



Joint Planning Commission Meeting Agenda Documentation

PREPARATION DATE: February 19, 2010 **SUBMITTING DEPARTMENT:** Town & County Planning
MEETING DATE: February 25, 2010 **DEPARTMENT DIRECTORS:** Tyler Sinclair & Jeff Daugherty
PRESENTERS: Tyler Sinclair & Jeff Daugherty

SUBJECT: Draft Comprehensive Plan Review

STATEMENT/PURPOSE

The purpose of this item is to continue joint review by the Town and County Planning Commissions of the draft Comprehensive Plan dated April 3, 2009.

BACKGROUND/ALTERNATIVES

The specific topics to be addressed at this meeting are as follows:

- o Theme 5 – Provide for a Diverse and Balanced Economy

Public Comment on Agenda Items

No public comment has been received since the February 11, 2010 staff report regarding Theme 5. Staff has previously provided all other public comment on Theme 5. Please contact staff for additional copies.

STAG Recommendations

Theme 5 Balanced Economy

The group unanimously recommended elimination Policy 5.1.d and Strategy 5.2 regarding small business subsidies. The group was not supportive of non-residential rent control.

The group did not feel that the policies of Principle 5.1 actually supported the principle of maintaining a strong and diverse economy.

The group discussed a strategy of trying to become the first “green” resort community as a way to differentiate us from our peers and market ourselves. This idea could be defined by the community at a later date.

There was agreement in the group that the 1994 Plan encouraged us to further our status as a resort community. Recognizing the importance of tourism to our local economy, the Comp Plan should better emphasize the value in promoting our community as a tourist destination to maintain economic vitality.

Generally, the group felt that economic development efforts should focus on fostering non-consumptive industries; however, the term “non-consumptive” needs to be better defined.

Some of the group suggested that the language in this theme should strive for economic stability, while others thought that growth is sustainable. Some felt the plan should encourage full employment, while others were not comfortable with that as a goal, and felt employment should only be used as an indicator of economic health. The group suggested adding the unemployment rate as an indicator.

The general consensus of the group was that diversifying our economy is difficult, but should not be discouraged. The local economy is resort and tourist based and we are not trying to transform economy.

Some in the group recommended developing an economic development initiative or task force to develop a strategy to address strengths and weaknesses in our local economy. Others felt that function was adequately performed by the Chamber of Commerce.

The group stated that the Plan should recognize that while we talk about being a “community first and a resort second” that we are, in fact, a resort community.

The group felt that both economic and environmental factors should be considered when making findings to approve development applications.

Planning Commission Comments/Discussion Points

Following are the directives from the County Planning Commission from their June 29, 2009, meeting identified as relevant for consideration in Theme 5:

19. Encourage a sustainable economy not dependant on growth.
20. Include the language of Section 3010.B of the Land Development Regulations replacing “Land Development Regulations” with “Comprehensive Plan”.

Following are the individual planning commissioners’ comments submitted for consideration for Theme 5:

Lisa daCosta

This theme does not sufficiently address all the sectors of our economy. It references resort/lodging overlay/tourism and locally owned businesses and light industrial, and strangely, housing again.

1. I think that this theme should be remanded to staff without additional discussion for re-write to include discussion of the rest of our economy as referenced in Jonathan Schechter’s Sustaining Jackson Hole Report. It needs to cover what our community commitment is going to be to
2. Social Services and Non-Profits, which have proliferated in the last decade
3. all of the related Building and Construction and Real Estate Trades as our only “Manufacturing Industries” they drive our high paying jobs but increase the impacts of “resort first” with luxury resort and second home ownership
4. Government, including transportation, law enforcement and fire protection. As revenues fall, what level of service are we willing to accept?

5. Education—are we satisfied with what we have in primary and secondary schools? Do we want a university branch here to shore up the middle class?
6. the Arts—in the last 15 years we built a national wildlife art museum, a massive center for the arts that is a school and performance center. How do we want to develop that part of our economy to maintain diversity?
7. To go back to theme one and two, do we want to support the traditional commercial uses of our public lands? Do we want them to grow? Everything from fishing and rafting guides, to hunting guides to mountain climbing guides are covered here, and include winter and summer activities. They are traditional to our local economy, but do we want to preserve them, or reduce their intensity to protect wildlife.

Staff Follow Up and Discussion Points

The commission expressed a desire to do a visioning exercise regarding Theme 5 to begin discussion of the topic. This would be similar to the exercise done to begin discussion of Theme 3 and 4 with a chance for each commissioner to state his or her vision/goals/desires with regard to the relation to our local economy and other plan chapters. Upon completion of this exercise, staff will give a presentation regarding Theme 5.

Staff acknowledges that Theme 5 as drafted did not clearly define an organizing principle upon which to guide principle and policy recommendations. As a result, Staff has provided below a set of suggested questions to begin discussion of Theme 5 beginning with a discussion of an overall community ideal. As always, this is not an exhaustive list and the Commissions are free to amend or add to the list, as you deem appropriate.

The intent of staff in developing these questions was to encourage Commissioners to begin your discussions with broad level concepts and ideas regarding the economy before moving into discussion of specific implementation programs

Based upon PC, and STAG discussions and public comment, staff believes that there is a need to better define the type and methods of economic development that are desired by the community. Staff suggests that a combination of Guiding Principle #3 of the 1994 Comprehensive Plan and the Rocky Mountain Institute definition of “economic sustainability” be considered in the formation of a basis for Theme 5.

Guiding Principle #3

The intent of this Plan is to create conditions for a sustainable visitor-based economy not dependent upon growth, and an economy that reflects the unique small-town, Western commercial character of Jackson, and the outdoor recreational opportunities of Teton County as key components of the visitor experience.

Summary of Rocky Mountain Institute discussion of “Economic Sustainability”

Economic sustainability in Teton County will be focused on the development of our existing economy and businesses within our current physical and regulatory boundaries, not dependant on growth in land area or increase in development potential. More specifically, economic sustainability in Teton County will:

- *Redefine prosperity weighing quality of life, community character and the environment alongside economic considerations*
- *Advocate the long-term stewardship of community resources including the natural environment, ensuring that present actions are considered in the context of not eroding the opportunity for future prosperity*
- *Pursue self-reliance through diversity within the local economy*
- *Stress balance, resilience and a conviction that many small efforts work better than a single one size fits all approach*

1. Do the Commissions generally agree with using the Rocky Mountain Institute concept of “economic sustainability” to evolve the 1994 Plan as a way of more clearly defining the community’s ideal economy (further clarification to follow)?
 - Yes
 - No, use the general structure of the current draft

2. The current draft promotes a strong, diverse, and balanced economy. In clarifying the community’s ideal economic development strategy defining these terms is important.
 - a. Should “strength” be a desired characteristic of our economy, and if so, how should it be defined:
 - Maintenance of a high quality of life
 - Maintenance of community character
 - Stability to endure through economic highs and lows
 - Year-round viability by addressing economic shoulder seasons
 - Low unemployment levels
 - Maintenance of a strong tax base
 - Any combination of the above
 - Other

 - b. Should “diversity” be a desired characteristic of our economy, and if so, how should it be defined:
 - Available jobs providing a spectrum of incomes,
 - Maintenance of our current employment spectrum (to be presented at meeting)
 - Locally supplying a variety of goods at a variety of prices
 - Locally producing a variety of goods
 - Inclusion of both locally oriented and visitor oriented businesses
 - Encouragement of incremental economic development
 - Other

 - c. Should “balance” be a desired characteristic of our economy and if so how should it be defined:
 - Visitor basis (1994 Plan)
 - Emphasis on outdoor recreation (1994 Plan)
 - As a “Gateway Community” with equal emphasis on both gateway and community aspects
 - Emphasis on full time employment
 - Equal employment distribution across all sectors
 - Equal distribution of wages
 - Discouragement of large scale development
 - Other

3. The 1994 Plan, this Plan, and the Rocky Mountain Institute all discuss the importance of ecological sustainability and the protection of natural resources as a key component to the local economy. What environmental policies should the community pursue related to the local economy?
 - Pursuit of recognition as the country’s first “green resort” as proposed by the STAG
 - Increased emphasis on eco-tourism
 - Pursuit of “green collar” jobs and industry
 - Encouragement of non-consumptive or lower consumption industries
 - Encouragement of reduce, reuse, recycle business practices
 - Limitation of the active recreational use of natural resources for economic gain
 - None

4. The April draft and the Rocky Mountain Institute both emphasize the importance of local ownership of businesses, local production and supply of goods, and local support of local businesses. What policies should be included with regard to this overall promotion of self-reliance of the local economy?
 - Support “buy local” campaigns
 - Explore funding for incubation, micro-credit, affordable leases or other programs that support local business
 - Other
5. Should a strategy be added to the Theme to explore the creation of an Economic Development organization to establish an economic development plan for the community?
 - Yes
 - No
6. The Strategies and Indicators sections of Theme 5 have not yet been directly addressed by the commissions. Possible courses of action include:
 - Direct staff to amend the strategies and indicators sections to be consistent with the policy changes recommended by the commissions – with inclusion of the basis goals as indicators (Themes 2, 3 & 4 approach)
 - Discuss and compile additional indicators of successful realization of the commissions’ vision for Theme 5, direct staff to amend the strategies accordingly
 - Discuss and compile additional indicators and a list of the appropriate Strategies for the realization of the commissions’ vision for Theme 5.
 - Other

ATTACHMENTS

- Chamber of Commerce Economic Indicators
- Proposed March 4, 2010 Agenda

LEGAL REVIEW

Staff notes that Town and/or County legal representation will only be provided on an as needed basis, and legal counsel will not be attending every meeting. If commissioners have questions for the Town and/or County attorneys or would like to request that they be present at a meeting, please let staff know in advance.

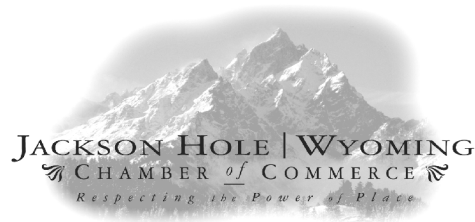
SUGGESTED MOTIONS

Town Planning Commission

I move to continue Item P09-030 to March 4, 2010, at 5:30 pm at the Teton County Board of County Commissioner Chambers.

Teton County Planning Commission

I move to continue Item AMD 09-0017 to March 4, 2010, at 5:30 pm at the Teton County Board of County Commissioner Chambers.

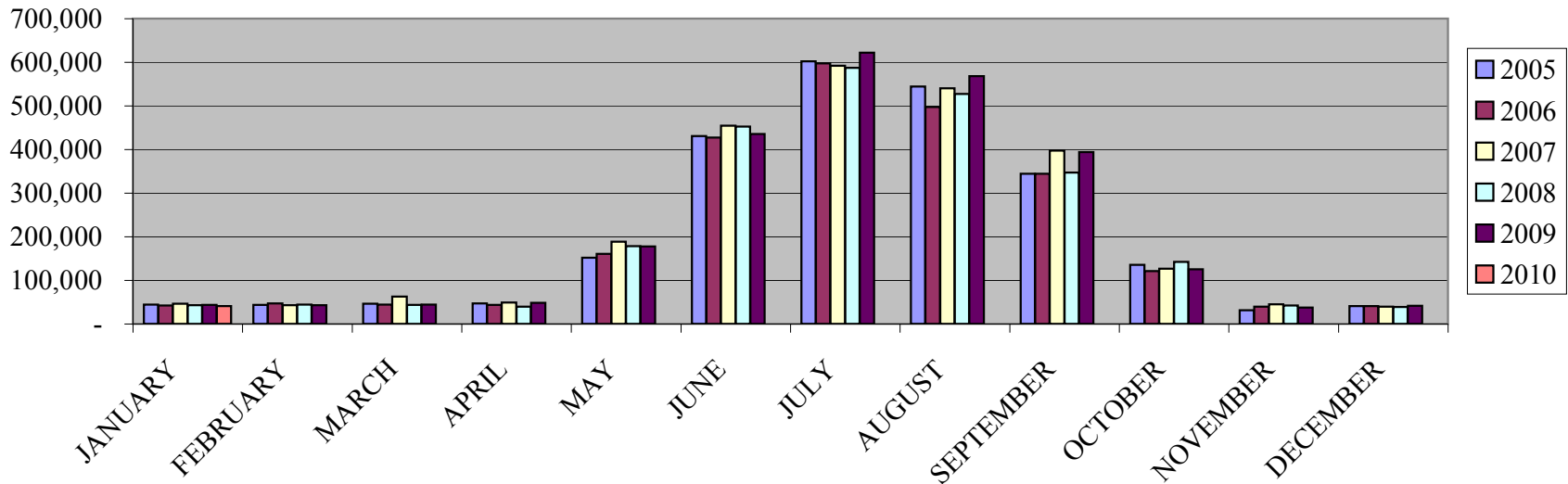


Page 2	Grand Teton National Park Visitation
Page 3	Yellowstone National Park Visitation
Page 4	Jackson Hole Greater Yellowstone Visitor Center Visitation
Page 5	Airport Enplanements
Page 6	Airport Seats Available
Page 7	Town of Jackson Total Sales & Use Tax Distribution FROM Wyoming
Page 8	County of Jackson Total Sales & Use Tax Distribution FROM Wyoming
Page 9	Overall Sales: <i>annual cumulative \$ volume</i>
Page 9	Overall Sales: <i>annual cumulative # of sales</i>
Page 10	Overall Commercial Sales: <i>annual cumulative \$ volume</i>
Page 10	Overall Commercial Sales: <i>annual cumulative # of sales</i>
Page 11	Building Statistics <i>Permits applied for</i>
Page 12	Building Statistics <i>Valuation Commercial</i>
Page 13	Building Statistics <i>Valuation Residential</i>
Page 14	Rocky Mountain Lodging Report <i>Occupancy %</i>
Page 15	Rocky Mountain Lodging Report <i>Average Daily Rate (ADR)</i>

Grand Teton National Park Recreational Visitors

	2005	2006	2007	2008	2009	2010	% CHANGE FROM LAST YEAR	3 YEAR MONTHLY AVERAGE	% CHANGE FR. MONTHLY
JANUARY	44,391	42,429	45,940	42,940	43,659	40,509	-7.22%	42,369	-4.39%
FEBRUARY	43,863	47,055	43,080	43,991	43,129				
MARCH	46,293	44,281	62,337	43,724	44,492				
APRIL	47,223	43,722	49,303	39,193	48,206				
MAY	151,793	160,378	188,612	178,458	177,624				
JUNE	430,930	427,444	454,382	452,102	435,352				
JULY	602,298	597,484	591,627	587,324	622,045				
AUGUST	544,255	497,403	540,336	527,256	568,122				
SEPTEMBER	344,390	344,329	397,285	347,239	393,873				
OCTOBER	135,657	121,273	126,744	142,499	125,015				
NOVEMBER	31,528	39,656	45,122	42,483	37,574				
DECEMBER	40,485	41,022	39,534	38,778	41,208				
YTD	2,391,093	2,325,798	2,584,302	2,485,987	2,580,299				

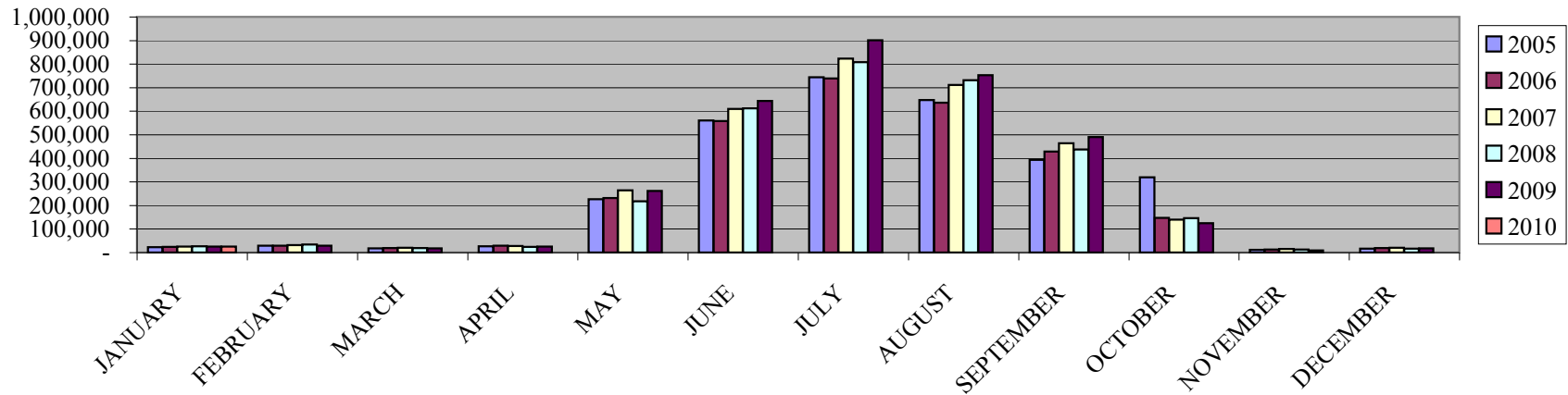
GTNP



Yellowstone National Park Recreational Visitors

	2005	2006	2007	2008	2009	2010	% CHANGE FROM LAST YEAR	3 YEAR MONTHLY AVERAGE	% CHANGE FR. MONTHLY AVERAGE
JANUARY	22,297	23,989	25,476	26,864	24,770	25,595	3.33%	25,743	-0.57%
FEBRUARY	29,018	29,011	30,928	33,557	28,355				
MARCH	17,324	18,879	20,225	19,147	17,317				
APRIL	26,116	29,381	27,798	24,433	24,831				
MAY	225,811	230,762	264,203	217,938	261,763				
JUNE	560,242	557,213	609,606	612,095	643,844				
JULY	743,347	738,807	822,773	808,110	900,515				
AUGUST	647,288	635,666	710,781	731,063	752,983				
SEPTEMBER	393,362	428,369	463,994	437,552	489,438				
OCTOBER	318,508	146,790	139,789	145,488	123,867				
NOVEMBER	11,505	12,382	15,362	12,671	9,397				
DECEMBER	16,839	19,046	20,408	16,343	18,107				
YTD	2,983,313	2,838,867	3,151,343	3,085,261	3,295,187				

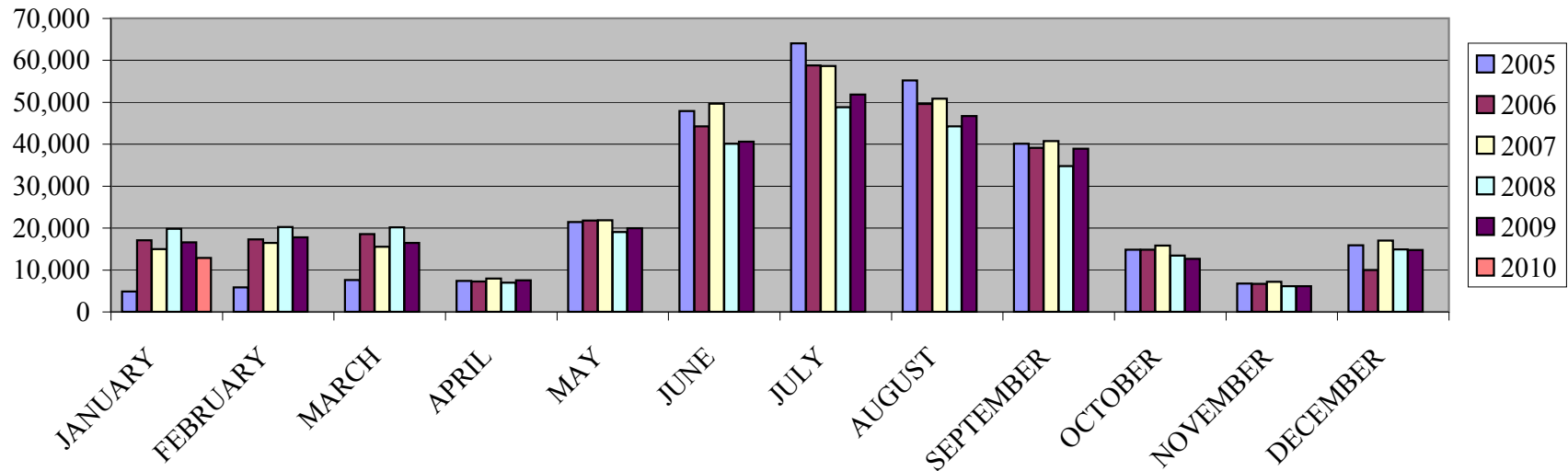
YNP



Greater Yellowstone and Jackson Hole Visitor Center Visitation

	2005	2006	2007	2008	2009	2010	% CHANGE FROM LAST YEAR	3 YEAR MONTHLY AVERAGE	% CHANGE FR. MONTHLY AVERAGE
JANUARY	4,863	17,040	14,973	19,814	16,569	12,831	-22.56%	16,405	-21.78%
FEBRUARY	5,804	17,274	16,451	20,222	17,784				
MARCH	7,573	18,521	15,495	20,126	16,419				
APRIL	7,388	7,236	7,960	6,980	7,512				
MAY	21,394	21,768	21,862	19,059	19,970				
JUNE	47,911	44,205	49,641	40,091	40,583				
JULY	64,067	58,783	58,610	48,765	51,798				
AUGUST	55,170	49,535	50,809	44,201	46,707				
SEPTEMBER	40,063	39,122	40,729	34,722	38,920				
OCTOBER	14,845	14,781	15,830	13,443	12,656				
NOVEMBER	6,769	6,703	7,186	6,119	6,078				
DECEMBER	15,848	9,972	16,998	14,859	14,744				
YTD	291,695	304,940	316,544	288,401	289,740				

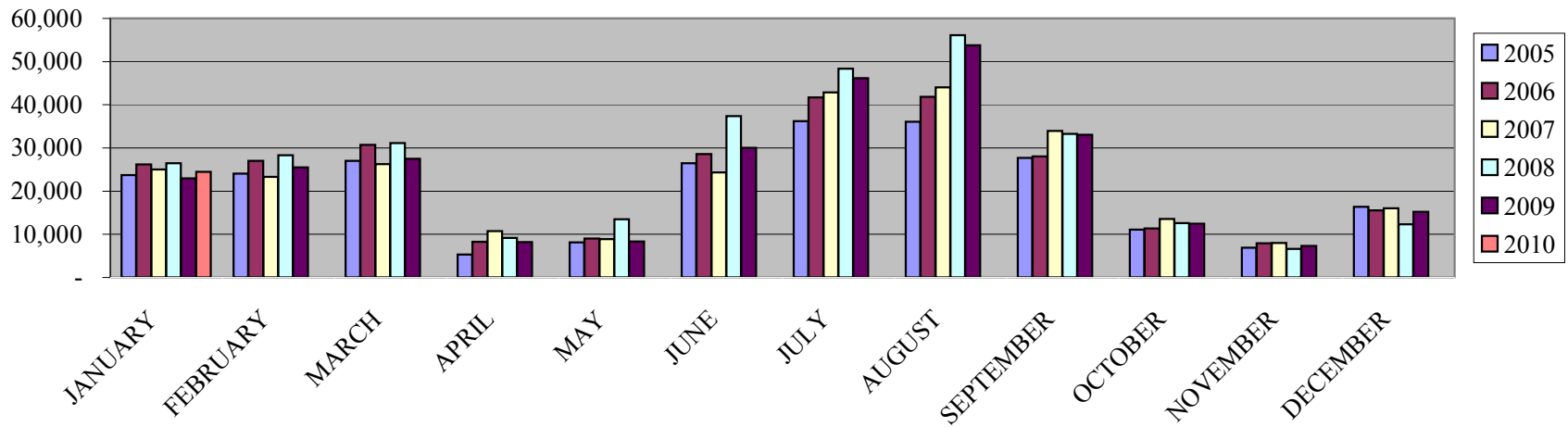
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Airport Enplanements

	2005	2006	2007	2008	2009	2010	% CHANGE FROM LAST YEAR	3 YEAR MONTHLY AVERAGE	% CHANGE FR. MONTHLY AVERAGE
JANUARY	23,669	26,166	24,960	26,431	22,931	24,436	6.56%	24,599	-0.66%
FEBRUARY	24,037	26,947	23,286	28,305	25,449				
MARCH	26,994	30,674	26,242	31,065	27,435				
APRIL	5,254	8,244	10,681	9,129	8,198				
MAY	8,106	8,992	8,828	13,441	8,329				
JUNE	26,431	28,572	24,324	37,350	29,986				
JULY	36,176	41,663	42,810	48,358	46,138				
AUGUST	36,007	41,778	43,986	56,073	53,731				
SEPTEMBER	27,699	27,991	33,899	33,211	33,037				
OCTOBER	11,077	11,300	13,495	12,559	12,411				
NOVEMBER	6,882	7,875	7,992	6,605	7,277				
DECEMBER	16,320	15,534	16,012	12,268	15,166				
YTD	214,373	275,736	276,515	314,795	290,088				

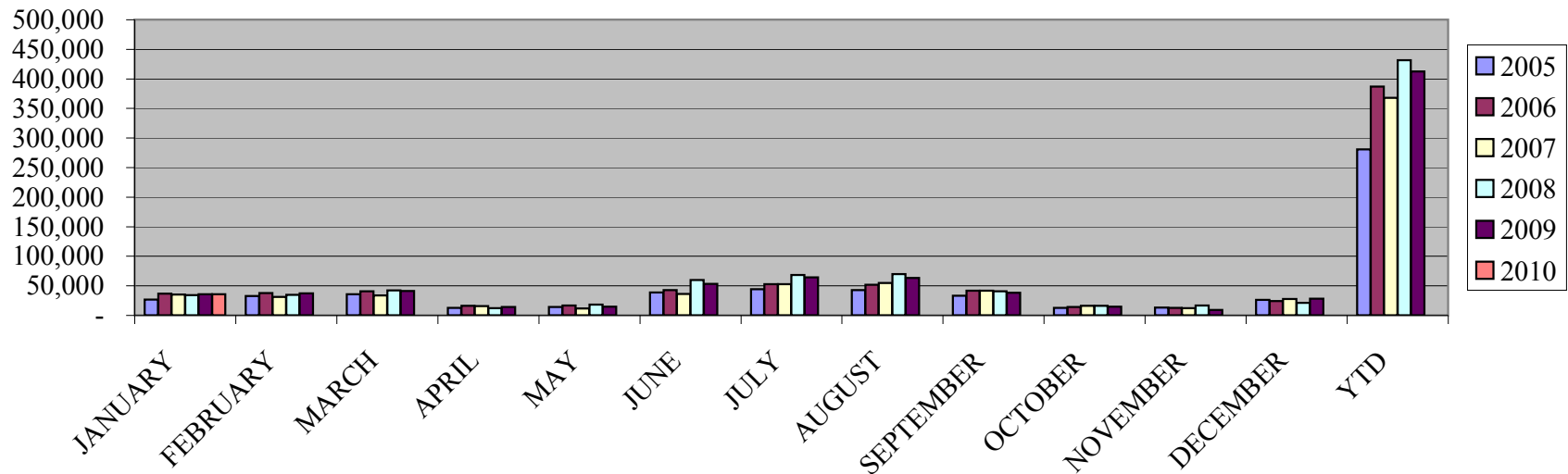
Enplanements



Airport Seats Available

	2005	2006	2007	2008	2009	2010	% CHANGE FROM LAST YEAR	3 YEAR MONTHLY AVERAGE	% CHANGE FR. MONTHLY AVERAGE
JANUARY	26,787	36,729	35,158	33,850	35,672	35,494	-0.50%	35,005	1.40%
FEBRUARY	32,681	37,749	31,066	34,498	36,962				
MARCH	35,807	40,480	33,325	42,004	41,158				
APRIL	12,669	15,912	15,773	11,900	14,109				
MAY	13,957	16,660	11,599	17,822	14,736				
JUNE	38,396	42,683	36,311	59,478	53,102				
JULY	44,207	52,468	52,685	67,925	64,054				
AUGUST	42,633	51,701	54,425	69,548	63,310				
SEPTEMBER	33,271	41,638	41,763	40,459	37,831				
OCTOBER	12,710	14,191	16,039	16,120	14,349				
NOVEMBER	12,953	12,629	12,109	16,430	8,955				
DECEMBER	26,298	23,809	27,646	21,282	28,154				
YTD	280,408	386,649	367,899	431,316	412,392				

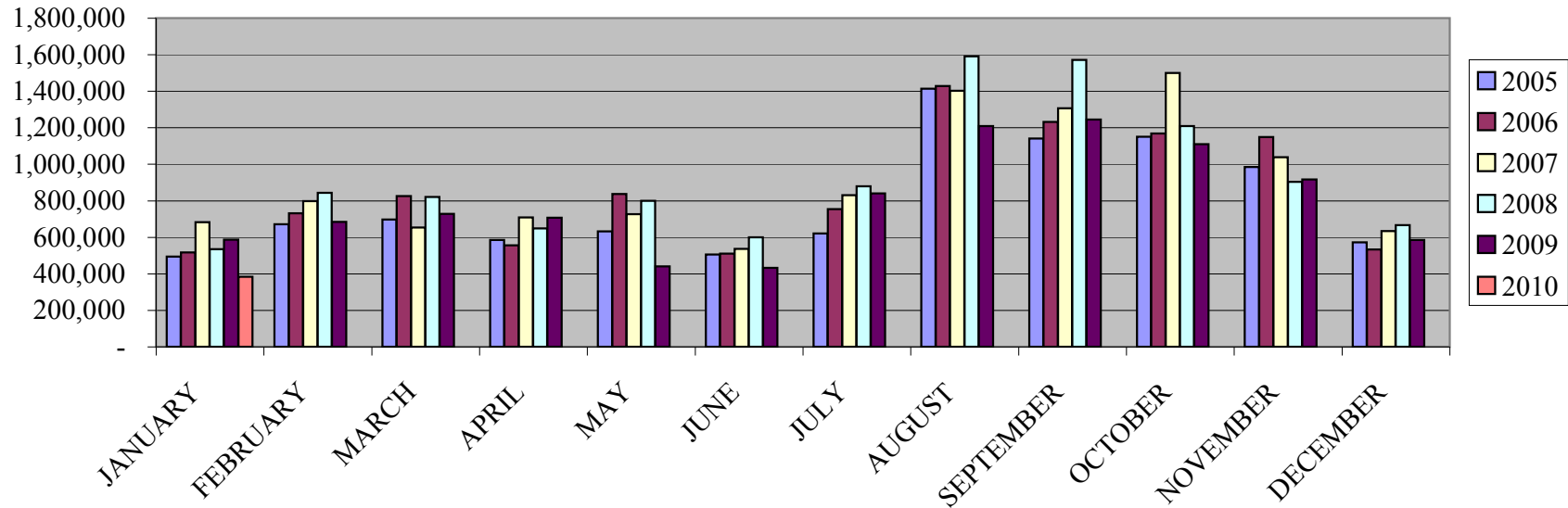
Seats Available



Town of Jackson Total Sales & Use Tax Distribution FROM Wyoming

	2005	2006	2007	2008	2009	2010	% CHANGE FROM LAST YEAR	3 YEAR MONTHLY AVERAGE	% CHANGE FR. MONTHLY AVERAGE
JANUARY	493,726	516,253	682,843	535,276	585,727	384,021	-34.44%	501,675	-23.45%
FEBRUARY	671,591	731,682	797,639	843,572	684,457				
MARCH	697,025	825,972	653,685	820,420	727,559				
APRIL	585,482	555,263	708,597	647,605	706,442				
MAY	631,505	837,194	725,516	799,919	439,478				
JUNE	504,461	510,401	535,744	599,106	431,699				
JULY	621,180	754,581	830,231	879,535	839,555				
AUGUST	1,413,510	1,427,622	1,402,422	1,591,145	1,209,404				
SEPTEMBER	1,139,947	1,230,653	1,306,934	1,571,665	1,244,540				
OCTOBER	1,149,403	1,168,446	1,499,170	1,208,030	1,109,324				
NOVEMBER	985,107	1,148,600	1,038,512	902,919	915,742				
DECEMBER	572,609	533,073	633,497	665,751	585,564				
YTD	8,892,937	9,706,667	10,814,790	11,064,943	9,479,491				

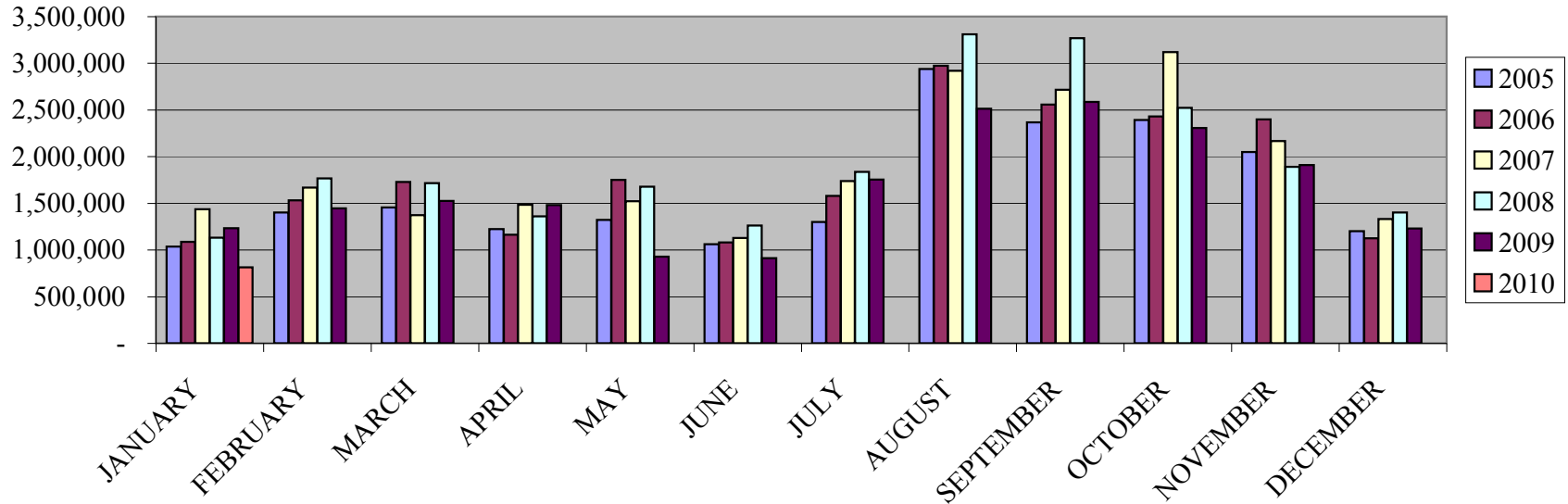
Town FROM Wyoming



Teton County Total Sales & Use Tax Distribution FROM Wyoming

	2005	2006	2007	2008	2009	2010	% CHANGE FROM LAST YEAR	3 YEAR MONTHLY AVERAGE	% CHANGE FR. MONTHLY AVERAGE
JANUARY	1,035,485	1,086,341	1,434,513	1,132,072	1,233,153	812,514	-34.11%	1,059,246	-23.29%
FEBRUARY	1,401,940	1,530,120	1,668,867	1,767,132	1,446,052				
MARCH	1,456,159	1,727,533	1,371,136	1,714,539	1,525,996				
APRIL	1,223,620	1,161,804	1,481,656	1,358,907	1,481,341				
MAY	1,320,977	1,751,494	1,522,646	1,675,988	927,322				
JUNE	1,059,884	1,079,714	1,127,524	1,261,820	912,781				
JULY	1,299,243	1,577,249	1,737,161	1,836,621	1,754,420				
AUGUST	2,937,659	2,971,838	2,918,257	3,310,163	2,512,326				
SEPTEMBER	2,367,535	2,558,153	2,715,822	3,267,977	2,584,558				
OCTOBER	2,390,044	2,430,395	3,118,845	2,521,164	2,305,041				
NOVEMBER	2,049,226	2,396,638	2,166,449	1,889,508	1,910,296				
DECEMBER	1,201,490	1,122,802	1,331,560	1,401,377	1,230,567				
YTD	18,541,773	21,394,081	22,594,436	23,137,268	19,823,853				

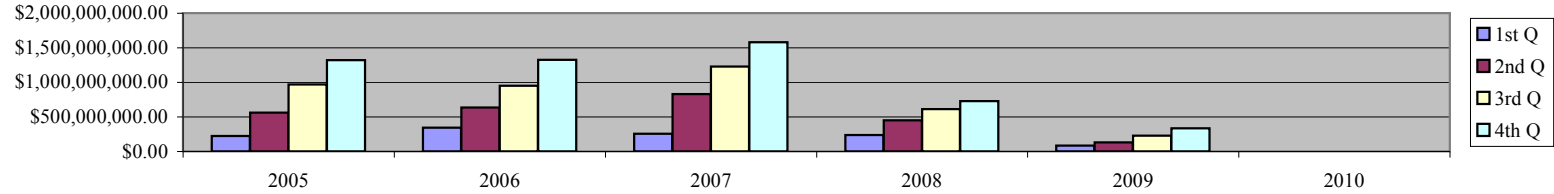
County FROM Wyoming



Overall Sales: annual cumulative \$ volume * Brought to you by Jackson Hole Real Estate Associates

	2005	2006	2007	2008	2009	2010	% CHANGE FROM LAST YEAR	3 YEAR QUARTERLY AVERAGE
1st Q	\$221,524,256.00	\$342,480,540.00	\$252,372,053.00	\$235,977,500.00	\$82,569,375.00	<i>TBD</i>		
2nd Q	\$559,137,849.00	\$634,489,661.00	\$826,400,000.00	\$449,144,500.00	\$128,560,350.00			
3rd Q	\$969,631,672.00	\$947,548,406.00	\$1,226,881,369.00	\$610,907,150.00	\$226,879,774.00			
4th Q	\$1,319,522,608.00	\$1,323,480,636.00	\$1,576,666,537.00	\$726,074,650.00	\$333,821,233.00			

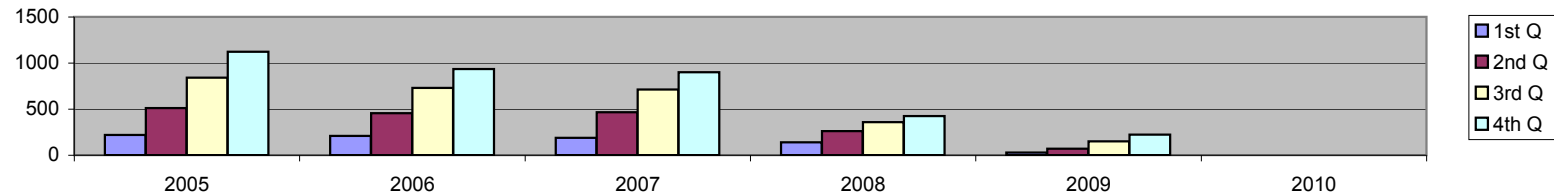
Overall Sold \$ Volume



Overall Sales: annual cumulative # of sales * Brought to you by Jackson Hole Real Estate Associates

	2005	2006	2007	2008	2009	2010	% CHANGE FROM LAST YEAR	3 YEAR QUARTERLY AVERAGE
1st Q	219	208	186	140	29	<i>TBD</i>		
2nd Q	509	456	464	261	71			
3rd Q	839	728	713	357	150			
4th Q	1,122	935	899	424	223			

Overall # of Sales

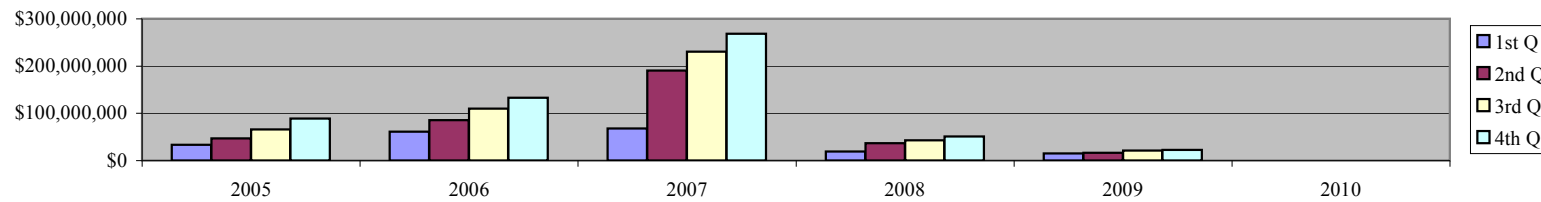


Overall Commercial Sales: annual cumulative \$ volume

* Brought to you by
Jackson Hole Real Estate Associates

	2005	2006	2007	2008	2009	2010	% CHANGE FROM LAST YEAR	3 YEAR QUARTERLY AVERAGE
1st Q	\$33,075,000	\$61,080,000	\$67,440,000	\$18,623,600	\$15,092,000	<i>TBD</i>		
2nd Q	\$46,464,520	\$85,062,500	\$190,415,000	\$36,546,600	\$16,167,000			
3rd Q	\$65,404,520	\$109,801,000	\$230,015,000	\$42,671,600	\$21,002,000			
4th Q	\$88,499,520	\$132,747,154	\$268,398,334	\$51,071,600	\$22,452,000			

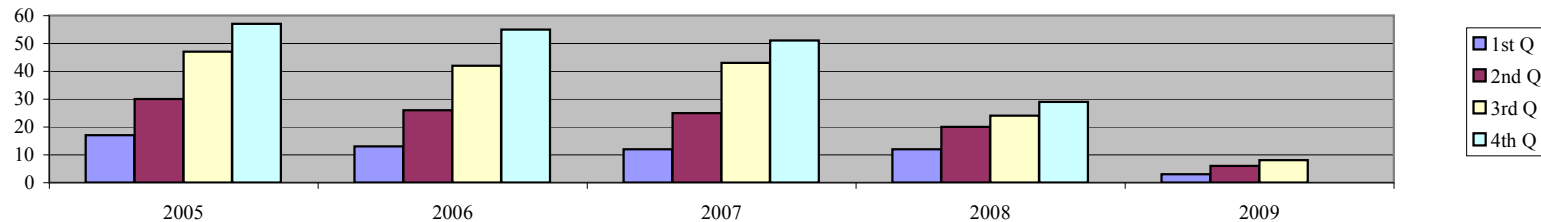
Overall Commercial \$ Volume



Overall Commercial Sales: annual cumulative # of sales

	2005	2006	2007	2008	2009	2010	% CHANGE FROM LAST YEAR	3 YEAR QUARTERLY AVERAGE
1st Q	17	13	12	12	3	<i>TBD</i>		
2nd Q	30	26	25	20	6			
3rd Q	47	42	43	24	8			
4th Q	57	55	51	29	9			

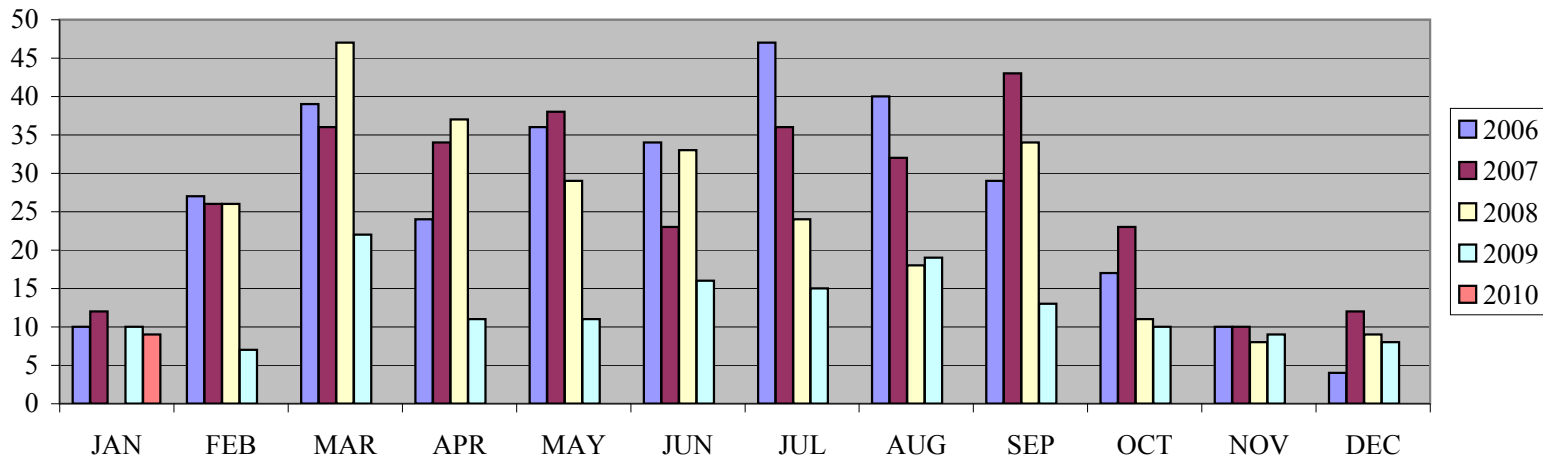
Overall Commercial # of Sales



Building Permits Applied For

	2006	2007	2008	2009	2010	% CHANGE FROM LAST YEAR	3 YEAR MONTHLY AVERAGE	% CHANGE FR. MONTHLY AVERAGE
JAN	10	12	0	10	9	-10.00%	6	42.11%
FEB	27	26	26	7				
MAR	39	36	47	22				
APR	24	34	37	11				
MAY	36	38	29	11				
JUN	34	23	33	16				
JUL	47	36	24	15				
AUG	40	32	18	19				
SEP	29	43	34	13				
OCT	17	23	11	10				
NOV	10	10	8	9				
DEC	4	12	9	8				
YTD	317	325	276	151				

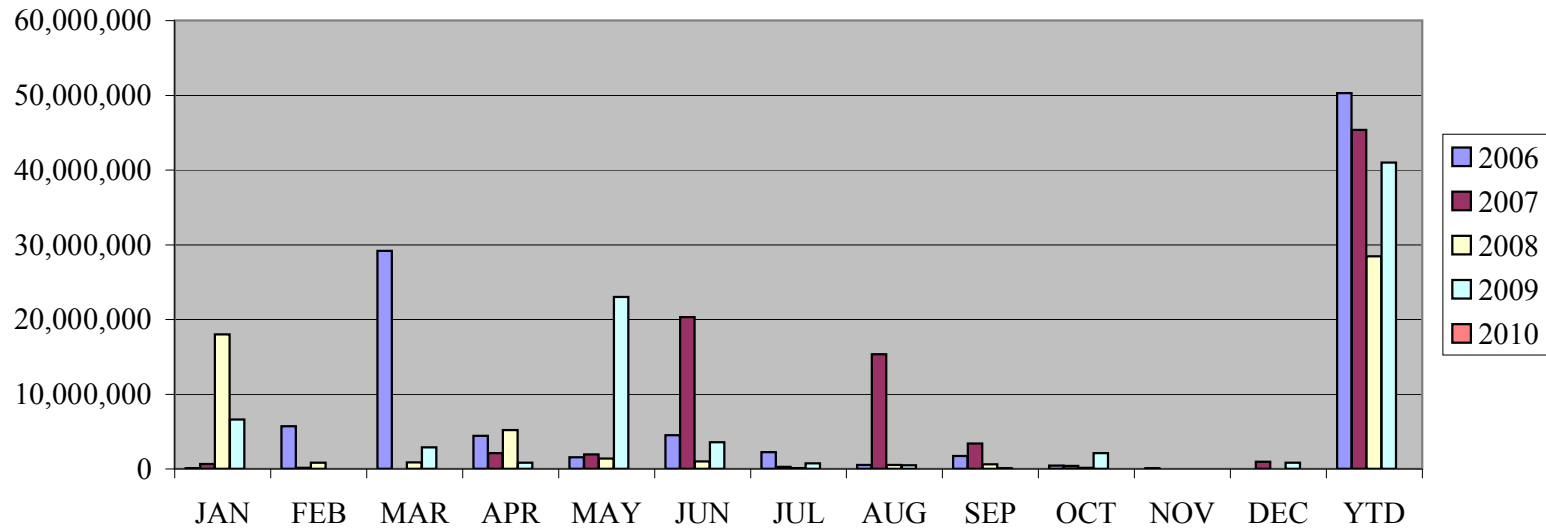
Building Permits



Building Valuation Commercial

	2006	2007	2008	2009	2010	% CHANGE FROM LAST YEAR	3 YEAR MONTHLY AVERAGE	% CHANGE FR. MONTHLY AVERAGE
JAN	57,000	640,000	18,002,000	6,590,000	0	-100.00%	8,197,333	-100.00%
FEB	5,692,000	110,000	810,000	0				
MAR	29,179,764	0	836,000	2,850,000				
APR	4,400,000	2,090,000	5,189,000	812,000				
MAY	1,529,000	1,907,500	1,367,000	23,000,000				
JUN	4,503,000	20,300,000	972,000	3,563,600				
JUL	2,225,000	259,000	70,000	746,000				
AUG	532,000	15,348,000	500,000	478,000				
SEP	1,698,000	3,374,000	600,000	55,000				
OCT	427,000	369,000	110,000	2,080,000				
NOV	40,000	0	0	0				
DEC	0	947,000	0	800,000				
YTD	50,282,764	45,344,500	28,456,000	40,974,600				

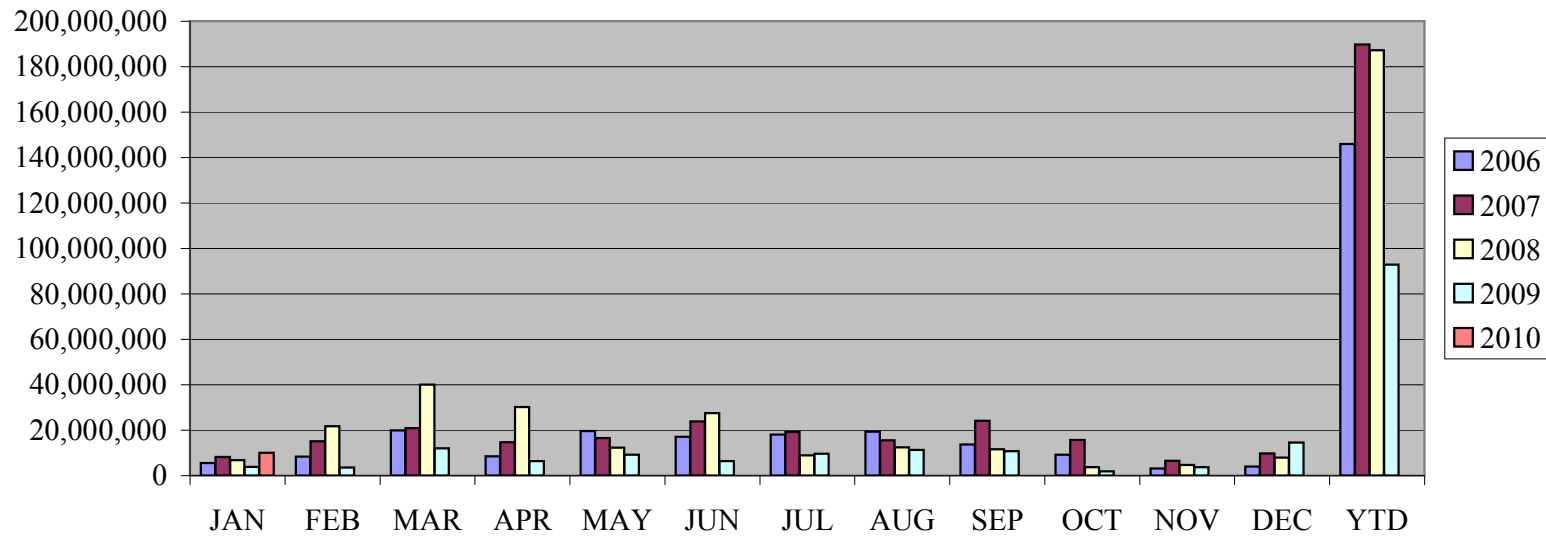
Commercial



Building Valuation Residential

	2006	2007	2008	2009	2010	% CHANGE FROM LAST YEAR	3 YEAR MONTHLY AVERAGE	% CHANGE FR. MONTHLY AVERAGE
JAN	5,479,800	8,106,900	6,766,024	3,861,000	\$9,960,000.00	157.96%	6,862,341	45.14%
FEB	8,376,000	15,022,800	21,699,500	3,463,000				
MAR	19,835,000	20,875,194	39,963,190	12,007,000				
APR	8,499,100	14,607,000	30,095,000	6,354,000				
MAY	19,527,100	16,505,200	12,272,000	9,218,000				
JUN	16,982,000	23,858,000	27,405,650	6,395,000				
JUL	18,025,600	19,212,000	8,936,000	9,542,000				
AUG	19,338,800	15,539,500	12,396,500	11,281,000				
SEP	13,729,586	24,095,000	11,490,000	10,684,000				
OCT	9,216,000	15,656,000	3,610,000	1,800,000				
NOV	3,066,000	6,523,300	4,642,000	3,626,000				
DEC	3,900,000	9,722,000	7,883,000	14,538,000				
YTD	145,974,986	189,722,894	187,158,864	92,769,000				

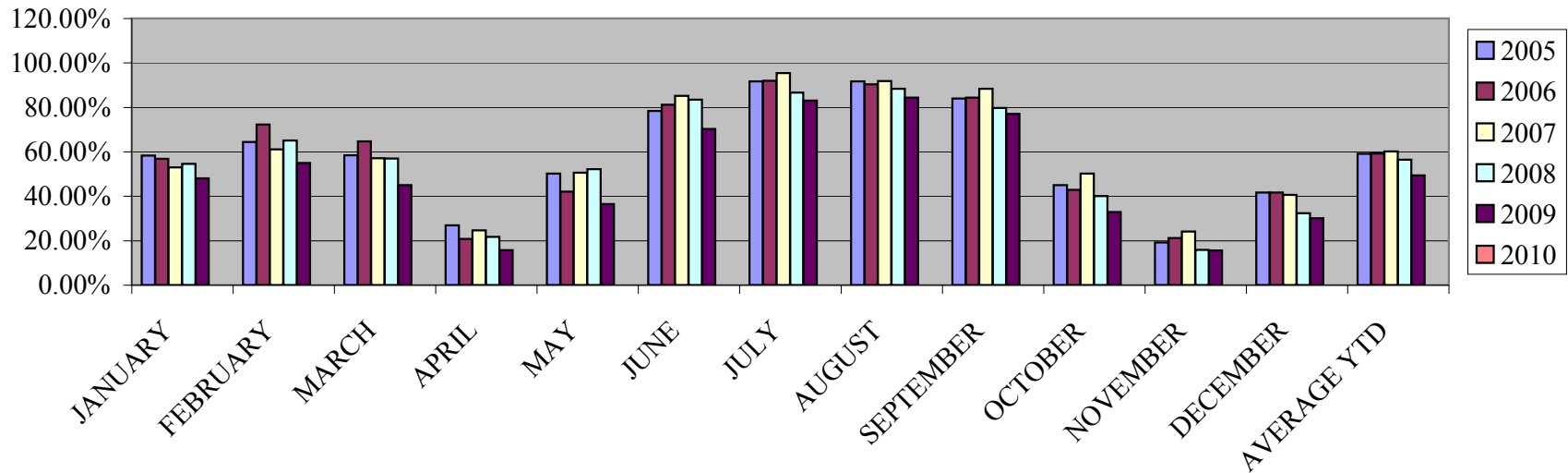
Residential



Rocky Mountain Lodging Report (Occupancy %)

	2005	2006	2007	2008	2009	2010	% CHANGE FROM LAST YEAR	3 YEAR MONTHLY AVERAGE	% CHANGE FR. MONTHLY AVERAGE
JANUARY	58.30%	56.80%	52.90%	54.60%	48.00%	<i>TBD</i>			
FEBRUARY	64.40%	72.20%	61.10%	65.00%	55.00%				
MARCH	58.40%	64.60%	57.10%	56.90%	45.00%				
APRIL	26.90%	20.80%	24.60%	21.70%	15.70%				
MAY	50.20%	42.10%	50.60%	52.10%	36.40%				
JUNE	78.30%	81.10%	85.10%	83.40%	70.20%				
JULY	91.60%	91.90%	95.40%	86.60%	83.00%				
AUGUST	91.60%	90.30%	91.80%	88.30%	84.30%				
SEPTEMBER	84.00%	84.40%	88.30%	79.70%	77.00%				
OCTOBER	45.00%	42.90%	50.10%	40.01%	32.90%				
NOVEMBER	19.20%	21.20%	24.10%	15.80%	15.50%				
DECEMBER	41.60%	41.60%	40.60%	32.30%	30.00%				
AVERAGE YTD	59.13%	59.16%	60.14%	56.37%	49.42%				

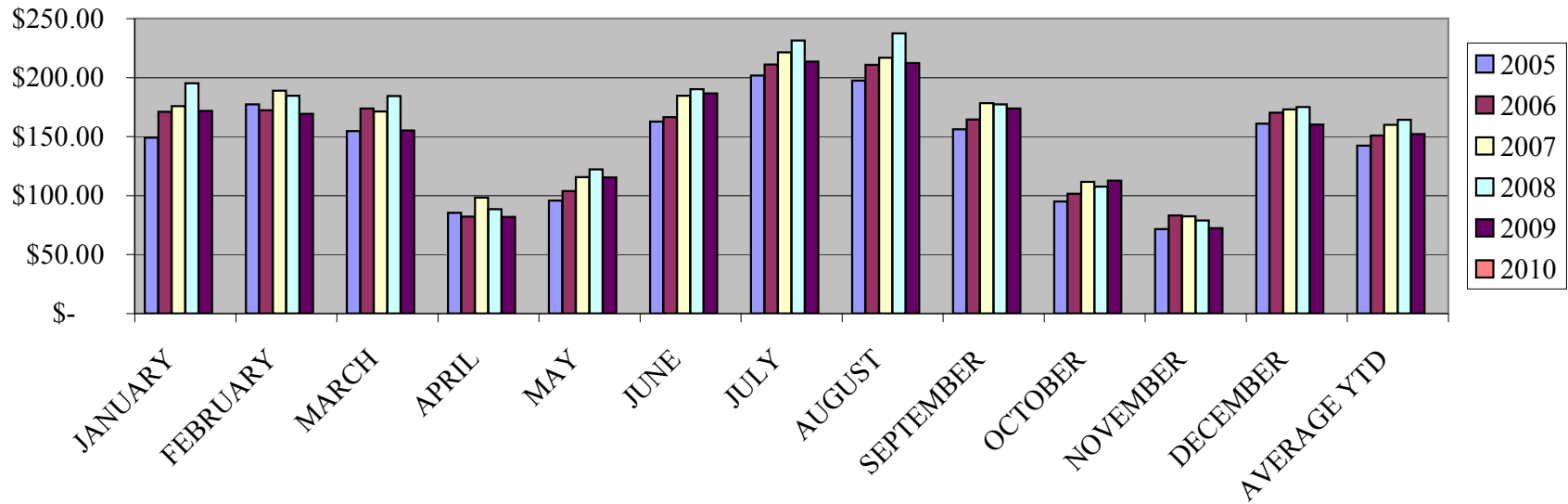
Occupancy



Rocky Mountain Lodging Report (Average Daily Rate)

	2005	2006	2007	2008	2009	2010	% CHANGE FROM LAST YEAR	3 YEAR MONTHLY AVERAGE	% CHANGE FR. MONTHLY AVERAGE
JANUARY	\$ 149.10	\$ 170.92	\$ 175.85	\$ 195.09	\$ 171.80	<i>TBD</i>			
FEBRUARY	\$ 177.15	\$ 172.20	\$ 188.88	\$ 184.48	\$ 169.08				
MARCH	\$ 154.60	\$ 173.72	\$ 171.09	\$ 184.28	\$ 155.04				
APRIL	\$ 85.44	\$ 82.13	\$ 98.07	\$ 88.31	\$ 81.79				
MAY	\$ 95.57	\$ 103.83	\$ 115.56	\$ 121.98	\$ 115.39				
JUNE	\$ 162.69	\$ 166.39	\$ 184.54	\$ 190.14	\$ 186.44				
JULY	\$ 201.68	\$ 211.01	\$ 221.19	\$ 231.39	\$ 213.37				
AUGUST	\$ 197.37	\$ 210.74	\$ 216.72	\$ 237.35	\$ 212.28				
SEPTEMBER	\$ 156.10	\$ 164.33	\$ 178.29	\$ 177.12	\$ 173.67				
OCTOBER	\$ 95.00	\$ 101.51	\$ 111.65	\$ 107.43	\$ 112.66				
NOVEMBER	\$ 71.57	\$ 83.04	\$ 82.24	\$ 78.70	\$ 72.26				
DECEMBER	\$ 160.99	\$ 170.11	\$ 173.06	\$ 174.93	\$ 160.05				
AVERAGE YTD	\$ 142.27	\$ 150.83	\$ 159.76	\$ 164.27	\$ 151.99				

ADR



AGENDA
JACKSON PLANNING AND ZONING COMMISSION
TETON COUNTY PLANNING COMMISSION
MARCH 4, 2010 – SPECIAL JOINT MEETING
5:30 P.M.

The meeting will be held in the Teton County Board of County Commissioners Chambers.
Agenda for the meeting is as follows:

PLEASE TURN OFF ALL CELL PHONES AND PAGERS DURING THE MEETING

CALL TO ORDER – Town of Jackson Planning Commission

ROLL CALL

CALL TO ORDER – Teton County Planning Commission

ROLL CALL

PUBLIC COMMENT (maximum 45 minutes)

OLD BUSINESS

1. Theme 5 – Provide for a Diverse and Balanced Economy

NEW BUSINESS

MATTERS FROM STAFF (8:15)

1. Data Requests Update
2. Set Agenda, Date and Time for Next Joint Meeting(s)
3. Identify experts that should be contacted for future meetings
4. Other

MATTERS FROM COMMISSION

ADJOURN – TOWN OF JACKSON PLANNING COMMISSION

ADJOURN – TETON COUNTY PLANNING COMMISSION