



11/11/2019

Dear Planning Commissioners,

Re: Jackson Hole Golf and Tennis Master Plan Amendment

The Jackson Hole Chamber of Commerce is in support of the applicant, Jackson Hole Golf and Tennis Resort's request for a Master Plan amendment to add substantial employee housing, wireless communication utilities and the administration and maintenance square footage (size as per the original approved Master Plan).

The Teton County 2019 Indicator Report clearly identifies why allowing this request makes sense to help reach goals in the Comprehensive plan we are falling behind on.

1. The % of workforce living locally has fallen from 59 to 57% with a stated goal of 65%.
2. Vehicle Miles Travelled has surpassed expected goals on our roads (610 million in 2018, goal for 2035 was 560 million).
3. Increased Wildlife-Vehicle Collision conflict numbers. 2019 was the highest numbers seen to date.

While these statistics have important nuances, we are aware of (such as increased commuter growth from the south, increased year-round resident population and annual growth in jobs), the key takeaways for the Chamber include the following:

1. Teton County is struggling to house employees. We have a private sector solution offering to build and house up to 42 employees (or 65-72%) of its summer employee population. *Hence freeing up employee housing in town, at a critical peak time.*
2. Teton County is struggling with congested roads and wildlife vehicle collision growth. We have a private sector solution offering to increase transit for these employees and reduce single occupancy traffic on commuter routes (including at night) experiencing increased year-round traffic in addition to peak summer. We know there are concerns from neighbors about the lack of robust data on this and the applicant is willing to participate in a traffic study as a requirement of the approval.

The applicant has expressly shown their willingness to accommodate requests in the past year including the following:

1. Reducing the number of RV sites
2. Improved maintenance of proposed site
3. Commitment to landscaping any new construction
4. Conducting a preliminary traffic projection to show how employees living onsite would have a net reduction of trips.

In response to the request by GTLC to use the new maintenance to support another facility in GTNP it should be noted that while this activity currently takes place in-park, facilities are no longer adequate and moving it to this site poses the best alternative due to its proximity to the park. With the increased resident population of the Jackson Hole Golf and Tennis, they see the consequences of large vehicles from construction, moving and support services that are now part of the area, we believe an overall reduction in employee traffic and a very small change in vehicle use by retail would be a net improvement.

Thank you for your time and service,

Yours Sincerely

A handwritten signature in cursive script that reads "Anna Olson". The signature is written in black ink and is positioned above the typed name and title.

Anna Olson
President/CEO Jackson Hole Chamber of Commerce

CC: Teton County Board of County Commissioners