

Joint Planning Commission meeting (hosted by Town of Jackson)

April 20, 2022

Zoom: <https://us02web.zoom.us/j/89265188956?pwd=SnI4aFBMRzFlaTRUcTZranV1VUcVdz09>

Attendees: Muromcew, Lurie, Rockey, Viehman (Absent: Mateosky)

Chair Muromcew opened the meeting at 7:15 PM.

Agenda Approval: Motion: Viehman, Second: Rockey (Vote 4-0)

Staff: Neubecker, Hostetter, Rooney

Tyler Sinclair, Town of Jackson Community Development Director: Introduced the topic of the Indicator Report and the Work Plan.

Rooney: Presented the Indicator Report and explained the trends and changes seen over the past year. Pandemic led to a challenging data year in both 2020 and 2021. He highlighted six trends and take-aways: Residential vacancy is dropping; Housing costs continue to rise quickly; Residential growth is diversifying; START ridership impacted by COVID; GHG accelerating. We are seeing more year-round residents, which leads to other impacts of more people in the County year-round (More GHG, more VMT, etc.). Dramatic changes seen in 2020. Shoulder seasons are getting even busier. He highlighted the housing costs that continue to rise: \$1.84 million median home price and \$3.19 million mean price. We have added 676 residential units added in the past three years. Since 2020, we have added 437 apartments. Growth in natural gas use and emissions, growth in airline travel. Reduced START ridership.

Lurie: What happens when we hit the growth cap?

Sinclair: After reaching cap, additional development will need to be through redevelopment.

Lurie: Needs some scenario planning in next few years.

Rockey: How is airline emission data measured?

Rooney: Yellowstone Clean Cities Group created inventory of GHG every ten years. We benchmark based on data that we have access to each year. For air travel, we have data on commercial flights from JH Airport.

Rockey: Living near the airport, I can attest to the increased air flight volume. I would be interested to see data from 2015 – 2018; data from 2012 may be suppressed since it was near the bottom of the recession.

Muromcew: Asked about data from American Community Survey. Is that based on Teton County data, or national data?

Rooney: ACS is a division of the Census, and they do studies every 5 years, they do use local data. We are looking into additional data sources, such as cell phone data that may be more detailed.

Anne Schuler (TOJ) Is natural gas driven by residential use?

Rooney: Mostly driven by commercial. We started to see spike in 2018 of commercial.

Ryan Hostetter, Principal Long-Range Planner: Presented on the Work Plan, which prioritizes where Town and County should spend their resources, including staff priorities. Work Plan includes rollover tasks from last year and new items in the next year. She described some new positions that have been filled, including the Regional Transportation Planning Administrator, Public Works Project Manager, and the Ecosystems Stewardship Administrator. She described the ongoing tasks including the Indicator Report and Work Plan, LDR cleanups, LDR and Zoning Map amendments, data requests, processing applications submitted by applicants, Comp Plan education and coordination, and TCSPT easements. Staff have several projects from last year that still need work; there is not much capacity to add more projects. Ongoing work includes Northern South Park, Natural Resources (Bear Conflicts), implementation of Housing Nexus Study. She reviewed staff recommendations, including delaying Fairgrounds and Aspens Commercial until a future date. She asked the Commissioners if there are items missing from the Work Plan list recommended by staff, or items to be removed.

Lurie: Thanked Rian Rooney for his great work and service to the community. Is this the time to add Scenario Planning to the workload?

Muromcew: Support Lurie's interest in Scenario Planning. Also, agree to delay work on Fairgrounds.

Lurie: Recognize that staff is under a strain. Ecosystems Stewardship gets pushed back behind other priorities.

Neubecker: We have made progress: Bear Conflicts, Wildlife Friendly Fences, soon to work on Vegetation Mapping. Some BCC members do support adding capacity in the Ecosystem Stewardship arena.

Lurie: We should start to look at the resilience of our economy

Neubecker: What do you expect from Scenario Planning?

Lurie: Would like to see set of charettes, to prepare for future buildout potentials .

Lurie: Motion to recommend approval of the FY 23 Implementation Work Plan, with the addition of including Scenario Planning;

Second: Rockey (Approved 4-0)

Motion to Adjourn: Rockey

Second: Viehman

Meeting ended at 8:37 pm

