



Comprehensive Plan Update

Buildout Numbers Task Force
September 24, 2009

Task Force Members

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

Presentation Overview

- 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

- 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.jacksontetonplan.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

	Task Force	Appendix I
Existing DUs	3,898	3,885
Potential DUs Total	1,780¹	1,590
Total Possible Units	5,678	5,475
Existing Non-Residential (sf)	4,576,840	4,251,000
Potential Non-Residential (sf)	3,436,798²	4,856,000
Total Possible Non-Residential (sf)	8,013,638	9,107,000

¹ 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.

² 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

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
Total DUs + Employee Units	2,534

Town Assumptions

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

County Buildout

	Task Force	Appendix I
Existing DUs	4,697	5,930
Potential Base Zoning DUs	3,567	*3,300
Possible Base Zoning Buildout	8,264	*9,230
Potential PRD DUs	3,651	*2,890
Possible Buildout w/PRDs	11,915	12,120
Existing Nonres (sf)	3,473,829	3,666,000
Potential Nonres (sf)	3,179,295	4,597,000
Total Possible Nonres (sf)	6,653,124	8,263,000
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

- **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



Buildout Analysis Comparison

	Clarion	Appendix I	Numbers Task Force
Methodology	Acreage	Parcel by Parcel	Parcel by Parcel
Mix of Use	Varied	100% Residential or 100% Commercial	75/25 Mix, 100% Commercial, or 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

	Clarion	Appendix I	Numbers Task Force
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 Existing: Land Use District Level	Parcel by Parcel – no ground truthing
Reduction Factors	20% for all vacant land Additional 15-30%		33% for BP floor area
Short-Term Rental Units	Based on Assessor classification	Some counted as DUs 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 Existing: Land Use District Level	Parcel by Parcel – no ground truthing
Reduction Factors	20% for all vacant land 28% for all ag land	20% for Rural PRDs then round down	Round down PRD Bonus Units 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 Some included as Nonres 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 33% of FAR in BP and BC
Potential Dwelling Units	7,200	6,190	Base: 3,570 PRD: 3,650 Total: 7,220