



JACKSON MICROPOLITAN AREA

A micropolitan statistical area is a Census designation used for areas surrounding an urban cluster of 10,000-49,999 people. Micropolitan cities do not have the economic or political importance of large cities, but are nevertheless significant centers of population and production, drawing workers and shoppers from a wide local area. The Jackson Micropolitan Area covers Teton County, Wyoming, and Teton County, Idaho. It emphasizes the close economic relationship of these two counties across the Idaho-Wyoming state line.

Project TTC.1 - Greater Yellowstone Framework Certification – Jackson Hole

Proposed Lead(s) Jackson/Teton County

Project Source Plan Appendix A.2

Submission for first-ever certification under Version 2.0 of the GY-Framework for Local Governments would occur under this project, with the required third-party evaluation.

In 2013, under a HUD technical assistance grant, the town of Jackson and Teton County, Wyoming, performed an audit of their land development regulations as they relate to sustainability and environmental responsibility. An assessment of achievable points was made under the previous local government version of the *Greater Yellowstone Framework for Sustainable Development*. Both entities achieved similar scores for Gold certification under this analysis, with particular strengths in the areas of Land Use and Conservation, Biodiversity, Transportation and Connectivity, and Community Vitality.



Project TTC.2 - Code Updates for Fair Housing Compliance

Proposed Lead(s) Teton County, WY

Project Source Plan Appendix C.1

Teton County, Wyoming, and the Town of Jackson both permit group homes within their development codes as an “institutional residential” use, but have slightly different definitions. To reduce confusion among developers, Jackson and Teton County, WY, would explore using a common group home definition. Each entity also would review (and modify, if needed) zoned densities to ensure needed diversity in type and affordability of product for protected classes. Specifically Jackson would review its zone densities in light of the town goal to house 65% of its workforce, as well as its immediate need for more affordable rental units. The town/county could

TALES OF TWO CITIES (continued)

identify areas where increased density for affordable housing is deemed appropriate and determine ways by which density could be increased in tandem with other site aspects. Use of accessory dwelling units is one method that may be explored where code modifications may be necessary.

Initiative TTC.3 - Jackson Hole Workforce Housing Initiative

Proposed Lead(s) Teton County, WY

Project Source Plan Appendix C.2

The goal of this initiative and of Teton County itself is to house 65% of the workforce locally rather than forcing employees to commute from adjacent counties. Teton County's existing housing authority and its non-profit housing trust will continue to work together to advance the recommended policies, code regulations, incentives and funding mechanisms to build more affordable housing and to address the tight rental market in Jackson Hole.

According to recent studies, housing for the workforce in Teton County, Wyoming, is in short supply, increasing in price, and not keeping up with growth in demand. Historically, housing in Jackson Hole has been too expensive for many households to afford.

Initiative TTC.4 - A Regional Transportation Authority for Jackson Hole

Proposed Lead(s) Teton County, WY and Town of Jackson

Project Source Plan Appendix D.1

In 2014 the Town of Jackson and Teton County, Wyoming, contracted with Charlier & Associates for an Integrated Transportation Plan to address multi-modal

challenges in the greater Jackson Hole area. The plan recommends doubling the investment in the START Bus system and organizing a Regional Transportation Authority (RTA) to coordinate the mobility efforts of the town, county, Grand Teton National Park and the Wyoming Department of Transportation. This initiative will generate regional support for formation of an RTA that should, at a minimum, include the entire Jackson Micropolitan Area to adequately address the commuter challenges faced by residents of the Teton Valley.



TWO-COUNTY INITIATIVE

Initiative TTC.10 – Jackson-Rexburg Workforce Connection

Proposed Lead(s) City of Rexburg and Town of Jackson

Project Source Plan Appendix E.5

When adding the student population, the unemployment rate in Rexburg exceeds 20% with roughly 7,000 students seeking employment. Although this surplus of student labor might appear attractive on the surface, many Rexburg employers do not hire students due to high turnover rates and a mismatch in skill sets needed. This workforce-related research project would examine the feasibility of filling the labor needs of Jackson Hole – largely in the retail and hospitality industries – with the available labor pool across the mountains in Rexburg, Idaho.

TALES OF TWO CITIES (continued)

REXBURG MICROPOLITAN AREA

These five projects and multi-city initiatives directly affect the City of Rexburg, Idaho, and indirectly the bedroom communities of Sugar City and St. Anthony, as well as the rest of Madison and Fremont counties.

Initiative TTC.5 - A Madison-Fremont Housing Authority

Proposed Lead(s) City of Rexburg

Project Source Appendices C.1 & C.2

This initiative suggests creation of a two-county joint powers board to increase, preserve, and rehabilitate affordable and resident-occupied housing for protected classes in this two-county area. The governing leadership would need to reflect the diversity of communities in both urban and rural parts of this area. Impediments to fair housing would be addressed by the new authority as it works to achieve the following objectives recommended in the two referenced housing studies:

- Preserve and protect home ownership, especially in Rexburg
 - Address the mortgage financing difficulties faced by women and Hispanic residents
 - Diversify and stabilize the rental market in each community
 - Develop senior and multi-family housing in each community as needs warrant
 - Coordinate with BYU-I to meet students' diverse housing needs as campus enrollment expands
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Project TTC.6 – Fair Housing Policy and Procedures: Rexburg Micropolitan Area

Proposed Lead(s) All Micropolitan Localities

Project Source Plan Appendix C.1

It is recommended that each jurisdiction within the new Madison-Fremont Housing Authority work to adopt a fair housing policy that will specify protections for at least the same classes as federal law, with additional protections considered for Victims of Domestic Violence. Local remedies and procedures for violations would put into effect where feasible so residents could have community-based options for resolving claims outside the federal court system



Initiative TTC.7 – Code Updates to Comply with Fair Housing Law: Madison County

Proposed Lead(s) Madison County and City of Rexburg

Project Source Plan Appendix C.1

Under this project Madison County would consider incorporating group home provisions pursuant to IC 67-6531 into its development code so they are adequately defined for consistency with Idaho

TALES OF TWO CITIES (continued)

state law. In addition, both Rexburg and Madison County could review and modify, as needed, zoned densities to ensure needed diversity in type and affordability of product for protected classes. Rexburg would continue to ensure that development of large-scale apartment and multi-family units do not displace other housing options for those who work in the community. As part of this effort, the City of Rexburg would explore ways to:

- Preserve single-family neighborhoods for ownership
- Provide a mix of ownership opportunities for seniors as well as families
- Incentivize large-scale developments in parts of the city in which it is desired
- Work with BYU-Idaho in zoning decisions to ensure that the needs of the whole community are met as well as those of the university

Project TTC.8 – Wastewater Treatment Demonstration Projects

Proposed Lead(s) City of Rexburg, Fremont County

Project Source City of Rexburg Proposal

Needs for wastewater system upgrades have been identified in both Madison and Fremont Counties in recent years. Research has been focused on installing more “natural” systems that use biological processes in processing sewage and contaminants. These demonstration ideas need more assessment, prioritization and seed among the cities and counties that could be involved:

- BYU-Idaho Campus Onsite System
- St Anthony Landfill Leachate System

- Sand Mound Wastewater Collection & Treatment designed for an Island Park subdivision
- Treatment of Bio-Solids for Rexburg’s Wastewater System – system used in London

Project TTC.9 – Rexburg Transit Feasibility Study

Proposed Lead(s) City of Rexburg,

Project Source Plan Appendix D.1

The Community Transportation Association of America has been awarded a USDA Rural Development grant to study the feasibility of a public transit start-up for the City of Rexburg in FY 2015. The Rexburg Chamber of Commerce is forming a steering committee to help guide the scope of the study, facilitate public outreach, and gain community and university cooperation in data collection. Also included in the study will be the establishment of a transit center and/or Park & Ride facility at the new Super Walmart location north of town and expanding WE Car/Zip Car services currently on campus. Conceived under the Multi-Modal Assessment and developed in partnership with Fremont County, the feasibility study should explore how to improve connectivity across the entire Rexburg Micropolitan Area.

