Welcome to Teton Valley, the quiet side of the Tetons!
TETON COUNTY SUBDIVISION TRENDS – 40 YEARS OF BOOM EUST
PRIVATE ROAD
PROPERTY OWNERS ONLY

NO TRESPASSING
Growth and progress = angst and discontent.

- **70%** of residents self identified growth issues as the most important issue facing Teton County
- **86%** of residents polled believed that growth was happening too fast and that Teton County needed a better approach to managing growth
- **97%** of residents polled agreed that new development should pay its fair share of infrastructure and services.
The End Result?

Foreclosure

NEXT EXIT
The End Result?

75% Vacancy

Foreclosure
The End Result?

75% Vacancy

70 year supply
The End Result?

75% Vacancy
70 year supply
$251,000,000
Teton, other counties exceed statewide November jobless hike

Teton County had the largest one-month increase in unemployment last month, at over three-tenths of a percent. The Idaho Department of Labor attributes the increase here to a combination of a slowdown in the tourism industry and the traditional seasonality in the labor market. Every county in the state saw a decrease in unemployment rates, except Teton County, which had the highest increase in the state. The unemployment rate in Teton County rose from 4.3% in October to 4.7% in November, the highest rate in the state for November. Idaho's overall unemployment rate is 3.3%, which is slightly higher than the national average of 3.2%.

Idaho labor dept. top ranked in unemployment claims

The Idaho Department of Labor is the top-ranked labor department in the country for handling unemployment claims. The department received high marks for its efficiency and customer service, with a turnaround time of less than 14 days for most claims. The department has implemented several initiatives to streamline the claims process, including an online portal for applicants to submit claims and track their progress. As a result, the department has seen a significant reduction in the number of pending claims, allowing it to provide timely assistance to more claimants.

Other counties...
Impacts to Teton County Budget

- End of first quarter of 2009 cut nearly $1 million from budget. 2010 and 2011 budget reflects cuts.
- Property tax collection at 82%, down from 97%.
- Boom resulted in an increased demand for services combined with a 3% cap on property taxes + low mill levy = increased taxes
  - $2 million hospital levy in 2008 and 2010
  - $2 million road levy in 2010
  - $2.6 million upcoming supplemental school levy
- Planning and Building department funding (fees and property taxes) dramatically down.
Now What?
With the horse out of the barn, can we reshape these development patterns?

**Step 1:** inventory zombie subdivisions

**Step 2:** identify which developments we can effect (legal opinion)

**Step 3:** provide community education and build community buy in

**Step 4:** incentivize re-platting through a variety of tools (iron fist vs. velvet glove)
<table>
<thead>
<tr>
<th></th>
<th># of Subdivisions</th>
<th># of Lots</th>
<th># of acres</th>
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<tr>
<td>Subdivisions incomplete</td>
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Implemented a system for extension requirements using a contract template.
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- Develop facilitated plat redesign process
☑ Implemented a system for extension requirements using a contract template.

☑ Develop facilitated plat redesign process

☑ Adopted a Fiscal Impact Calculator to measure service costs
- Develop facilitated plat redesign process
- On-the-ground plat redesign
- Adopted a Fiscal Impact Calculator to measure service costs
- Developing a system to revoke, re-plat or leave alone
Reshaping Targhee Hill Estates
• No meaningful open space
• High carrying costs
• High infrastructure costs
• High water consumption
75% Open space
Protected creek corridor
Lease water rights in stream
Lower infrastructure and carrying costs
- Bank owner
- Highly entitled and amenitized
- Loose development agreement
• Building permits flagged
• No county sign off until infrastructure is complete = no occupancy permit
What people are saying...

“Revoke all their entitlements, we can’t afford the service costs.”

“Leave them alone, the market will correct it.”

“Hold them to their contract. They played the market and lost.”

“Too much regulation.”

“Our taxes are too high.”

“We need to focus on economic development.”

“We need jobs.”
The politics of it all:

• every 2 years = an election.
• making decisions as a Board is time consuming and requires compromise.
• government’s propensity to react instead of being proactive.
• public education, is it possible?
• how to get out of the rut and think long term?