

To: Jackson Town Council; Teton County Board of County Commissioners

From: Jessica Sell Chambers

Date: October 5, 2026

Subject: Written comment, October 5 joint meeting: 90 Virginian Lane next steps and the Comprehensive Plan

Chair Newcomb, Mayor Jorgensen, councilmembers, and commissioners,

This written comment accompanies my public comment on today's 90 Virginian Lane item. The figures and their sources are below.

Positions

- I support staff's recommendations to pause long-term work at 90 Virginian Lane, to commission a regional housing needs assessment with Teton County, Idaho, and Lincoln County, and to appoint an interim housing director while holding the permanent hire until the Housing Action Plan approach and department structure are settled.
- Before any solicitation for the site is released, including the RV park management RFP, both boards should adopt by resolution a no-contact rule for elected officials during live solicitations with written disclosure of any contact within two business days, minutes for every briefing of elected officials, and a dedicated public website holding every solicitation document, score, communication, and decision.
- The Housing Action Plan rewrite and the regional needs assessment should be scoped inside a full, regional rewrite of the Comprehensive Plan, with the needs assessment as its first phase and the Integrated Transportation Plan folded into the same process.
- Commissioning the Housing Action Plan rewrite before the needs assessment and the Comprehensive Plan would spend money twice. The Housing Action Plan carries out goals the Comprehensive Plan sets, including the 65% resident workforce target staff are asking you to reconsider (Comp Plan Policy 5.1.a), and staff's report states the needs assessment will inform that plan. The order that avoids paying for the same work twice is the needs assessment first, as phase one of the Comprehensive Plan rewrite, then the new Comprehensive Plan, then a Housing Action Plan written to carry it out.

Housing program measures from today's staff report

Measure	Figure
Below-market homes needed by 2027 to hold a 60% resident workforce (2022 assessment)	At least 2,000
Deed-restricted homes built since 2022	480
Current resident workforce	About 57%
Comprehensive Plan goal	At least 65%

Housing added in the commuter communities

Community	Period	Homes added	Source
Star Valley, WY	2015–2024	About 1,270 (4,759 to 6,033)	Bank of Star Valley, VERIFIED
Star Valley, WY	2015–mid-2025	About 1,630 new-home permits	Sum of bank's annual permits, DERIVED
Teton County, ID	2020–2025	About 1,740 (5,815 to 7,552)	2020 Census to 2025 Census estimate, DERIVED

Teton Valley, Idaho commuters to Teton County, Wyoming

Measure	Figure	Source
Teton County, ID residents whose primary job is in Jackson, Teton Village, Moose-Wilson Road, or Wilson (2023)	About 2,240 (Jackson alone: 1,579, or 22.3% of employed residents)	Census LEHD, via Idaho Department of Labor county profile, July 2026
Daily commuters from Teton Valley into Jackson Hole	About 3,227	2022 Housing Needs Assessment
Share of Teton County, WY workforce living over the pass	Nearly 15%	2022 Housing Needs Assessment
Average daily vehicles on WY-22 (Teton Pass)	About 10,000; nearly 15,000 in summer	WYDOT
Added daily vehicles on US 89 south of Jackson during the 2024 pass closure	About 6,000 (a 50% increase in weekday trips)	WYDOT District 3
Teton County, ID workers employed in Wyoming (2011)	About one in five	Census, via Idaho Department of Labor

LEHD counts primary jobs covered by unemployment insurance and undercounts seasonal, second-job, and self-employed workers, which accounts for much of the gap between the 2,240 and 3,227 figures.

Star Valley morning commuters to Jackson, 5–8 a.m.

Year	Commuters counted
2013	823
2015	1,075
2017	1,140
2019	1,280
2025	1,431

The Bank of Star Valley counts vehicles and START riders on three weekday mornings each summer. The count does not include Teton Valley, the pass, or shifts outside the three-hour window, and was not taken in 2024.

Teton County jobs (full- and part-time, including proprietors)

Year	Jobs
2010	26,315
2017	32,683
2022	39,800

The 2018 Indicator Report found jobs growing 3.5% a year since 2012 against 1.1% a year for housing, and staff reported in 2025 that job growth continues to outpace housing production.

Planning processes currently proposed or directed

Process	Status	Cost reference
Comprehensive Plan consultant RFP	Directed by both boards in early 2026 for FY27	Not yet estimated
Regional Housing Needs Assessment	Proposed in today's packet	\$150,000–\$200,000 (staff estimate)
Housing Action Plan rewrite	Proposed in today's packet	2015 plan: \$119,000 consultant cost plus about 1,200 staff hours

Recommended sequence: (1) regional needs assessment as phase one of the Comprehensive Plan rewrite; (2) new Comprehensive Plan, with the Integrated Transportation Plan folded in; (3) Housing Action Plan written to implement the new plan.

Recent full plan rewrites in mountain communities

Community	Prior plan	New plan
Park City, UT	2014	2025
Ketchum, ID	2014	2025
Alpine, WY	2006	August 2026

Figures tagged DERIVED are calculations from the cited sources.

Sources

- 90 Virginian Lane Affordable Workforce Housing Development – Next Steps, joint meeting staff report, October 5, 2026
- Bank of Star Valley, 2025 Economic and Demographic Review (August 2025):
<https://www.bosv.com/Media/BOSV/pdf/2025%20Economic%20%20Demographic%20Review%20Final.pdf>
- Bank of Star Valley, 2019 Economic and Demographic Review:
<https://www.bosv.com/Media/BOSV/pdf/2019-Economic-Analysis.pdf>
- U.S. Census Bureau QuickFacts, Teton County, Idaho:
<https://www.census.gov/quickfacts/fact/table/tetoncountyidaho/PST045222>
- Idaho Department of Labor, Teton County Labor Force and Economic Profile (July 2026):
<https://lmi.idaho.gov/wp-content/uploads/2026/07/TetonProfile.pdf>
- Idaho Department of Labor, Teton County's Growing Population Puts Pressure on Employment, Wages (2014):
<https://idahoatwork.com/2014/10/09/teton-countys-growing-population-puts-pressure-on-employment-wages/>

- WYDOT figures on the 2024 Teton Pass closure, via News Letter Journal:
<https://newslj.com/6000-more-cars-usual-cruised-canyon-during-teton-pass-closure>
- WYDOT traffic volume and 2022 Housing Needs Assessment figures, via Wyoming Public Media (June 2024): <https://www.wyomingpublicmedia.org/open-spaces/2024-06-20/for-idaho-workers-teton-pass-collapse-steals-hours-and-hours-of-personal-time>
- Wyoming Economic Analysis Division, Teton County socioeconomic profile:
http://eadiv.state.wy.us/wef/P_Teton_WY.pdf
- Jackson/Teton County 2018 Annual Indicator Report: <https://www.tetoncountywy.gov/Archive/ViewFile/Item/609>
- Joint planning staff on the growth trigger and indicator report, March 2025: <https://citizenportal.ai/articles/6629604>
- Joint meeting direction on the Comprehensive Plan RFP, 2026: <https://citizenportal.ai/articles/7635870>
- Park City general plan:
<https://www.kpcw.org/park-city/2025-09-24/park-city-council-considers-approval-of-future-development-blueprint>
- Ketchum comprehensive plan archive: <https://www.ketchumura.org/planning-building/page/comprehensive-plan>
- Town of Alpine, P&Z Resolution 2026-001: <https://www.alpinewy.gov/ordinance/resolution-adopting-and-certifying-to-wn-alpine-2026-master-plan-governing-body-town>

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