

*Welcome to Teton Valley, the quiet side of  
the Tetons!*



**Yellowstone  
Nat. Park**



**Grand Teton Nat. Park**



**Bozeman  
MT**



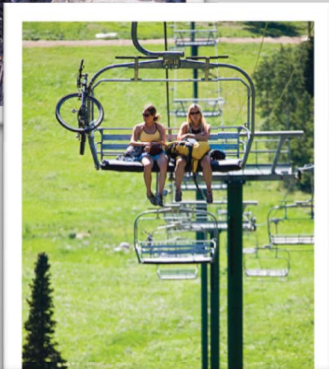
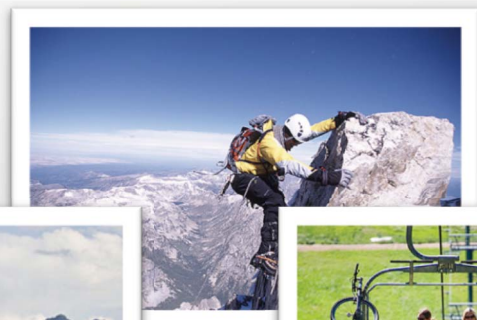
**Boise, ID**



**Jackson, WY**

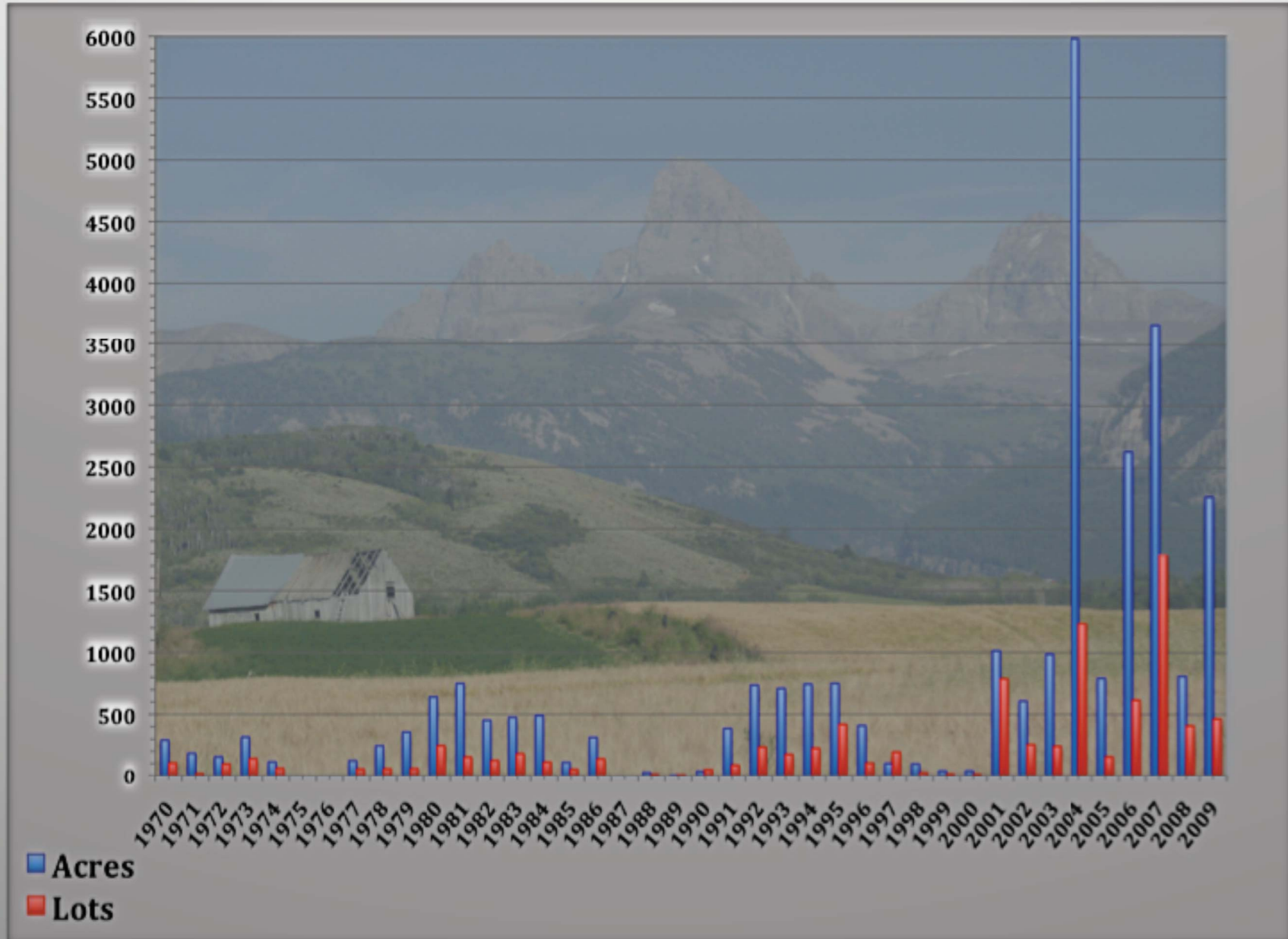
**National Elk Refuge**





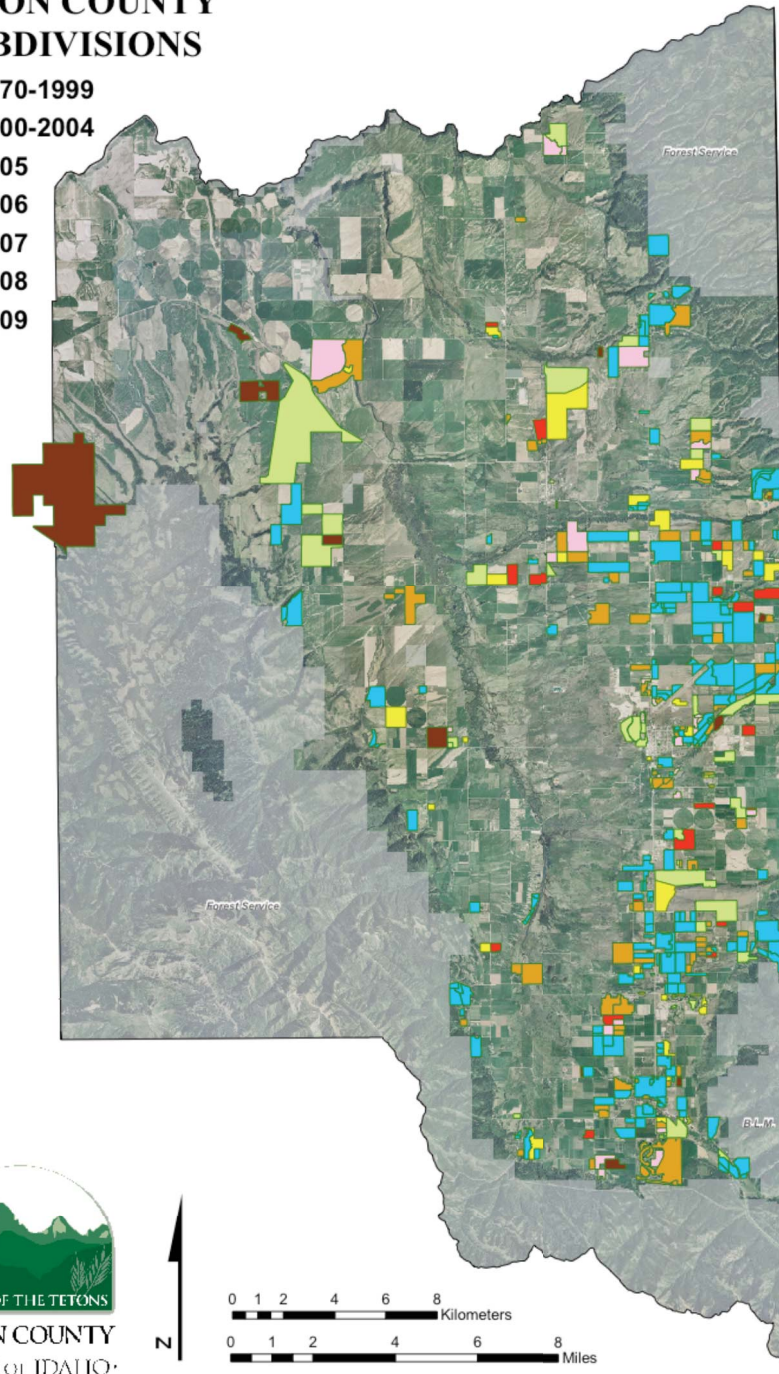


## TETON COUNTY SUBDIVISION TRENDS - 40 YEARS OF BOOM BUST



# TETON COUNTY SUBDIVISIONS

- 1970-1999
- 2000-2004
- 2005
- 2006
- 2007
- 2008
- 2009



TETON COUNTY  
STATE OF IDAHO



0 1 2 4 6 8  
Kilometers

0 1 2 4 6 8  
Miles

**PRIVATE ROAD**

**PROPERTY OWNERS ONLY**

**NO  
TRESPASSING**

BY NO PRODUCTS CO. NORTHFIELD, OHIO 44067-1495

3034

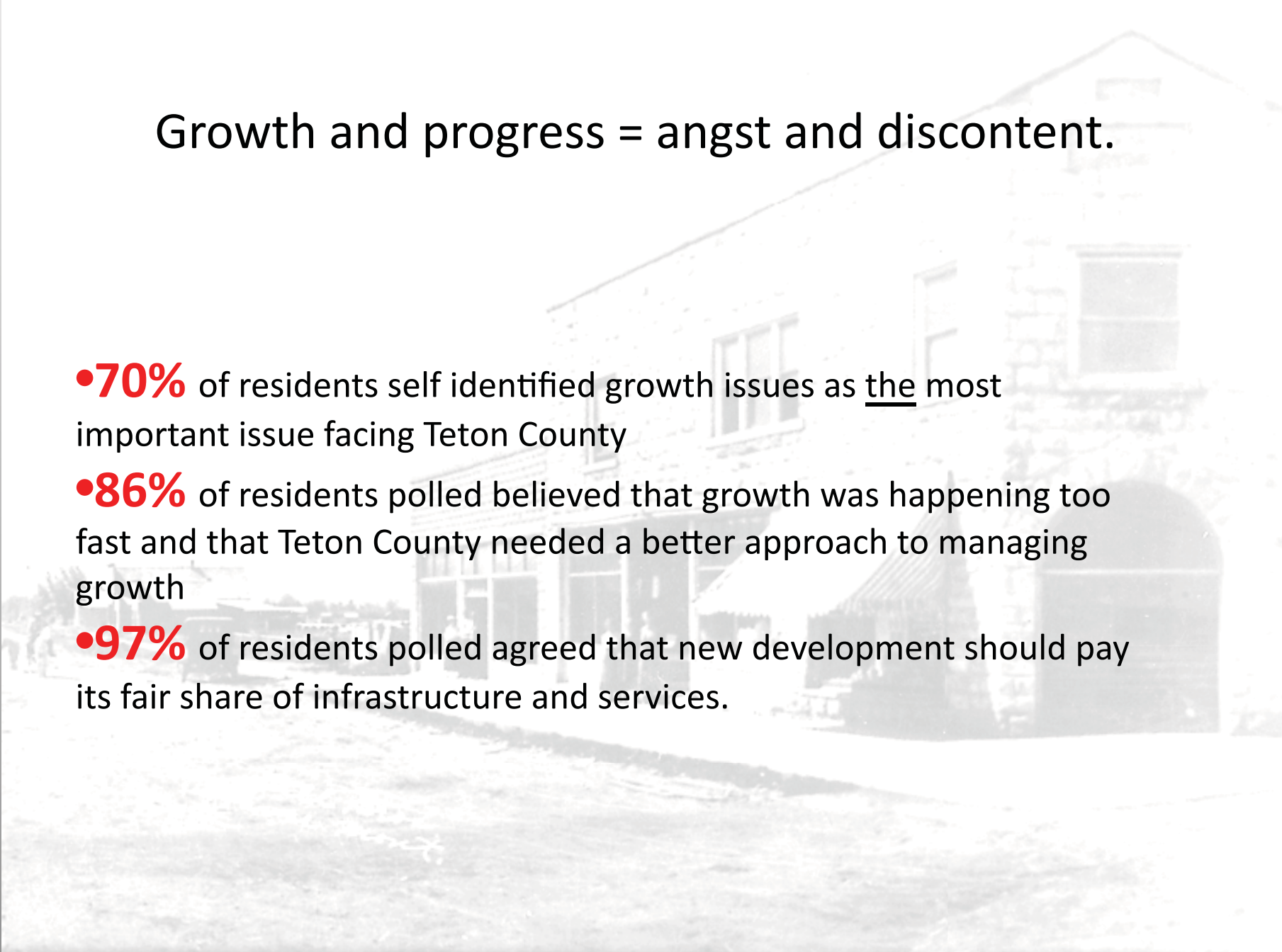
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Growth and progress = angst and discontent.

- **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.









# ***Zombie Subdivisions***



# *The End Result?*





*The End Result?*

**75% Vacancy**

Foreclosure

NEXT EXIT



*The End Result?*

**75% Vacancy**  
**70 year supply**



*The End Result?*

**75% Vacancy**

**70 year supply**

**\$251,000,000**





# 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)

	# of Subdivisions	# of Lots	# of acres
Paper plats	13	636	2,654
Subdivisions incomplete with lots sold	23	3367	14,150




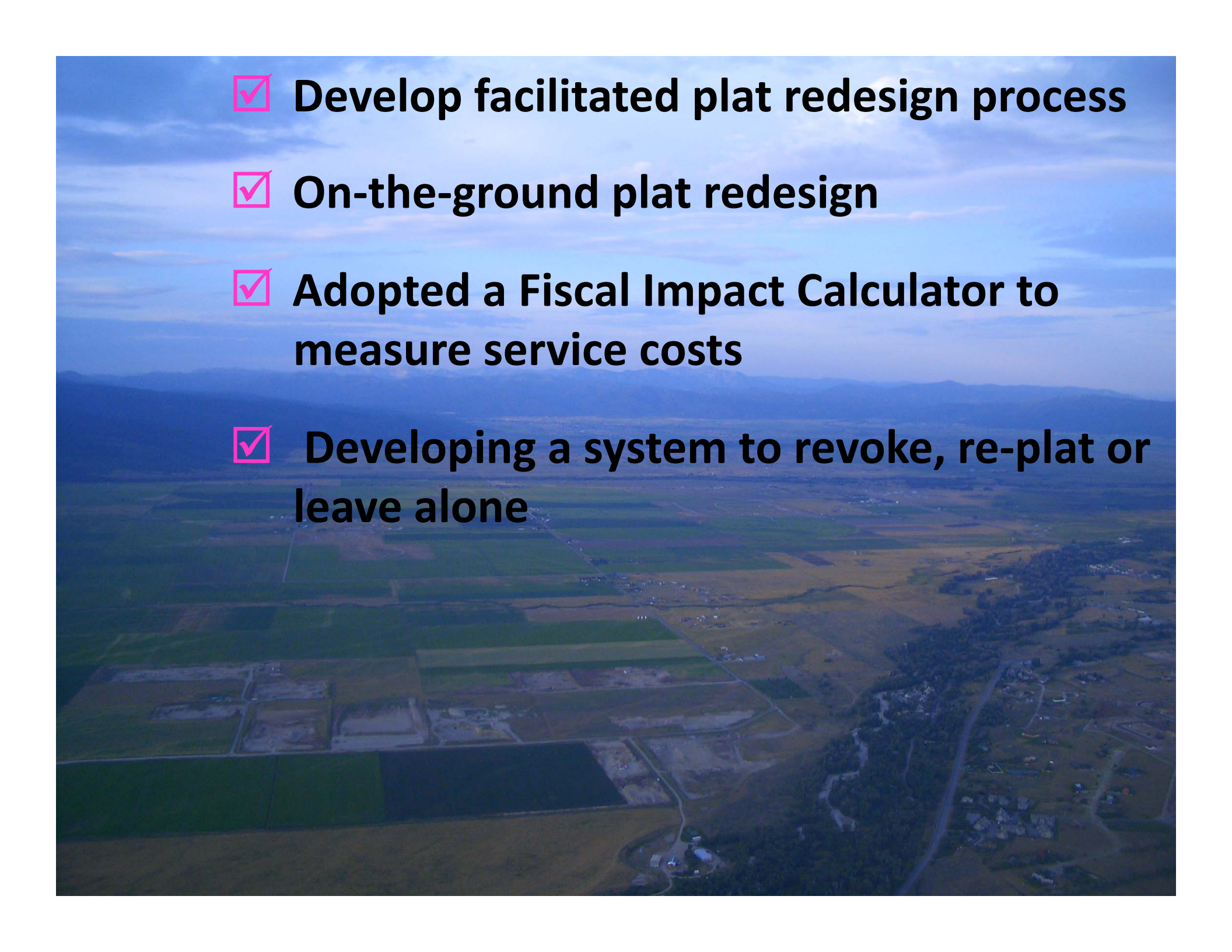
**Implemented a system for extension requirements using a contract template.**



- ☑ **Implemented a system for extension requirements using a contract template.**
- ☑ **Develop facilitated plat redesign process**

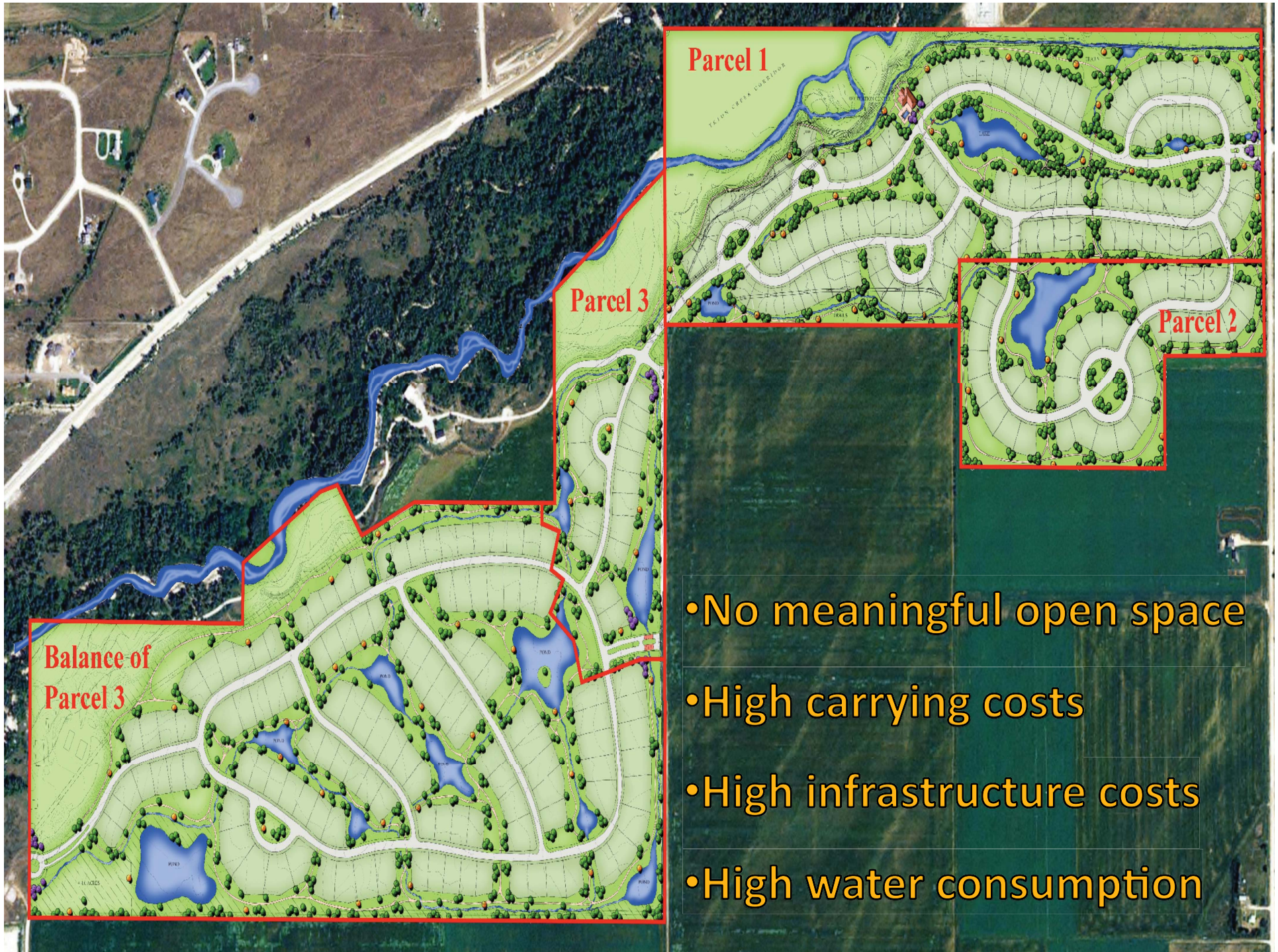


- 
- ✓ Implemented a system for extension requirements using a contract template.
  - ✓ Develop facilitated plat redesign process
  - ✓ Adopted a Fiscal Impact Calculator to measure service costs

- 
- ✓ **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**



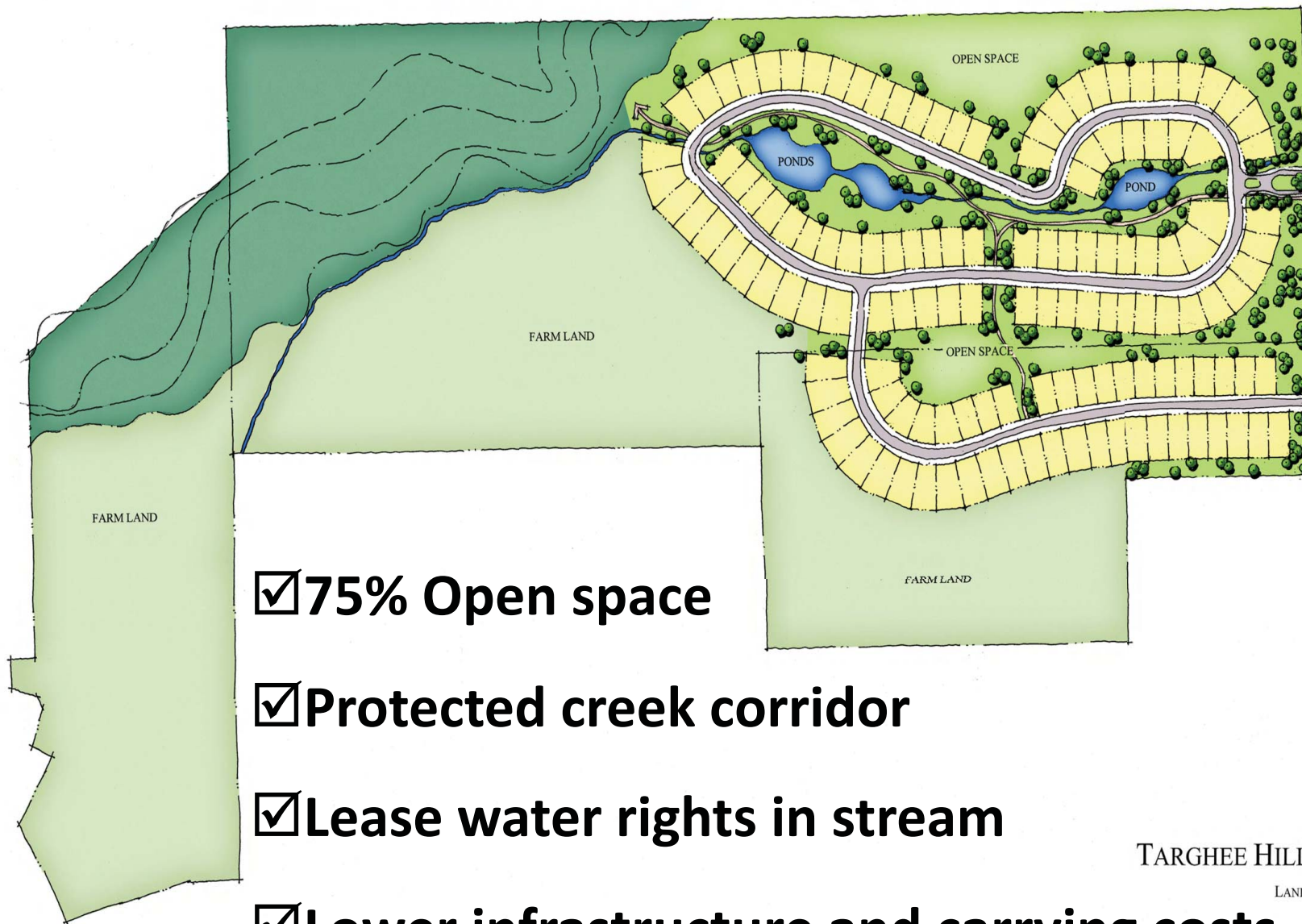
Parcel 1

Parcel 2

Parcel 3

Balance of Parcel 3

- 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**



NORTH  
1" = 150 FEET

*Concept Plan*

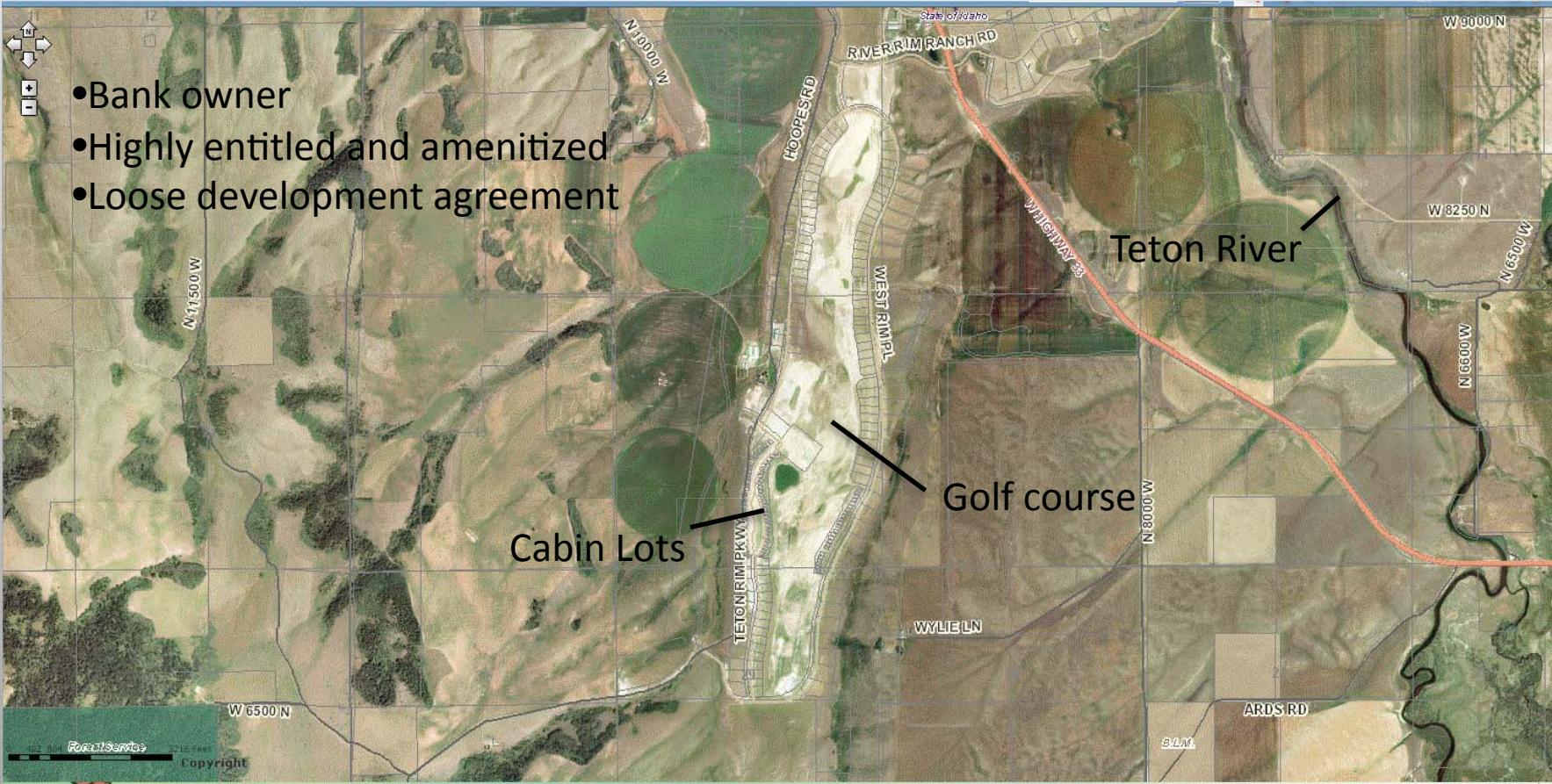
## TARGHEE HILL ESTATES

LAND EQUITY PARTNERS  
10B PINEBROOK ROAD  
PARK CITY, UTAH



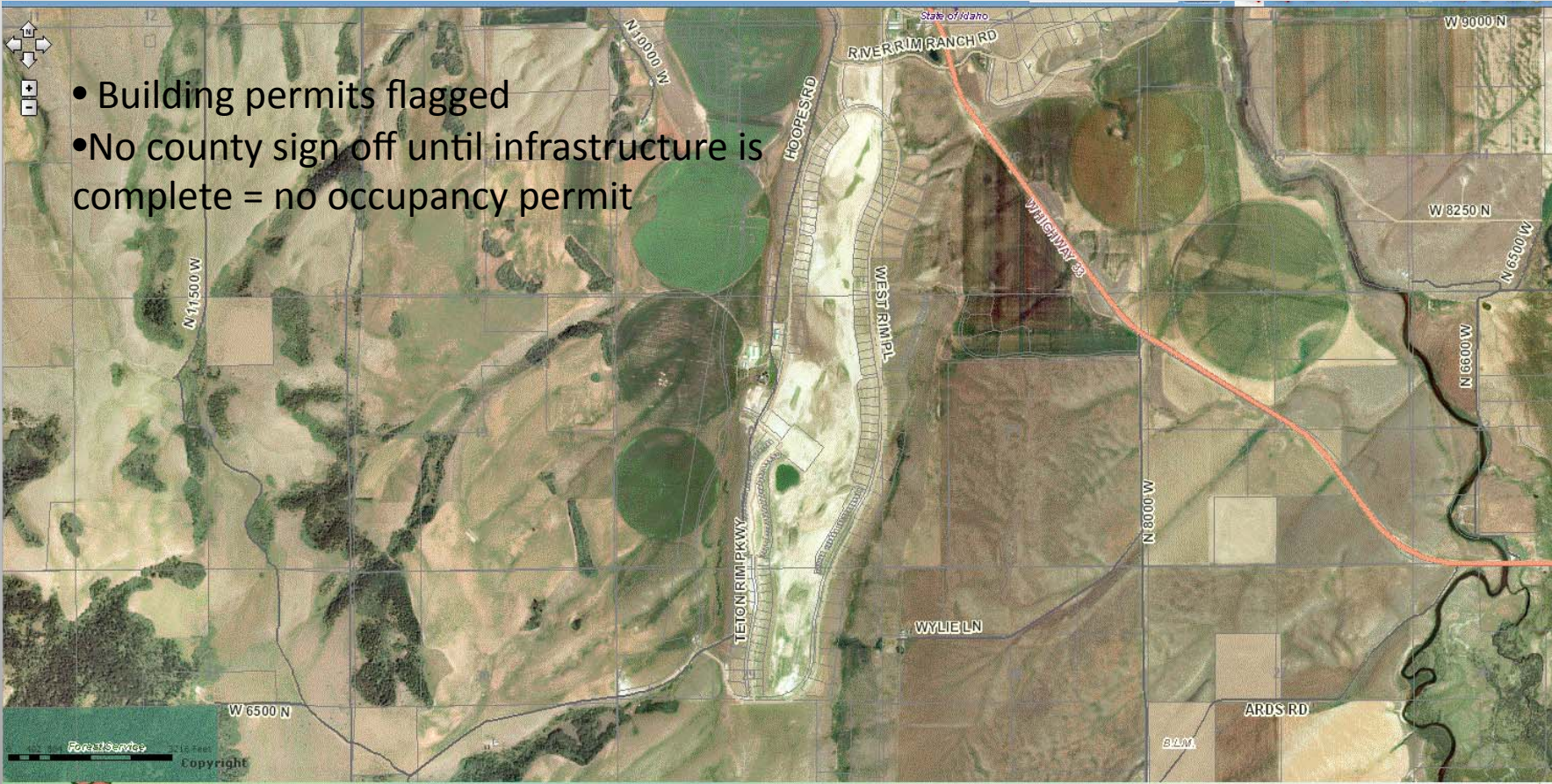
R. MICHAEL KELLY  
CONSULTANTS

LAND PLANNING • LANDSCAPE ARCHITECTURE  
PO. Box 609, Millville, UT 84326 435.792.2955



- 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?

A scenic landscape photograph showing a mountain range with prominent peaks in the background. The foreground consists of a wide, green valley with scattered buildings and fields. The word "Fin" is overlaid in the center of the image.

Fin