



# Comprehensive Plan Update

Buildout Numbers Task Force  
September 24, 2009

# Task Force Members

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**Kristy Bruner/Paul Hansen Jackson Hole Conservation Alliance**

**Scott Pierson/Hal Hutchinson  
Pierson Land Works**

**Armond Acri  
Save Historic Jackson Hole**

**Michael Whitcomb  
Jackson Resident**

**Jeff Noffsinger  
Town of Jackson**

**Alex Norton  
Teton County**



**500 hours expended by the team  
This was a collaborative effort, we all  
stand behind the data.**

# Presentation Overview

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- The Task
- Key Points
- Town of Jackson
  - Fact Sheet
  - Buildout numbers overview
  - Residential Breakdown
  - Assumptions
- Teton County
  - Fact Sheet
  - Buildout numbers overview
  - Assumptions
  - Buildout Analysis Comparison Town/County Total
- Town Questions
- County Questions
- Going Forward

# The Task

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- Establish base zoning buildout under the **current** regulations
- Do not factor in rural Planned Residential Development (PRD), Planned Unit Development – Affordable Housing (PUD-AH), Planned Mixed-Use Development (PMD) or Planned Unit Development (PUD)
- Do factor in Accessory Residential Units (ARUs)



# Key Points

- We welcome objective input intended to improve the data
  - [www.jacksonetonplan.com](http://www.jacksonetonplan.com) , “Buildout TF input”
- Our approach
  - Town numbers “ground truthed”, County was not
  - Reconciled Task Force data and previous publications to the extent possible
    - Discussion of uncertainty in County presentation
    - Buildout data calculated lot by lot/parcel by parcel
    - Spreadsheet calculations sampled for error
    - Possible (sf or du) - Existing = New Potential
- Please hold your questions until Q&A period
- Definitions are in handouts
- District level detail
- Task Force Suggestions for Further Work



# Town Fact Sheet

- 240 Vacant Residential Lots – 260 Dwelling Units
- Existing Residential Units – 3,898
- Existing ARUs in the AR zoning district - 50
- Existing Non-Residential– 4,576,840 sf
- Existing Employee Housing – 173
- Existing Lodging Units – 2434
- In the Lodging Overlay, 36% of Non-Residential Square Feet is Lodging (519,000 sf)



# Town Buildout

|  | <b>Task Force</b>            | <b>Appendix I</b> |
|--|------------------------------|-------------------|
| <b>Existing DUs</b>                        | <b>3,898</b>                 | <b>3,885</b>      |
| <b>Potential DUs Total</b>                 | <b>1,780<sup>1</sup></b>     | <b>1,590</b>      |
| <b>Total Possible Units</b>                | <b>5,678</b>                 | <b>5,475</b>      |
|  |                              |                   |
| <b>Existing Non-Residential (sf)</b>       | <b>4,576,840</b>             | <b>4,251,000</b>  |
| <b>Potential Non-Residential (sf)</b>      | <b>3,436,798<sup>2</sup></b> | <b>4,856,000</b>  |
| <b>Total Possible Non-Residential (sf)</b> | <b>8,013,638</b>             | <b>9,107,000</b>  |

<sup>1</sup> Increase in 283 DU's due to change in mix of use from 100% Commercial to 75% Commercial/25% Residential in Central Business, South Cache/Snow King, North Cache, and Southeast Mixed Use Districts, Karns Meadow.

<sup>2</sup> Reduction of 393,600 sf due to change in mix of use from 100% Commercial to 75% Commercial/25% Residential in CBD, South Cache/Snow King, North Cache, Karns Meadow, and Southeast Mixed Use Districts; 650,000 sf error in Appendix I and 148,000 sf Snow King correction

# Town Residential Breakdown

## Potential Dwelling Units

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| Type                               | Number of Units |
|------------------------------------|-----------------|
| Single Family Residential          | 1,130           |
| Planned Residential Development    | 266             |
| Accessory Residential Units        | 384             |
| <i>Subtotal DUs</i>                | 1,780           |
| Employee Units (nonres mitigation) | 754             |
| <b>Total DUs + Employee Units</b>  | <b>2,534</b>    |

# Town Assumptions

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- **Base FAR for underlying zoning per parcel**
- **Mix of Use - determined residential component in select districts using new mixed residential use tool (i.e 75% Commercial/25% Residential)**
- **Net increase in square footage from FDP approved but unbuilt PMUD applications included except Painted Buffalo (103,055 sf) and Cache & Simpson (12,928 sf).**
- **Properties that are near or exceed current FAR limits were assumed to not be redeveloped. Also, the age of structure was taken into account.**
- **Dwelling Unit Size - 1200 SF**
- **Use varied to determine employee housing; based on Unit Size - 600 SF**
- **Average FAR of .325 used in AC (Office=.40, Non-residential=.25)**
- **Excludes development or redevelopment on Public/Semi Public land**



# County Fact Sheet

- Vacant Residential Lots – 1,888
- Existing Dwelling Units – 4,697 (Census: 5,425)
- Existing ARUs – 348
- Existing Employee Units – 50
- Existing Nonresidential Floor Area – 3,473,829 sf
- Existing Lodging Units – 2,995
  - Commercial Lodging – 1,305
  - Short-term Rental Units – 1,268
  - Campsites - 422



# Existing Units

|   | Town         | County       | Total         |
|---|--------------|--------------|---------------|
| <b>2000 Census</b>                                | <b>3,861</b> | <b>6,406</b> | <b>10,267</b> |
| Building Permits for new units 2000-2008          | 387          | 1,035        | 1,422         |
| <b>2008 Existing DUs (Clarion methodology)</b>    | <b>4,248</b> | <b>7,441</b> | <b>11,689</b> |
| 2000 Census units on Federal Land                 | (0)          | (766)        | (766)         |
| Units counted as short-term rentals by Task Force | (0)          | (1,268)      | (1,268)       |
| <b>Reconciled 2008 Existing DUs</b>               | <b>4,248</b> | <b>5,407</b> | <b>9,655</b>  |
| <b>Task Force Existing DUs</b>                    | <b>3,898</b> | <b>4,697</b> | <b>8,594</b>  |
| <b>Unreconciled Difference</b>                    | <b>350</b>   | <b>710</b>   | <b>1,061</b>  |

# County Buildout

|                                   | Task Force       | Appendix I       |
|-----------------------------------|------------------|------------------|
| <b>Existing DUs</b>               | <b>4,697</b>     | <b>5,930</b>     |
| Potential Base Zoning DUs         | 3,567            | *3,300           |
| Possible Base Zoning Buildout     | 8,264            | *9,230           |
| Potential PRD DUs                 | 3,651            | *2,890           |
| <b>Possible Buildout w/PRDs</b>   | <b>11,915</b>    | <b>12,120</b>    |
|                                   |                  |                  |
| <b>Existing Nonres (sf)</b>       | <b>3,473,829</b> | <b>3,666,000</b> |
| <b>Potential Nonres (sf)</b>      | <b>3,179,295</b> | <b>4,597,000</b> |
| <b>Total Possible Nonres (sf)</b> | <b>6,653,124</b> | <b>8,263,000</b> |
|                                   |                  |                  |
| Existing Short-Term Rental Units  | 1,268            | n/a              |
| Potential Short-Term Rental Units | 144              | n/a              |
| Possible Short-Term Rental Units  | 1,412            | n/a              |

\* Appendix I was not broken down by base and PRD, numbers are approximate



# County ARUs

- ARUs have never been included in County buildout calculations
- Existing ARUs – 348 – based on ARU permits
- Potential ARUs = Possible ARUs – Existing ARUs
- Possible ARUs:
  - Residential: 11,514
  - Nonres: 778
  - Total: 12,292

# County Residential Breakdown

| Zoning District | Vacant Lots/Parcels | Base Potential | PRD Potential |
|-----------------|---------------------|----------------|---------------|
| Rural           | 697                 | 1,220          | 3,651         |
| NC-SF           | 817                 | 1,190          |               |
| Suburban        | 17                  | 174            |               |
| NC-PUD          | 187                 | 282            |               |
| Resorts         | 169                 | 549            |               |
| Other           | n/a                 | 152            |               |
| Total           | 1,888               | 3,567          | 3,651         |

# County Assumptions

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- **Planned Residential Development tool shown as separate column because it is a performance based incentive (like ARU)**
- **PUD-AH not included because it is a discretionary incentive with no predictable location or density to apply**
- **Resort Master Plans divided into residential, lodging, and other nonresidential components**
- **FAR in BP was reduced by 33%**
- **Because of discretionary nature of Public/Quasi Public development no potential P/QP use was included, existing floor area was included**
- **NC-SF development potential calculated using parcel specific RA zoning**
- **Development allowed by conservation easements included**
- **State School Sections considered Rural**

# Question and Answer

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# Buildout Analysis Comparison

|                                 | <b>Clarion</b> | <b>Appendix I</b>                      | <b>Numbers Task Force</b>                          |
|---------------------------------|----------------|--|--|
| Methodology                     | Acreage        | Parcel by Parcel                       | Parcel by Parcel                                   |
| Mix of Use                      | Varied         | 100% Residential or<br>100% Commercial | 75/25 Mix, 100% Commercial, or<br>100% Residential |
| Town Square -FAR                | .65            | 1.83                                   | 1.83   |
| UC & UC-2 FAR                   | .65            | .80 and 1.3                            | .80 and 1.3  |
| AC - FAR                        | .25            | .325                                   | .325   |
| AC/LO - FAR                     | .25            | .65                                    | .65  |
| OP & OP2 - FAR                  | .65            | .46 and .65                            | .46 and .65  |
| Affordable/ Employee Units      | Included       | Not Included                           | Included, Employee Units Separate Breakdown        |
| Snow King Potential             | 395,000 sf     | 680,000 sf                             | 532,155 sf   |
| Accessory Residential Units     | Not Included   | Included                               | Included, Separate Breakdown                       |
| Planned Residential Development | Not Included   | PUD Used Instead                       | Included, Separate Breakdown                       |
| Dwelling Unit Size              | 1500 sf        | 1200/1500 sf                           | 1200 sf  |
| Approved PMUD Numbers           | Not Included   | Some Included                          | All FDP Approved Included                          |
| Potential Dwelling Units        | 5,073          | 1,590                                  | 2,399  |
| Non-Residential Square Footage  | 664,482 sf     | 4,856,000 sf                           | 3,562,647 sf                                       |

# County Nonres Comparison

|                             | <b>Clarion</b>                               | <b>Appendix I</b>   | <b>Numbers Task Force</b>                                |
|-----------------------------|--|---|--|
| Existing Floor Area         | Gross Assessor data                          | Assessor data + Building/Planning data                          | Assessor data + Building/Planning data                   |
| Methodology                 | Vacant and Ag Acreage                        | Possible: Parcel by Parcel<br>Existing: Land Use District Level | Parcel by Parcel – no ground truthing                    |
| Reduction Factors           | 20% for all vacant land<br>Additional 15-30% |   | 33% for BP floor area                                    |
| Short-Term Rental Units     | Based on Assessor classification             | Some counted as DUs<br>Some counted as Nonres                   | All 1,250 counted as lodging units with no associated sf |
| Resort Potential            | 295,600 sf                                   | 1,055,671 sf  | 2,322,456 sf   |
| BP – Effective FAR          | .408   | .6  | .4   |
| PQP use                     | Nontax parcels not included                  | Possible FAR similar to surrounding                             | No potential Existing included                           |
| Potential Nonres Floor Area | 1,200,000 sf                                 | 4,597,000 sf  | 3,179,000 sf   |

# County Res Comparison

|                           | Clarion  | Appendix I   | Numbers Task Force   |
|---------------------------|--|--|--|
| Existing Units            | 2000 Census + Building Permits                 | Planning Database  | Planning Database  |
| Methodology               | Vacant and Ag Acreage                          | Possible: Parcel by Parcel<br>Existing: Land Use District Level          | Parcel by Parcel – no ground truthing  |
| Reduction Factors         | 20% for all vacant land<br>28% for all ag land | 20% for Rural PRDs then round down                                       | Round down PRD Bonus Units<br>23% for Rural PRD Bonus Units at Land Use District |
| State School Sections     | Not included                                   | Considered Rural   | Considered Rural   |
| Short-Term Rental Units   | Based on Assessor classification               | Some included as DUs<br>Some included as Nonres<br>Some included as both | Included as lodging units with no associated sf                                  |
| Resort Potential          | 1,229 DUs                                      | 209 DUs  | 549 DUs  |
| NC-SF                     | 1 unit/5 acres                                 | 1 unit/3 acres   | Site specific RA zoning applied  |
| Conservation Easements    | Not included                                   | 0 units on conserved parcels   | Easement specific calculation  |
| Affordable/Employee Units | Affordable Included                            | Affordable Included  | Included, Employee Units Separate Breakdown                                      |
| Existing ARUs             | Not Included                                   | Not Included   | Existing ARU permits   |
| Possible ARUs             | Not Included                                   | Not Included   | 1 per DU in allowed Res zones<br>33% of FAR in BP and BC                         |
| Potential Dwelling Units  | 7,200  | 6,190  | Base: 3,570<br>PRD: 3,650<br>Total: 7,220  |