to the Town Council of the proposed text amendment P21-333, based upon factors 1-6 in Section 8.7.1.C of the Land Development Regulations as presented in the May 18, 2022, staff report and as reviewed and modified by the Town Attorney.

**Item 2**

I move to recommend **approval** to the Town Council of the proposed "locals' exclusion" program to be incorporated as part of proposed text amendment P21-333, based upon factors 1-6 in Section 8.7.1.C of the Land Development Regulations as presented in the May 18, 2022, staff report and as reviewed and modified by the Town Attorney.

**Annette Langley**

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**From:** Estela Torres <etorres0104@gmail.com>  
**Sent:** Wednesday, April 20, 2022 10:06 AM  
**To:** Tyler Sinclair  
**Subject:** 30 day rentals

Dear Tyler:

I am in favor of keeping the rental period of 30 days. There are many people who abide by the rules and rent their residences when they are away for a month. I, for one, have rented to people who are working in Teton County and need a temporary place to stay while they secure more permanent lodging; and i know of other people who do the same. This 30 day rental supplements income to locals who need it in order to live in this expensive town and pay exorbitant property taxes because of the high end real estate.

Thank you.

Sent from my iPhone

## Annette Langley

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**From:** JP Carey <jpcarey4@gmail.com>  
**Sent:** Wednesday, April 20, 2022 8:45 AM  
**To:** Tyler Sinclair  
**Subject:** Development Proposal in town



Hi Tyler,

I wanted to write you to say I am in support of extending the short term rental of the new development in town from 30 to 90 days. Our town desperately needs to keep its workforce here and I believe the shorter rental options they have, the fewer ways we will keep them here. We have enough short term rental opportunities and not nearly enough long term solutions. While 90 days is still too short, it is a start. Thanks for reading,

Best,

JP

## Annette Langley

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**From:** Julia Olson <olsonjulia15@gmail.com>  
**Sent:** Wednesday, April 20, 2022 8:55 AM  
**To:** Tyler Sinclair  
**Subject:** Extend minimum short term rental length



Hello Mr. Sinclair,

I hope this email finds you well. I am a Wilson resident and local educator and volunteer. I am writing in support of the extension of the minimum length for a short term rental from 30 to 90 days. I live in workforce housing on Moose Wilson Rd with my partner and a roommate, and I feel so lucky both to have housing I can afford, and to be surrounded by folks that actually work in Jackson and are active members of the community. Of course, like everyone in Jackson, I have seen dear friends and key community contributors have to leave their jobs and move away from Jackson due to the housing crisis.

Extending the short term rental length will help reduce the stress tourists place on our housing, and open up more housing options for the folks who make our community work: servers, teachers, nurses, grocery store workers, bus drivers, tour guides, and more. Three months is likely longer than a tourist will stay, but **three months can serve as a lifeline between long term housing situations for working folks, and can make the difference in helping people remain in our community.**

I hope you take this into consideration this evening with the Town Planning Commission.

Thank you!

Julia Olson  
1751 Moose Wilson Rd, Wilson

**Annette Langley**

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**From:** Anna Sullivan <annasullivanphotography@gmail.com>  
**Sent:** Wednesday, April 20, 2022 6:22 PM  
**To:** Tyler Sinclair  
**Cc:** Anna Sullivan  
**Subject:** Extend Short Term Rentals

Dear Mr. Sinclair,

I am writing you this evening to beg you to please support extending the minimum rental length for short-term rentals from 30 to 90 days.

I want my neighborhood to remain a neighborhood and not become a hotel or have visitors in and out constantly. We need to keep our community solid and it's being lost on a daily basis. We are losing the soul of Jackson Hole.

Thank you for your consideration.

All the best,

Anna C. Sullivan  
Jackson Full-Time Working Local Resident

## Annette Langley

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**From:** David Hinck <davidhinck@gmail.com>  
**Sent:** Wednesday, April 20, 2022 12:50 PM  
**To:** Tyler Sinclair  
**Subject:** Extend the minimum short term rental rate

Tyler,

I know extending the minimum short term rental rate may sound like it's encroaching on certain rights or Freedoms, but I want you to know my story. Real estate agents raked in a killing telling buyers throughout Covid pandemic that they could get around our short term rental rules by leasing their house out through Airbnb or vrbo for a specified amount under 30 days. I over heard them while they were showing the house I had rented for two years. My house on Aspen drive was bought by a californian and I was forced to move into the abyss of no housing while he makes money off the community I've lived and worked in for 10 years. Please extend the minimum and get housing back to workers and not rich out of staters trying to use our work force housing as an investment tool!

Regards,

-Dave Hinck

Ps- excuse any typos because I'm typing on my phone. If you have time and want to hear details 618 835 8340.

Sent from my iPhone

## **Annette Langley**

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**From:** Chris Perkins <perkinw@gmail.com>  
**Sent:** Wednesday, April 27, 2022 1:07 PM  
**To:** Tyler Sinclair  
**Subject:** Extending Minimum Short Term Rental Length



Hi Tyler,

My name is Chris Perkins and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County—in my case having to relocate homes multiples times and watching good friends lose stable housing after being unable to afford rent increases.

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

Best,

**Chris Perkins**

**Jackson, WY**

(206) 303-7315

## Annette Langley

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**From:** Miles Yazzolino <yazzojazz@yahoo.com>  
**Sent:** Wednesday, April 27, 2022 6:57 PM  
**To:** Tyler Sinclair  
**Subject:** Extending Short Term Rental Length to Preserve Our Housing in this Community

Hello Tyler and members of the Town Planning Commission,

My name is Miles Yazzolino and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County.

I've seen too many of my friends, my mentors, my teachers, my own family pushed out of this valley by unsustainable housing price increases and an influx of very short term renters able to pay top dollar. Compass Jackson Hole's reports of a 45% year over year increase in the median housing price here is startling, and will result in more homes sitting empty most of the year while hosting guests a few days a month. That is why it is so crucial to extend the minimum length for a short term rental from thirty days to ninety days, while also allowing homeowners who live in their homes at least 10 months/year to rent short term to help make ends meet.

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

If we do nothing in the face of this emergency, there WILL come a day (and soon) when this town is a shell of its old self, unable to regenerate and flourish as its less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met. Then who will serve our visitors?

This change is by no means a silver bullet—but it would make a statement that our priority is to our community, the very real humans who are experiencing very real pain when it comes to housing security. Supporting this change is low-hanging fruit and we must start somewhere. Any step, however small, in the right direction is still a step, and better it be forward than not at all.

Sincerely,

Miles Yazzolino (he/him)  
24 year Teton County resident and ShelterJH Member

Sent from Yahoo Mail on Android



**Annette Langley**

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**From:** Andrew Ward <andrewward01@yahoo.com>  
**Sent:** Wednesday, April 20, 2022 8:56 AM  
**To:** Tyler Sinclair  
**Subject:** Extending the short term rental

Hello,

I am in favor of extending the short term rental from 30 to 90 days. As a small business owner it's tough to watch what is going on in this town/ valley. I know of a lot of people who are breaking these rental rules already. I would like to not only see this changed but also policed. It would be great for a way for residents to have a good way to report. If there already is I apologize I just don't know how to.

Thanks,

Andy Ward  
Owner Hatch and Reward property management  
484-437-7577

## Annette Langley

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**From:** Julien Hass <julien.hass@gmail.com>  
**Sent:** Wednesday, April 20, 2022 9:29 AM  
**To:** Tyler Sinclair  
**Subject:** Extension of short term rental time period



Good morning Tyler,

I am writing to voice my desire for you to extend the minimum length of short term rentals from 30 to 90 days. It is important to do so for the town of Jackson in order for many employees to be able to find a place for 3-4 months, which is often the time necessary for an individual or family to find an acceptable place to live, in or near Teton County.

I also believe extending the "short term rental" period from 30 to 90 days, at the very least, may help alleviate the seasonal employee housing crunch, especially during the summer. Many seasonal employees during the summer are only here for 3-5 months, and have no issues living in a potentially higher priced rental. I strongly believe extending the short term rental time period can help both seasonal employees and long term locals, and benefit businesses as well. Some local business owners may own short term rental units or may want to and this extension can help them house some employees during the summer/winter high period, and may help alleviate some stress, both for employees and employers.

Have a good day!

Julien Hass  
[julien.hass@gmail.com](mailto:julien.hass@gmail.com)  
307 920 0747

## Annette Langley

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**From:** Jill Callahan <jillcallahan@gmail.com>  
**Sent:** Wednesday, April 20, 2022 12:52 PM  
**To:** Tyler Sinclair  
**Subject:** Feedback on extending minimum short term rental length to 90 days



Dear Tyler,

I urge you to extend the minimum length for a short-term rental from 30 days to 90 days. This will immediately make more homes available for locals.

Please restore short-term rental units to the local rental market.

Respectfully,  
Jill Callahan

--

Jill M. Callahan  
781.910.1045

## Annette Langley

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**From:** Madeleine Hurlbut <madeleine.hurlbut@gmail.com>  
**Sent:** Tuesday, April 19, 2022 4:44 PM  
**To:** Tyler Sinclair  
**Subject:** I support extending the minimum rental length for short term rentals from 30 to 90 days



Hi Tyler,

I'm writing in support of extending the minimum rental length for short-term rentals from 30 to 90 days.

I am a JH resident (+4 years) and a seasoned property management employee, and I have seen firsthand the direct impact that short-term rentals have had on locals. The dramatic increase in second homeowners choosing to use their property as a turnkey hotel has severely decreased the opportunities available for those of us who choose to live and work here. I have seen many dear friends forced from their housing because their landlords had the opportunity to make more money (hand over foot) in the short-term market. By eliminating this option, homeowners will hopefully begin to view their property, not as a churn and burn rental unit, but as a viable living option for local workers who help keep this town afloat.

Thank you for your consideration.

Best,  
Madeleine

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**Madeleine Hurlbut**  
206.225.8035 | Jackson WY | [linkedin](#)

## Annette Langley

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**From:** Ariel Kazunas <akazunas@gmail.com>  
**Sent:** Wednesday, April 20, 2022 5:49 PM  
**To:** Tyler Sinclair  
**Subject:** In Favor of Extending the Minimum Length of Short Term Rentals



Hi there -

My name is Ariel Kazunas. I am writing tonight to offer my support of the proposal being considered by the Town Planning Commission to extend the minimum length for a short-term rental from thirty days to ninety days.

We are all affected by the current and ongoing housing crisis in Teton County and its surroundings, whether we have lived here for four generations or four months, whether we own several properties or are struggling month to month to make rent, whether we choose to live out of vehicles to cut costs or are experiencing undesired houslessness.

Addressing said crisis with positive and proactive change only improves our collective character, by ensuring a diversity of residents, with the many talents, ideas, professions and passions they possess, can remain here to strengthen and add richness and depth to our community. (That, and plow our roads, teach our children, nurse our suffering, unclog our drains, stock our stores, treat our water, respond to our emergencies, etc...)

Extending the minimum length for a short-term rental to ninety days would increase the likelihood that existing rental units in Jackson might become available to locals, rather than tourists. It would ensure that my vibrant neighborhood (and other neighborhoods like it) remains intact, rather than becoming, effectively, due to the allowance of thirty day short-term rentals, blocks upon block of, effectively, small hotels.

And, lastly, extending the minimum length for short-term rentals to ninety days would mean that I, my coworkers, my friends and my neighbors will continue to have a chance to live where we work, and will therefore be able to continue to contribute to the betterment of our community overall. There are SO many hotels, luxury condos, and short-term rentals already available for tourists in Teton County; housing within city limits, where there is access to public transit options and where residents are in proximity to business / employment hubs, should be prioritized as much as possible as for locals.

Denying folks from different socioeconomic backgrounds the chance to experience housing security because we are blindly committed to and focused on some short-term rental bottom line is unbelievably inhumane. It also shoots us ALL in the foot: at some point, there will come a day when this town is a shell of its old self, unable to regenerate and flourish as its younger, less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met.

It hurts (honestly almost physically) to watch as long-term rental after long-term rental gets torn down here in East Jackson, to make way for designer homes that are most often purchased by property management companies looking to increase their short-term rental offerings. I lose neighbors nearly every month to this devastating trend, and there doesn't seem to be anything I can do about it. We have apparently decided to put profit before people in Jackson, and we, the people, bear the brunt of the ensuing consequences.

As I have said in letter after letter to the County Commissioners, to the Town Planning Commission, to the Town Councilors, I, and folks in this community like me, WANT to be the neighbor who will lend you a cup of sugar. But we need a roof under which to store that sugar first.

Lengthening short-term rental minimums is a very small step in the right direction when it comes to addressing the housing crisis here in Teton County. I recognize that it might not preclude the very wealthy from renting a home for ninety days even when they only plan to be present for thirty of them; I also recognize that it does not address the need for enforcement of this change to have any real effect. That said, it is still a step, and better it be forward than not at all.

All my best, and thank you for your time,

Ariel Kazunas

8 year Teton County resident

Current East Jackson resident

Future ex-Jackson resident if we do not collectively choose to put people before profit and community first.

## Annette Langley

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**From:** Liz Lynch <elizabethnlynch@gmail.com>  
**Sent:** Wednesday, April 27, 2022 7:49 PM  
**To:** Tyler Sinclair  
**Subject:** In support of extending the minimum short-term rental length



Good evening, members of the Town Planning Commission,

My name is Liz Lynch, and as a resident of Jackson for 3 years (previously, of similar outdoor resort towns in Idaho and Montana), I'm writing to you in support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty (30) days to ninety (90) days.

We are all affected by the current and ongoing housing emergency in Teton County. Personally, in addition to my own housing security concerns, I've seen how the replacement of longer term rentals for locals by short term rentals has negatively impacted our ability to sustain a local workforce. I work for the U.S. Forest Service, and in a position that had 40+ applicants for two positions, we were only able to hire one person, because multiple others had to decline, citing the lack of suitable housing options. The future is grim if we can't find ways to offer housing to seasonals for at least 3 months (usually more like 4-6 months) at prices they can afford on a government salary or internship stipend. I worry about what that means for the future health of our Forest and public lands in and adjacent to our town, if the boots on the ground tasked with making good work happen are priced out for good.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already many lodging options for tourists in and near Teton County. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

This change is by no means a silver bullet— but it would make a statement that our priority is to our community, our neighbors. Supporting this change would be a wonderful first step in the right direction.

Thank you for your time and consideration.

Sincerely,

--

**Liz Lynch**

C: (908) 803-2998

## Annette Langley

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**From:** Ash Hermanowski <ash.hermanowski@gmail.com>  
**Sent:** Wednesday, April 20, 2022 6:40 PM  
**To:** Tyler Sinclair  
**Subject:** Increasing STR Minimum



Hi Tyler,

I'm writing to voice my support of increasing the minimum short term rental length to 90 days.

As someone who lives in the Aspens, I have seen how short term rentals have ruined neighborhoods. Simply put, I don't have any neighbors. Airbnb guests check in and out every day. I can hear rental car alarms going off at all hours of the night. House parties. You name it. We've already lost this neighborhood, but maybe that doesn't have to be the case for others in the area.

I want to RESTORE these short term rentals back to the rental market for locals. If people can't afford to pay their taxes or pay their mortgages because they spend "winters and summers" here, that's not our workforce's problem. We live here, we work here, we should have access to this housing. I don't want this decision to be swayed by homeowners and businesses who benefit to gain huge profits, or at least benefit Second homeowners in order to keep their little slice of Jackson.

I want a chance to keep living where I work. Why would we continue to prioritize the super privileged in our community instead of those who need housing?

Other mountain town communities have implemented measures like this and it has been very successful. I hope this is approved.

Thank you.

--

**Ash Hermanowski**  
she/her/hers  
c: 802-585-4061



## Annette Langley

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**From:** Phil Stevenson <phils@tccgjh.com>  
**Sent:** Wednesday, April 20, 2022 5:52 PM  
**To:** Tyler Sinclair  
**Subject:** Increasing the Minimum Rental Period for Properties Not In the Lodging Overlay from 31 to 90 Days



Mr. Sinclair and Staff,

I am writing to voice my strong opposition to increasing the minimum rental period from 31 to 90 days for properties not in the Lodging Overlay, for the following reasons:

- The underlying premise of this proposal, though unstated as such, is that Renters Are Bad, bringing unwanted noise and bad conduct to the valley. In my experience this is simply not true, as most guests are here for the same reasons we are: natural beauty, abundant wildlife, and unparalleled outdoor recreation. If they want to raise hell, they can do that back home without going to the expense of coming to Jackson.
- The proposed changes would certainly decrease the number of guests renting in Town, but if the belief is that more homes would be then used for worker rentals, there would be no diminution of traffic or demand for Town services.
- Most rentals occur in the summer, so arguably under the current proposal there might be one rental that encompasses July, one that encompasses August, and one that includes most of ski season. While we certainly have seasonal workers, this likely rental pattern would preclude seasonal rentals and besides, most residents of the valley are looking for at least a one year lease.
- With the advent of the acceptability of remote working, we are seeing more guests who want to spend 30 or so days here. Ninety days would preclude most guests, however, especially those with school age children.
- Rather than address possible benefits to the community if the proposed changes were to be adopted, most of the staff report is spent lamenting the onerous requirements on staff time and effort. Respectfully, public policy should not be driven by its impact on Town administration. Even so, the challenges appear to be overdrawn, with a prime example being the statement that there have been approximately 50-70 complaints about short term rentals since 2017. This equates to an average of about one such complaint a month, which on its face should not be unduly burdensome.
- Whatever happened to Wyoming being a state that respects and values individual property rights?

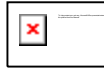
In conclusion, there has been a sea change in the type of lodging people desire since the Comp Plan was written in 1994, away from the old hotel model and towards the rental of private homes, providing much needed income to the property owner and a much better guest experience, especially for families. Our local economy is largely built on visitors seeking this type of accommodation, and it would not be good public policy to discourage them from coming to our valley.

Phil Stevenson

**Phil Stevenson** | *Partner* | *Responsible Broker*

Office (307) 732-3400 | Direct (307) 732-5922 | Cell (307) 690-3503

120 West Pearl Avenue, Jackson, Wyoming 83001  
PO Box 10609, Jackson, Wyoming 83002



## Annette Langley

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**From:** Howard Garber <howardgarber@sbcglobal.net>  
**Sent:** Thursday, April 21, 2022 12:58 PM  
**To:** Tyler Sinclair  
**Subject:** JHLA Agenda 4/20/22



Dear Tyler,

I was informed about the Town of Jackson Homeowners' Rental discussions of last night at about the time the discussions were taking place. I was unavailable at that time to participate due to previous obligations. So my apologies to you for my tardiness and I hope that I can add some constructive points to last night's discussions, if possible.

Let me begin by saying that I have considered and am sympathetic to both sides of the argument; the need to provide housing for an increased work force and the concern of homeowners for home value dilution. As such, I would like to suggest a solution to this concern that comprises both concerns. To wit, keep the homeowners' right to rent for thirty days or less intact with no alteration. For simplicity and clarity, let's call the homeowners' who have been renting through this process for years, Group A. To accommodate the needs of the town for additional worker housing a second group of real estate properties could be formed, let's call this Group B. Group B housing would be composed of those properties whose owners wish to rent their units to a less traffic-ed, more consistent renter that probably won't deteriorate the property as much as the transient flow-through of the very short term renter. If the town of Jackson feels that it needs to assist the workers in establishing a base or cap rental price or if the town feels it should become a conduit for workers to obtain Group B housing through businesses it could establish an agency to oversee and assist in this valuable need.

I hope that this email gives you an overview of my vision for a prosperous Town of Jackson real estate plan. I again apologize for the presentation tardiness. I will be very happy to provide further detail should you seek that. Please contact me at: e mail, [howardgarber@sbcglobal.net](mailto:howardgarber@sbcglobal.net) or preferably 312.933.6130.

Respectfully,

Howard B. Garber

## Annette Langley

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**From:** Matt Schebaum <matt.schebaum@vacasa.com>  
**Sent:** Wednesday, April 20, 2022 1:37 PM  
**To:** Tyler Sinclair  
**Subject:** Minimum Rental Length for Short-Term Rentals



Dear Tyler,

I wanted to reach out and express my opposition to extending the minimum rental length for short term rentals from 30 to 90 days. I hope you can pass along this information for the Councilors to review before any vote.

While I understand the sentiment and overall housing situation in Jackson (I've lived in the City of Jackson for 10 years), stricter regulations on short-term rentals is a slippery slope that may have unfair or unintended consequences on many stakeholders, including homeowners, without much effective benefit to Jackson residents.

First, it should be carefully examined whether extending the minimum will have any real effect on the availability of long term housing and not just weigh on homeowners unequally.

Second, among the core rights that a property owner has is the right to lease or rent the property. This right has long been recognized by the courts. For example, the Supreme Court of Connecticut has explained that the "right to rent" is one of the important "sticks" in the bundle of property rights, stating: [It] is undisputable that the right of property owners to rent their real estate is one of the bundle of rights that, taken together, constitute the essence of ownership of property.... Owners of a single-family residence can do one of three economically productive things with the residence: (1) live in it; (2) rent it; or (3) sell it. The inherent nature of this right to rent is supported by a leading treatise, Thompson on Real Property, which observes that "the right to lease property is an incident of ownership."

Short-term rental regulations can infringe upon this fundamental property right in many ways, including (1) outright bans on short-term rentals, (2) licensing requirements, and (3) mandatory inspection requirements.

Third, while most short-term rental regulations are adopted as a general regulation under the local government's "police power," some communities have instead chosen to regulate short-term rentals under their zoning code. The problem with this approach is that the regulation of short-term rentals does not fall within the scope of local zoning authority. The reason is that a key characteristic of local zoning power is the long-established principle that "zoning deals with land use, not the owner, operator, or occupant of the land."<sup>6</sup> Zoning inherently pertains to land rather than to the landowner, or user—it "deals basically with land use and not with the person who owns or occupies it."

Zoning regulation of short-term rentals violates this fundamental principle in that it focuses not on the use of land, but on the form of one's interest in property (i.e., owner or renter) and the duration of the occupancy (e.g., short-term vs. long-term).

I hope this message will reach the councilors desk so as to consider all stakeholders and the effective consequences of more regulations on short term rentals in Jackson.

Thank you all for your time,



**Matt Schebaum**  
Sales Executive

[Schedule a meeting with me](#)

m: 307-368-0034

[vacasa.com](http://vacasa.com)

My favorite Vacasa destination is Maui, HI

**Annette Langley**

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**From:** Katy Flanagan <katy.flanagan67@gmail.com>  
**Sent:** Tuesday, April 19, 2022 3:29 PM  
**To:** Tyler Sinclair  
**Subject:** Minimum Rental Time: 30 to 90 Days

Hello, I am writing to express my support for the change from 30-90 Days for short term rentals. As of yesterday, I am once again houseless as my new housing situation turns to short-term rentals. I will be living in my vehicle this summer, unless a miracle happens. This would be great if I were a raft guide, but as a nursing student, I should have more access to a shower than car camping provides. We have plenty of hotels for visitors, and more keep going up- ironic since they won't be able to staff them all if short term rentals are permitted to continue.

Katy Flanagan

## Annette Langley

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**From:** Jim Sulciner <sulciner@gmail.com>  
**Sent:** Wednesday, April 20, 2022 6:40 PM  
**To:** Town Council  
**Cc:** Tyler Sinclair  
**Subject:** New land development regulation



To Planning Commission,

I'm writing to express my opinion on the Planning Commission's intent to enact a new Land Development Regulation that would prohibit any residential unit within the rental overlay to be rented for less than 90 days.

The ongoing housing shortage for the workers who are an integral part of this thriving community is a serious and worrisome matter which affects all of us as local business owners and residents.

There is little evidence however, that increasing rental restrictions in this way will actually contribute to housing options for the local workforce.

The matter of affordable housing needs more discussion and alternatives to the proposed rental restrictions should be considered before any changes are made. Specifically, answers to the following questions should be thoughtfully regarded:

- 1) What problem is being addressed by putting a restriction on rentals in this way?
- 2) How does enacting a 60- or 90-night minimum help to solve the lack of affordable housing?
- 3) Our property tax has doubled since purchasing our home in 2020 why not use these new funds to build affordable housing?

As a member of the Jackson community, I am committed to supporting the efforts to increase available housing for the workforce whether through monetary donations, volunteer hours, or other community involvement. But I do not believe that increasing the nightly stay minimums is the solution. Please consider opening the floor to more discussion before a final decision is reached on this matter.

Respectfully,

Jim Sulciner

## Annette Langley

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**From:** noreply@civicplus.com  
**Sent:** Wednesday, April 20, 2022 6:14 PM  
**To:** Tyler Sinclair  
**Subject:** Online Form Submittal: Email Tyler Sinclair



### Email Tyler Sinclair

Email Content: Dear Mr Sinclair,

We purchased our new townhome in the Hidden Hollows development in Jackson with the intention to rent it for a few 30-day periods each year. This was part of our calculation in evaluating the affordability of Jackson versus other locations. The "once per 31 days" rule is already highly restrictive compared to every other town we considered in the US. We sincerely hope that the town does not make the rule even more restrictive than it already is.

Best,  
Matthew Russman

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Your Name: Matthew Russman

---

Your Company Name: *Field not completed.*

---

Your Phone Number: 646-872-3448

---

Your Email Address: [matt.russman@gmail.com](mailto:matt.russman@gmail.com)

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Your City: Jackson

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Your State: WY

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Your Zip Code: 83001

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Email not displaying correctly? [View it in your browser.](#)



## Annette Langley

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**From:** noreply@civicplus.com  
**Sent:** Sunday, April 24, 2022 1:59 PM  
**To:** Tyler Sinclair  
**Subject:** Online Form Submittal: Email Tyler Sinclair



### Email Tyler Sinclair

Email Content: This was returned from regular email, so I will send a copy here, Mr. Sinclair, through our Jackson website:

Dear Mr. Sinclair,

When my family purchased our home in Jackson, I was working full time, and nonetheless it was a stretch; we both know about property values here, even eight years ago when it was bought. Now retired, I rely on the income I am able to get from renting occasionally which supplements my Social Security. If we implement the proposed 90-day minimum stay, you will have shut me and my family down completely. It was already hard enough at 31 days, given that few vacationers want a home beyond two weeks.

While we seem to have a housing shortage, is zeroing in on this segment of our community the answer? The report from staff itself said on page 5 that "There is evidence that some residential units have been purchased to take advantage of these 12 rentals per year allowance." That is hardly the smoking gun one might want to prove the culpability of homeowners as the cause of a worker shortage, don't you think?

While we might want to stem real estate speculators from gobbling up properties that could house workers, do we want to punish our local population for the crime of owning their homes and paying their taxes, which, as you likely know, went up quite steeply this year?

If you feel you must implement this punitive and ill-conceived program, may I ask that you allow those who have already purchased be grandfathered in and exempted from the 90 rule?

As an admittedly exaggerated parallel, consider this alternative: the Town confiscates 10% of the rooms at the Four Seasons

and establishes a maximum rent of \$2,000 a month as affordable housing, thereby requiring this hotel to charge \$69 a night for those rooms. Maybe all the hotels, come to think of it.

It's unthinkable, but it is of the same sort of unjust strong-arm tactics by a government agency claiming control over personal property that was hard won through honest work. Do please consider.

Sincerely,

William Reinecke  
687 E. Kelly Ave.  
805-660-0505

Your Name:	William Reinecke
Your Company Name:	<i>Field not completed.</i>
Your Phone Number:	8056600505
Your Email Address:	<a href="mailto:timberlove@mac.com">timberlove@mac.com</a>
Your City:	Jackson
Your State:	WY
Your Zip Code:	83001

Email not displaying correctly? [View it in your browser.](#)

## Annette Langley

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**From:** Mckenzie Myers <mckenziemys@gmail.com>  
**Sent:** Tuesday, April 19, 2022 4:31 PM  
**To:** Tyler Sinclair  
**Subject:** Please Change Short-Term Rentals to 90 Days



Hi Tyler,

It has come to my attention that tomorrow the Town Planning Commission is considering extending the minimum length for a short-term rental to 90 days. As a 7-year community member and local worker who is quickly being pushed out of town due to a lack of long-term rentals, I think this policy change could have widespread positive impacts for local workers.

I have never heard of more people searching for housing than I have this spring. Quite frankly, it is depressing how many people I know who have worked so hard to make the community what it is -- and in essential but low-paying jobs -- who have no option but to leave. I have heard of many people losing their long-term rentals because short-term rentals are more lucrative. I believe this could deter homeowners from pursuing short-term rentals and help maintain community character, avoid neighborhoods from becoming hotels, and give workers a chance to live where they work.

I can't urge or ask you enough to look out for the folks who can't afford to buy a home here but work hard to make Jackson, Jackson.

Thank you again for your time and representation,

Mckenzie Myers

## Annette Langley

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**From:** Amanda Flosbach <flosbacha@gmail.com>  
**Sent:** Wednesday, April 27, 2022 3:05 PM  
**To:** Tyler Sinclair  
**Subject:** Please extend the minimum short-term rental length!



Hello members of the Town Planning Commission,

My name is Amanda Flosbach, and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County.

*I myself am in temporary housing (thanks to a philanthropic friend) as I continue to look for a long-term rental or hope to purchase an affordable/workforce unit. I have been looking without luck since November of 2021. This will be my 11th move in 20 years of calling Teton County my home. I lost my most recent residence because the owner's remote working relative preferred to be in the guest cabin I inhabited. Over the years, I have moved from other homes as they were sold, demolished, or inhabited by owners' friends and relatives. As an experienced professional in the nonprofit arts, I regularly contribute to our community by creating education programs for youth and adults, by performing as a musician myself and by volunteering for community projects. Making a career of these contributions has come at a price: an income to afford me the ability to enter the free market as a homeowner in Teton County.*

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

If we do nothing in the face of this emergency, there WILL come a day (and soon) when this town is a shell of its old self, unable to regenerate and flourish as its less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met. Then who will serve our visitors?

This change is by no means a silver bullet—but it would make a statement that our priority is to our community, the very real humans who are experiencing very real pain when it comes to housing security. Supporting this change is low-hanging fruit and we must start somewhere. Any step, however small, in the right direction is still a step, and better it be forward than not at all.

Sincerely,

Amanda Flosbach  
20-year Teton County resident  
6225 N Spring Gulch Road (until June 30)  
307-690-0628  
[flosbacha@gmail.com](mailto:flosbacha@gmail.com)

## Annette Langley

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**From:** Adrian Croke <adrian.croke@gmail.com>  
**Sent:** Thursday, April 28, 2022 4:18 PM  
**To:** Tyler Sinclair  
**Subject:** Please extend the minimum short-term rental length!



Hello members of the Town Planning Commission,

My name is Adrian Croke and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County. I've lost valuable friends and colleagues to other states due to the housing crisis, folk who would have otherwise joyfully continued to offer their volunteer hours, expertise, skills, money, and joy to Jackson. I can't help but feel that further limiting the number of short term rentals could have opened up more housing for those folks who were pushed out. I believe we need to be doing all that we can to combat the housing crisis, and extending the short-term rental minimum stay from 30 to 90 days could be an important part of the complex solution that we need.

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

If we do nothing in the face of this emergency, there WILL come a day (and soon) when this town is a shell of itself, unable to regenerate and flourish as its less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met. Then who will serve our visitors?

This change is by no means a silver bullet—but it would make a statement that our priority is to our community, the very real humans who are experiencing very real struggle when it comes to housing insecurity. Supporting this change is low-hanging fruit and we must start somewhere. Any step, however small, in the right direction is still a step, and better it be forward than not at all.

Thank you for your work and your consideration of my thoughts.

Best,

Adrian Croke  
10 year Town of Jackson resident

**Annette Langley**

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**From:** Leslye Hardie <hardie.leslye@gmail.com>  
**Sent:** Wednesday, April 20, 2022 9:11 AM  
**To:** Tyler Sinclair  
**Subject:** Please lengthen the time for s-t rentals

Dear Tyler,

Thank you for your never ending work to manage this small town where everyone has a strong opinion. Anything you can do to lengthen the time on rentals to protect more of our workforce would be greatly appreciated. Many thanks,  
Leslye and David Hardie

## Annette Langley

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**From:** Charles Lynch <lynch522tw@gmail.com>  
**Sent:** Wednesday, April 20, 2022 5:32 PM  
**To:** Tyler Sinclair  
**Subject:** Property rentals - Property Rights



**From:** Charles Lynch <Lynch522TW@gmail.com>

**Date:** April 20, 2022 at 4:19:48 PM MDT  
**To:** tsinclair@jacksonwy.gov  
**Subject:** Property rentals - Property Rights

Dear Mr. Sinclair,

As a property owner in Wilson and an owner in town, I am very much against the further erosion of our property rights as expressed in the redefining of minimum rental terms. It's a fallacy to think that eliminating short term property rentals will have a substantial positive impact on our workforce housing issue or on congestion. If the longer stay term were to pass, homeowners with simply charge a higher which people would be willing to pay in this market. Those who don't want to pay higher rates would simply stay at local hotels. Homeowners who offer short term stays most often spend a few months or longer in Jackson Hole. Very few, if any, what convert into year or longer leases. Even if they were to do so, it would be at a rate which people looking for affordable housing could not afford. If the town and county truly want to solve the affordable housing issue, they need to invest substantial money and efforts in collaborating with developers to create higher density projects. The LDR's need to be revised to incentivize these types of projects. And opportunities such as the north south park project need to be capitalized on in a expeditious and efficient manner. Going after short term rentals is a feel good option not an effective long term solution.

Many thanks for your time.

Charles Lynch

Sent from my iPad

## Annette Langley

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**From:** Phil Stevenson <phils@tccgjh.com>  
**Sent:** Thursday, April 21, 2022 11:06 AM  
**To:** Tyler Sinclair  
**Subject:** Proposal to Extend Period for Minimum Rentals to 90 Days



Hi Tyler,

Prior to last night's Planning Commission meeting, I was uncertain as to the motivation behind the proposed extension of minimum rentals outside of the Lodging Overlay from 31 to 90 days, but the questions and comments at the meeting clarified that for me. For while community character and burden on staff time were mentioned, clearly the primary concern is whether such an extension would increase the availability of workforce housing. The individuals who commented in favor of the extension uniformly believe that the 90 day minimum would increase such availability, but in all likelihood it wouldn't. Why?

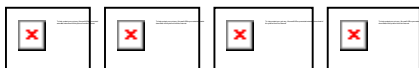
- Most renters are looking for the stability that comes with a rental of ideally a year, which wouldn't be possible whether a property had 30 day or 90 day rentals.
- Most properties impacted would need to rent at a number well in excess of what members of the workforce could pay.

We all are concerned about the lack of workforce housing, but the proposed change won't get us there. Rather, it seems like the proposal falls under the umbrella of "we've got to do something", but by passing this ineffective amendment, we run the risk of collectively taking our eyes off the search for real solutions, erroneously believing that we have done something to address the problem, when in fact, we haven't.

Phil Stevenson

**Phil Stevenson** | *Partner* | *Responsible Broker*

Office (307) 732-3400 | Direct (307) 732-5922 | Cell (307) 690-3503  
120 West Pearl Avenue, Jackson, Wyoming 83001  
PO Box 10609, Jackson, Wyoming 83002





**Annette Langley**

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**From:** Paul George <paulggeorge@yahoo.com>  
**Sent:** Wednesday, May 4, 2022 12:50 AM  
**To:** Tyler Sinclair  
**Subject:** Proposed Change in Rental Regulations for Non-Resort Properties

I want to reiterate my prior objection to the proposed change in rental regulations. In addition to the objections raised in my earlier email to you I wish to reiterate one point. The implementation to the proposed regulation for most if not many of the potentially affected properties will not result in any increase in affordable rental properties in the Jackson Hole area. The information provided in the reports from the City don't include data demonstrating the the proposed change will result in an increase in available properties. Rather, it's only effect will be to restrict the rights of property owners like myself and certainly injure the property management businesses in Jackson who facilitate rental of homes like mine. If that is the case there is no reasonable basis for making this change. I urge you and the Council not to proceed with the proposed change.

Paul and Lynn George  
PO Box 2051  
Wilson, Wyoming 84014  
Sent from my iPhone

## Annette Langley

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**From:** Chelsea Beets <chelsea.beets@gmail.com>  
**Sent:** Wednesday, April 20, 2022 4:53 PM  
**To:** Tyler Sinclair  
**Subject:** Public Comment for 4.20.22 Planning Commission Meeting



Hello,

My name is Chelsea Beets, I am a 13 year resident who rents in Jackson, I do not own land or a home. I am against amending LDR Section 6.1.4.A.2 from 31 days to 90 days. I do not think doing so will have the type of impact on workforce housing and our whole community, as many believe it will. I would ask that before any decisions are made, a larger community discussion takes place surrounding these and other rental regulations to ensure amending current regulations will actually get to the goal of more workforce housing. It's also an opportunity to brainstorm other solutions.

Best,  
Chelsea

## Annette Langley

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**From:** Lauren Marshall Scoll <lauren@abodeluxuryrentals.com>  
**Sent:** Wednesday, April 20, 2022 6:09 PM  
**To:** Town Council; Tyler Sinclair  
**Subject:** Public Comment on proposed LDR for rental restrictions



Dear Planning Commission,

I'm writing to express my opinion on the Planning Commission's intent to enact a new Land Development Regulation that would prohibit any residential unit within the rental overlay to be rented for less than 90 days.

The ongoing housing shortage for the workers who are an integral part of this thriving community is a serious and worrisome matter which affects all of us as local business owners and residents.

There is little evidence however, that increasing rental restrictions in this way will actually contribute to housing options for the local workforce.

The matter of affordable housing needs more discussion and alternatives to the proposed rental restrictions should be considered before any changes are made. Specifically, answers to the following questions should be thoughtfully regarded:

- 1) What problem is being addressed by putting a restriction on rentals in this way?
- 2) How does enacting a 60- or 90-night minimum help to solve the lack of affordable housing?

As a member of the Jackson business community, I am committed to supporting the efforts to increase available housing for the workforce whether through monetary donations, volunteer hours, or other community involvement. But I do not believe that increasing the nightly stay minimums is the solution. Please consider opening the floor to more discussion before a final decision is reached on this matter.

Respectfully,

Lauren Marshall Scoll

--

Lauren Marshall  
Abode Luxury Rentals  
Park City: (435) 565-1555  
Jackson Hole: (307) 264-1616  
[lauren@abodeluxuryrentals.com](mailto:lauren@abodeluxuryrentals.com)

## Annette Langley

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**From:** Kate Binger <katesjis@gmail.com>  
**Sent:** Wednesday, April 20, 2022 9:27 PM  
**To:** Tyler Sinclair  
**Subject:** Rental regulations



Dear Tyler,

Please, I want this town to remain a community. I am in favor of the 30 day rentals to be pushed to a 90 day rental. We need this change for our town to stay a viable community.

Thanks,

--

Kate Binger  
Designed Interiors, LLC  
DBA: Dwelling  
[www.dwellingjh.com](http://www.dwellingjh.com)

1921 Moose Wilson Rd, Ste 102  
Wilson, WY 83014  
O: 307-733-8582  
M: 307-690-5452



*Think GREEN. Please consider your environment prior to printing this e-mail.*

## Annette Langley

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**From:** John Fraser <jwf1960@gmail.com>  
**Sent:** Thursday, April 21, 2022 5:12 PM  
**To:** Tyler Sinclair  
**Subject:** Rental term regulation proposal



### **Subject: Rental term regulation proposal**

Dear Mr. Sinclair:

I am writing to express my objection to the proposed change to Teton County regulations regarding renting properties outside of the County/Town resort rental zones. I own property at 2055 Trader Road East in the Gros Ventre North association outside Jackson. Current County regulations allow County residents outside resort areas to rent their home once per 31 day period. While I understand and respect the goals associated with preventing short term rentals outside of specific, identified areas in the County, I firmly believe every County homeowner deserves the right to rent his/her home in order to generate income to fund the rapidly increasing costs associated with owning a home in the Jackson area, particularly property taxes. This is particularly true for owners who have owned their homes for extended periods of time and may not have experienced increases in wage/investment income commensurate with increases in the costs of home ownership. Many depend on rental income to ensure they can continue to enjoy all that this wonderful part of the world offers.

Increasing the non-resort area rental period from once every 31 days to once every 90 days would effectively prevent many County homeowners from generating such additional income. All this proposed change will do is benefit those homeowners in resort rental areas to the detriment of homeowners elsewhere in the County by forcing interested renters into more dense areas that may not offer the housing amenities they seek. This could in fact result in some renters seeking opportunities in other communities and detract from the value the Jackson area derives from such visitors.

I strongly urge those involved in voting on this proposal to consider the rights of all County homeowners as well as the impact this proposal could have on the number and composition of visitors to the valley and vote against making this change.

Respectfully,

John Fraser

Sent from my iPhone

**Annette Langley**

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**From:** Davis Yates <dwyates21@gmail.com>  
**Sent:** Tuesday, April 19, 2022 3:18 PM  
**To:** Tyler Sinclair  
**Subject:** Rentals

I support extending the minimum rental length for short term housing. I want our town to remain a community who lives here and doesn't just come for 2 weeks out of the year. Thank you

Davis Yates

## Annette Langley

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**From:** Jesse Brill <jbrill@naspp.com>  
**Sent:** Thursday, April 21, 2022 10:37 AM  
**To:** Tyler Sinclair  
**Subject:** Rentals--Freedom of Choice



Please do not tramp on our property rights. Homeowners should have the right to rent their houses without government intrusion.

Thank You.

Jesse Brill

## Annette Langley

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**From:** Steve Lundberg <SLundberg@slwip.com>  
**Sent:** Wednesday, April 20, 2022 8:56 PM  
**To:** Town Council; Tyler Sinclair  
**Subject:** Residential rental restrictions



To Planning Commission,

I'm writing to express my opinion on the Planning Commission's intent to enact a new Land Development Regulation that would prohibit any residential unit within the rental overlay to be rented for less than 90 days. I think that it is very important for Jackson to work hard to create more affordable housing, and on that front I am 100% in agreement.

Of course, all the interested parties who are suffering negative consequences of the current housing shortage, and especially those who can't find an affordable place to live, are looking for a quick fix to this problem. But common sense and even scientific studies tell us that the affordable housing problem won't be readably solved with the proposed requirement to lengthen the minimum stay requirement for Teton County.

In particular, reasons an "across the board" rental restriction will most likely make matters worse as opposed to improving the situation, for the following reasons:

1. Residential units such as luxury properties that currently rent at rates far above what is required to qualify as affordable housing will not suddenly be repurposed as affordable housing. Rather, this housing will either: 1) not be rented at all, depriving the Jackson community of the sales of goods and services these rentals would otherwise generate; or 2) shift to new rental strategies meeting the new minimum stay, such as renting for the minimum period at lower average monthly rates. Either way, no additional affordable housing is made available, and likely the value of these properties will be impaired and therefore their value will decrease. This will reduce property taxes and actually make it less possible for Jackson to finance new affordable housing using mechanisms like direct subsidies and Tax Increment Financing.
2. Housing currently being rented at a rate that might be considered affordable will only become more difficult to lease for the many seasonal workers due to the minimum commitment required.
3. Potentially there is some housing stock that is marginally affordable that may be forced to convert to service local, longer term rental demand, as it can no longer be rented for a month at a time, but the number of properties in this category may be minimal and do precious little to supplement affordable housing stock at the cost of lowering public tax revenues as the value of all properties affected declines across the board.



4. See the following study cited in the Harvard Business Review that recommends taking a well thought out nuanced approach to regulating property rentals due to demonstrated effect of reducing new development: <https://hbr.org/2021/11/research-restricting-airbnb-rentals-reduces-development>

Affordable housing is an important societal goal and I fully support the objective. The fastest track to this goal is likely best served by taxing short term rentals and using the taxes to help fund the public infrastructure required to build housing tailored to the need vs hope properties ill-suited to this need be repurposed.

As a result, I do not believe that increasing the nightly stay minimums across the board is the solution. Please consider opening the floor to more discussion before a final decision is reached on this matter.

Respectfully,

/Steven Lundberg/

Steven W. Lundberg

6638 Ryegrass Road

Jackson, WY

## Annette Langley

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**From:** Daniel Ewert <ewert02@yahoo.com>  
**Sent:** Sunday, May 1, 2022 1:30 PM  
**To:** Tyler Sinclair  
**Subject:** Short Term Rental Length



Dear Town Planning Commission,

I oppose extending the minimum short term rental length. With increases in cost of living and taxes, homeowners who don't have a lot of cash flow will be further restricted from making any money off of their property to offset the increased costs. A homeowner who wants to camp/tent for 1 month to rent their place out and make a bit of money to offset costs would be harmed by this proposal, and there would be no resulting increase in available housing to anyone. Extending the short term rental length would be a gift to the big hotel and lodging industry. The 30 day length is appropriate as it is, and accomplishes the purpose of not having rapid turnover in any house outside the lodging overlay zone. Thanks for your consideration.

Daniel Ewert  
307-264-0701

## Annette Langley

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**From:** Cody Pitz <cpitz715@gmail.com>  
**Sent:** Tuesday, April 19, 2022 6:50 PM  
**To:** Tyler Sinclair  
**Subject:** Short term rental minimum night stay



Dear Mr. Sinclair,

I am writing you to show my support for extending the minimum stay of a short term rental from 30 to 90 days.

I live in a long term rental in East Jackson. I want to continue to live and participate in this community. I hope that by extending the minimum length of short term rental stays that Jackson can continue to house local people who work and live here. There are plenty of accommodations in town already and I question how many more tourists we can support.

It is also my hope that some extending the minimum night stay in a rental will discourage the development of proposed STR developments and potentially convert some current STRs into long term rental units.

We need these kind of progressive, local regulations to allow this town to support the community that we all care about.

Thank you for your time and work,  
Cody Pitz

## Annette Langley

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**From:** Havson LLC <havsonllc@gmail.com>  
**Sent:** Tuesday, April 19, 2022 5:28 PM  
**To:** Tyler Sinclair  
**Subject:** Short Term Rental to 90s Days



Tyler,

My name is Bobby Thomson and I own the Quiznos Sub in Jackson and want to express my support for moving the short-term rental period from 30 days to 90 days.

As a small business owner we need desperately housing for our workforce and this policy option as a market force will incentivize homeowners to rental locally.

I thank you for your time.

-Bobby Thomson  
Owner, Quiznos Sub

**Annette Langley**

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**From:** lizzievotruba@gmail.com  
**Sent:** Tuesday, April 19, 2022 3:21 PM  
**To:** Tyler Sinclair  
**Subject:** Short Term Rental vote



Tyler,

My name is Lizzie Votruba. I am a local resident, worker, and homeowner in downtown Jackson.

I am writing to express my support in extending the minimum rental length for short-term rentals from 30 days to 90 days.

I want my neighborhood to remain a neighborhood and not become a hotel. I want to have a chance to live where I work—there are plenty of lodging options in town for visitors. I want to restore short-term rental units to the local rental market.

Thank you for your hard work.

--

Lizzie Votruba

(216) 870-4688

[lizzievotruba@gmail.com](mailto:lizzievotruba@gmail.com)

## Annette Langley

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**From:** Trissta Lyman <trisstalyman@gmail.com>  
**Sent:** Wednesday, April 20, 2022 12:46 PM  
**To:** Tyler Sinclair  
**Subject:** Short Term Rental



Hi Tyler,

I am emailing to show support for extending the minimum length of short term rentals from 30 days to 90 days. We have enough hotels in town and out at the village to accommodate travelers and tourists. I do not think short term rentals are needed period. However, if they are to be here, I would encourage them to be at a longer term to accommodate housing for traveling, nurses and other professionals, if they choose to have them. I support affordable housing for local workforce.

Thank you,

Trissta

**Annette Langley**

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**From:** Connor Phillips <phillycondor@gmail.com>  
**Sent:** Thursday, April 21, 2022 9:52 AM  
**To:** Tyler Sinclair  
**Subject:** Short Term Rentals

Hello,

I'm writing to in regards to short term rentals in town. As a volunteer firefighter, I aim to provide essential services to our community. This community that I invest so much time, energy, and, at times, my life to continues to change. Change in the wrong direction, in my opinion. Yet changes that, with proper action from elected officials, may become undone. One way to help get our community back on track is to discourage short term rentals, thereby providing additional homes for the local workforce. Please, extend short term rentals to a minimum 90 day occupancy. I do not want to be a firefighter exclusively for visitors from afar. I want to serve and protect our community and our community has to live here in order for that to happen.

Best,  
Connor Phillips

## Annette Langley

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**From:** pschrey@aol.com  
**Sent:** Monday, May 2, 2022 5:59 PM  
**To:** Tyler Sinclair  
**Subject:** short term rentals



-----Original Message-----

From: MAILER-DAEMON@aol.com  
To: pschrey@aol.com  
Sent: Mon, May 2, 2022 4:50 pm  
Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

<[tsinclair@jacksonwy.gov](mailto:tsinclair@jacksonwy.gov)>:

No mx record found for domain=jacksonwy.gov

----- Forwarded message -----

Dear Sir,

We have owned our home in Jackson for almost 20 years. We are getting close to retiring as we are now in our late seventies and have worked our whole lives. We have been looking forward to spending more time in Jackson in our home. That dream may not become a reality for us if you pass the 90 day rental rule. We will not be able to maintain our home with the rising prices of upkeep and now higher property taxes. We have never taken advantage of the 31 day rule. We were at one point falsely charged with a misdemeanor for not obeying that rule, which caused us quite a bit of mental anguish. That charge was dropped because it was entirely false, and I considered it a malicious prosecution and a witch hunt. Before you pass such a law, please be sure the complaints you are getting are valid and not just false accusations.

We rely on the income to keep up with the rising costs in Jackson. Our home is not continually rented. It is not a revolving door rental. We keep our house well maintained and our guests are thoroughly checked out by The Clear Creek Group.

Please consider the homeowners that own these homes, too, not just the complainers.

Thank you for taking the time to read this.

Thomas and Patricia Schrey



## Annette Langley

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**From:** Alexandra Munger <alexandra.munger6@gmail.com>  
**Sent:** Tuesday, April 19, 2022 8:11 PM  
**To:** Tyler Sinclair  
**Subject:** Short term to long term rental support

Hi,

My name is Alexandra Munger and I support the change to extend the minimum length for a short term rental to a long term rental from 30 days to 90 days.

I am a Jackson local, working for a local property management/remodel design company. I have been in Jackson for five years now and 2 of those years with my now husband who is self-employed here in Jackson. He runs a snow removal and landscaping business that started just 2 years ago. We are losing our housing at the end of May due to the owners selling.

Our town does not need anymore tourism. I believe we have enough full time residents here to keep this town running. We have plenty of lodging options for tourists as is.

As a local, I have dreamt of making a life here with my husband and starting a family. That opportunity is feeling less promising with limited housing options, rent increases and a market inflation.

Sincerely,  
Alexandra Munger

## Annette Langley

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**From:** Skye Schell <skyeschell@gmail.com>  
**Sent:** Wednesday, April 20, 2022 10:06 AM  
**To:** Tyler Sinclair  
**Subject:** Short-term rental comments / local worker and owner-occupied exemptions



Dear Tyler, Planning Commissioners, and Town Councilors:

I just reviewed the staff report re: short-term rentals and would like to comment as a resident and homeowner. Thanks for all your work on this topic!

In general, **I support tightening the rules on short-term rentals, such as by increasing the minimum stay** from 30 to 90 or more days. When short-term rentals take homes out of the pool for local workers, they contribute to our housing crisis and make it harder for our community to function.

I would also request two important exemptions, one similar to an idea in the staff report, and the other new:

**1. Local worker exclusion:** local workers should be able to rent rooms or apartments for any length of time. As someone who has rented long term, with many roommates, we have often had situations where someone is between rentals and needs a place for a month or even a couple weeks. This should not be illegal. (I understand this is difficult to enforce, and I would suggest that proof of local work only be required if enforcement is triggered by complaint.)

**2. Owner-occupied exclusion:** I strongly support an exemption for owner-occupied homes. I got lucky with amazing landlords who sold me the house I had rented long-term, with seller financing (something I hope more sellers do). Given the incredibly high cost of living here, and how it continues to increase, being able to occasionally rent a room or house for a short timeframe (like a week) would help me afford to stay in the house in general. I know there are many others in similar situations. I would recommend as little red tape as possible. Please continue to consider this part of long-term use (not short-term with fees, lodging tax, etc) since it is not a standalone lodging use but just part of the owners affording to stay in their home.

Here are my comments on the categories raised in the staff report:

- Eligibility: keep this wide: require **owner occupancy for 9 months** (not 10 - to allow for teachers or seasonal workers to travel); **do not require a set number of hours per week or year** or if you do, keep it low (again, to allow for the variety of work that people do here / having to do some work elsewhere)
- Exclusion: allow owners to (A) rent rooms to **local workers unlimited times** for any length of time (this would be covered under the "local worker exclusion"), and (B) rent rooms/apartments to anyone **4-8 times / year for any length** (no 30-day minimum)
- Permitting: owners should **only need to get a permit once**, to prove eligibility, and then include that permit info on rental listings. This would decrease hassle for owners and decrease burden on staff. Permit fees should be as low as possible.
- Renters: see above - unlimited rental to local worker renters, limited rental (4-8x/year?) to unlimited renters

I understand that adding exemptions makes the program more complicated and harder to enforce. However, it would also make local renting and owning more possible for people who are just barely breaking even (either renting or owning).

Thank you for considering my comments - I'm happy to share / talk more if you'd like.

Take care,  
Skye

--  
Skye Schell



## Annette Langley

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**From:** aburton@wyoming.com  
**Sent:** Monday, May 2, 2022 11:49 AM  
**To:** Tyler Sinclair  
**Subject:** Short-term rental extension



RE: Short-term rental extension

Attention: ***Town Planning Commission***  
[tsinclair@jacksonwy.gov](mailto:tsinclair@jacksonwy.gov)

- Please extend the minimum short-term rental length!
- Neighborhoods are for neighbors!
- Extend short-term rental lengths: people over profit!

***Hello members of the Town Planning Commission,***

My name is Angela Burton and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County.

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

If we do nothing in the face of this emergency, there WILL come a day (and soon) when this town is a shell of its old self, unable to regenerate and flourish as its less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met. Then who will serve our visitors?

This change is by no means a silver bullet—but it would make a statement that our priority is to our community, the very real humans who are experiencing very real pain when it comes to housing security. Supporting this change is low-hanging fruit and we must start somewhere. Any step, however small, in the right direction is still a step, and better it be forward than not at all.

Thank you for your consideration!

Sincerely,  
Angela Burton

38 year Teton County resident  
POB 13100 83002

## Annette Langley

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**From:** Jaclyn "JJ" Jaroch <jjinth northwest@gmail.com>  
**Sent:** Tuesday, April 19, 2022 3:20 PM  
**To:** Tyler Sinclair  
**Subject:** Short-Term Rental Minimum



Good afternoon, I'm writing you to comment that I support increasing the short-term rental limit from 30 to 90 days. The blight of short-term rentals in communities across the world needs to be addressed as one of the significant factors limiting affordable workforce housing. I'm sure I'm not alone in starting that I want to have a chance to live where I work—there are already plenty of lodging options in town for visitors. (And new hotels being built or expanded upon every year.)

**I want to see Jackson work to restore short-term rental units to the local rental market.**

Thank you for your time & work.

Jaclyn "JJ" Jaroch

## Annette Langley

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**From:** Ryan Dorgan <rpddorgan@gmail.com>  
**Sent:** Wednesday, April 20, 2022 12:37 PM  
**To:** Tyler Sinclair  
**Subject:** Short-term rentals



Tyler,

I'm writing to express support for the staff recommendation to update the current short-term rental minimum occupancy length from 31 days/1 month to 90 days/3 months. I hope that this change results in more rental units available to the local workforce as well as more efficient and effective enforcement of short-term rental regulations.

One concern that came to mind is that this change could simply shift this segment of short-term rentals from tourists and remote workers to those remote workers willing to commit to a three-month stay. This situation could incentivize rental managers to price the units above what many local workers - both seasonal and year-round - could afford.

Thank you,  
Ryan Dorgan

## Annette Langley

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**From:** Matthew Russman (Gmail) <matt.russman@gmail.com>  
**Sent:** Wednesday, May 4, 2022 2:36 PM  
**To:** Tyler Sinclair  
**Cc:** Lisa Russman  
**Subject:** Town of Jackson Planning Staff Meeting - May 4



Dear Mr Sinclair,

I am a new homeowner in the Hidden Hollow development in downtown Jackson. I am writing to provide my input regarding the potential amendment to the Land Development Regulations to limit homeowner rentals to a minimum of once every 91 days.

I recognize that a lack of affordable housing in Jackson is forcing too many workers to drive from Victor or Alpine, exacerbating traffic congestion, generating air pollution and harming wildlife. Although I share these concerns, I am also deeply concerned about the impact of this proposal on private property rights.

We purchased our home with the intention of living there as well as traveling and renting it periodically to tenants. The existing rental limitations, which are already highly restrictive, were incorporated into our estimation of the property's cost and value.

**To change these rules now, the Town of Jackson should meet a high burden of proof regarding the value and effectiveness of any new limitations. However, I am extremely concerned that our property rights will be impaired even though no research or data has been presented to demonstrate how these new rules would ease traffic, improve affordable housing availability, or achieve any other community goals.**

It is irresponsible to change a law that infringes on our property rights without any evidence that it will make a difference in the problem you're trying to solve. A better solution is an amendment to the LDR's to allow for more higher-density workforce housing (higher FAR) — this is a straight-forward solution to a problem.

Sincerely,  
Matthew Russman



## Annette Langley

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**From:** Leigh Chrisinger <leigh@jacksonholepm.com>  
**Sent:** Wednesday, April 20, 2022 1:49 PM  
**To:** Tyler Sinclair  
**Subject:** Town Planning Meeting



Hi Tyler-I wanted to send an email before the evening's Planning Meeting. I am sure you have heard from others in my industry, but I would love to understand what the proposed law hopes to do and maybe that's something that will be addressed today? Would your group benefit from hearing numbers from businesses like mine or having an open dialogue? We would love to help make a positive change that helps the community as well as doesn't negatively impact an industry.

I own property in Teton Co and with the increase in property taxes in conjunction with not having the ability to rent my home for a month at a time...to help pay for constant property cost increases is very scary for many local types. Teacher friends and others in the community who use that ability in order to keep their properties...are concerned about what the future holds here in JH in many ways.

Thanks in advance for your input and information...I appreciate your time!

My best,

Leigh Chrisinger

## Annette Langley

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**From:** Kahlynn Huck <kahlynnmarie@gmail.com>  
**Sent:** Tuesday, April 19, 2022 8:14 PM  
**To:** Tyler Sinclair  
**Subject:** year-round local AGAINST 90-day rental ordinance



Hi Tyler,

I'm a member of ShelterJH and County ISWR Board Member and I care deeply about housing in Jackson. However, extending the minimum rental length from 30 days to 90 days for homeowners is NOT a solution and is harming well-intended homeowners like my family.

My husband and I have lived here for 5 years and we have a 1.5-year-old daughter. We still have not been able to get her into a single daycare because of the enormous influx of new families to Teton County. (I'm currently 218 on a waitlist! Crazy!) We have no other family here. Because of this, we take a break and spend a month each season (twice a year) back at our parents house to have childcare help. During those times, we'd love to be able to rent our home rather than have it sit empty. One time we left for a month and had a friend rent our house for those 30 days because she was in between two leases here in Jackson. It was a huge help to her and it was helpful for us. Locals helping locals! If we were to move to 90-day minimum rental restrictions, it eliminates things like this as a possibility. I have another friend who is renting a place for a month this summer because she lost her housing and is again in between two places. With the 90-day ordinance in place she wouldn't have been able to rent a place for just that month she needed. 90-day rental ordinances aren't going to help keep communities "communities" - it's just going to make it tougher to find places in a pinch and it disallows locals rent their homes to other locals.

In my opinion, the way we currently have it, 30-day rental minimum is FAIR to homeowners and FAIR to the community. Homeowners occasionally offering their place up for a 30-day rental when they're out of town isn't turning the neighborhood into a hotel. We don't need more regulations on well-intentioned single-family, year-round homeowners. Extending to a 90 day minimum rental would eliminate my ability to rent to a local in need for 1 month at a time. It's forcing another empty house in a neighborhood that would have otherwise been filled and helping a fellow local.

Thank you for all you do and for considering what the public has to say. I appreciate and admire the work you're doing!

Best,  
Kahlynn

Kahlynn Huck  
414.526.6090  
[LinkedIn](#)

## Annette Langley

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**From:** Evan Huck <evanhuck@gmail.com>  
**Sent:** Tuesday, April 19, 2022 8:17 PM  
**To:** Tyler Sinclair  
**Subject:** year-round local AGAINST extending rental restrictions to 90 days



Hi Tyler,

Evan Huck here - local of 5 years living in East Jackson year round in a single family home. First - having watched you speak on the housing crisis, comprehensive plan, and zoning strategy - I appreciate your data-driven and logical approach to planning, and I trust you and the town planning commission will apply the same reasoned approach to this important issue.

**I DO NOT support extending rental restrictions from 30 to 90 days.** For context, I am a ShelterJH supporter -- I generally support Shelter's broader goals and appreciate their urgency, and agree with many of their specific proposals outlined in their [temporary development moratorium](#). However, I think the proposal to extend rental restrictions from 30-90 days is inaccurate and ineffective in achieving its intended goal (making rentals more accessible/affordable for local workforce).

You'll obviously be much more familiar with the actual data/research, but my concerns/questions about the theory that extending the restriction from 30-90 days are as follows:

- 1) single-family home rentals that are currently restricted at a minimum of 30 days represent a small fraction of the overall tourist accomodation picture. There are a lot of units (more being built) that are truly "short-term" (ie you can rent for 2 nights). It would likely make a much bigger impact on the intended goal to extend the restriction on this category of housing/units from 0 to say 14 days, then it would to extend the units currently minimumed at 30 to 90 days. Why is this group of no-minimum short-term rentals exempt from the focus? For example, b/c of our zoning, houses about 100 yards from us on Snow King Ave (we're on Karns) can be rented out for 2 nights. Yet we're considering leaving no minimum for those units and increasing our minimum from 30 to 90 days?
- 2) Increasing the minimum from 30 to 90 days makes it harder to rent to the local workforce. There are a lot of locals (particularly in shoulder season) that are often between longer-term housing. Renting to a local for 30-60 days might help that local extend their timeline for finding a more permanent option rather than moving away.
- 3) Not all homeowners are 4th-house owning billionaires. We worked very hard to buy a very reasonable-priced house 5 years ago. We still work very hard to make it work here. If we want to go visit our parents for a month or two months, we should be able to earn income on the property we own (rather than just have it sit empty) to help us be able to stay and live here.

Thank you for your consideration.

Evan Huck

## Annette Langley

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**From:** JP Carey <jpcarey4@gmail.com>  
**Sent:** Wednesday, April 20, 2022 8:45 AM  
**To:** Tyler Sinclair  
**Subject:** Development Proposal in town



Hi Tyler,

I wanted to write you to say I am in support of extending the short term rental of the new development in town from 30 to 90 days. Our town desperately needs to keep its workforce here and I believe the shorter rental options they have, the fewer ways we will keep them here. We have enough short term rental opportunities and not nearly enough long term solutions. While 90 days is still too short, it is a start. Thanks for reading,

Best,

JP

## Annette Langley

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**From:** Julia Olson <olsonjulia15@gmail.com>  
**Sent:** Wednesday, April 20, 2022 8:55 AM  
**To:** Tyler Sinclair  
**Subject:** Extend minimum short term rental length



Hello Mr. Sinclair,

I hope this email finds you well. I am a Wilson resident and local educator and volunteer. I am writing in support of the extension of the minimum length for a short term rental from 30 to 90 days. I live in workforce housing on Moose Wilson Rd with my partner and a roommate, and I feel so lucky both to have housing I can afford, and to be surrounded by folks that actually work in Jackson and are active members of the community. Of course, like everyone in Jackson, I have seen dear friends and key community contributors have to leave their jobs and move away from Jackson due to the housing crisis.

Extending the short term rental length will help reduce the stress tourists place on our housing, and open up more housing options for the folks who make our community work: servers, teachers, nurses, grocery store workers, bus drivers, tour guides, and more. Three months is likely longer than a tourist will stay, but **three months can serve as a lifeline between long term housing situations for working folks, and can make the difference in helping people remain in our community.**

I hope you take this into consideration this evening with the Town Planning Commission.

Thank you!

Julia Olson  
1751 Moose Wilson Rd, Wilson

## Annette Langley

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**From:** Anna Sullivan <annasullivanphotography@gmail.com>  
**Sent:** Wednesday, April 20, 2022 6:22 PM  
**To:** Tyler Sinclair  
**Cc:** Anna Sullivan  
**Subject:** Extend Short Term Rentals

Dear Mr. Sinclair,

I am writing you this evening to beg you to please support extending the minimum rental length for short-term rentals from 30 to 90 days.

I want my neighborhood to remain a neighborhood and not become a hotel or have visitors in and out constantly. We need to keep our community solid and it's being lost on a daily basis. We are losing the soul of Jackson Hole.

Thank you for your consideration.

All the best,

Anna C. Sullivan  
Jackson Full-Time Working Local Resident

## Annette Langley

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**From:** David Hinck <davidhinck@gmail.com>  
**Sent:** Wednesday, April 20, 2022 12:50 PM  
**To:** Tyler Sinclair  
**Subject:** Extend the minimum short term rental rate

Tyler,

I know extending the minimum short term rental rate may sound like it's encroaching on certain rights or Freedoms, but I want you to know my story. Real estate agents raked in a killing telling buyers throughout Covid pandemic that they could get around our short term rental rules by leasing their house out through Airbnb or vrbo for a specified amount under 30 days. I over heard them while they were showing the house I had rented for two years. My house on Aspen drive was bought by a californian and I was forced to move into the abyss of no housing while he makes money off the community I've lived and worked in for 10 years. Please extend the minimum and get housing back to workers and not rich out of staters trying to use our work force housing as an investment tool!

Regards,

-Dave Hinck

Ps- excuse any typos because I'm typing on my phone. If you have time and want to hear details 618 835 8340.

Sent from my iPhone

## **Annette Langley**

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**From:** Chris Perkins <perkinw@gmail.com>  
**Sent:** Wednesday, April 27, 2022 1:07 PM  
**To:** Tyler Sinclair  
**Subject:** Extending Minimum Short Term Rental Length



Hi Tyler,

My name is Chris Perkins and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County—in my case having to relocate homes multiples times and watching good friends lose stable housing after being unable to afford rent increases.

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

Best,

**Chris Perkins**

**Jackson, WY**

(206) 303-7315



## Annette Langley

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**From:** Miles Yazzolino <yazzojazz@yahoo.com>  
**Sent:** Wednesday, April 27, 2022 6:57 PM  
**To:** Tyler Sinclair  
**Subject:** Extending Short Term Rental Length to Preserve Our Housing in this Community

Hello Tyler and members of the Town Planning Commission,

My name is Miles Yazzolino and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County.

I've seen too many of my friends, my mentors, my teachers, my own family pushed out of this valley by unsustainable housing price increases and an influx of very short term renters able to pay top dollar. Compass Jackson Hole's reports of a 45% year over year increase in the median housing price here is startling, and will result in more homes sitting empty most of the year while hosting guests a few days a month. That is why it is so crucial to extend the minimum length for a short term rental from thirty days to ninety days, while also allowing homeowners who live in their homes at least 10 months/year to rent short term to help make ends meet.

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

If we do nothing in the face of this emergency, there WILL come a day (and soon) when this town is a shell of its old self, unable to regenerate and flourish as its less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met. Then who will serve our visitors?

This change is by no means a silver bullet—but it would make a statement that our priority is to our community, the very real humans who are experiencing very real pain when it comes to housing security. Supporting this change is low-hanging fruit and we must start somewhere. Any step, however small, in the right direction is still a step, and better it be forward than not at all.

Sincerely,

Miles Yazzolino (he/him)  
24 year Teton County resident and ShelterJH Member

Sent from Yahoo Mail on Android

**Annette Langley**

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**From:** Andrew Ward <andrewward01@yahoo.com>  
**Sent:** Wednesday, April 20, 2022 8:56 AM  
**To:** Tyler Sinclair  
**Subject:** Extending the short term rental

Hello,

I am in favor or extending the short term rental from 30 to 90 days. As a small business owner it's tough to watch what is going on in this town/ valley. I know of a lot of people who are breaking these rental rules already. I would like to not only see this changed but also policed. It would be great for a way for residents to have a good way to report. If there already is I apologize I just don't know how to.

Thanks,

Andy Ward  
Owner Hatch and Reward property management  
484-437-7577

## Annette Langley

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**From:** Julien Hass <julien.hass@gmail.com>  
**Sent:** Wednesday, April 20, 2022 9:29 AM  
**To:** Tyler Sinclair  
**Subject:** Extension of short term rental time period



Good morning Tyler,

I am writing to voice my desire for you to extend the minimum length of short term rentals from 30 to 90 days. It is important to do so for the town of Jackson in order for many employees to be able to find a place for 3-4 months, which is often the time necessary for an individual or family to find an acceptable place to live, in or near Teton County.

I also believe extending the "short term rental" period from 30 to 90 days, at the very least, may help alleviate the seasonal employee housing crunch, especially during the summer. Many seasonal employees during the summer are only here for 3-5 months, and have no issues living in a potentially higher priced rental. I strongly believe extending the short term rental time period can help both seasonal employees and long term locals, and benefit businesses as well. Some local business owners may own short term rental units or may want to and this extension can help them house some employees during the summer/winter high period, and may help alleviate some stress, both for employees and employers.

Have a good day!

Julien Hass  
[julien.hass@gmail.com](mailto:julien.hass@gmail.com)  
307 920 0747

## Annette Langley

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**From:** Jill Callahan <jillcallahan@gmail.com>  
**Sent:** Wednesday, April 20, 2022 12:52 PM  
**To:** Tyler Sinclair  
**Subject:** Feedback on extending minimum short term rental length to 90 days



Dear Tyler,

I urge you to extend the minimum length for a short-term rental from 30 days to 90 days. This will immediately make more homes available for locals.

Please restore short-term rental units to the local rental market.

Respectfully,  
Jill Callahan

--

Jill M. Callahan  
781.910.1045

## Annette Langley

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**From:** Ariel Kazunas <akazunas@gmail.com>  
**Sent:** Wednesday, April 20, 2022 5:49 PM  
**To:** Tyler Sinclair  
**Subject:** In Favor of Extending the Minimum Length of Short Term Rentals



Hi there -

My name is Ariel Kazunas. I am writing tonight to offer my support of the proposal being considered by the Town Planning Commission to extend the minimum length for a short-term rental from thirty days to ninety days.

We are all affected by the current and ongoing housing crisis in Teton County and its surroundings, whether we have lived here for four generations or four months, whether we own several properties or are struggling month to month to make rent, whether we choose to live out of vehicles to cut costs or are experiencing undesired houslessness.

Addressing said crisis with positive and proactive change only improves our collective character, by ensuring a diversity of residents, with the many talents, ideas, professions and passions they possess, can remain here to strengthen and add richness and depth to our community. (That, and plow our roads, teach our children, nurse our suffering, unclog our drains, stock our stores, treat our water, respond to our emergencies, etc...)

Extending the minimum length for a short-term rental to ninety days would increase the likelihood that existing rental units in Jackson might become available to locals, rather than tourists. It would ensure that my vibrant neighborhood (and other neighborhoods like it) remains intact, rather than becoming, effectively, due to the allowance of thirty day short-term rentals, blocks upon block of, effectively, small hotels.

And, lastly, extending the minimum length for short-term rentals to ninety days would mean that I, my coworkers, my friends and my neighbors will continue to have a chance to live where we work, and will therefore be able to continue to contribute to the betterment of our community overall. There are SO many hotels, luxury condos, and short-term rentals already available for tourists in Teton County; housing within city limits, where there is access to public transit options and where residents are in proximity to business / employment hubs, should be prioritized as much as possible as for locals.

Denying folks from different socioeconomic backgrounds the chance to experience housing security because we are blindly committed to and focused on some short-term rental bottom line is unbelievably inhumane. It also shoots us ALL in the foot: at some point, there will come a day when this town is a shell of its old self, unable to regenerate and flourish as its younger, less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met.

It hurts (honestly almost physically) to watch as long-term rental after long-term rental gets torn down here in East Jackson, to make way for designer homes that are most often purchased by property management companies looking to increase their short-term rental offerings. I lose neighbors nearly every month to this devastating trend, and there doesn't seem to be anything I can do about it. We have apparently decided to put profit before people in Jackson, and we, the people, bear the brunt of the ensuing consequences.

As I have said in letter after letter to the County Commissioners, to the Town Planning Commission, to the Town Councilors, I, and folks in this community like me, WANT to be the neighbor who will lend you a cup of sugar. But we need a roof under which to store that sugar first.

Lengthening short-term rental minimums is a very small step in the right direction when it comes to addressing the housing crisis here in Teton County. I recognize that it might not preclude the very wealthy from renting a home for ninety days even when they only plan to be present for thirty of them; I also recognize that it does not address the need for enforcement of this change to have any real effect. That said, it is still a step, and better it be forward than not at all.

All my best, and thank you for your time,

Ariel Kazunas

8 year Teton County resident

Current East Jackson resident

Future ex-Jackson resident if we do not collectively choose to put people before profit and community first.

## Annette Langley

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**From:** Liz Lynch <elizabethnlynch@gmail.com>  
**Sent:** Wednesday, April 27, 2022 7:49 PM  
**To:** Tyler Sinclair  
**Subject:** In support of extending the minimum short-term rental length



Good evening, members of the Town Planning Commission,

My name is Liz Lynch, and as a resident of Jackson for 3 years (previously, of similar outdoor resort towns in Idaho and Montana), I'm writing to you in support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty (30) days to ninety (90) days.

We are all affected by the current and ongoing housing emergency in Teton County. Personally, in addition to my own housing security concerns, I've seen how the replacement of longer term rentals for locals by short term rentals has negatively impacted our ability to sustain a local workforce. I work for the U.S. Forest Service, and in a position that had 40+ applicants for two positions, we were only able to hire one person, because multiple others had to decline, citing the lack of suitable housing options. The future is grim if we can't find ways to offer housing to seasonals for at least 3 months (usually more like 4-6 months) at prices they can afford on a government salary or internship stipend. I worry about what that means for the future health of our Forest and public lands in and adjacent to our town, if the boots on the ground tasked with making good work happen are priced out for good.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already many lodging options for tourists in and near Teton County. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

This change is by no means a silver bullet— but it would make a statement that our priority is to our community, our neighbors. Supporting this change would be a wonderful first step in the right direction.

Thank you for your time and consideration.

Sincerely,

--

**Liz Lynch**

C: (908) 803-2998

**Annette Langley**

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**From:** Estela Torres <etorres0104@gmail.com>  
**Sent:** Wednesday, April 20, 2022 10:06 AM  
**To:** Tyler Sinclair  
**Subject:** 30 day rentals

Dear Tyler:

I am in favor of keeping the rental period of 30 days. There are many people who abide by the rules and rent their residences when they are away for a month. I, for one, have rented to people who are working in Teton County and need a temporary place to stay while they secure more permanent lodging; and i know of other people who do the same. This 30 day rental supplements income to locals who need it in order to live in this expensive town and pay exorbitant property taxes because of the high end real estate.

Thank you.

Sent from my iPhone



## Annette Langley

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**From:** Ash Hermanowski <ash.hermanowski@gmail.com>  
**Sent:** Wednesday, April 20, 2022 6:40 PM  
**To:** Tyler Sinclair  
**Subject:** Increasing STR Minimum



Hi Tyler,

I'm writing to voice my support of increasing the minimum short term rental length to 90 days.

As someone who lives in the Aspen, I have seen how short term rentals have ruined neighborhoods. Simply put, I don't have any neighbors. Airbnb guests check in and out every day. I can hear rental car alarms going off at all hours of the night. House parties. You name it. We've already lost this neighborhood, but maybe that doesn't have to be the case for others in the area.

I want to RESTORE these short term rentals back to the rental market for locals. If people can't afford to pay their taxes or pay their mortgages because they spend "winters and summers" here, that's not our workforce's problem. We live here, we work here, we should have access to this housing. I don't want this decision to be swayed by homeowners and businesses who benefit to gain huge profits, or at least benefit Second homeowners in order to keep their little slice of Jackson.

I want a chance to keep living where I work. Why would we continue to prioritize the super privileged in our community instead of those who need housing?

Other mountain town communities have implemented measures like this and it has been very successful. I hope this is approved.

Thank you.

--

**Ash Hermanowski**  
she/her/hers  
c: 802-585-4061

## Annette Langley

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**From:** Phil Stevenson <phils@tccgjh.com>  
**Sent:** Wednesday, April 20, 2022 5:52 PM  
**To:** Tyler Sinclair  
**Subject:** Increasing the Minimum Rental Period for Properties Not In the Lodging Overlay from 31 to 90 Days



Mr. Sinclair and Staff,

I am writing to voice my strong opposition to increasing the minimum rental period from 31 to 90 days for properties not in the Lodging Overlay, for the following reasons:

- The underlying premise of this proposal, though unstated as such, is that Renters Are Bad, bringing unwanted noise and bad conduct to the valley. In my experience this is simply not true, as most guests are here for the same reasons we are: natural beauty, abundant wildlife, and unparalleled outdoor recreation. If they want to raise hell, they can do that back home without going to the expense of coming to Jackson.
- The proposed changes would certainly decrease the number of guests renting in Town, but if the belief is that more homes would be then used for worker rentals, there would be no diminution of traffic or demand for Town services.
- Most rentals occur in the summer, so arguably under the current proposal there might be one rental that encompasses July, one that encompasses August, and one that includes most of ski season. While we certainly have seasonal workers, this likely rental pattern would preclude seasonal rentals and besides, most residents of the valley are looking for at least a one year lease.
- With the advent of the acceptability of remote working, we are seeing more guests who want to spend 30 or so days here. Ninety days would preclude most guests, however, especially those with school age children.
- Rather than address possible benefits to the community if the proposed changes were to be adopted, most of the staff report is spent lamenting the onerous requirements on staff time and effort. Respectfully, public policy should not be driven by its impact on Town administration. Even so, the challenges appear to be overdrawn, with a prime example being the statement that there have been approximately 50-70 complaints about short term rentals since 2017. This equates to an average of about one such complaint a month, which on its face should not be unduly burdensome.
- Whatever happened to Wyoming being a state that respects and values individual property rights?

In conclusion, there has been a sea change in the type of lodging people desire since the Comp Plan was written in 1994, away from the old hotel model and towards the rental of private homes, providing much needed income to the property owner and a much better guest experience, especially for families. Our local economy is largely built on visitors seeking this type of accommodation, and it would not be good public policy to discourage them from coming to our valley.

Phil Stevenson

**Phil Stevenson** | *Partner* | *Responsible Broker*

Office (307) 732-3400 | Direct (307) 732-5922 | Cell (307) 690-3503

120 West Pearl Avenue, Jackson, Wyoming 83001  
PO Box 10609, Jackson, Wyoming 83002



## Annette Langley

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**From:** Howard Garber <howardgarber@sbcglobal.net>  
**Sent:** Thursday, April 21, 2022 12:58 PM  
**To:** Tyler Sinclair  
**Subject:** JHLA Agenda 4/20/22



Dear Tyler,

I was informed about the Town of Jackson Homeowners' Rental discussions of last night at about the time the discussions were taking place. I was unavailable at that time to participate due to previous obligations. So my apologies to you for my tardiness and I hope that I can add some constructive points to last night's discussions, if possible.

Let me begin by saying that I have considered and am sympathetic to both sides of the argument; the need to provide housing for an increased work force and the concern of homeowners for home value dilution. As such, I would like to suggest a solution to this concern that comprises both concerns. To wit, keep the homeowners' right to rent for thirty days or less intact with no alteration. For simplicity and clarity, let's call the homeowners' who have been renting through this process for years, Group A. To accommodate the needs of the town for additional worker housing a second group of real estate properties could be formed, let's call this Group B. Group B housing would be composed of those properties whose owners wish to rent their units to a less traffic-ed, more consistent renter that probably won't deteriorate the property as much as the transient flow-through of the very short term renter. If the town of Jackson feels that it needs to assist the workers in establishing a base or cap rental price or if the town feels it should become a conduit for workers to obtain Group B housing through businesses it could establish an agency to oversee and assist in this valuable need.

I hope that this email gives you an overview of my vision for a prosperous Town of Jackson real estate plan. I again apologize for the presentation tardiness. I will be very happy to provide further detail should you seek that. Please contact me at: e mail, [howardgarber@sbcglobal.net](mailto:howardgarber@sbcglobal.net) or preferably 312.933.6130.

Respectfully,

Howard B. Garber

## Annette Langley

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**From:** Matt Schebaum <matt.schebaum@vacasa.com>  
**Sent:** Wednesday, April 20, 2022 1:37 PM  
**To:** Tyler Sinclair  
**Subject:** Minimum Rental Length for Short-Term Rentals



Dear Tyler,

I wanted to reach out and express my opposition to extending the minimum rental length for short term rentals from 30 to 90 days. I hope you can pass along this information for the Councilors to review before any vote.

While I understand the sentiment and overall housing situation in Jackson (I've lived in the City of Jackson for 10 years), stricter regulations on short-term rentals is a slippery slope that may have unfair or unintended consequences on many stakeholders, including homeowners, without much effective benefit to Jackson residents.

First, it should be carefully examined whether extending the minimum will have any real effect on the availability of long term housing and not just weigh on homeowners unequally.

Second, among the core rights that a property owner has is the right to lease or rent the property. This right has long been recognized by the courts. For example, the Supreme Court of Connecticut has explained that the "right to rent" is one of the important "sticks" in the bundle of property rights, stating: [It] is undisputable that the right of property owners to rent their real estate is one of the bundle of rights that, taken together, constitute the essence of ownership of property.... Owners of a single-family residence can do one of three economically productive things with the residence: (1) live in it; (2) rent it; or (3) sell it. The inherent nature of this right to rent is supported by a leading treatise, Thompson on Real Property, which observes that "the right to lease property is an incident of ownership."

Short-term rental regulations can infringe upon this fundamental property right in many ways, including (1) outright bans on short-term rentals, (2) licensing requirements, and (3) mandatory inspection requirements.

Third, while most short-term rental regulations are adopted as a general regulation under the local government's "police power," some communities have instead chosen to regulate short-term rentals under their zoning code. The problem with this approach is that the regulation of short-term rentals does not fall within the scope of local zoning authority. The reason is that a key characteristic of local zoning power is the long-established principle that "zoning deals with land use, not the owner, operator, or occupant of the land."<sup>6</sup> Zoning inherently pertains to land rather than to the landowner, or user—it "deals basically with land use and not with the person who owns or occupies it."

Zoning regulation of short-term rentals violates this fundamental principle in that it focuses not on the use of land, but on the form of one's interest in property (i.e., owner or renter) and the duration of the occupancy (e.g., short-term vs. long-term).

I hope this message will reach the councilors desk so as to consider all stakeholders and the effective consequences of more regulations on short term rentals in Jackson.

Thank you all for your time,



**Matt Schebaum**  
Sales Executive

[Schedule a meeting with me](#)

m: 307-368-0034

[vacasa.com](http://vacasa.com)

My favorite Vacasa destination is Maui, HI

## Annette Langley

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**From:** Jim Sulciner <sulciner@gmail.com>  
**Sent:** Wednesday, April 20, 2022 6:40 PM  
**To:** Town Council  
**Cc:** Tyler Sinclair  
**Subject:** New land development regulation



To Planning Commission,

I'm writing to express my opinion on the Planning Commission's intent to enact a new Land Development Regulation that would prohibit any residential unit within the rental overlay to be rented for less than 90 days.

The ongoing housing shortage for the workers who are an integral part of this thriving community is a serious and worrisome matter which affects all of us as local business owners and residents.

There is little evidence however, that increasing rental restrictions in this way will actually contribute to housing options for the local workforce.

The matter of affordable housing needs more discussion and alternatives to the proposed rental restrictions should be considered before any changes are made. Specifically, answers to the following questions should be thoughtfully regarded:

- 1) What problem is being addressed by putting a restriction on rentals in this way?
- 2) How does enacting a 60- or 90-night minimum help to solve the lack of affordable housing?
- 3) Our property tax has doubled since purchasing our home in 2020 why not use these new funds to build affordable housing?

As a member of the Jackson community, I am committed to supporting the efforts to increase available housing for the workforce whether through monetary donations, volunteer hours, or other community involvement. But I do not believe that increasing the nightly stay minimums is the solution. Please consider opening the floor to more discussion before a final decision is reached on this matter.

Respectfully,

Jim Sulciner

## Annette Langley

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**From:** noreply@civicplus.com  
**Sent:** Wednesday, April 20, 2022 6:14 PM  
**To:** Tyler Sinclair  
**Subject:** Online Form Submittal: Email Tyler Sinclair



### Email Tyler Sinclair

Email Content: Dear Mr Sinclair,

We purchased our new townhome in the Hidden Hollows development in Jackson with the intention to rent it for a few 30-day periods each year. This was part of our calculation in evaluating the affordability of Jackson versus other locations. The "once per 31 days" rule is already highly restrictive compared to every other town we considered in the US. We sincerely hope that the town does not make the rule even more restrictive than it already is.

Best,  
Matthew Russman

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Your Name: Matthew Russman

---

Your Company Name: *Field not completed.*

---

Your Phone Number: 646-872-3448

---

Your Email Address: [matt.russman@gmail.com](mailto:matt.russman@gmail.com)

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Your City: Jackson

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Your State: WY

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Your Zip Code: 83001

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Email not displaying correctly? [View it in your browser.](#)



## Annette Langley

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**From:** noreply@civicplus.com  
**Sent:** Sunday, April 24, 2022 1:59 PM  
**To:** Tyler Sinclair  
**Subject:** Online Form Submittal: Email Tyler Sinclair



### Email Tyler Sinclair

Email Content: This was returned from regular email, so I will send a copy here, Mr. Sinclair, through our Jackson website:

Dear Mr. Sinclair,

When my family purchased our home in Jackson, I was working full time, and nonetheless it was a stretch; we both know about property values here, even eight years ago when it was bought. Now retired, I rely on the income I am able to get from renting occasionally which supplements my Social Security. If we implement the proposed 90-day minimum stay, you will have shut me and my family down completely. It was already hard enough at 31 days, given that few vacationers want a home beyond two weeks.

While we seem to have a housing shortage, is zeroing in on this segment of our community the answer? The report from staff itself said on page 5 that "There is evidence that some residential units have been purchased to take advantage of these 12 rentals per year allowance." That is hardly the smoking gun one might want to prove the culpability of homeowners as the cause of a worker shortage, don't you think?

While we might want to stem real estate speculators from gobbling up properties that could house workers, do we want to punish our local population for the crime of owning their homes and paying their taxes, which, as you likely know, went up quite steeply this year?

If you feel you must implement this punitive and ill-conceived program, may I ask that you allow those who have already purchased be grandfathered in and exempted from the 90 rule?

As an admittedly exaggerated parallel, consider this alternative: the Town confiscates 10% of the rooms at the Four Seasons

and establishes a maximum rent of \$2,000 a month as affordable housing, thereby requiring this hotel to charge \$69 a night for those rooms. Maybe all the hotels, come to think of it.

It's unthinkable, but it is of the same sort of unjust strong-arm tactics by a government agency claiming control over personal property that was hard won through honest work. Do please consider.

Sincerely,

William Reinecke  
687 E. Kelly Ave.  
805-660-0505

Your Name:	William Reinecke
Your Company Name:	<i>Field not completed.</i>
Your Phone Number:	8056600505
Your Email Address:	<a href="mailto:timberlove@mac.com">timberlove@mac.com</a>
Your City:	Jackson
Your State:	WY
Your Zip Code:	83001

Email not displaying correctly? [View it in your browser.](#)

## Annette Langley

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**From:** Amanda Flosbach <flosbacha@gmail.com>  
**Sent:** Wednesday, April 27, 2022 3:05 PM  
**To:** Tyler Sinclair  
**Subject:** Please extend the minimum short-term rental length!



Hello members of the Town Planning Commission,

My name is Amanda Flosbach, and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County.

*I myself am in temporary housing (thanks to a philanthropic friend) as I continue to look for a long-term rental or hope to purchase an affordable/workforce unit. I have been looking without luck since November of 2021. This will be my 11th move in 20 years of calling Teton County my home. I lost my most recent residence because the owner's remote working relative preferred to be in the guest cabin I inhabited. Over the years, I have moved from other homes as they were sold, demolished, or inhabited by owners' friends and relatives. As an experienced professional in the nonprofit arts, I regularly contribute to our community by creating education programs for youth and adults, by performing as a musician myself and by volunteering for community projects. Making a career of these contributions has come at a price: an income to afford me the ability to enter the free market as a homeowner in Teton County.*

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

If we do nothing in the face of this emergency, there WILL come a day (and soon) when this town is a shell of its old self, unable to regenerate and flourish as its less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met. Then who will serve our visitors?

This change is by no means a silver bullet—but it would make a statement that our priority is to our community, the very real humans who are experiencing very real pain when it comes to housing security. Supporting this change is low-hanging fruit and we must start somewhere. Any step, however small, in the right direction is still a step, and better it be forward than not at all.

Sincerely,

Amanda Flosbach  
20-year Teton County resident  
6225 N Spring Gulch Road (until June 30)  
307-690-0628  
[flosbacha@gmail.com](mailto:flosbacha@gmail.com)

## Annette Langley

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**From:** Adrian Croke <adrian.croke@gmail.com>  
**Sent:** Thursday, April 28, 2022 4:18 PM  
**To:** Tyler Sinclair  
**Subject:** Please extend the minimum short-term rental length!



Hello members of the Town Planning Commission,

My name is Adrian Croke and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County. I've lost valuable friends and colleagues to other states due to the housing crisis, folk who would have otherwise joyfully continued to offer their volunteer hours, expertise, skills, money, and joy to Jackson. I can't help but feel that further limiting the number of short term rentals could have opened up more housing for those folks who were pushed out. I believe we need to be doing all that we can to combat the housing crisis, and extending the short-term rental minimum stay from 30 to 90 days could be an important part of the complex solution that we need.

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

If we do nothing in the face of this emergency, there WILL come a day (and soon) when this town is a shell of itself, unable to regenerate and flourish as its less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met. Then who will serve our visitors?

This change is by no means a silver bullet—but it would make a statement that our priority is to our community, the very real humans who are experiencing very real struggle when it comes to housing insecurity. Supporting this change is low-hanging fruit and we must start somewhere. Any step, however small, in the right direction is still a step, and better it be forward than not at all.

Thank you for your work and your consideration of my thoughts.

Best,

Adrian Croke  
10 year Town of Jackson resident

**Annette Langley**

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**From:** Leslye Hardie <hardie.leslye@gmail.com>  
**Sent:** Wednesday, April 20, 2022 9:11 AM  
**To:** Tyler Sinclair  
**Subject:** Please lengthen the time for s-t rentals

Dear Tyler,

Thank you for your never ending work to manage this small town where everyone has a strong opinion. Anything you can do to lengthen the time on rentals to protect more of our workforce would be greatly appreciated. Many thanks,  
Leslye and David Hardie

## Annette Langley

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**From:** Charles Lynch <lynch522tw@gmail.com>  
**Sent:** Wednesday, April 20, 2022 5:32 PM  
**To:** Tyler Sinclair  
**Subject:** Property rentals - Property Rights



**From:** Charles Lynch <Lynch522TW@gmail.com>

**Date:** April 20, 2022 at 4:19:48 PM MDT  
**To:** tsinclair@jacksonwy.gov  
**Subject:** Property rentals - Property Rights

Dear Mr. Sinclair,

As a property owner in Wilson and an owner in town, I am very much against the further erosion of our property rights as expressed in the redefining of minimum rental terms. It's a fallacy to think that eliminating short term property rentals will have a substantial positive impact on our workforce housing issue or on congestion. If the longer stay term were to pass, homeowners with simply charge a higher which people would be willing to pay in this market. Those who don't want to pay higher rates would simply stay at local hotels. Homeowners who offer short term stays most often spend a few months or longer in Jackson Hole. Very few, if any, what convert into year or longer leases. Even if they were to do so, it would be at a rate which people looking for affordable housing could not afford. If the town and county truly want to solve the affordable housing issue, they need to invest substantial money and efforts in collaborating with developers to create higher density projects. The LDR's need to be revised to incentivize these types of projects. And opportunities such as the north south park project need to be capitalized on in a expeditious and efficient manner. Going after short term rentals is a feel good option not an effective long term solution.

Many thanks for your time.

Charles Lynch

Sent from my iPad

## Annette Langley

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**From:** Phil Stevenson <phils@tccgjh.com>  
**Sent:** Thursday, April 21, 2022 11:06 AM  
**To:** Tyler Sinclair  
**Subject:** Proposal to Extend Period for Minimum Rentals to 90 Days



Hi Tyler,

Prior to last night's Planning Commission meeting, I was uncertain as to the motivation behind the proposed extension of minimum rentals outside of the Lodging Overlay from 31 to 90 days, but the questions and comments at the meeting clarified that for me. For while community character and burden on staff time were mentioned, clearly the primary concern is whether such an extension would increase the availability of workforce housing. The individuals who commented in favor of the extension uniformly believe that the 90 day minimum would increase such availability, but in all likelihood it wouldn't. Why?

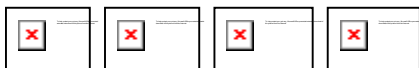
- Most renters are looking for the stability that comes with a rental of ideally a year, which wouldn't be possible whether a property had 30 day or 90 day rentals.
- Most properties impacted would need to rent at a number well in excess of what members of the workforce could pay.

We all are concerned about the lack of workforce housing, but the proposed change won't get us there. Rather, it seems like the proposal falls under the umbrella of "we've got to do something", but by passing this ineffective amendment, we run the risk of collectively taking our eyes off the search for real solutions, erroneously believing that we have done something to address the problem, when in fact, we haven't.

Phil Stevenson

**Phil Stevenson** | *Partner* | *Responsible Broker*

Office (307) 732-3400 | Direct (307) 732-5922 | Cell (307) 690-3503  
120 West Pearl Avenue, Jackson, Wyoming 83001  
PO Box 10609, Jackson, Wyoming 83002



**Annette Langley**

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**From:** Paul George <paulggeorge@yahoo.com>  
**Sent:** Wednesday, May 4, 2022 12:50 AM  
**To:** Tyler Sinclair  
**Subject:** Proposed Change in Rental Regulations for Non-Resort Properties

I want to reiterate my prior objection to the proposed change in rental regulations. In addition to the objections raised in my earlier email to you I wish to reiterate one point. The implementation to the proposed regulation for most if not many of the potentially affected properties will not result in any increase in affordable rental properties in the Jackson Hole area. The information provided in the reports from the City don't include data demonstrating the the proposed change will result in an increase in available properties. Rather, it's only effect will be to restrict the rights of property owners like myself and certainly injure the property management businesses in Jackson who facilitate rental of homes like mine. If that is the case there is no reasonable basis for making this change. I urge you and the Council not to proceed with the proposed change.

Paul and Lynn George  
PO Box 2051  
Wilson, Wyoming 84014  
Sent from my iPhone



## Annette Langley

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**From:** Chelsea Beets <chelsea.beets@gmail.com>  
**Sent:** Wednesday, April 20, 2022 4:53 PM  
**To:** Tyler Sinclair  
**Subject:** Public Comment for 4.20.22 Planning Commission Meeting



Hello,

My name is Chelsea Beets, I am a 13 year resident who rents in Jackson, I do not own land or a home. I am against amending LDR Section 6.1.4.A.2 from 31 days to 90 days. I do not think doing so will have the type of impact on workforce housing and our whole community, as many believe it will. I would ask that before any decisions are made, a larger community discussion takes place surrounding these and other rental regulations to ensure amending current regulations will actually get to the goal of more workforce housing. It's also an opportunity to brainstorm other solutions.

Best,  
Chelsea

## Annette Langley

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**From:** Lauren Marshall Scoll <lauren@abodeluxuryrentals.com>  
**Sent:** Wednesday, April 20, 2022 6:09 PM  
**To:** Town Council; Tyler Sinclair  
**Subject:** Public Comment on proposed LDR for rental restrictions



Dear Planning Commission,

I'm writing to express my opinion on the Planning Commission's intent to enact a new Land Development Regulation that would prohibit any residential unit within the rental overlay to be rented for less than 90 days.

The ongoing housing shortage for the workers who are an integral part of this thriving community is a serious and worrisome matter which affects all of us as local business owners and residents.

There is little evidence however, that increasing rental restrictions in this way will actually contribute to housing options for the local workforce.

The matter of affordable housing needs more discussion and alternatives to the proposed rental restrictions should be considered before any changes are made. Specifically, answers to the following questions should be thoughtfully regarded:

- 1) What problem is being addressed by putting a restriction on rentals in this way?
- 2) How does enacting a 60- or 90-night minimum help to solve the lack of affordable housing?

As a member of the Jackson business community, I am committed to supporting the efforts to increase available housing for the workforce whether through monetary donations, volunteer hours, or other community involvement. But I do not believe that increasing the nightly stay minimums is the solution. Please consider opening the floor to more discussion before a final decision is reached on this matter.

Respectfully,

Lauren Marshall Scoll

--

Lauren Marshall  
Abode Luxury Rentals  
Park City: (435) 565-1555  
Jackson Hole: (307) 264-1616  
[lauren@abodeluxuryrentals.com](mailto:lauren@abodeluxuryrentals.com)

## Annette Langley

---

**From:** Kate Binger <katesjis@gmail.com>  
**Sent:** Wednesday, April 20, 2022 9:27 PM  
**To:** Tyler Sinclair  
**Subject:** Rental regulations



Dear Tyler,

Please, I want this town to remain a community. I am in favor of the 30 day rentals to be pushed to a 90 day rental. We need this change for our town to stay a viable community.

Thanks,

--

Kate Binger  
Designed Interiors, LLC  
DBA: Dwelling  
[www.dwellingjh.com](http://www.dwellingjh.com)

1921 Moose Wilson Rd, Ste 102  
Wilson, WY 83014  
O: 307-733-8582  
M: 307-690-5452



*Think GREEN. Please consider your environment prior to printing this e-mail.*

## Annette Langley

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**From:** John Fraser <jwf1960@gmail.com>  
**Sent:** Thursday, April 21, 2022 5:12 PM  
**To:** Tyler Sinclair  
**Subject:** Rental term regulation proposal



### **Subject: Rental term regulation proposal**

Dear Mr. Sinclair:

I am writing to express my objection to the proposed change to Teton County regulations regarding renting properties outside of the County/Town resort rental zones. I own property at 2055 Trader Road East in the Gros Ventre North association outside Jackson. Current County regulations allow County residents outside resort areas to rent their home once per 31 day period. While I understand and respect the goals associated with preventing short term rentals outside of specific, identified areas in the County, I firmly believe every County homeowner deserves the right to rent his/her home in order to generate income to fund the rapidly increasing costs associated with owning a home in the Jackson area, particularly property taxes. This is particularly true for owners who have owned their homes for extended periods of time and may not have experienced increases in wage/investment income commensurate with increases in the costs of home ownership. Many depend on rental income to ensure they can continue to enjoy all that this wonderful part of the world offers.

Increasing the non-resort area rental period from once every 31 days to once every 90 days would effectively prevent many County homeowners from generating such additional income. All this proposed change will do is benefit those homeowners in resort rental areas to the detriment of homeowners elsewhere in the County by forcing interested renters into more dense areas that may not offer the housing amenities they seek. This could in fact result in some renters seeking opportunities in other communities and detract from the value the Jackson area derives from such visitors.

I strongly urge those involved in voting on this proposal to consider the rights of all County homeowners as well as the impact this proposal could have on the number and composition of visitors to the valley and vote against making this change.

Respectfully,

John Fraser

Sent from my iPhone

## Annette Langley

---

**From:** Jesse Brill <jbrill@naspp.com>  
**Sent:** Thursday, April 21, 2022 10:37 AM  
**To:** Tyler Sinclair  
**Subject:** Rentals--Freedom of Choice



Please do not tramp on our property rights. Homeowners should have the right to rent their houses without government intrusion.

Thank You.

Jesse Brill

## Annette Langley

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**From:** Steve Lundberg <SLundberg@slwip.com>  
**Sent:** Wednesday, April 20, 2022 8:56 PM  
**To:** Town Council; Tyler Sinclair  
**Subject:** Residential rental restrictions



To Planning Commission,

I'm writing to express my opinion on the Planning Commission's intent to enact a new Land Development Regulation that would prohibit any residential unit within the rental overlay to be rented for less than 90 days. I think that it is very important for Jackson to work hard to create more affordable housing, and on that front I am 100% in agreement.

Of course, all the interested parties who are suffering negative consequences of the current housing shortage, and especially those who can't find an affordable place to live, are looking for a quick fix to this problem. But common sense and even scientific studies tell us that the affordable housing problem won't be readably solved with the proposed requirement to lengthen the minimum stay requirement for Teton County.

In particular, reasons an "across the board" rental restriction will most likely make matters worse as opposed to improving the situation, for the following reasons:

1. Residential units such as luxury properties that currently rent at rates far above what is required to qualify as affordable housing will not suddenly be repurposed as affordable housing. Rather, this housing will either: 1) not be rented at all, depriving the Jackson community of the sales of goods and services these rentals would otherwise generate; or 2) shift to new rental strategies meeting the new minimum stay, such as renting for the minimum period at lower average monthly rates. Either way, no additional affordable housing is made available, and likely the value of these properties will be impaired and therefore their value will decrease. This will reduce property taxes and actually make it less possible for Jackson to finance new affordable housing using mechanisms like direct subsidies and Tax Increment Financing.
2. Housing currently being rented at a rate that might be considered affordable will only become more difficult to lease for the many seasonal workers due to the minimum commitment required.
3. Potentially there is some housing stock that is marginally affordable that may be forced to convert to service local, longer term rental demand, as it can no longer be rented for a month at a time, but the number of properties in this category may be minimal and do precious little to supplement affordable housing stock at the cost of lowering public tax revenues as the value of all properties affected declines across the board.

4. See the following study cited in the Harvard Business Review that recommends taking a well thought out nuanced approach to regulating property rentals due to demonstrated effect of reducing new development: <https://hbr.org/2021/11/research-restricting-airbnb-rentals-reduces-development>

Affordable housing is an important societal goal and I fully support the objective. The fastest track to this goal is likely best served by taxing short term rentals and using the taxes to help fund the public infrastructure required to build housing tailored to the need vs hope properties ill-suited to this need be repurposed.

As a result, I do not believe that increasing the nightly stay minimums across the board is the solution. Please consider opening the floor to more discussion before a final decision is reached on this matter.

Respectfully,

/Steven Lundberg/

Steven W. Lundberg

6638 Ryegrass Road

Jackson, WY

## Annette Langley

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**From:** Daniel Ewert <ewert02@yahoo.com>  
**Sent:** Sunday, May 1, 2022 1:30 PM  
**To:** Tyler Sinclair  
**Subject:** Short Term Rental Length



Dear Town Planning Commission,

I oppose extending the minimum short term rental length. With increases in cost of living and taxes, homeowners who don't have a lot of cash flow will be further restricted from making any money off of their property to offset the increased costs. A homeowner who wants to camp/tent for 1 month to rent their place out and make a bit of money to offset costs would be harmed by this proposal, and there would be no resulting increase in available housing to anyone. Extending the short term rental length would be a gift to the big hotel and lodging industry. The 30 day length is appropriate as it is, and accomplishes the purpose of not having rapid turnover in any house outside the lodging overlay zone. Thanks for your consideration.

Daniel Ewert  
307-264-0701



## Annette Langley

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**From:** Trissta Lyman <trisstalyman@gmail.com>  
**Sent:** Wednesday, April 20, 2022 12:46 PM  
**To:** Tyler Sinclair  
**Subject:** Short Term Rental



Hi Tyler,

I am emailing to show support for extending the minimum length of short term rentals from 30 days to 90 days. We have enough hotels in town and out at the village to accommodate travelers and tourists. I do not think short term rentals are needed period. However, if they are to be here, I would encourage them to be at a longer term to accommodate housing for traveling, nurses and other professionals, if they choose to have them. I support affordable housing for local workforce.

Thank you,

Trissta

**Annette Langley**

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**From:** Connor Phillips <phillycondor@gmail.com>  
**Sent:** Thursday, April 21, 2022 9:52 AM  
**To:** Tyler Sinclair  
**Subject:** Short Term Rentals

Hello,

I'm writing to in regards to short term rentals in town. As a volunteer firefighter, I aim to provide essential services to our community. This community that I invest so much time, energy, and, at times, my life to continues to change. Change in the wrong direction, in my opinion. Yet changes that, with proper action from elected officials, may become undone. One way to help get our community back on track is to discourage short term rentals, thereby providing additional homes for the local workforce. Please, extend short term rentals to a minimum 90 day occupancy. I do not want to be a firefighter exclusively for visitors from afar. I want to serve and protect our community and our community has to live here in order for that to happen.

Best,  
Connor Phillips

## Annette Langley

---

**From:** pschrey@aol.com  
**Sent:** Monday, May 2, 2022 5:59 PM  
**To:** Tyler Sinclair  
**Subject:** short term rentals



-----Original Message-----

From: MAILER-DAEMON@aol.com  
To: pschrey@aol.com  
Sent: Mon, May 2, 2022 4:50 pm  
Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

<[tsinclair@jacksonwy.gov](mailto:tsinclair@jacksonwy.gov)>:

No mx record found for domain=jacksonwy.gov

----- Forwarded message -----

Dear Sir,

We have owned our home in Jackson for almost 20 years. We are getting close to retiring as we are now in our late seventies and have worked our whole lives. We have been looking forward to spending more time in Jackson in our home. That dream may not become a reality for us if you pass the 90 day rental rule. We will not be able to maintain our home with the rising prices of upkeep and now higher property taxes. We have never taken advantage of the 31 day rule. We were at one point falsely charged with a misdemeanor for not obeying that rule, which caused us quite a bit of mental anguish. That charge was dropped because it was entirely false, and I considered it a malicious prosecution and a witch hunt. Before you pass such a law, please be sure the complaints you are getting are valid and not just false accusations.

We rely on the income to keep up with the rising costs in Jackson. Our home is not continually rented. It is not a revolving door rental. We keep our house well maintained and our guests are thoroughly checked out by The Clear Creek Group.

Please consider the homeowners that own these homes, too, not just the complainers.

Thank you for taking the time to read this.

Thomas and Patricia Schrey

## Annette Langley

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**From:** Skye Schell <skyeschell@gmail.com>  
**Sent:** Wednesday, April 20, 2022 10:06 AM  
**To:** Tyler Sinclair  
**Subject:** Short-term rental comments / local worker and owner-occupied exemptions



Dear Tyler, Planning Commissioners, and Town Councilors:

I just reviewed the staff report re: short-term rentals and would like to comment as a resident and homeowner. Thanks for all your work on this topic!

In general, **I support tightening the rules on short-term rentals, such as by increasing the minimum stay** from 30 to 90 or more days. When short-term rentals take homes out of the pool for local workers, they contribute to our housing crisis and make it harder for our community to function.

I would also request two important exemptions, one similar to an idea in the staff report, and the other new:

**1. Local worker exclusion:** local workers should be able to rent rooms or apartments for any length of time. As someone who has rented long term, with many roommates, we have often had situations where someone is between rentals and needs a place for a month or even a couple weeks. This should not be illegal. (I understand this is difficult to enforce, and I would suggest that proof of local work only be required if enforcement is triggered by complaint.)

**2. Owner-occupied exclusion:** I strongly support an exemption for owner-occupied homes. I got lucky with amazing landlords who sold me the house I had rented long-term, with seller financing (something I hope more sellers do). Given the incredibly high cost of living here, and how it continues to increase, being able to occasionally rent a room or house for a short timeframe (like a week) would help me afford to stay in the house in general. I know there are many others in similar situations. I would recommend as little red tape as possible. Please continue to consider this part of long-term use (not short-term with fees, lodging tax, etc) since it is not a standalone lodging use but just part of the owners affording to stay in their home.

Here are my comments on the categories raised in the staff report:

- Eligibility: keep this wide: require **owner occupancy for 9 months** (not 10 - to allow for teachers or seasonal workers to travel); **do not require a set number of hours per week or year** or if you do, keep it low (again, to allow for the variety of work that people do here / having to do some work elsewhere)
- Exclusion: allow owners to (A) rent rooms to **local workers unlimited times** for any length of time (this would be covered under the "local worker exclusion"), and (B) rent rooms/apartments to anyone **4-8 times / year for any length** (no 30-day minimum)
- Permitting: owners should **only need to get a permit once**, to prove eligibility, and then include that permit info on rental listings. This would decrease hassle for owners and decrease burden on staff. Permit fees should be as low as possible.
- Renters: see above - unlimited rental to local worker renters, limited rental (4-8x/year?) to unlimited renters

I understand that adding exemptions makes the program more complicated and harder to enforce. However, it would also make local renting and owning more possible for people who are just barely breaking even (either renting or owning).

Thank you for considering my comments - I'm happy to share / talk more if you'd like.

Take care,  
Skye

--  
Skye Schell



## Annette Langley

---

**From:** aburton@wyoming.com  
**Sent:** Monday, May 2, 2022 11:49 AM  
**To:** Tyler Sinclair  
**Subject:** Short-term rental extension



RE: Short-term rental extension

Attention: ***Town Planning Commission***  
[tsinclair@jacksonwy.gov](mailto:tsinclair@jacksonwy.gov)

- Please extend the minimum short-term rental length!
- Neighborhoods are for neighbors!
- Extend short-term rental lengths: people over profit!

***Hello members of the Town Planning Commission,***

My name is Angela Burton and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County.

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

If we do nothing in the face of this emergency, there WILL come a day (and soon) when this town is a shell of its old self, unable to regenerate and flourish as its less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met. Then who will serve our visitors?

This change is by no means a silver bullet—but it would make a statement that our priority is to our community, the very real humans who are experiencing very real pain when it comes to housing security. Supporting this change is low-hanging fruit and we must start somewhere. Any step, however small, in the right direction is still a step, and better it be forward than not at all.

Thank you for your consideration!

Sincerely,  
Angela Burton

38 year Teton County resident  
POB 13100 83002

## Annette Langley

---

**From:** Ryan Dorgan <rpddorgan@gmail.com>  
**Sent:** Wednesday, April 20, 2022 12:37 PM  
**To:** Tyler Sinclair  
**Subject:** Short-term rentals



Tyler,

I'm writing to express support for the staff recommendation to update the current short-term rental minimum occupancy length from 31 days/1 month to 90 days/3 months. I hope that this change results in more rental units available to the local workforce as well as more efficient and effective enforcement of short-term rental regulations.

One concern that came to mind is that this change could simply shift this segment of short-term rentals from tourists and remote workers to those remote workers willing to commit to a three-month stay. This situation could incentivize rental managers to price the units above what many local workers - both seasonal and year-round - could afford.

Thank you,  
Ryan Dorgan



## Annette Langley

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**From:** Matthew Russman (Gmail) <matt.russman@gmail.com>  
**Sent:** Wednesday, May 4, 2022 2:36 PM  
**To:** Tyler Sinclair  
**Cc:** Lisa Russman  
**Subject:** Town of Jackson Planning Staff Meeting - May 4



Dear Mr Sinclair,

I am a new homeowner in the Hidden Hollow development in downtown Jackson. I am writing to provide my input regarding the potential amendment to the Land Development Regulations to limit homeowner rentals to a minimum of once every 91 days.

I recognize that a lack of affordable housing in Jackson is forcing too many workers to drive from Victor or Alpine, exacerbating traffic congestion, generating air pollution and harming wildlife. Although I share these concerns, I am also deeply concerned about the impact of this proposal on private property rights.

We purchased our home with the intention of living there as well as traveling and renting it periodically to tenants. The existing rental limitations, which are already highly restrictive, were incorporated into our estimation of the property's cost and value.

**To change these rules now, the Town of Jackson should meet a high burden of proof regarding the value and effectiveness of any new limitations. However, I am extremely concerned that our property rights will be impaired even though no research or data has been presented to demonstrate how these new rules would ease traffic, improve affordable housing availability, or achieve any other community goals.**

It is irresponsible to change a law that infringes on our property rights without any evidence that it will make a difference in the problem you're trying to solve. A better solution is an amendment to the LDR's to allow for more higher-density workforce housing (higher FAR) — this is a straight-forward solution to a problem.

Sincerely,  
Matthew Russman

## Annette Langley

---

**From:** Leigh Chrisinger <leigh@jacksonholepm.com>  
**Sent:** Wednesday, April 20, 2022 1:49 PM  
**To:** Tyler Sinclair  
**Subject:** Town Planning Meeting



Hi Tyler-I wanted to send an email before the evening's Planning Meeting. I am sure you have heard from others in my industry, but I would love to understand what the proposed law hopes to do and maybe that's something that will be addressed today? Would your group benefit from hearing numbers from businesses like mine or having an open dialogue? We would love to help make a positive change that helps the community as well as doesn't negatively impact an industry.

I own property in Teton Co and with the increase in property taxes in conjunction with not having the ability to rent my home for a month at a time...to help pay for constant property cost increases is very scary for many local types. Teacher friends and others in the community who use that ability in order to keep their properties...are concerned about what the future holds here in JH in many ways.

Thanks in advance for your input and information...I appreciate your time!

My best,

Leigh Chrisinger

## **Annette Langley**

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**Subject:** FW: Contact info for PC

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**From:** Juliann Whelan <juliannwhelan@gmail.com>

**Sent:** Friday, April 15, 2022 8:51 AM

**To:** Annette Langley <ALangley@jacksonwy.gov>

**Subject:** Re: Contact info for PC

Hi Annette. I sent my brief comment to Paul but if you could pass it along to Tyler, that would be appreciated.  
I strongly support the proposed change in Short Term Rentals to 120 days.  
Thank you.  
Missy

**Juliann Whelan**

**874 West Snow King Ave**

**P.O. Box 556**

**Jackson, Wyoming 83001**

**307 690 5896**

--

**Juliann Whelan**

**874 West Snow King Ave**

**P.O. Box 556**

**Jackson, Wyoming 83001**

**307 690 5896**

**MINUTES**  
**JOINT PLANNING AND ZONING COMMISSION**  
**TOWN OF JACKSON, WYOMING**  
**April 20, 2022**

The meeting of the Joint Planning and Zoning Commission was called to order at 7:25 p.m. on 04/20/2022, via ZOOM.

**TETON COUNTY ROLL CALL:** Muromcew, Lurie, Viehman, Rockey

**STAFF:** Neubecker, Sinclair, Hostetter, Rooney , Anthony

**APPROVAL OF THE AGENDA:** A motion was made by:           Rockey           seconded  
by:           Lurie            
Motion approved by a   4   to   0   vote

**JOINT PLANNING COMMISSION**

**1. 2022 Annual Indicator Report**

**STAFF PRESENTATION:** Tyler Sinclair, Rian Rooney

**PC DISCUSSION:**

- Commissioner Lurie asked about the growth cap – what happens when we hit it? We’re not having those discussions and think we need to have those discussions. Sinclair stated that when cap is hit, new development would have to happen by tearing down and building something new. We’re a long way from the cap. No statutory requirements on build-out in the state of Wyoming. Commissioner Lurie suggested in the next couple of years be thinking about scenario planning to make community aware so it’s a community sanctioned decision when the time comes.
- Commissioner Rockey asked about data sources for greenhouse gas emissions. Rooney referenced Yellowstone Teton Clean Cities Group. They’ve worked with a greenhouse gas inventory consultant twice now, 2008 and 2018 (every 10 years) to put together a comprehensive inventory of GHG emissions. Both private and commercial plane traffic was considered. Annually they have access to commercial air travel from the airport. It’s benchmarked to data that’s available for commercial and private.
- Commissioner Rockey asked about housing prices and rent prices. Most data was lumped into 2012-2018 and 2019-2021. Can you get more granular on the 2012-2018 time period? 2012-2014 was the rock bottom of the real-estate market. More interested in data from 2015-2018 to see if there’s a step-up during that period. Rooney will look into the data book for this information.
- Commissioner Muromcew asked about data on non-motorized or alternative modes of transportation, as housing issues can’t be separated from transportation issues. Is the data

Teton County specific data, or more of a national average? Rooney responded that data is local and catered to Teton County, but it is national census survey based. Commissioner Muromcew suggested getting data from local organizations such as Friends of Pathways.

- Commissioner Schuler asked if natural gas usage is primarily driven by residential. Rooney responded that it's driven by commercial. Lower Valley Energy breaks it out by residential and commercial but starting in the fall of 2018 was bigger spike in commercial areas.

## **2. Fiscal Year 2023 Comprehensive Work Plan**

### **STAFF PRESENTATION: Ryan Hostetter**

#### **PC DISCUSSION:**

- Commissioner Lurie – would this be a place in scenario planning as something to start exploring? Hostetter replied that there is opportunity for that with partnership opportunities to move forward.
- Commissioner Muromcew agrees that this will be a big issue for the community to face and any planning regarding the fairgrounds be put on hold for now before putting valuable Town and County resources into studying the fairgrounds.

#### **MATTERS FROM STAFF:**

- Neubecker stated the main takeaways here are: did we miss something? Did we get this list right? Is there anything to add or remove?
- -Commissioner Lurie noted that her concern is that for multiple years, one of their common values of Ecosystem Stewardship comes behind everything else. Had a natural resource task force that evaporated, a stakeholder's group that disappeared, and a lot of work and time was put into it. Would it be worth it to create another task force to help the Ecosystems Stewardship Coordinator develop the indicators that are needed.
- Sinclair stated they will be setting up a stakeholder's group around Ecosystems Stewardship, but it's a Town-only position, not a joint position, but that doesn't mean we won't be working with the County to move forward with some of those issues.
- Commissioner Lurie urged the County to reconsider having a coordinator to work with the Town. Has concerns that Park and Recreation are taking over management of the riparian areas of the Snake River Corridor, and they don't have staff with a background or experience in managing for conservation.
- Neubecker in response to comments: they just adopted air conflicts standards in the County, and just finished up with the wildlife friendly fencing, and are under contract for natural resources vegetation mapping. Some commissioners have mentioned they would support adding staff capacity to focus on the County side of Ecosystems Stewardship.
- Commissioner Wilson asked if the Town has the capacity to handle everything on the list. Is it too aggressive and should it be narrowed down or are we able to move forward with it.
- Sinclair feels the Town can handle what has been presented. The undefined is Lodging and

Short-Term Rentals, but currently hasn't been directed by the Town Council to add to the Work Plan, but that could shift items if it is added.

- Paul Anthony discussed the unpredictable issues that come up during the year that need timely responses rather than waiting to be added to the Work Plan the following year.

**MOTION:**

**Town Planning Commission:**

A motion was made by: Schuler seconded by: Petri to recommend approval of the proposed FY23 Implementation Work Plan dated April 11, 2022. Motion approved by a 7 to 0 vote.

**County Planning Commission:**

A motion was made by: Lurie seconded by: Rockey to move to amend approval of the County Planning Commission FY23 Implementation Work Plan dated April 11, 2022 to include looking into Scenario Planning and what best suits their purposes. Motion approved by a 4 to 0 vote.

**TOWN PLANNING COMMISSION MOTION TO ADJOURN:**

A motion was made by: Schuler seconded by: Petri  
Motion approved by a 7 to 0 vote

**TETON COUNTY PLANNING COMMISSION MOTION TO ADJOURN:**

A motion was made by: Rockey seconded by: Viehman  
Motion approved by a 4 to 0 vote



# JOINT PLANNING COMMISSION MEETING TOWN OF JACKSON & TETON COUNTY AGENDA DOCUMENTATION

**PREPARATION DATE:** May 13, 2022  
**MEETING DATE:** May 18, 2022

**SUBMITTING DEPARTMENT:** Long-Range Planning  
**DEPT DIRECTORS:** Chris Neubecker, Tyler Sinclair  
**PRESENTER:** Ryan Hostetter, Joint Principal Long Range Planner

**SUBJECT:** Review of the Northern South Park Neighborhood Plan (MSC2020-0022)

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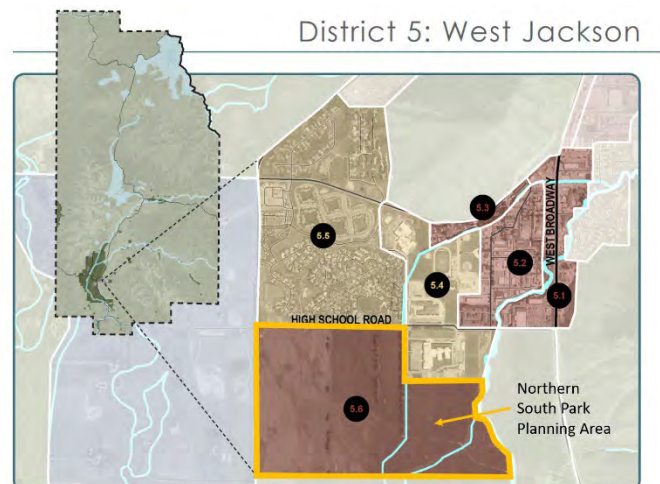
## PURPOSE/REQUESTED ACTION

1. Review the draft Northern South Park Neighborhood Plan.
2. Make a recommendation to the Board of County Commissioners and Town Council on the contents of the draft plan. Commissioners can recommend that the plan presented by Staff be approved or that recommend changes be made prior to approval.

## BACKGROUND

The Northern South Park Neighborhood Planning process stemmed from the larger 2012 and 2020 Joint Teton County and Town of Jackson Comprehensive Plan updates. The 2019 Growth Management Program and 2020 Comprehensive Plan Update identified Subarea 5.6 Northern South Park as a location for future residential development, which may be guided by a neighborhood planning effort.

While the priority of the community is for infill and redevelopment of existing Complete Neighborhood areas, the updated Comprehensive Plan recognizes the unique opportunity that Northern South Park offers for addressing the



community's workforce and affordable housing challenges.

The neighborhood planning process began with policy discussions during workshops with the Town Council as well as the Board of County Commissioners regarding the management of the planning effort in August of 2020. Shortly thereafter, the release of a Request for Proposals and selection of a planning and design consultant, Opticos Design Inc., was completed in November of 2020. The goal was to complete the plan in approximately 8 months, however due to the complex nature of the project, expansive community involvement, and coordination with a community-based Steering Committee, it took approximately a year and a half to develop a draft plan which responds to comments from members of the public and incorporates information from the landowners within the planning area.

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

The draft preferred plan was released on April 13, 2022, for public review and comment. Subsequently, virtual meetings were held to introduce the plan to the public and to answer questions. Staff recommends that the Planning Commissioners watch a video recording (can be found [here](#) or at [jacksontetonplan.com](http://jacksontetonplan.com)) of the introductory presentation in conjunction with their review of the draft preferred plan.

## PROCESS HIGHLIGHTS

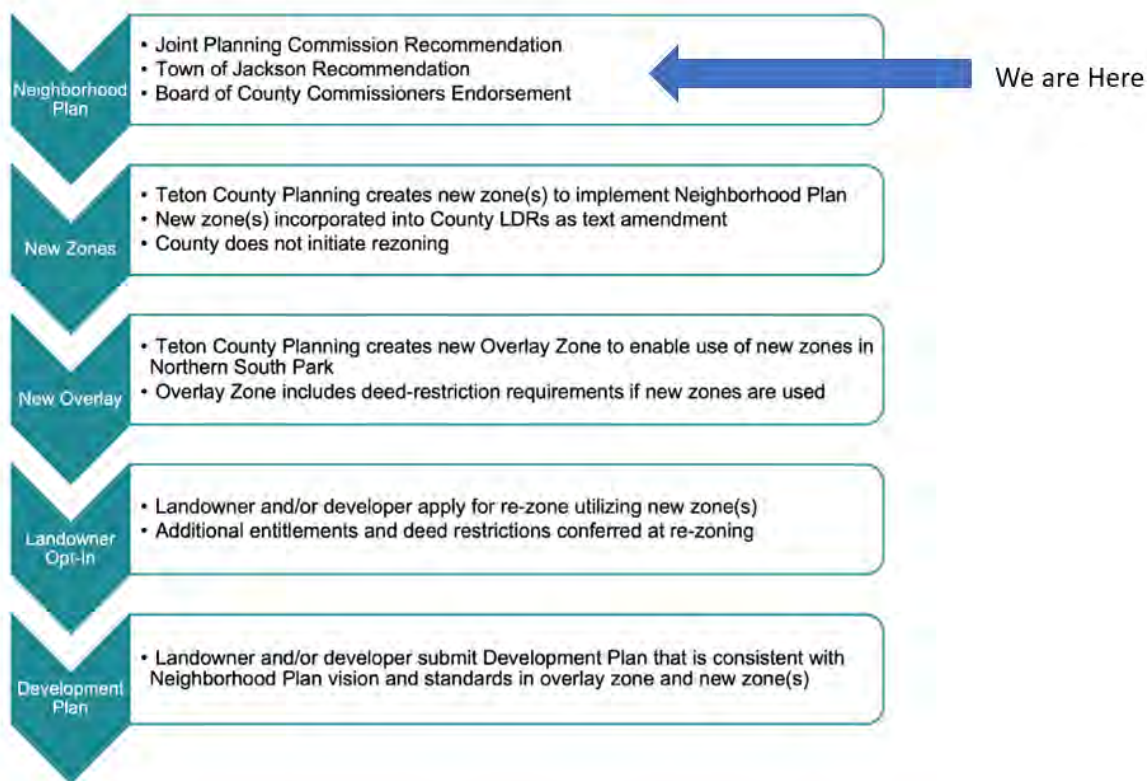
- **July 21, 2020:** Project approved by the Board of County Commissioners and Town Council in the Fiscal Year 2021 Work Plan
- **September 21, 2020:** Request for Proposals released by Staff initiated consultant search
- **November 17, 2020:** Contract approved with Opticos Design as selected consultant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



- **August 20, 2021:** Steering Committee meeting on review of Plan Alternatives
- **August 26, 2021:** Focus Group Discussions + Survey (Spanish)
- **August 30, 2021:** [Financial Feasibility Data available](#)
- **September 13, 2021** Joint Information Meeting update regarding modeling results and financial information
- **October 7 , 2021** Steering Committee meeting
- **October 26, 2021** Steering Committee meeting
- **December 10, 2021** Transportation Advisory Committee meeting
- **January 13, 2022** Steering Committee meeting review of first draft Phase I Plan
- **February 7, 2022** Board of County Commissioners Update regarding Gill family & Trust for Public Land partnership
- **February 28, 2022** Board of County Commissioners meeting regarding scope and contract change for additional landowner meetings and plan amendment
- **March 15<sup>th</sup> & March 16<sup>th</sup> 2022** meetings with landowners
- **April 13, 2022** Release of draft preferred plan for public review & opening online comment form
- **April 21, 2022** Public ZOOM workshops at noon and 6pm
- **May 18, 2022** Joint Planning Commission Hearing
- **June 6, 2022** Joint Information Meeting
- **June 21, 2022<sup>s</sup>** Town Council Meeting to determine recommendation
- **July 5, 2022** Board of County Commissioners meeting to determine endorsement of plan

## NEXT STEPS

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



## STAFF ANALYSIS

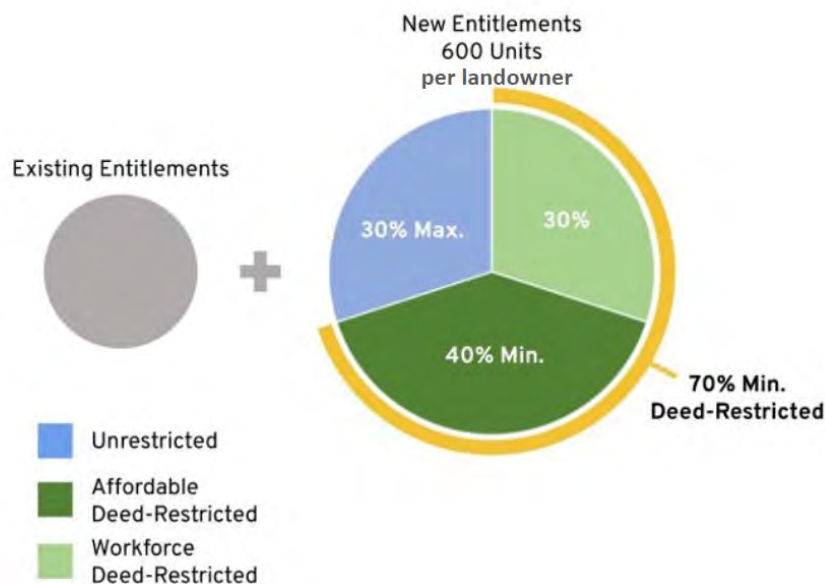
Overall, the draft neighborhood plan is responsive to a community preference for a medium/high affordable and workforce housing development as shown in the preferences for the scenarios released last August 2021 during the workshops. The community also preferred the following items: well connected, integrated into the existing West Jackson neighborhood and street networks, is responsive to increased traffic and activity within this portion of the Town and County, creates a mixture of building types, and generally fits within the neighborhood character of the Cottonwood neighborhood to the north. During the planning process, staff asked the Steering Committee and community to identify building type preferences, including submitting local examples for consideration prior to drafting the plan. Many of the examples submitted included smaller pedestrian scaled multi family structures such as the townhomes on Hall Ave. in the Town of Jackson or the Mountainside Village in Victor ID. Large, complex style structures were not as favorable, and breaking up the density visually into smaller multiple buildings in a clustered design was preferred. The draft plan responds to this feedback by proposing a variety of building types, ranging from large and small-lot single family homes to duplexes and townhouses and some larger multiplexes.

The overall neighborhood plan responds to a community vision for more density in the north, closer to High School Road and “feathering” the density across the site to the south, in a manner that allows for less dense, single family development in the southern portion of the site. The plan acknowledges the existing Suburban zoning entitlements in the plan area and suggests that the large lot suburban style development be located to the southern portion of the planning area. The plan anticipates a mix of unit types by allowing flexibility for a developer, yet explaining minimums and maximums for each building type to ensure a variety of housing types and prices are included in the neighborhood (i.e. not all single family and apartment complexes). These

different housing types are explained in the plan through the use of “character areas” which show a visual example with an explanation of each type of unit, and what they would generally look like in size and scale. The preferred plan asks that the project include at least 20-50% of the units in the high walkable character area, 30-45% within the medium character area, and finally a maximum of low density units at 30%.

Modeling was undertaken to demonstrate how a neighborhood could be built profitably for a developer in a manner competitive with existing zoning. This led to a higher density than the proposed neighborhood plan, and required a higher amount of Workforce units, and required a large public subsidy. The plan was revised based on infrastructure costs, and feedback from the Steering Committee and landowners. Financial modeling of the changes was not included based on feedback from the BCC and landowners. The development breakdown in the current preferred scenario includes 480 “Affordable” units (households that work in Teton County and earn no more than 120% median family income locally), 360 “Workforce” units (households that earn no more than 250% of County’s median family income), and 478 unrestricted units (of which 118 of these are existing entitlements included in the 478).

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



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

able to add more affordable units, but this plan identifies the 70%, and further 40% “affordable”, as set minimums.

## ATTACHMENTS

- Northern South Park Neighborhood Plan
- Summary of community feedback

## STAKEHOLDER ANALYSIS

The entire Town of Jackson/Teton County community is a stakeholder and staff invite feedback from any community member or organization. This effort has been guided by community engagement that has been received throughout the planning process as outlined in the process highlights listed in this staff report.

## PUBLIC COMMENT

Public comment has been received throughout the planning process and incorporated into the draft plan.

## LEGAL REVIEW

County: Gingery  
Town: Colasuonno

## RECOMMENDATION

Staff is requesting feedback and any recommended amendments to forward on to the Town Council and County Commissioners for consideration. Comments from the Town Planning Commission and the County Planning Commission can be provided separately through separate town and county motions (i.e. they are not required to agree).

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

## SUGGESTED MOTIONS

***Town Planning Commission:*** I move to recommend **approval** to the Town Council of the Northern South Park Neighborhood Plan.

***County Planning Commission:*** I move to recommend **approval** to the Board of County Commissioners of the Northern South Park Neighborhood Plan.

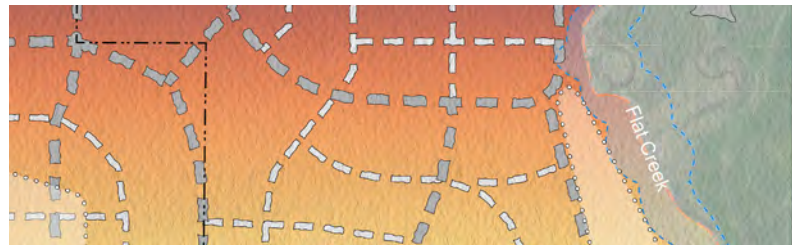


# Northern South Park Neighborhood Plan

Sub-Area 5.6  
Teton County, WY

Public Review Draft  
**April 2022**

Prepared for:



Prepared by:



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*With Consultants:*

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 Development Modeling

**Cambridge Systematics**  
 Traffic Modeling

**Crabtree Group**  
 Low-Impact Infrastructure + Civil  
 Engineering

**Charlier Associates**  
 Transportation Strategy



# Introduction

## Vision Statement:

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

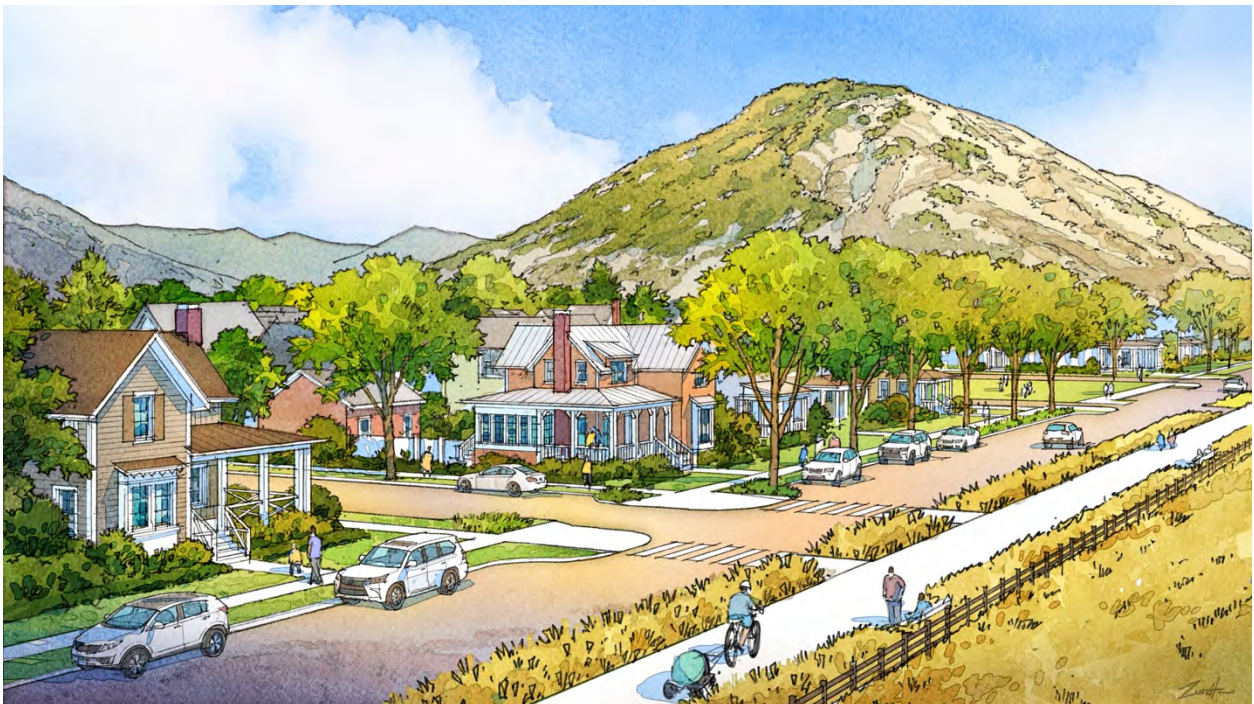


Figure 1 Illustrates how a mix of housing types, multi-modal streets, and integrated open spaces help to support a Complete Neighborhood in Northern South Park

## Executive Summary

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



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

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

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

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

# Comprehensive Plan + Growth Management Policy

## Jackson/Teton County Comprehensive Plan (2020)

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

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

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

## Responsible Growth Management

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

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

## How does this relate to Northern South Park?

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

## Project Location

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

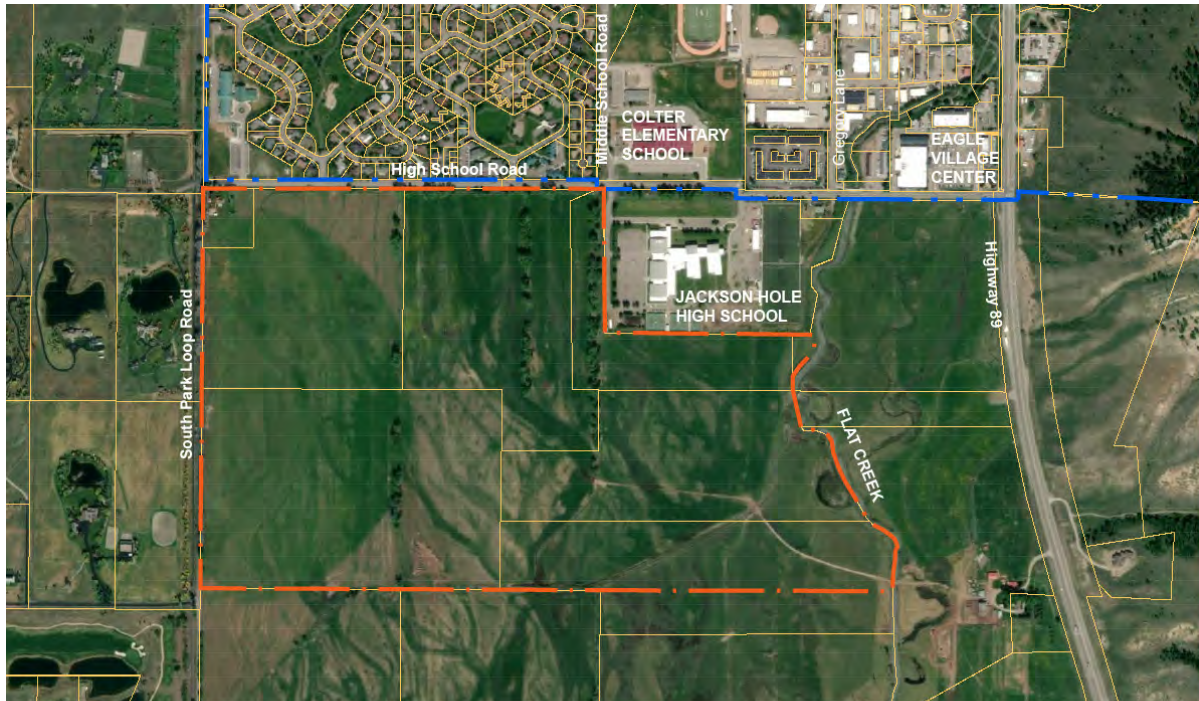


Figure 2 Project boundary outlined in orange. Image not to scale.

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

## Planning Process

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

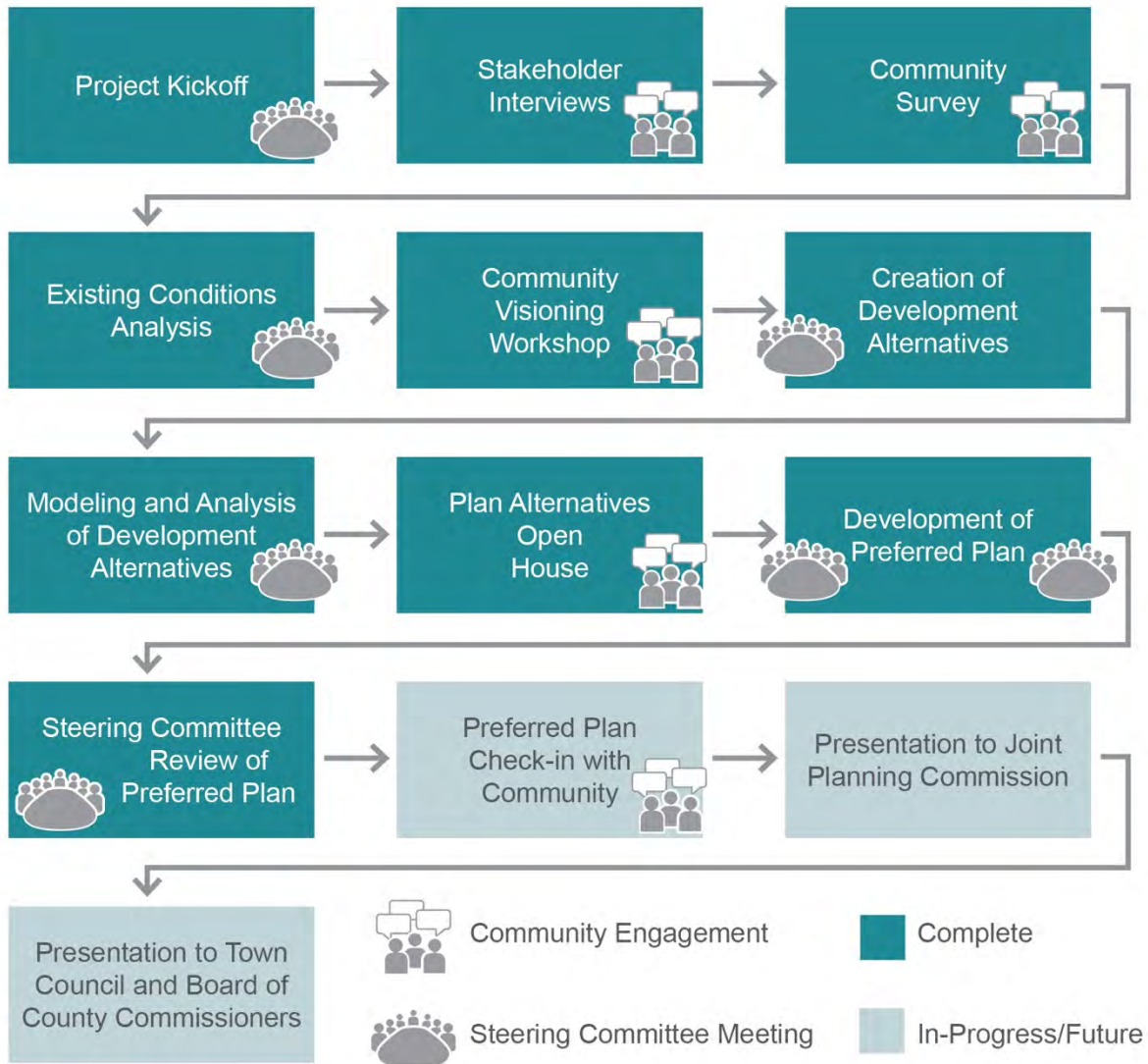


Figure 3 Planning Process diagram illustrates the steps taken to develop a Preferred Plan for Northern South Park.



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

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

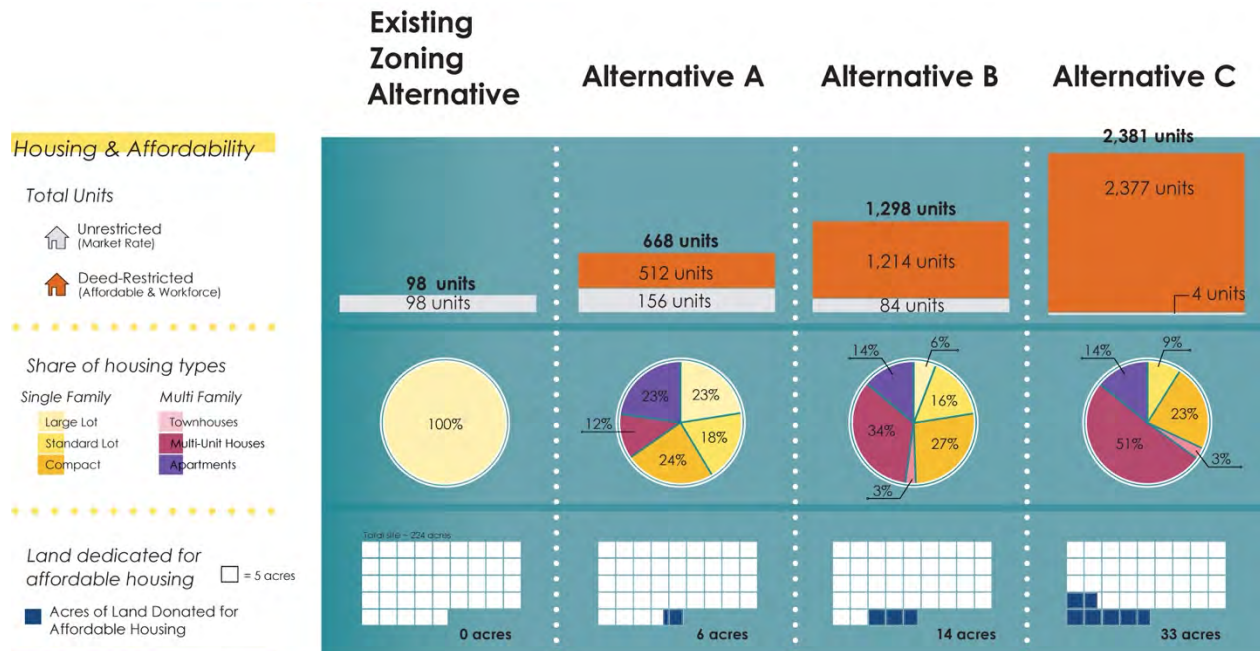


Figure 4 Housing and Affordability statistics for each of the four plan alternatives studied for Northern South Park.

## Community Engagement

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

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

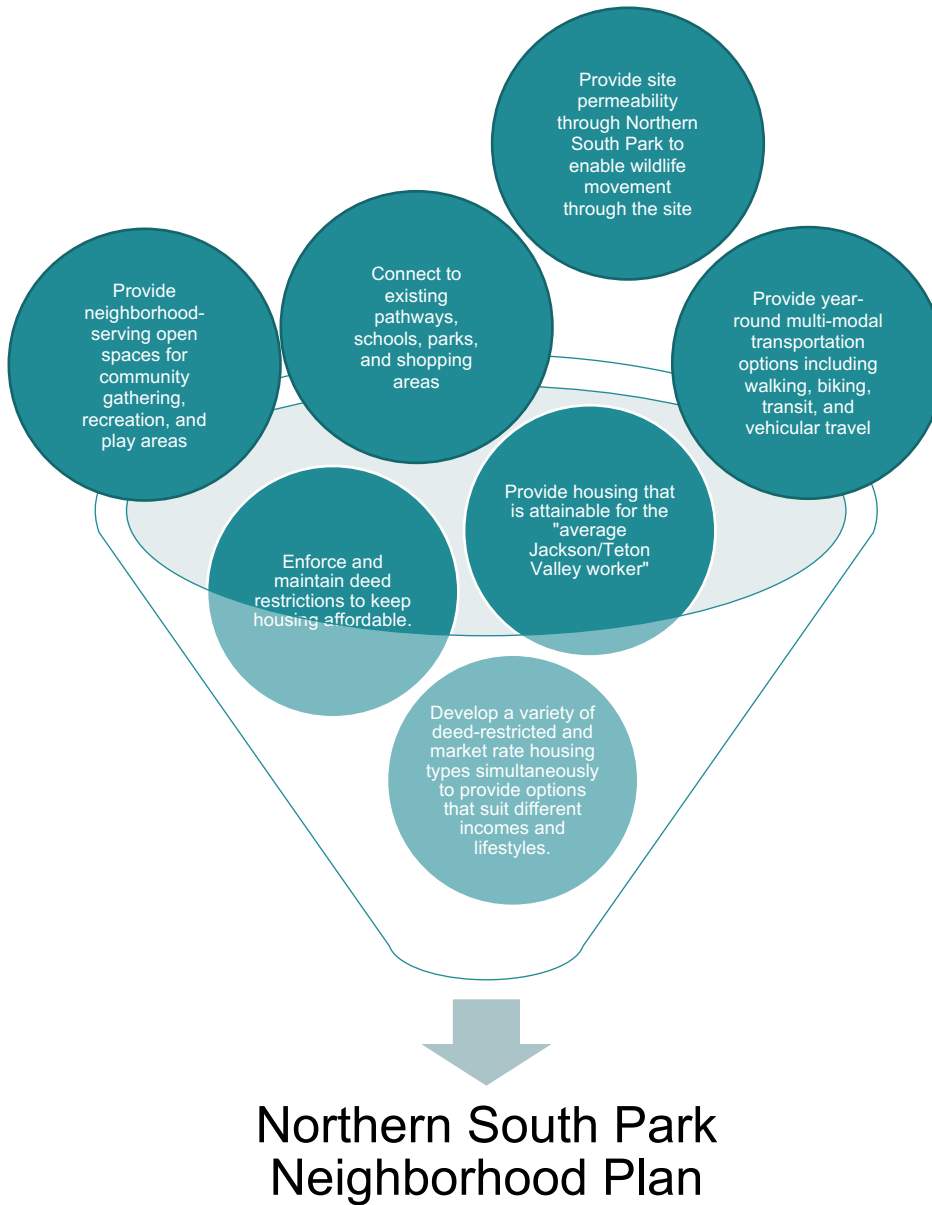
**Table 1: Community Engagements**

Engagement	Description
<b>Stakeholder Interviews</b>	<ul style="list-style-type: none"> <li>• 29 interviews with stakeholders and subject matter experts</li> <li>• Interviews conducted February 2021</li> </ul>
<b>Community Survey</b>	<ul style="list-style-type: none"> <li>• Solicited feedback on big ideas</li> <li>• 398 responses</li> <li>• Conducted February-March 2021</li> </ul>
<b>Virtual Community Visioning Workshop</b>	<ul style="list-style-type: none"> <li>• Virtual presentation March 10, 2021</li> <li>• Konveio interactive website               <ul style="list-style-type: none"> <li>○ Online community visioning survey focused on future use and design options</li> <li>○ Online visual preference survey focused on building form and physical character of the future neighborhood</li> </ul> </li> </ul>

<b>Plan Alternatives Open House</b>	<ul style="list-style-type: none"> <li>• In-person event August 19, 2021 at Jackson Hole High School</li> <li>• Drop-in video presentation and topic stations staffed by project team</li> <li>• Konveio interactive website <ul style="list-style-type: none"> <li>○ Community priorities survey</li> <li>○ Commenting on poster exhibits</li> </ul> </li> </ul>
<b>Spanish Language Workshop</b>	<ul style="list-style-type: none"> <li>• In-person event August 26, 2021</li> <li>• Plan Alternatives presented in-person by bilingual interpreters followed by small group discussions led by bilingual facilitators.</li> <li>• 41 attendees (head count)</li> </ul>
<b>Steering Committee</b>	<ul style="list-style-type: none"> <li>• Eight meetings from December 2020-January 2022</li> <li>• Seven-member committee including landowners</li> <li>• Meetings live-streamed for public attendance</li> </ul>
<b>Project Website</b>	<ul style="list-style-type: none"> <li>• Updated with news, highlights, and project status</li> <li>• Project documents and presentations available for public access</li> </ul>

## Community Feedback

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





## Plan Vision

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

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

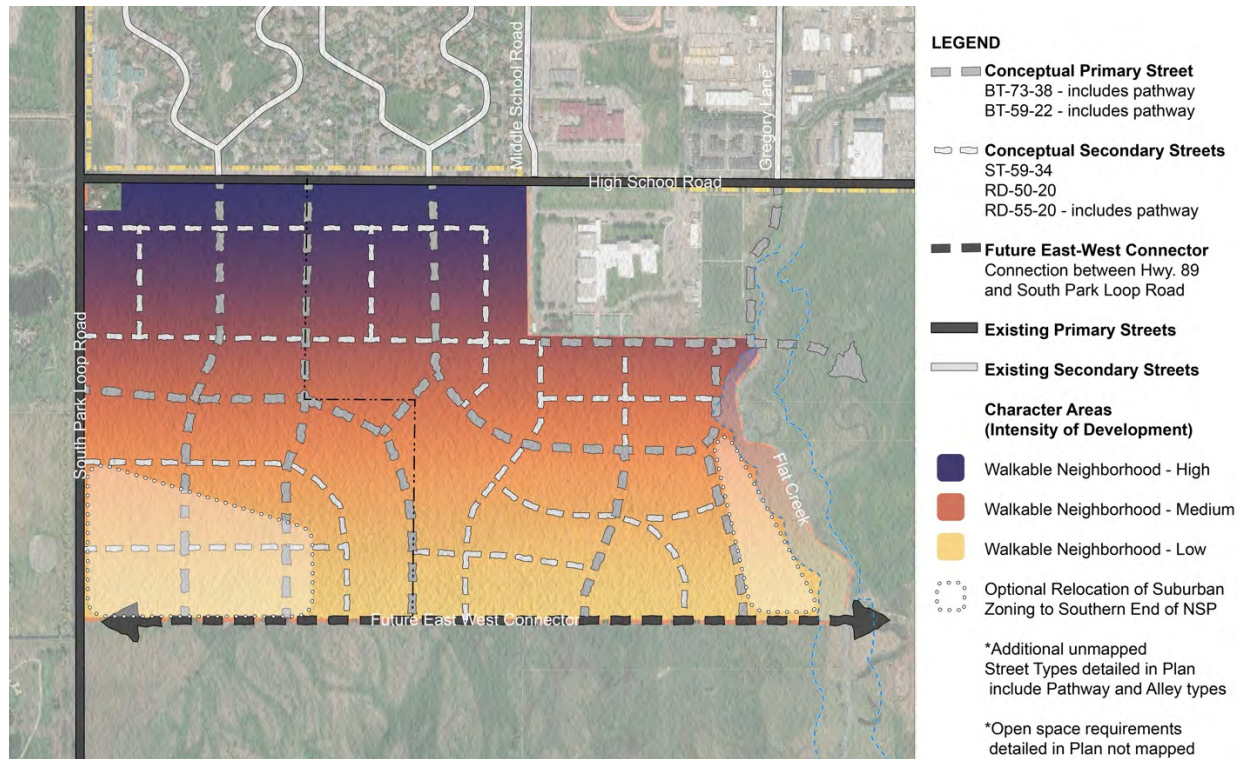


Figure 5 illustrates a conceptual development framework for the Northern South Park site. This image is for illustrative / conceptual purposes only. It is not regulatory and is not a development proposal.

# Housing Program Vision

## Housing Objectives

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

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

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

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

## Housing Entitlements

### Existing Entitlements by Landowner

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

### Proposed Maximum New Entitlements per Landowner: 600 units

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

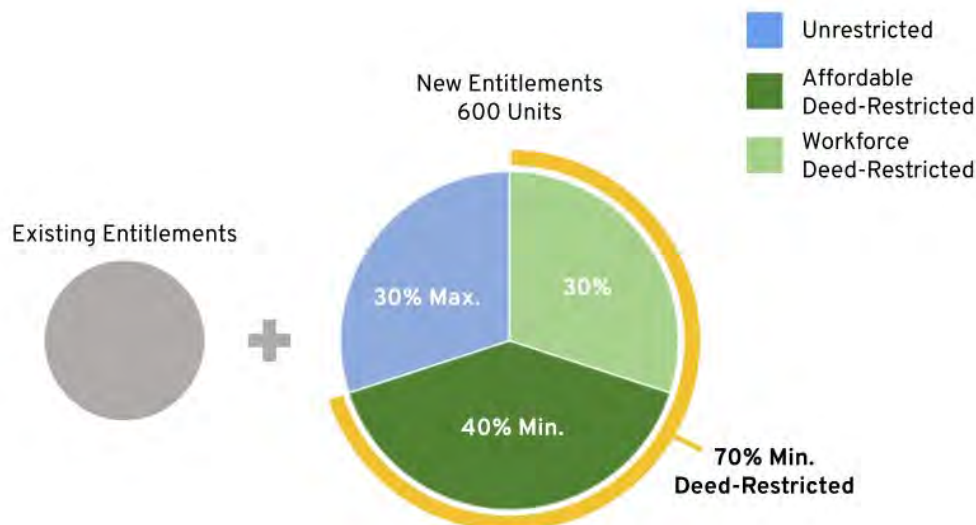


Figure 6 Illustrates the proposed housing program for each of the two landowners in Northern South Park.

## Deed Restricted Housing Program for New Unit Entitlements

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

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

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

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

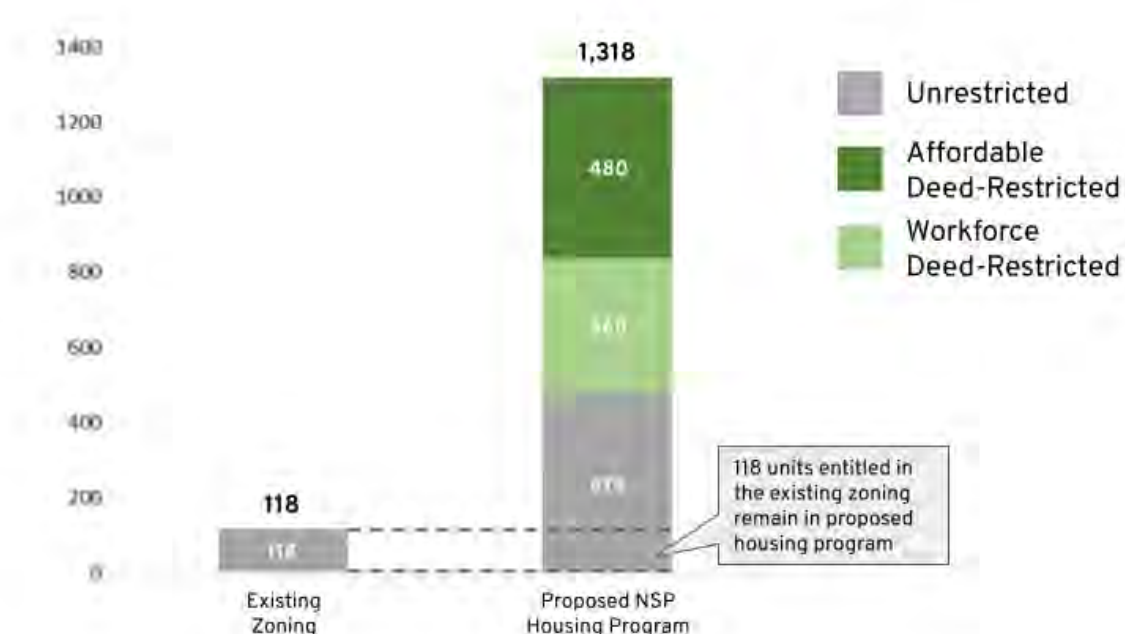


Figure 7 Illustrates the proposed housing program compared to existing zoning.



## Mixed-Income Neighborhood

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



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

## Housing Checklist

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

## Open Space Vision



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

## Pathway Network Vision

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

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

## Places for Recreation and Gathering

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

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



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

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

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

### Open Space Checklist

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



## Mobility, Connectivity + Infrastructure Vision

### Connectivity Objectives

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

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

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

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

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

## Transit

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



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

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

## Street Design

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

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



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

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

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

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

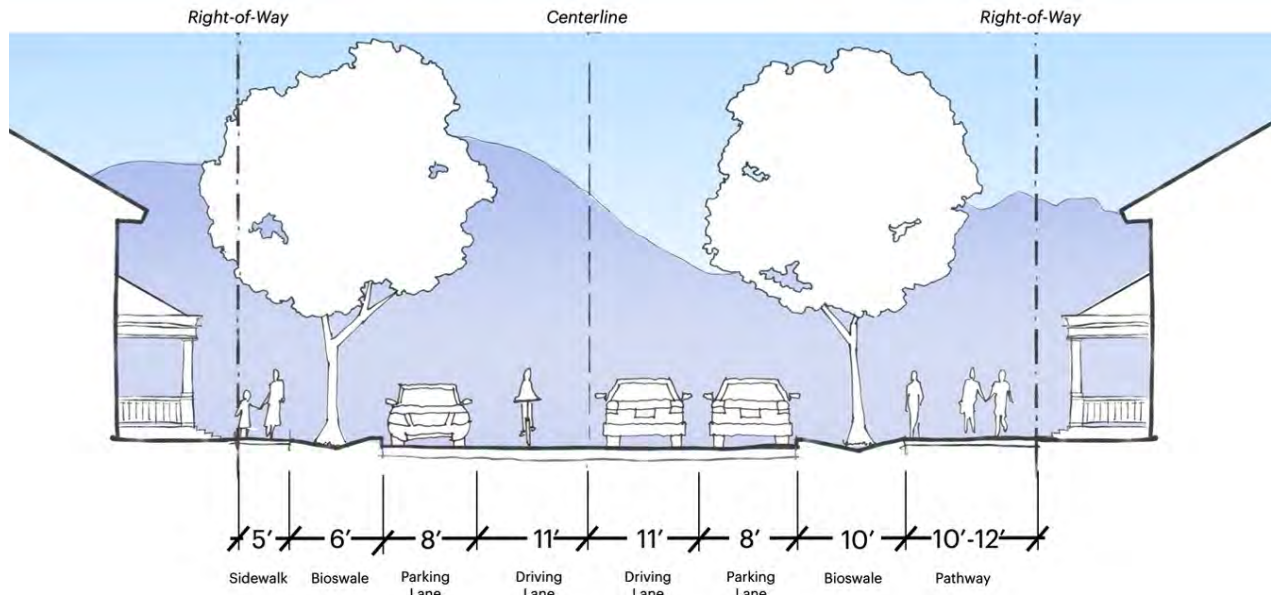
Additional street, sidewalk, and pathway types could be developed, subject to County review and approval, using the Town of Jackson Community Streets Plan or future similar plans as a guide (See Chapter 3: Toolkit of Design Solutions) to satisfy appropriate Neighborhood Context Considerations in that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

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

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

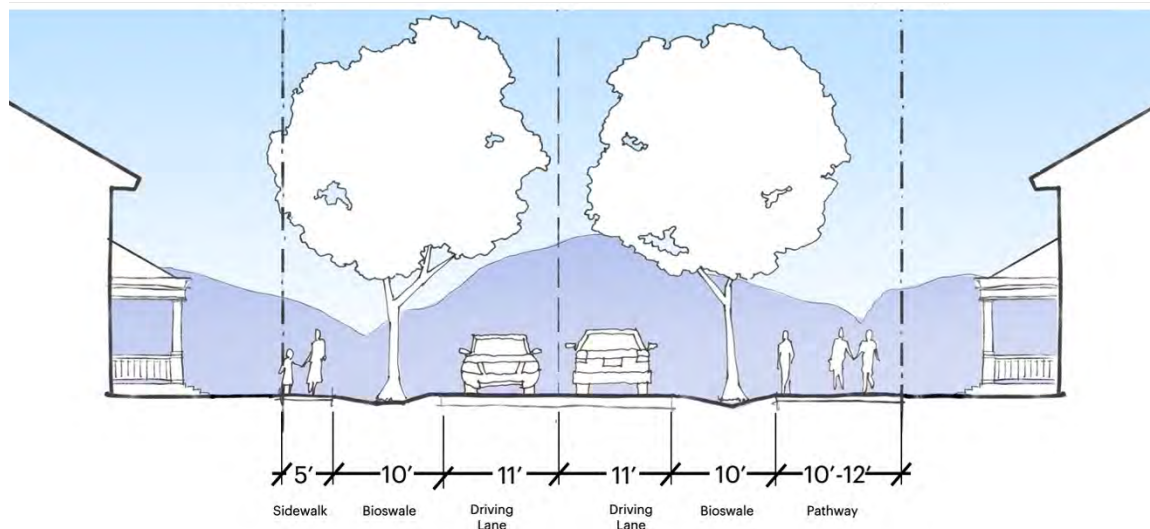
### BT-71-38 – Bus/Truck Street with parking

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



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

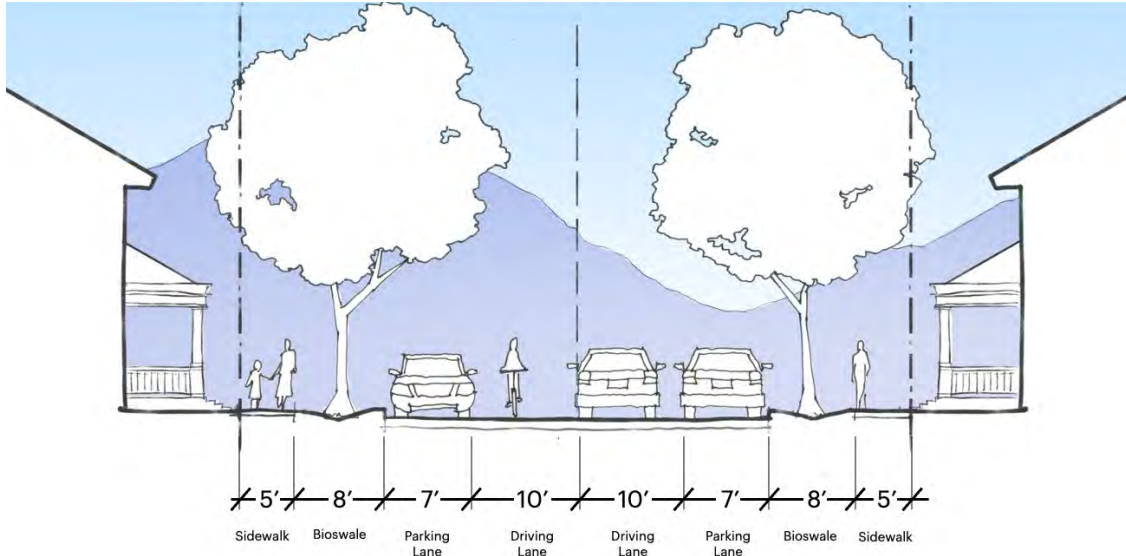
This street section is designed with lane widths that will accommodate bus and truck vehicles and should be utilized to provide routes through the site that can accommodate START bus service. No on-street parking is provided in this section.





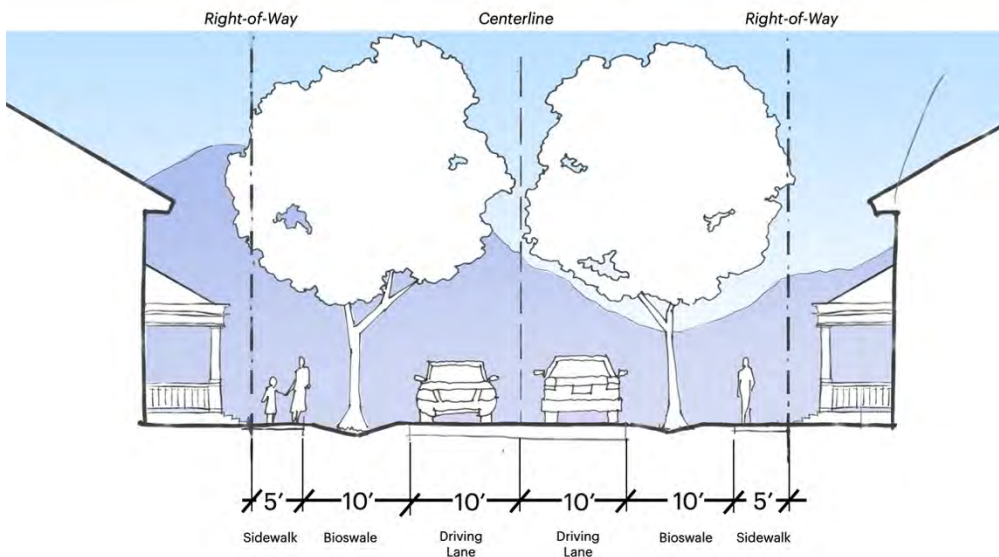
### ST-60-34 – Walkable Neighborhood Street

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



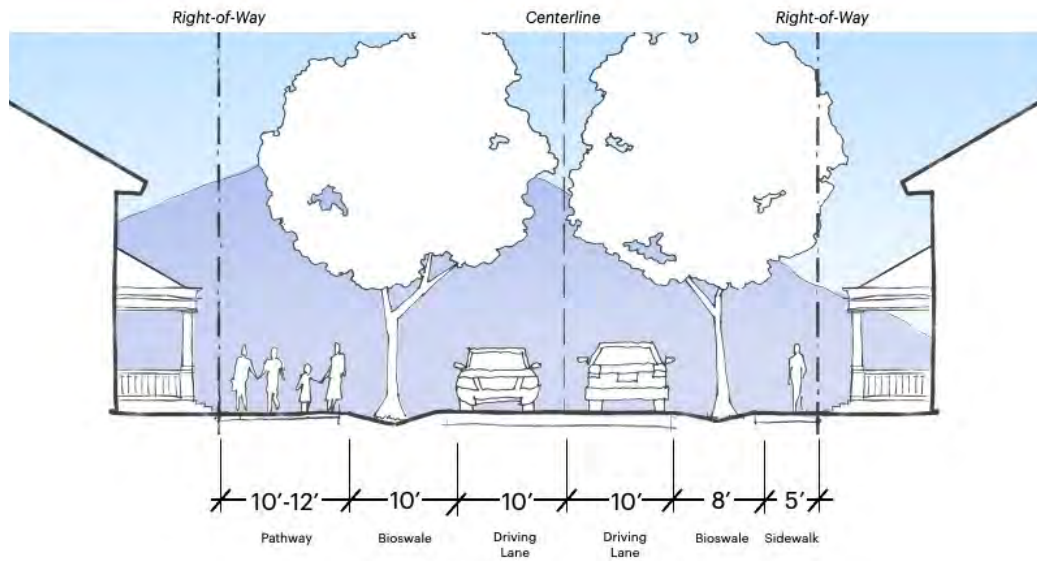
### RD-50-20 – Walkable Neighborhood Road

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



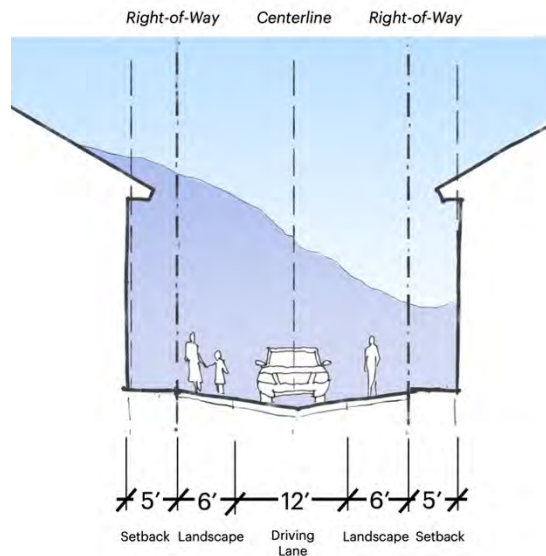
### RD-55-20 – Walkable Neighborhood Road with Pathway

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



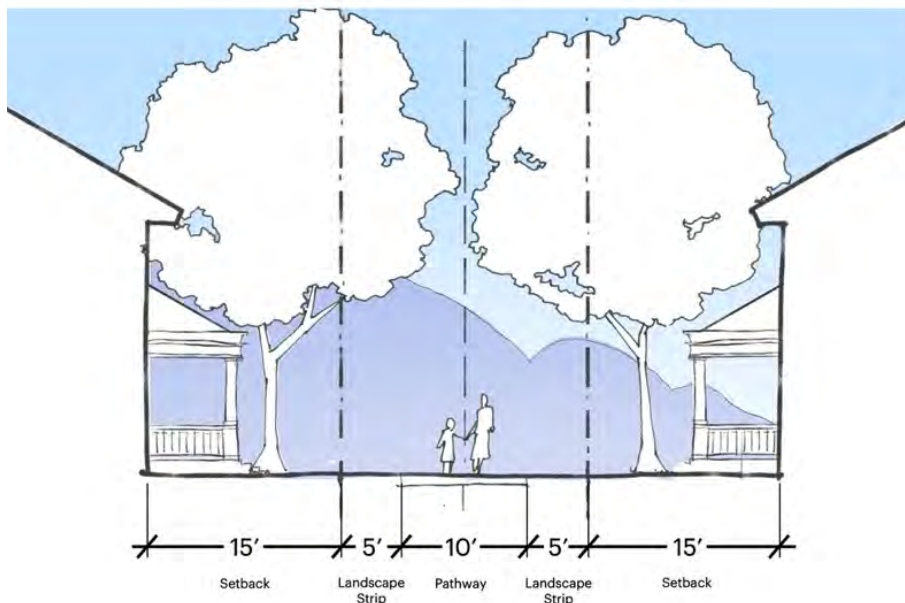
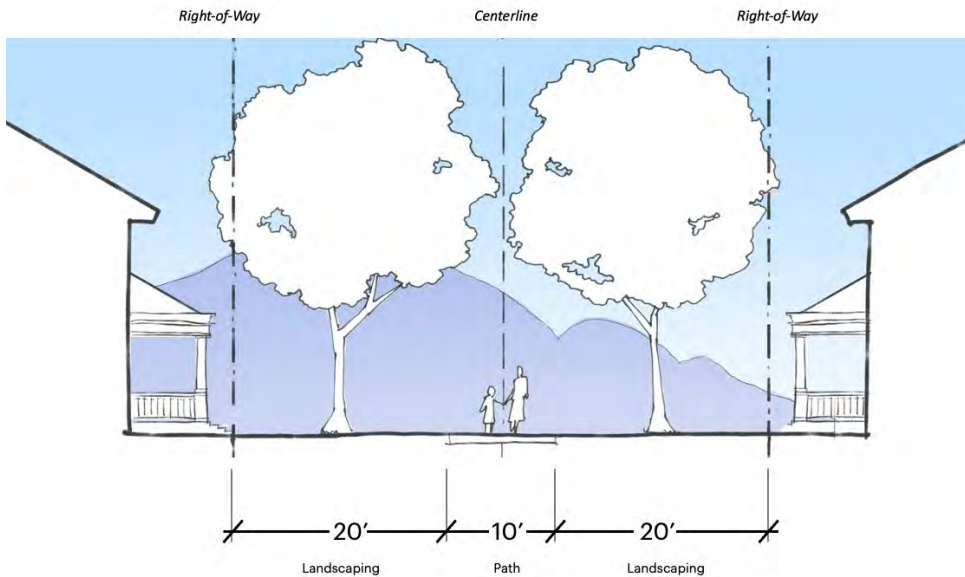
### AL-24-12 – Alley

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



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

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



## Traffic Impacts

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

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

### *Model System*

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

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

### *Preferred Scenario Assumptions*

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

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

*Table 2 NSP Neighborhood Socioeconomic Data Assumptions*

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

### *Model Results*

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



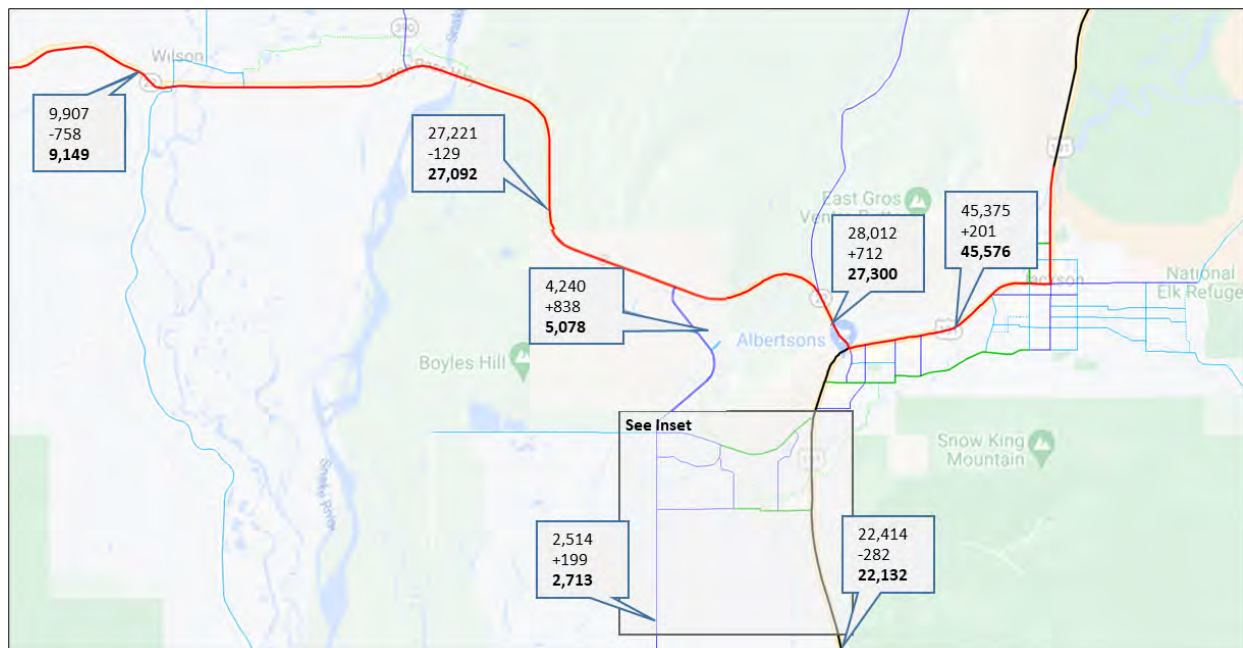
neighborhood are higher than for rural neighborhoods and lower than denser areas such as downtown Jackson.

*Table 3 Mode Share Results*

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

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

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



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

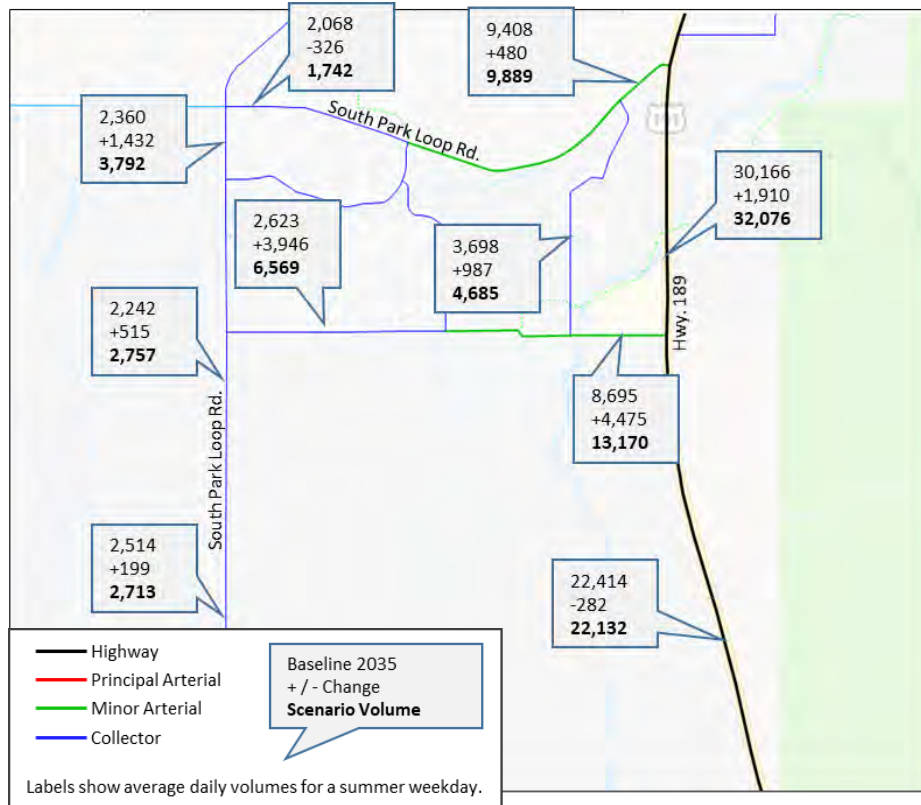


Figure 14 Build to No-Build Traffic Comparison (Detail)

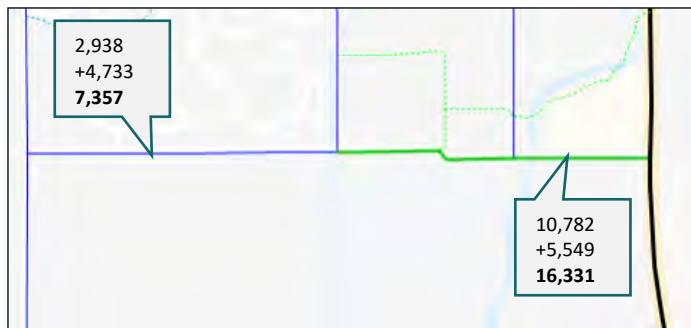


Figure 15 Build to No-Build Traffic Comparison (School Season)

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

## Traffic Mitigation

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

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

## Off-Site Infrastructure

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

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

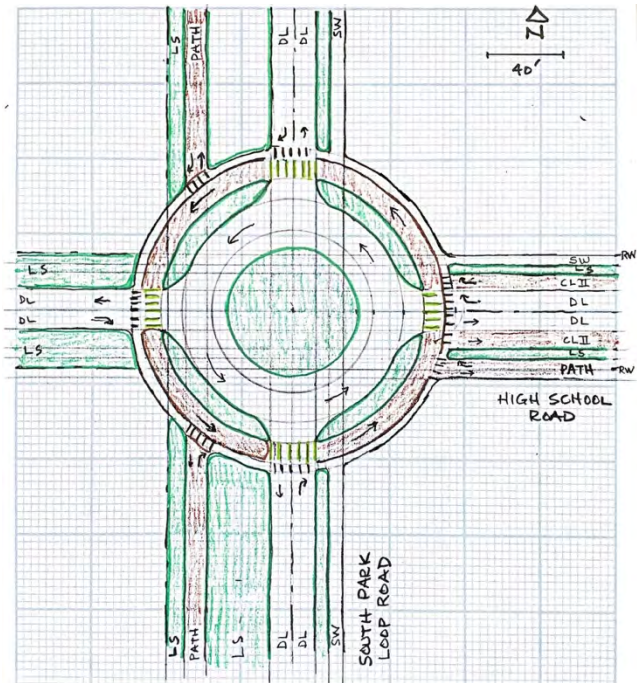


Figure 16 Conceptual roundabout plan for the intersection of High School Rd. and South Park Loop Rd.

**Table 4: Off-Site Infrastructure Projects**

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

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

## Mobility, Connectivity + Infrastructure Checklist

1. Minimum Transit Connectivity	
<input checked="" type="checkbox"/>	<b>1.A</b> Serviceable by transit directly via High School Road and South Park Loop Road
<input checked="" type="checkbox"/>	<b>1.B</b> Transit routing through site identified as part of street network layout using Bus/Truck street sections
2. Minimum Active Travel Connectivity	
<input checked="" type="checkbox"/>	<b>2.A</b> At least one walk/bike route (including sidewalks) connecting every residential unit to:
<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>Jackson Hole High School campus</li> </ul>
<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>Russ Garaman Pathway</li> </ul>
<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>South Park Loop trail</li> </ul>
<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>Paul Merritt Pathway</li> </ul>
<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>Jackson Hole High School campus</li> </ul>
<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>Eagle Village Shopping Center</li> </ul>
<input checked="" type="checkbox"/>	At least one dedicated east-west internal pathway
<input checked="" type="checkbox"/>	At least one dedicated north-south internal pathway
<input checked="" type="checkbox"/>	<b>2.D</b> Sidewalks on both sides of all streets
<input checked="" type="checkbox"/>	<b>2.E</b> Internal block faces not to exceed 450 feet. (Block faces defined by streets or publicly-accessible pathways and measured between edge of publicly-accessible right-of-way or easement for streets and/or pathways.)
<input checked="" type="checkbox"/>	<b>2.F</b> External block faces – those facing High School Road, South Park Loop Road and/or Jackson Hole High School) not to exceed 600 feet. (Block faces defined by streets or publicly-accessible pathways and measured between edge of publicly-accessible right-of-way or easement for streets and/or pathways.)

3. Minimum Street Connectivity	
<input checked="" type="checkbox"/>	<b>3.A</b> At least three (3) direct connections to High School Road west of Jackson Hole High School
<input checked="" type="checkbox"/>	<b>3.B</b> At least three (3) direct connections to South Park Loop Road
<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>Russ Garaman Pathway</li> </ul>
<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>South Park Loop trail</li> </ul>
<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>Paul Merritt Pathway</li> </ul>
<input checked="" type="checkbox"/>	<b>3.C</b> Easement for East-West Connector roadway between South Park Loop Road and S. Highway 89
<input checked="" type="checkbox"/>	<b>3.D</b> Street cross section design consistent with designs provided in this plan and/or with Town of Jackson Community Streets Plan or similar plan



## Neighborhood Design Vision

### Density Transition from North to South

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



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

## Neighborhood Centers

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



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



## Building Types

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

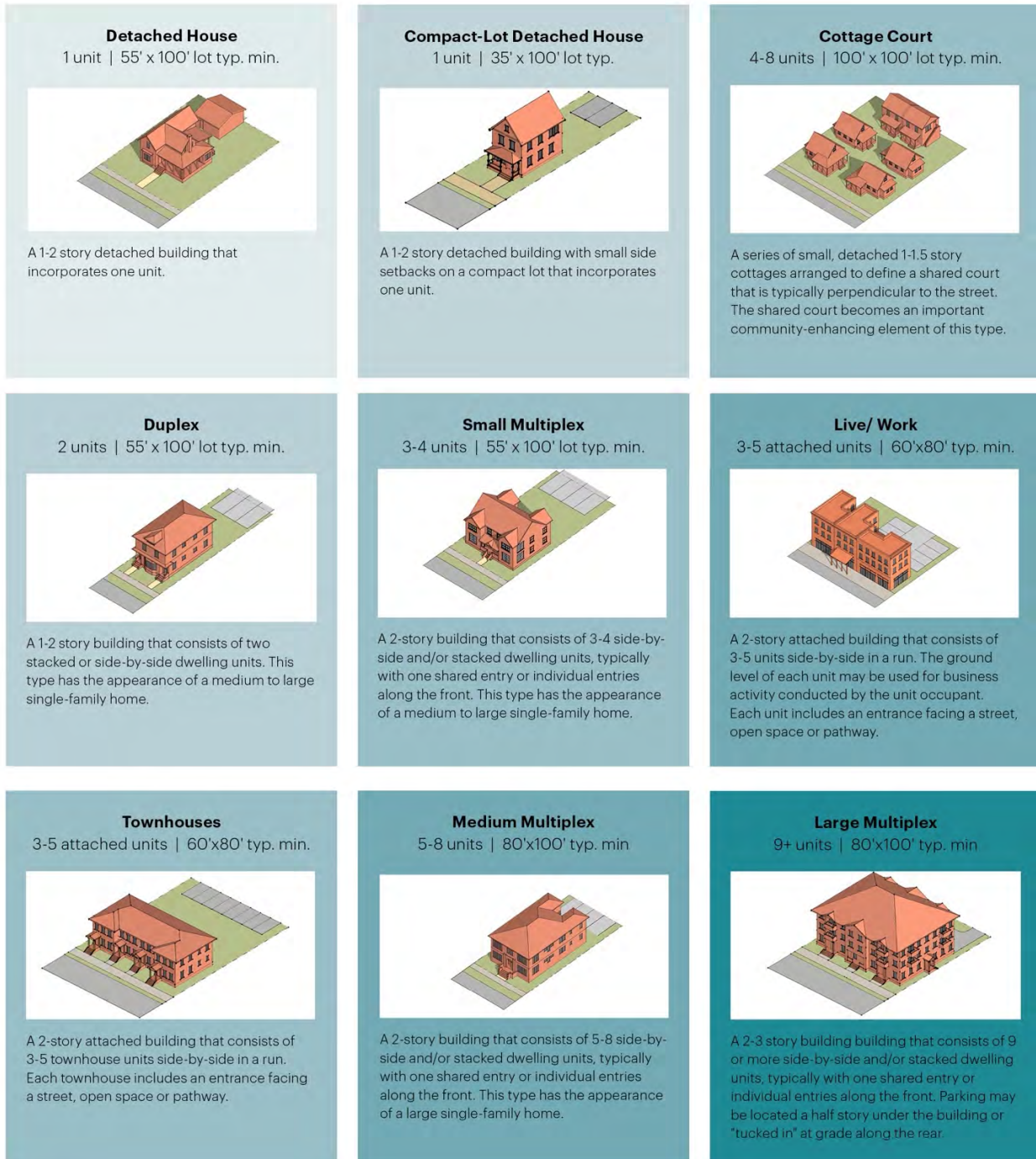


Figure 19 details the range of building types envisioned for Northern South Park. Buildings are organized from least intense (upper left) to most intense (lower right).

## Frontage Types

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

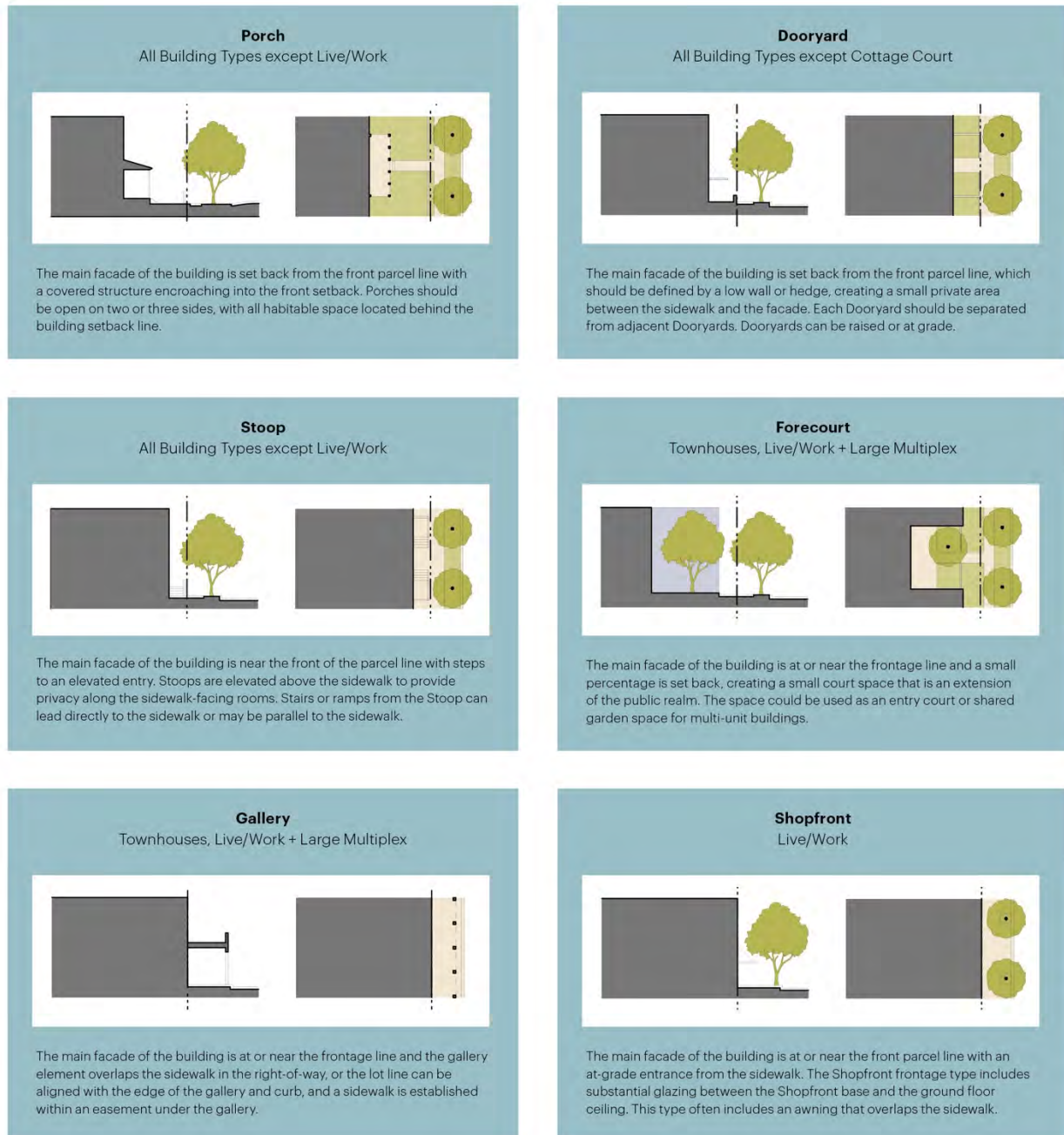


Figure 20 provides details about frontage types that will promote a high-quality, pedestrian-oriented public realm at Northern South Park.

## Character Areas

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

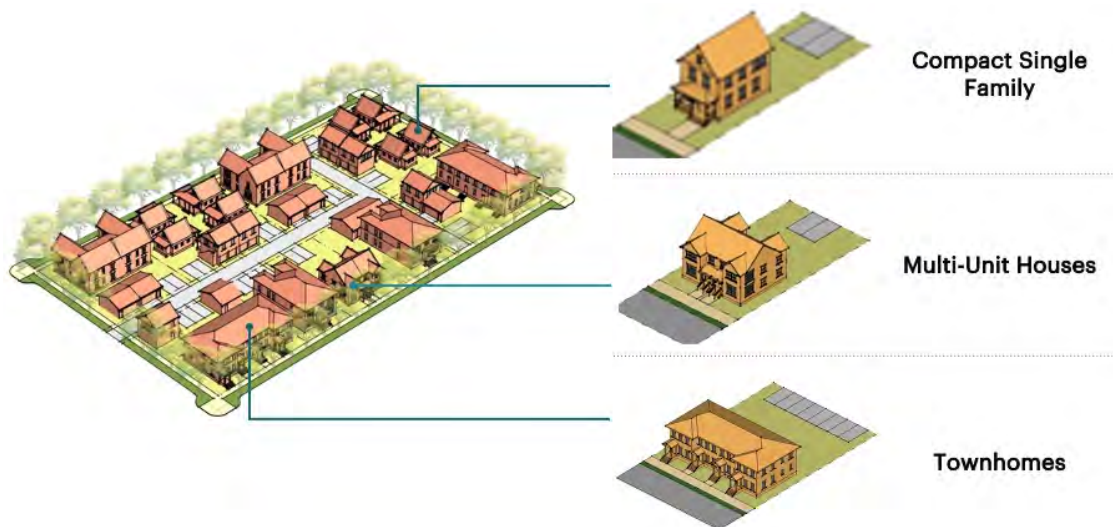


Figure 21 shows how character areas are made up of a variety of building types.

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

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

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



### Walkable Neighborhood – Low

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



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

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

### Walkable Neighborhood – Medium

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

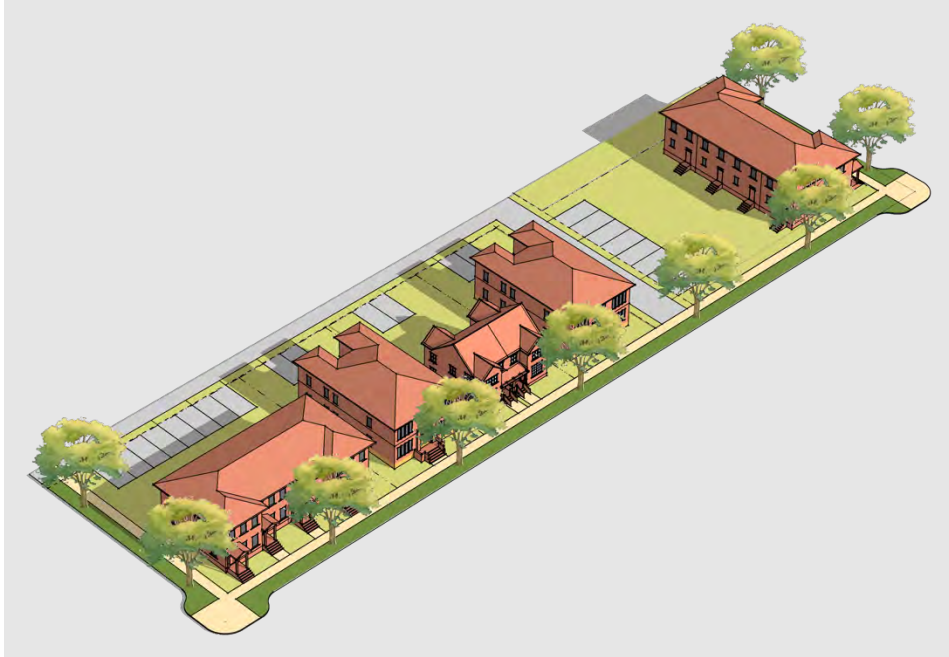


Figure 23 Illustrative diagram showing a how building types could be mixed within the Walkable Neighborhood – Medium character area.

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

### Walkable Neighborhood – High

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



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

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

## Wildlife Considerations

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

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



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

## Parking

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

Examples of structured parking – both above-ground and underground



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

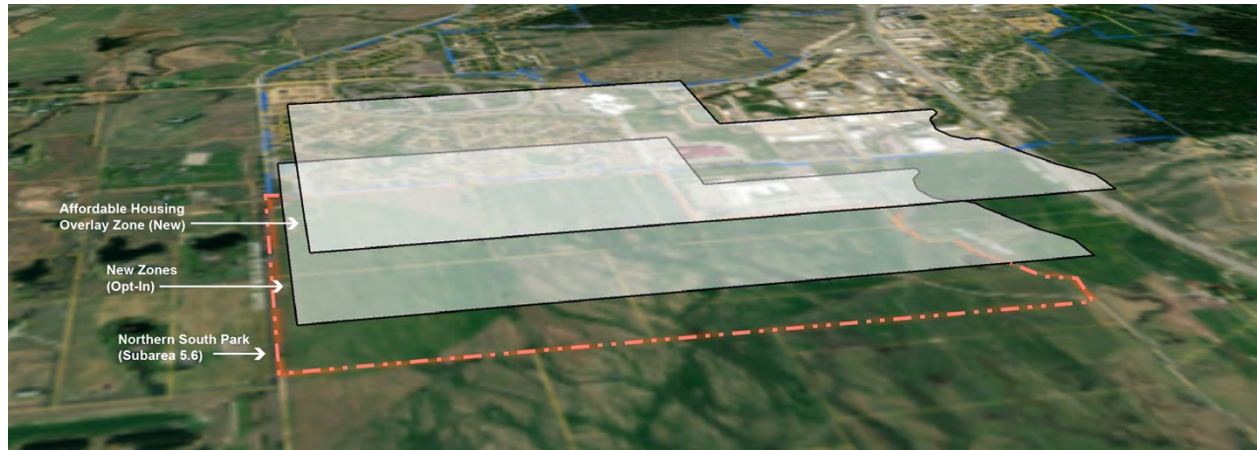
## Neighborhood Design Checklist

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



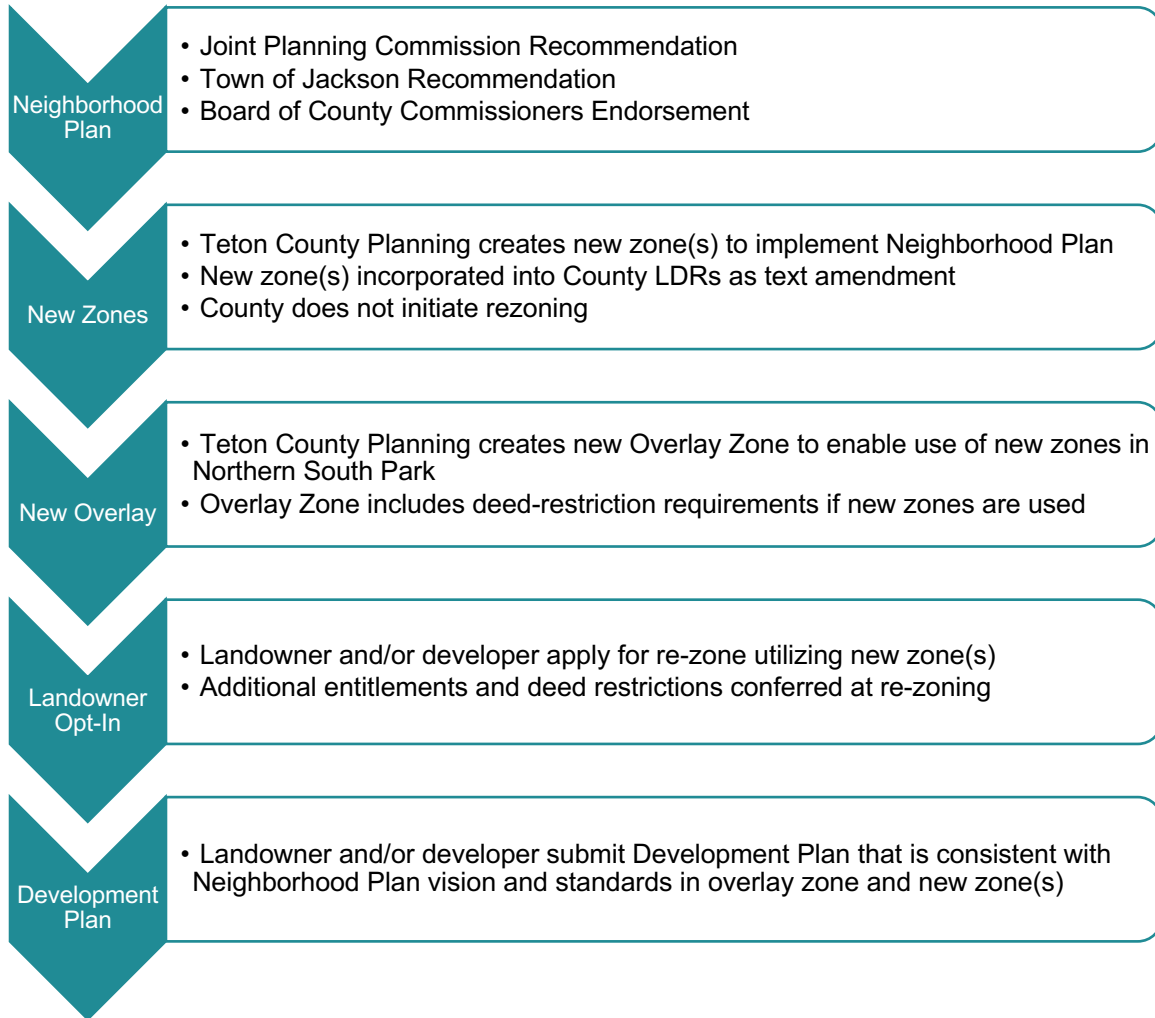
# Implementation

## Opt-In Entitlement Process



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

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



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

## Zoning Vision

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

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

*Table 6 Character Area Relationship to TOJ Zones*

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

## Mix of Character Areas

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

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

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

## Action Items

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

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

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

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

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

## Key Definitions

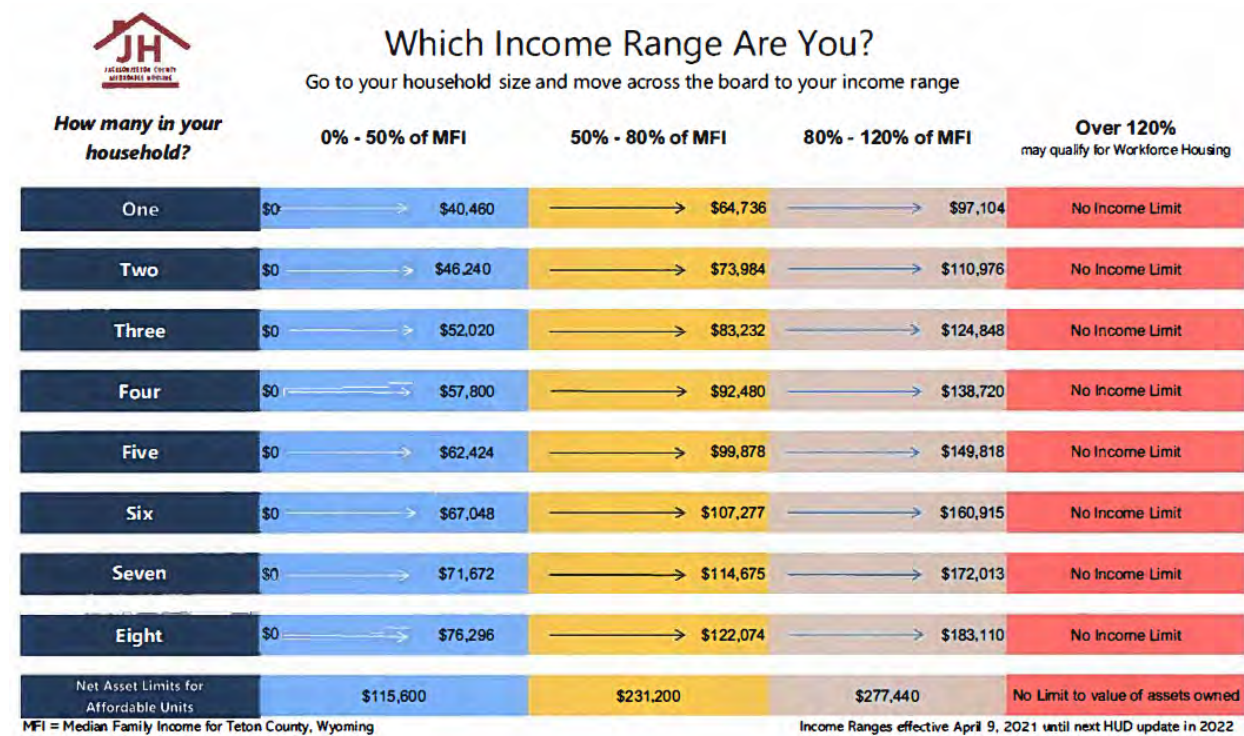
The following definitions for terms used throughout the plan are provided for reference:

### Affordable Housing (Deed-Restricted)

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

### MFI (Median Family Income)

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



### ARU (Accessory Residential Unit)

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



### **Cottage Court**

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

### **Deed-restricted**

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

### **Multi-modal**

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

### **Multiplex**

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

### **Townhouses**

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

### **Walkable**

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



### **Workforce Housing (Deed-Restricted)**

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

### **Unrestricted Housing**

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

# Appendix

## Vision Plan Data

### Fiscal Impact – Property Tax Revenue

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

### Fiscal Impact – Property Tax Revenue

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

### Transportation Impact

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

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

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

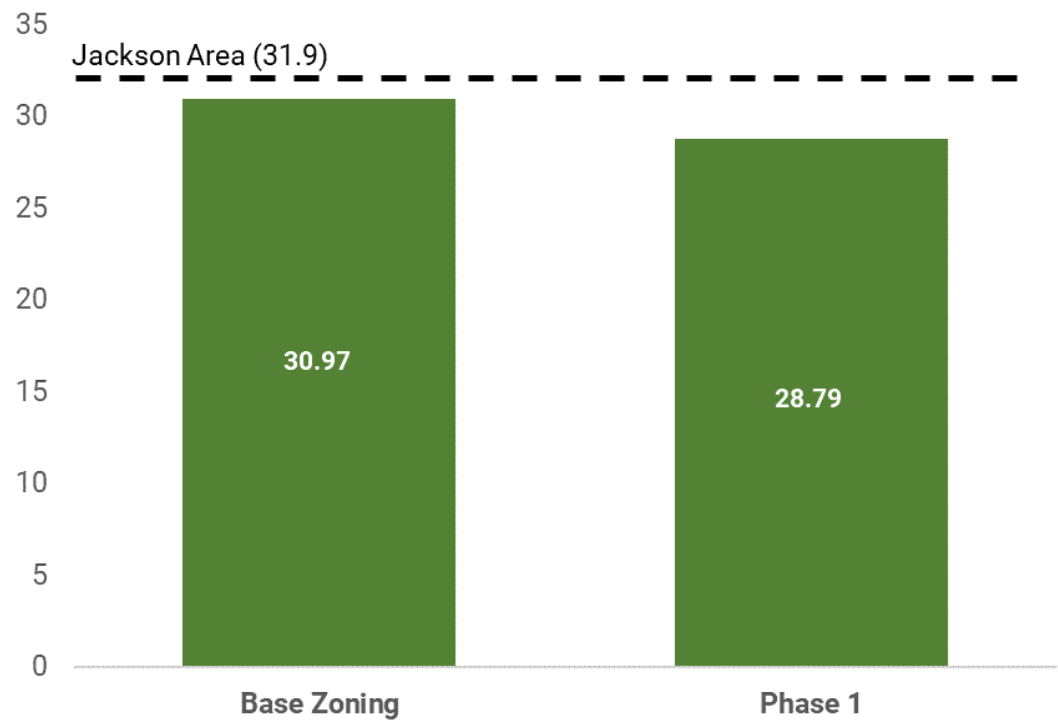


Figure 28 Daily Residential VMT per Person at Northern South Park build-out in the Jackson Area

**Table 8: Building Type Price Assumptions**

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

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

### Absorption Rate Assumptions

#### Absorption Rate: ~80 units / year

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

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

### Impact Fee Assumptions

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

**Plan Review Fee:** 65% of building permit fees

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

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

### Exactions:

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

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

## Infrastructure Cost Estimates

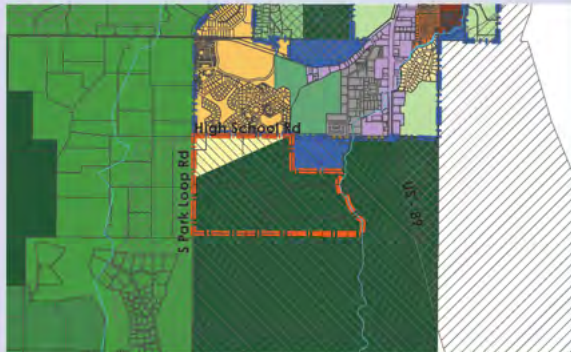
COST PER LINEAR FOOT		Updated estimates 1/23/2022
ROW	Name	Cost/linear foot
AL-24-12		\$362
AVE-104-56	South of High School (Alt to AV-71-38)	\$2,181
BT-59-22		\$1,396
BT-63-30	South Edge	\$1,434
BT-73-38		\$1,716
	Middle School Road off site (on HS property)	
Middle School rd	(Retrofit: Add 12' pth,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

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



## Existing Conditions

### Zoning and Land Use



#### Legend

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

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

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

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

### Development Options



#### Legend

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

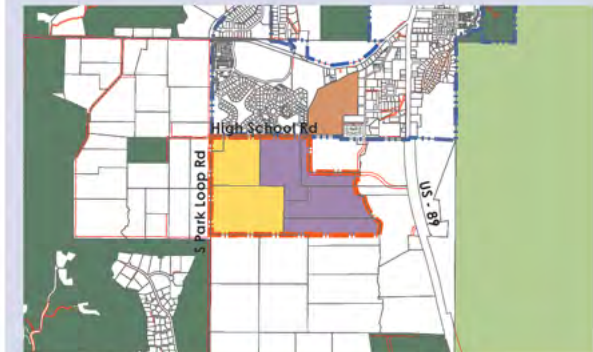
Current County Land Development Regulations provide **three Development Options** for potential use in the project area:

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

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

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

### Ownership and Easements



#### Legend

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

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

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

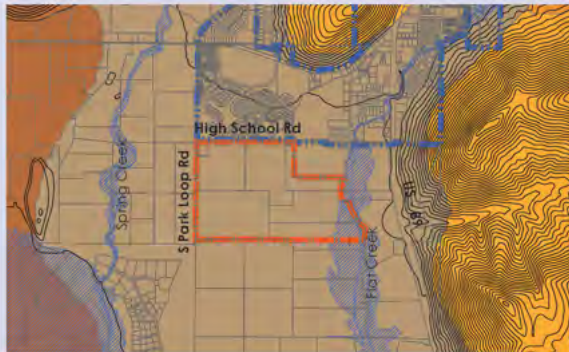
Ownership of land in the project area is primarily retained by two representative families, as indicated in the map above.

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

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



## Topography, Soil, and Natural Hazards



### Legend

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

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

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

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

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

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

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

## Wetlands and Waterbodies



### Legend

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

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

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

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

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

## Vegetation and Wildlife



### Legend

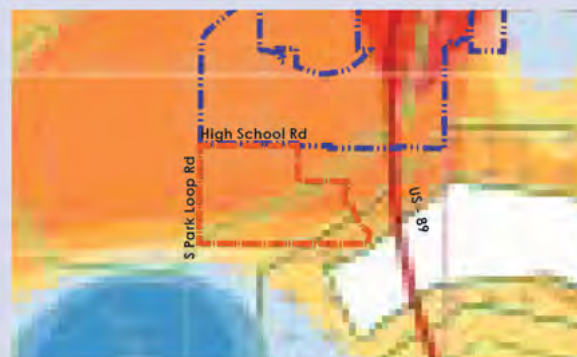
- |                       |                   |
|-----------------------|-------------------|
| Agricultural          | Shrubland         |
| Barren                | Sparse Vegetation |
| Deciduous Forest      | Streams           |
| Herbaceous Vegetation | Town of Jackson   |
| Impoundments        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

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

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



## Drinking Water & Aquifer

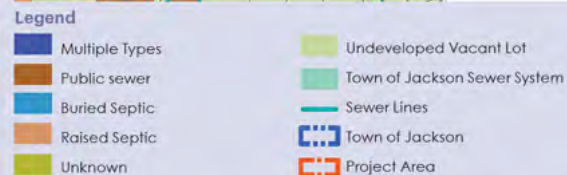
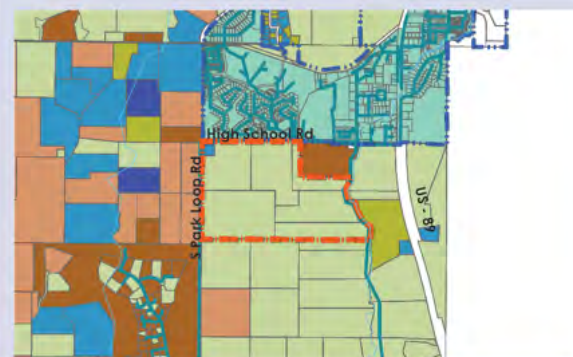


Nearly all **drinking water** for Teton County is sourced from groundwater. A [2021 drinking water quality study](#) indicates that groundwater in the project area may have higher than average water hardness and sulfate levels, but likely does not negatively impact human health.

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

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

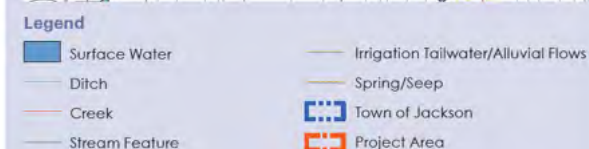
## Wastewater & Sewer System



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

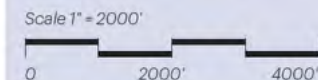
Sewer lines connecting to the Town's public system surround the project area to the north, east and west but do not extend into the project area. A Town sewer capacity and connection rate study is currently underway for release within the next two months. This study is necessary to determine if future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

## Surface Water Inventory



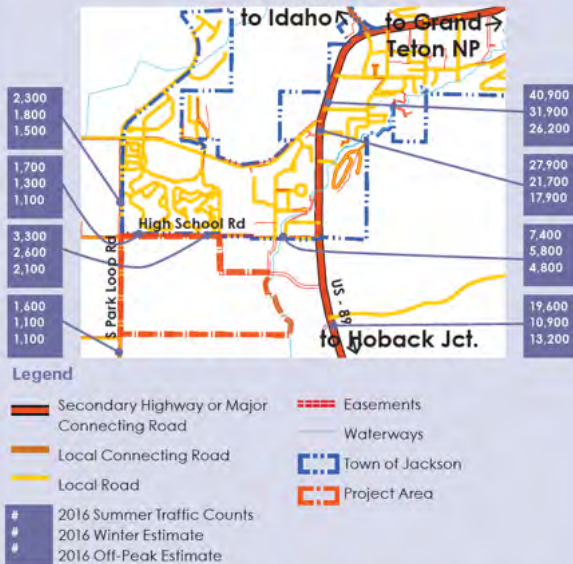
Irrigation ditches for agricultural use are present on the site and associated surface water rights are managed by the State of WY Engineer's Office. Irrigation ditches typically receive a 15' maintenance setback, but can be rerouted in compliance with State standards.

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





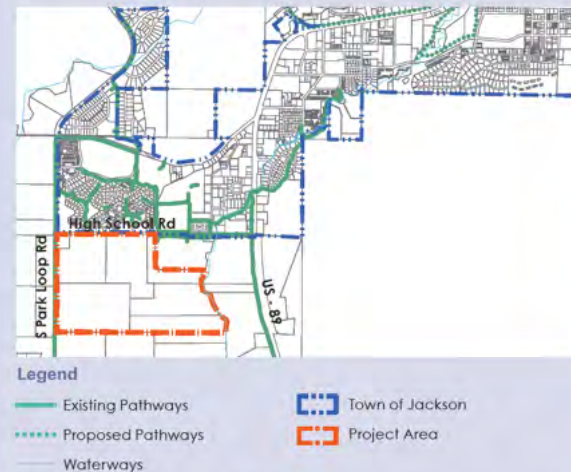
### Road Network and Daily Traffic Counts



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

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

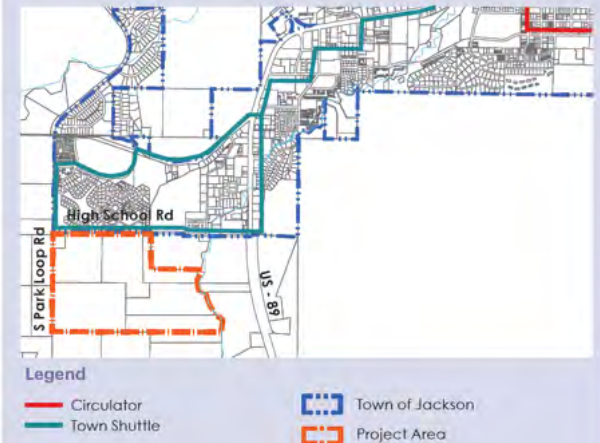
### Bicycle/Pedestrian Pathways



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

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

### Transit - START Routes

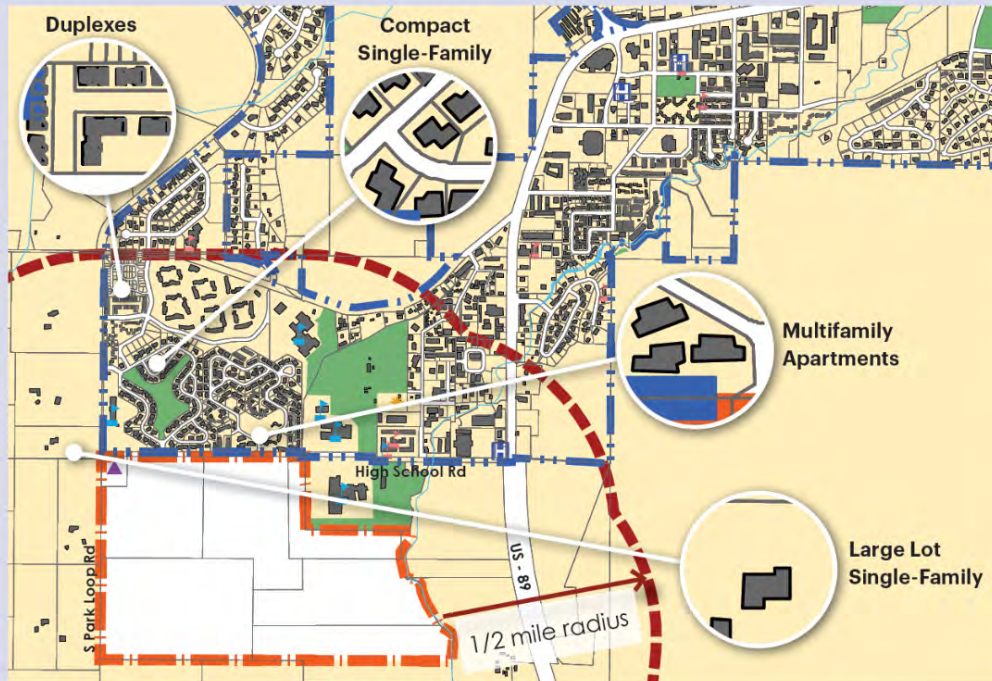


Transit is provided by START Bus between Northern South Park and the surrounding area.

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

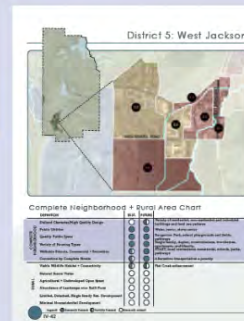


## Urban Context, Public Amenities, and Nearby Housing Types



complete neighborhoods provide:

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



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

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

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

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

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

### Legend

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

## Plan Alternatives

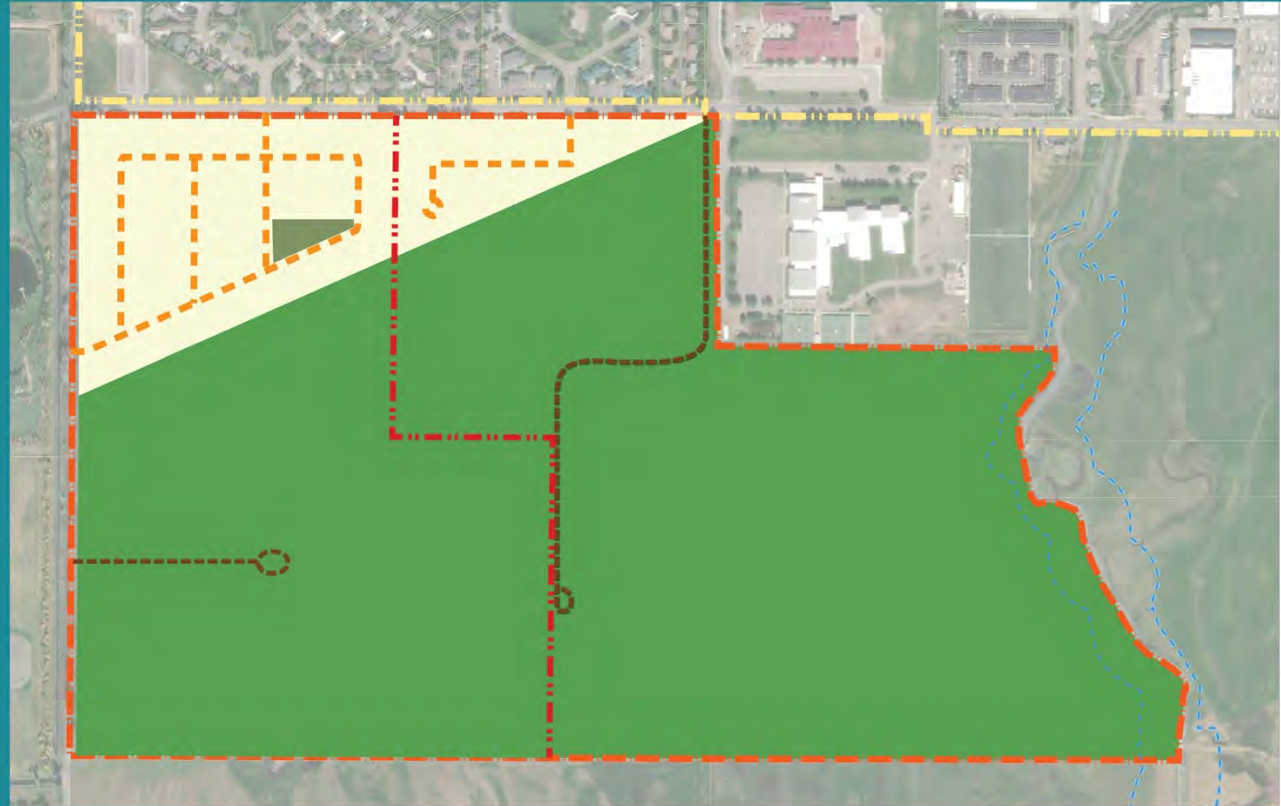
The following pages include details about the plan alternatives developed to identify a plan vision that responded to community needs through a feasible development approach

### Existing Zoning Alternative

#### Conceptual Zoning Map

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

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



## Alternative Report Card

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

### Total Units: 98

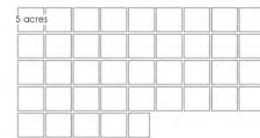


98  
Unrestricted Units  
(Market Rate)



0  
Deed-Restricted Units  
(Workforce & Affordable)

### Affordable Housing Land Dedication



0 acres  
of site donated for  
affordable housing

### Public Cost to Build Affordable Housing



\$0  
Cost to Public  
(0 Affordable units)

### Share of Housing Types



Single Family

Large Lot  
Standard Lot  
Compact

Multi-Family

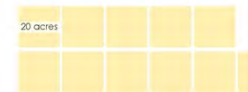
Condominiums  
Multi-Unit Houses  
Apartments

### Vehicle Miles Traveled



31 Vehicle Miles Travelled  
On Average per Household

### Access to Public Open Space



3 acres  
of public open space  
(out of 209 total acres of pervious surface)

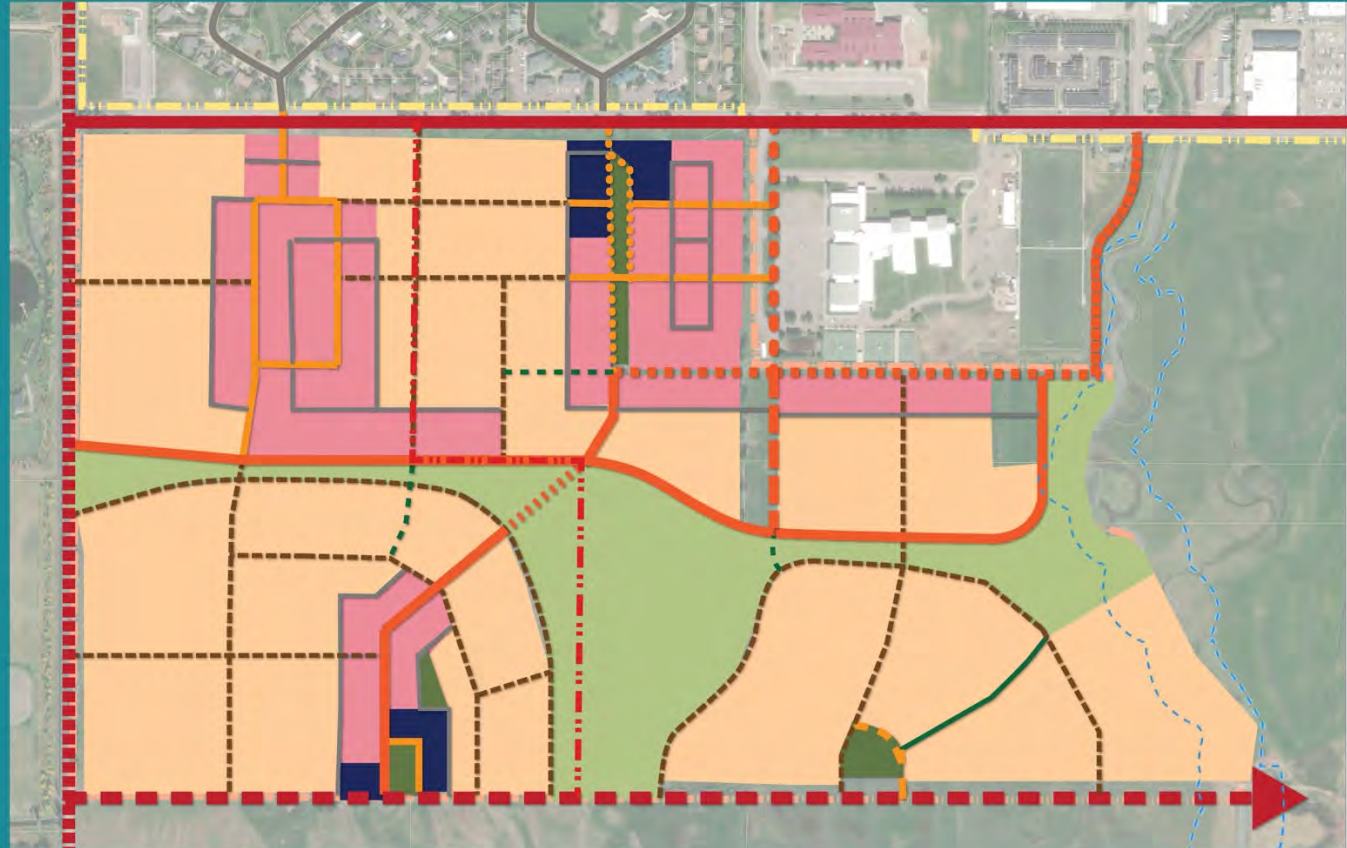


## Alternative A

### Conceptual Zoning Map

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

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



## Alternative Report Card

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

### Total Units: 668

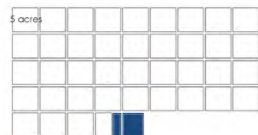


156  
Unrestricted Units  
(Market Rate)



512  
Deed-Restricted Units  
(Workforce & Affordable)

### Affordable Housing Land Dedication



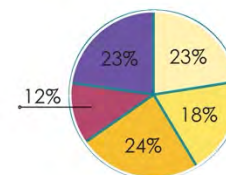
6 acres  
of site donated for  
affordable housing

### Public Cost to Build Affordable Housing



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

### Share of Housing Types



Single Family

Large Lot  
Standard Lot  
Compact

Multi Family

Townhouses  
Multi-Unit Houses  
Apartments

### Vehicle Miles Traveled



29.9 Vehicle Miles Travelled  
On Average per Household

### Access to Public Open Space



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

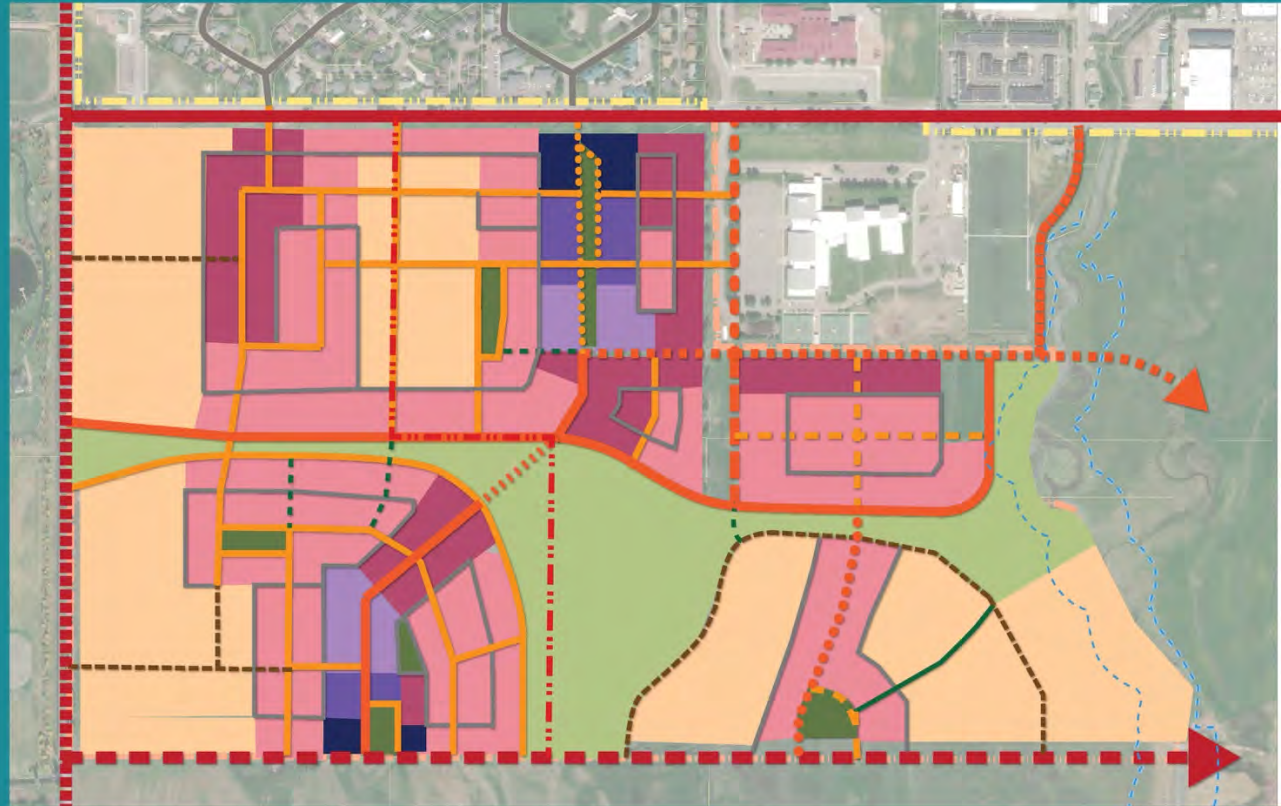


## Alternative B

### Conceptual Zoning Map

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

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





## Alternative Report Card

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

### Total Units: 1,298

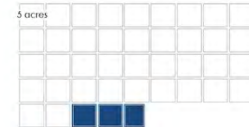


84  
Unrestricted Units  
(Market Rate)



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

### Affordable Housing Land Dedication



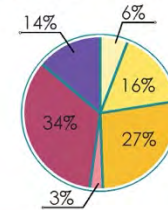
14 acres  
of site donated for  
affordable housing

### Public Cost to Build Affordable Housing



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

### Share of Housing Types



#### Single Family

Large Lot  
Standard Lot  
Compact

#### Multi Family

Townhouses  
Multi-Unit Houses  
Apartments

### Vehicle Miles Traveled



28.9 Vehicle Miles Travelled  
On Average per Household

### Access to Public Open Space



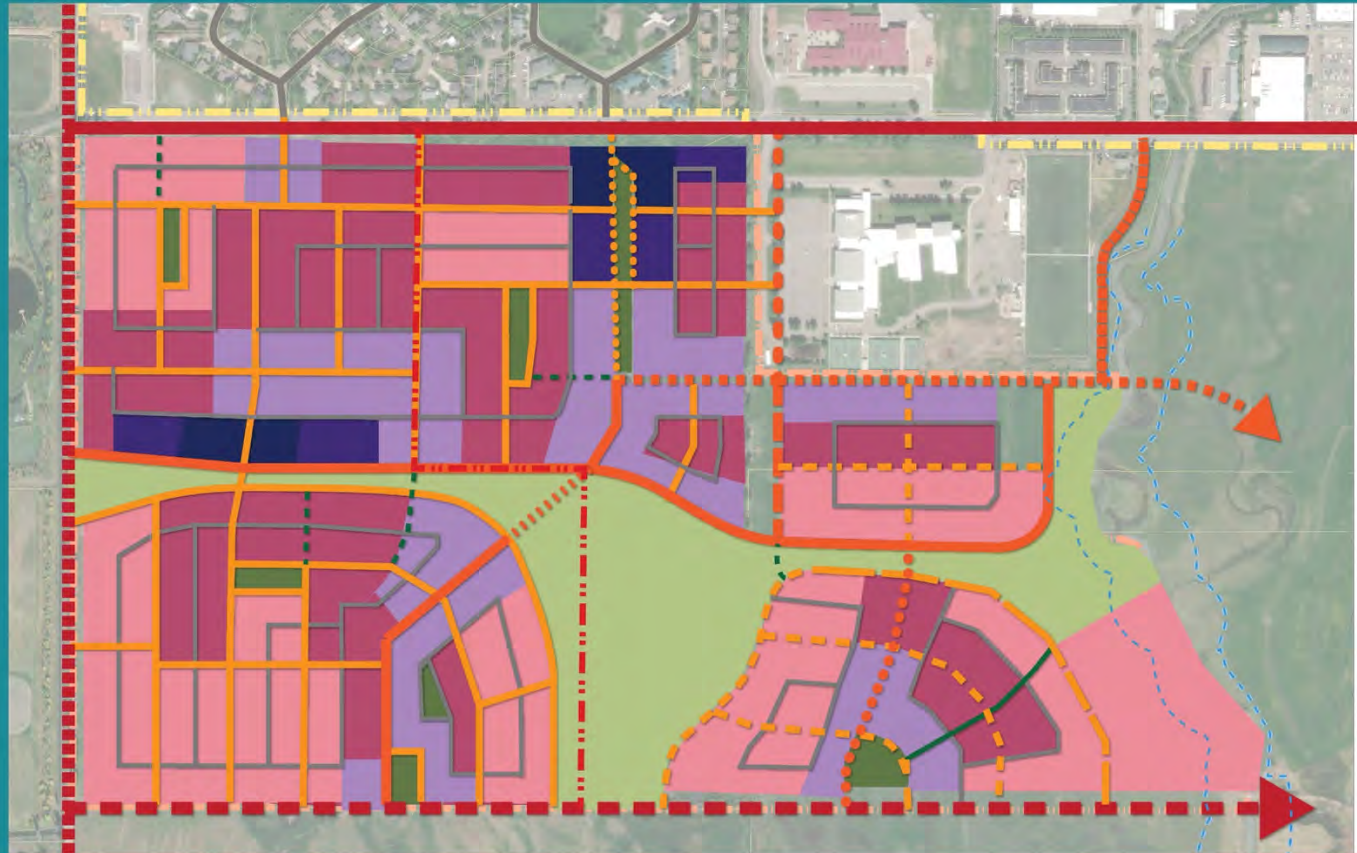
40 acres  
of public open space  
(out of 162 total acres of pervious surface)

## Alternative C

### Conceptual Zoning Map

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

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



## Alternative Report Card

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

### Total Units: 2,381

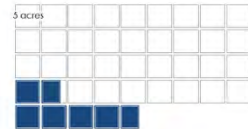


4  
Unrestricted Units  
(Market Rate)



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

### Affordable Housing Land Dedication



33 acres  
of site donated for  
affordable housing

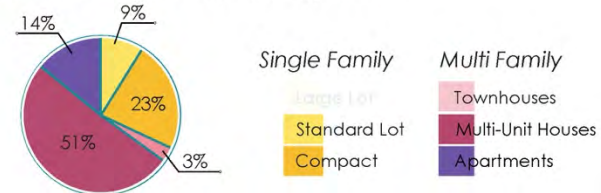
### Public Cost to Build Affordable Housing



\$515.7 Million

Cost to Public  
(1,031 Affordable units)

### Share of Housing Types

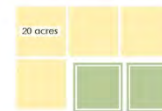


### Vehicle Miles Traveled



27.4 Vehicle Miles Travelled  
On Average per Household

### Access to Public Open Space



41 acres  
of public open space  
(out of 132 total acres of pervious surface)

## **Summary of Public Comments**

The following are summaries of community comments received throughout the Neighborhood Plan process. Following each summary is a description of how the Plan responds to the community's comments.

**Northern South Park's proximity to Town, schools, shopping and services makes it a good location for housing that can support Teton County's goal of housing 60% of the local workforce within the County.**

*The plan envisions that at least 70% of new entitlements will be deed restricted to help house more local workers within the County. The plan calls for development that is consistent with Town of Jackson densities to deliver a meaningful number of housing units within building forms that are majority "house-scale" to maintain the small town, rural character of Teton County.*

**New entitlements at Northern South Park should prioritize permanently deed restricted Workforce and Affordable housing while producing a significant number of overall housing units to help address the need for housing that is accessible to a variety of local workers.**

*The plan proposes up to 1,200 new entitlements, split between each existing landowner at Northern South Park. Of these new entitlements, at least 40% would be deed restricted Affordable, 30% would be deed restricted Workforce, and no more than 30% would be unrestricted market-rate. In addition to existing entitlements, new entitlements could allow up to 1,318 units according to this plan.*

**Development at Northern South Park should provide a variety of housing/unit types that are accessible to a variety of incomes, and which are integrated throughout the site to create a mixed-income neighborhood.**

*The plan includes guidance for future LDRs that would be applied at Northern South Park and that would require a variety of housing types across the site. A new Affordable Housing Overlay would require that new entitlements comply with the designated percentages for deed restricted Affordable and Workforce housing detailed in the plan.*

**Development at Northern South Park should balance the need for more housing with a desire to minimize impacts to traffic, public services and the environment to maintain a high quality of life for existing and new residents and wildlife.**

*The Plan Alternatives prepared as part of Phase 3 included Alternatives that envisioned more and less development as compared to what is proposed in the Neighborhood Plan. The trade-offs demonstrated by the lower- and higher-development Alternatives were balanced to arrive at the development program envisioned in the Neighborhood Plan.*

**Northern South Park is the last opportunity for greenfield development that can make a meaningful impact on the community's housing need, so it is important that the plan is feasible and results in housing construction on the site in the near term.**

*Consultation with the landowners and the Trust for Public Land have informed the Neighborhood Plan to balance community priorities with development feasibility and flexibility.*

*30% of new entitlements are proposed as unrestricted market rate units to incentivize development of the 70% of units that are required to include Affordable or Workforce deed-restrictions.*

**While provision of open space should not come at the expense of housing production, neighborhood-serving open space that provides space for community gatherings, outdoor recreation for a variety of ages, and outdoor space for residents without yards should be accommodated in the plan.**

*The plan envisions a variety of open space types throughout the site to ensure future residents have easy access to outdoor space. Higher-intensity development is envisioned in close proximity to open spaces within the site.*

**Impacts on wildlife, area water quality, and the Flat Creek riparian environment should be minimized.**

*The plan envisions a 150' buffer around Flat Creek to minimize human access to wildlife habitat along the creek. Low-impact, green stormwater management strategies are envisioned throughout the site to minimize runoff and filter rainwater that infiltrates to the aquifer.*

**Results from the Design Alternatives Workshop and Online Survey indicated a preference for Alternatives B and C. When asked to rank individual alternatives these alternatives tied. When asked to rank alternatives based on individual features, these alternatives consistently scored higher than the Existing Entitlements Alternative and Alternative A.**

*The Neighborhood Plan envisions a total number of entitled units slightly greater than Alternative B and proposes a flexible site plan that allows for the type of concentrated density modeled in Alternative C.*

**Specific development features requested by the community include childcare facilities, housing appropriate for seniors such as single-story cottage courts and assisted living, and a house of worship.**

*The Neighborhood Plan envisions one or more Neighborhood Centers where neighborhood-serving uses could help to anchor an open space and higher-intensity residential development. This vision is meant to provide guidance for future Land Development Regulations that would be prepared for Northern South Park as part of implementing the Neighborhood Plan.*

**The need for vehicular trips to/from Northern South Park should be minimized to reduce traffic impacts on surrounding roadways and to minimize environmental impacts of automobile use.**

*The Neighborhood Plan envisions a highly connected multi-modal network of streets and paths that integrates with surrounding streets and pathways to provide transportation options to residents. Street designs would make walking, rolling, and biking safe and convenient and would provide easy access to existing START bus stops on High School Road. Street designs in the Neighborhood Plan include options for streets that can accommodate START buses to enable bus routes within Northern South Park in the future.*