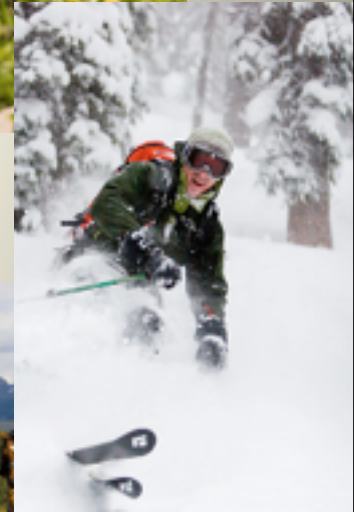
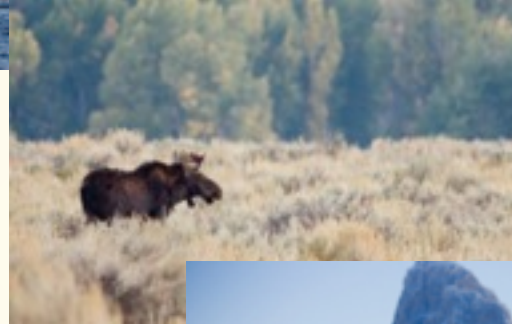


Wydaho



Grand Teton

Teton Valley, ID

Jackson, WY
Jackson, WY,
Google earth

Image Landsat

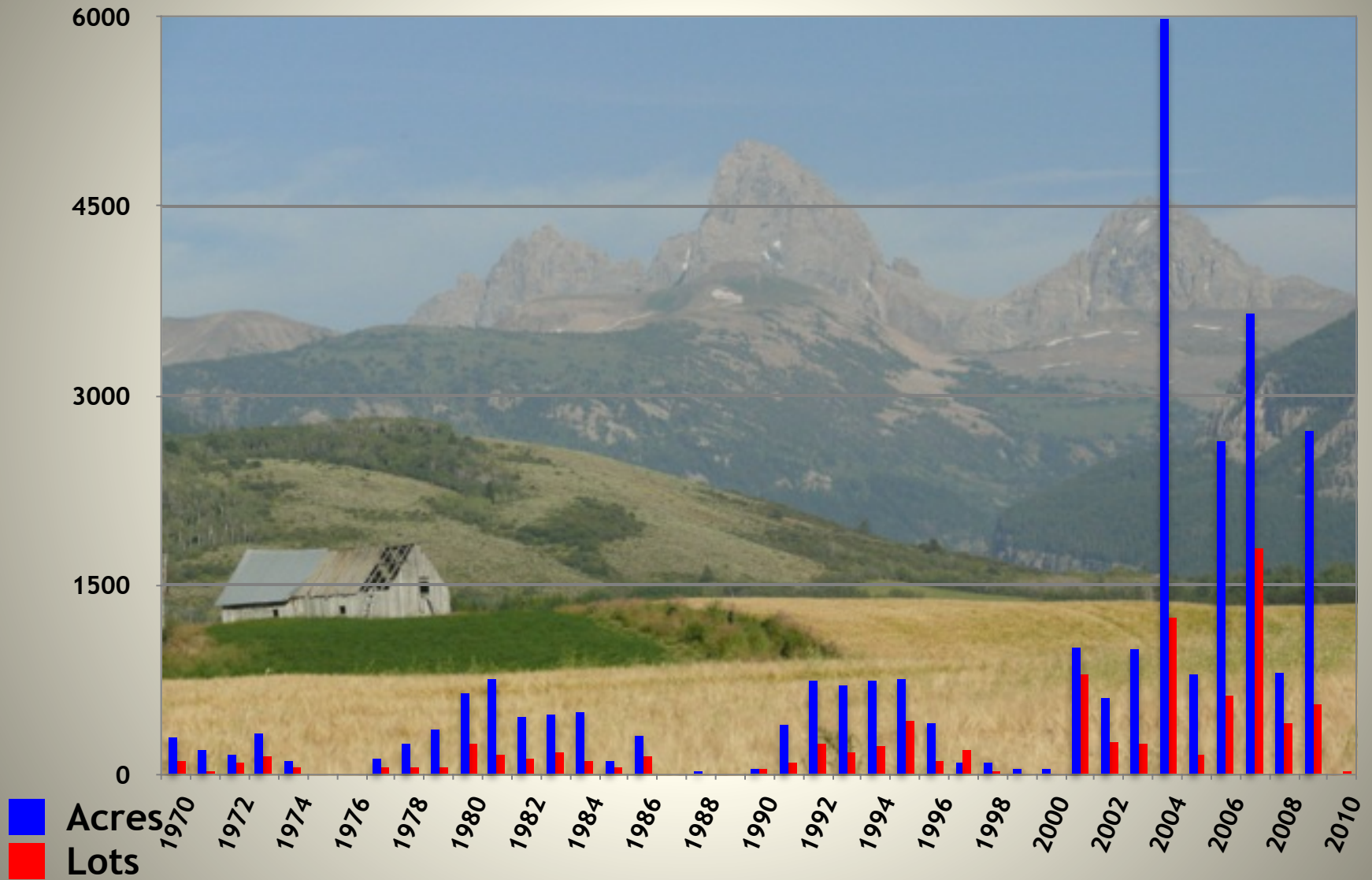
Welcome to Teton Valley!



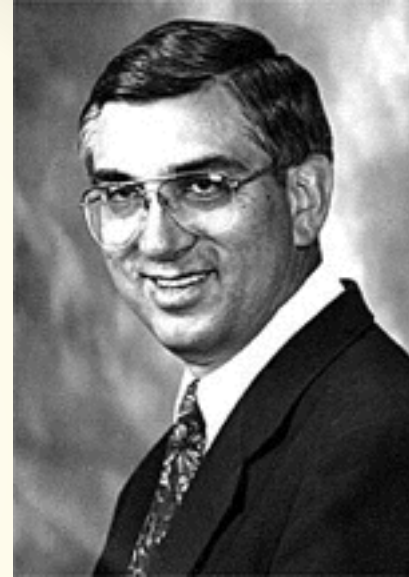
Welcome to Teton Valley!

7,005

Teton County Subdivision Trends: 40 Years of Boom Bust



Storm is a brewin'.....

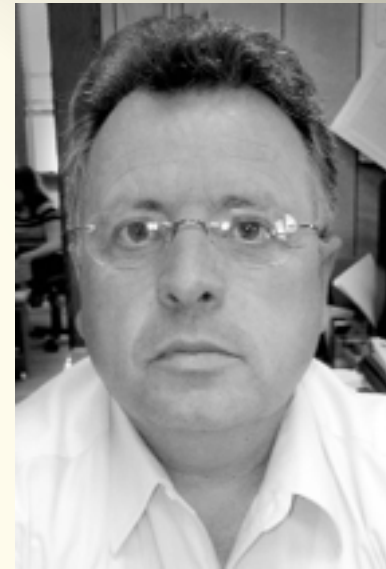


County grapples with rural sprawl and 3% cap

2001-2003 begin revisions of the 1992 Comprehensive Plan.

2003-2005 race to rezone

....and the Perfect Storm is upon us!

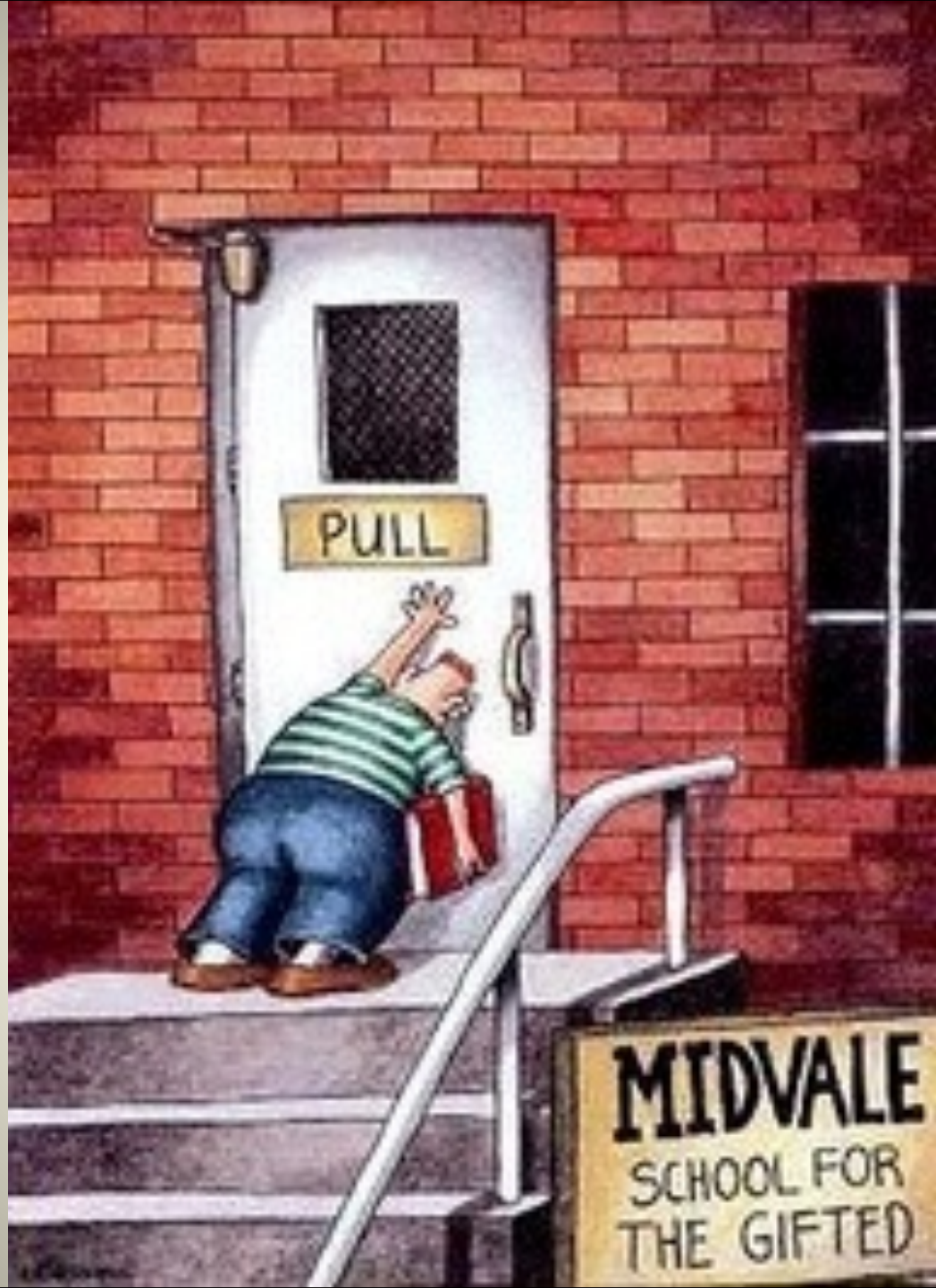


2004 Teton County adopts new comp plan with average density zoning allowing greater density than in the municipalities.

2005 new subdivision ordinance

Loose lending takes hold and the development explodes.



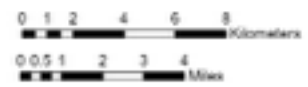
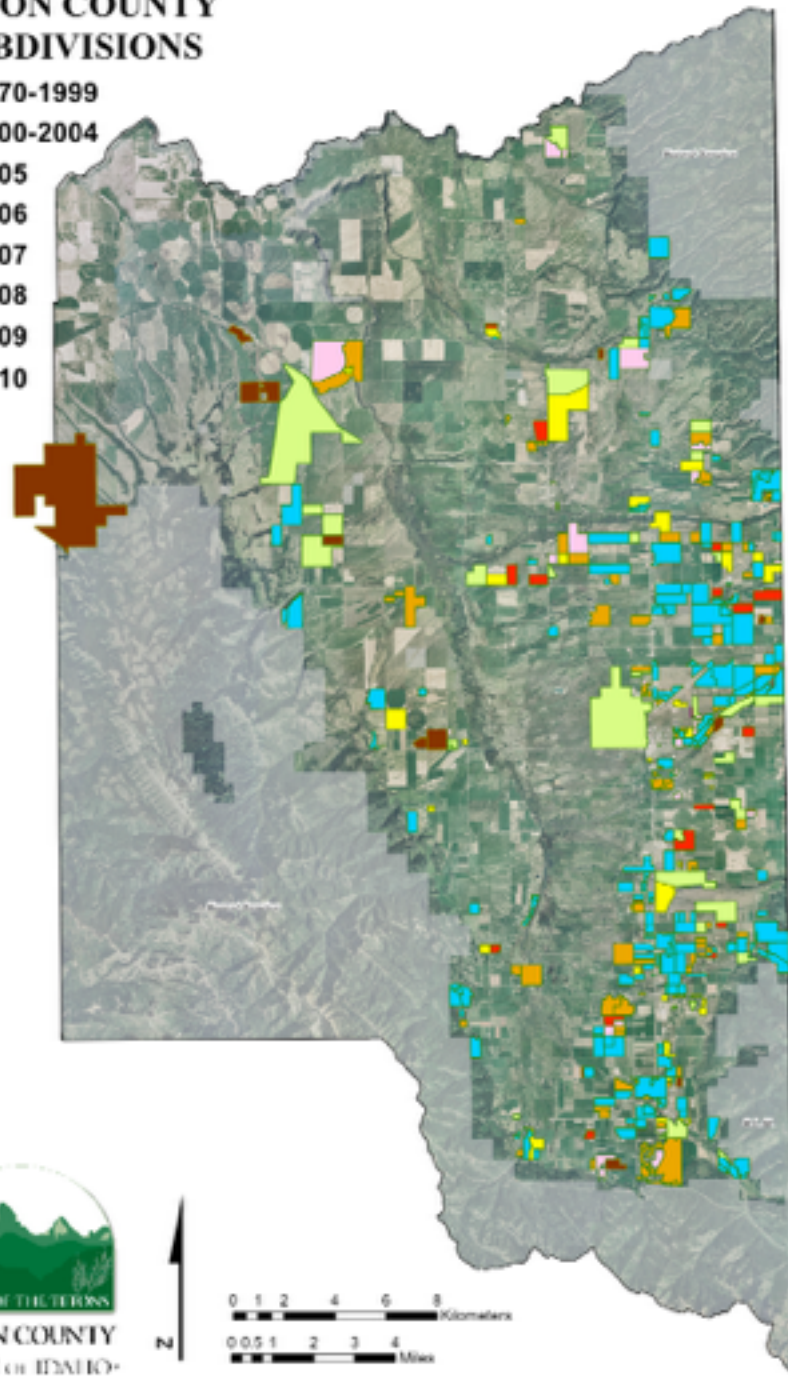


PULL

MIDVALE
SCHOOL FOR
THE GIFTED

TETON COUNTY SUBDIVISIONS

- 1970-1999
- 2000-2004
- 2005
- 2006
- 2007
- 2008
- 2009
- 2010



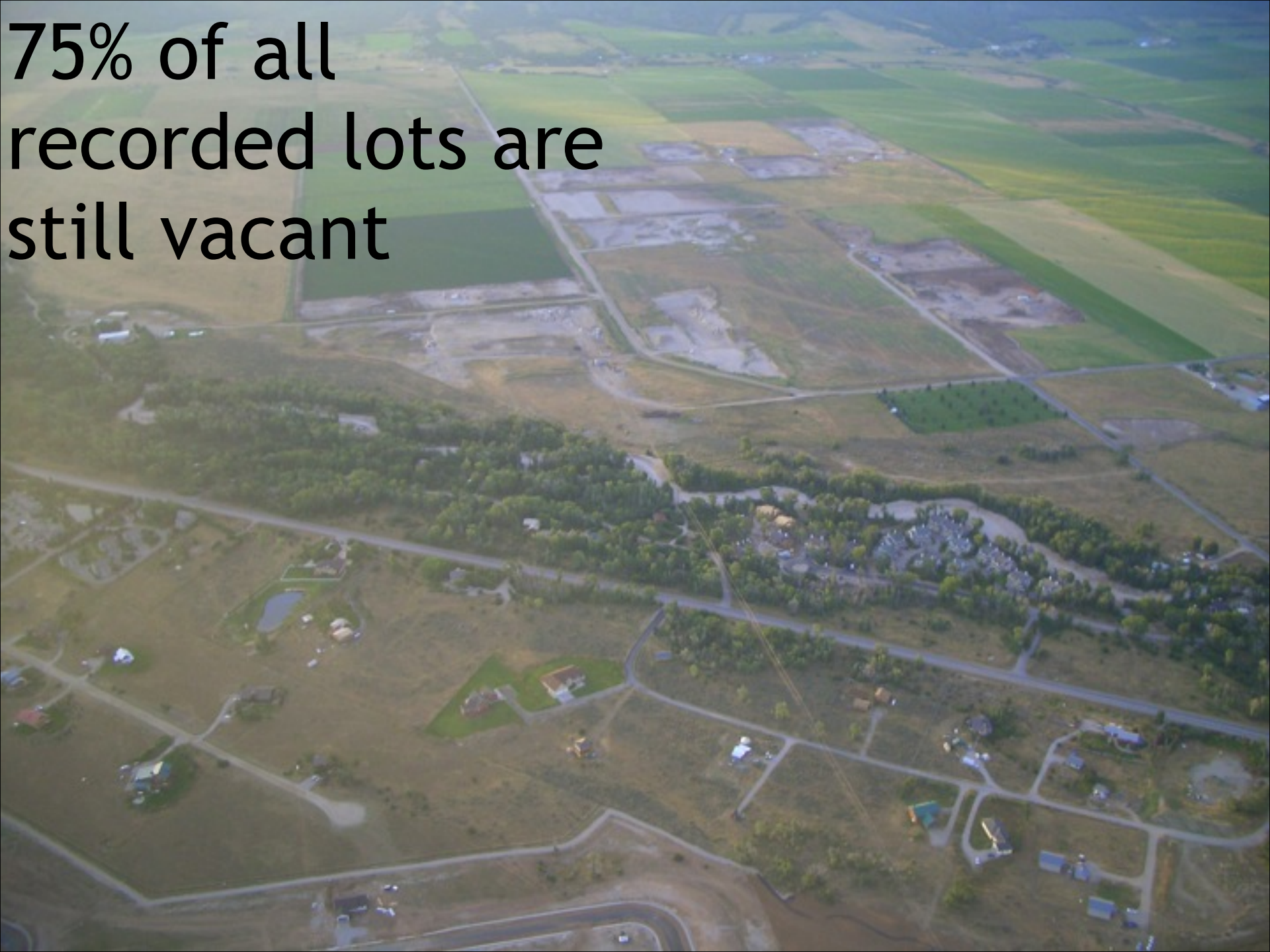
11,569 platted lots in Teton County



7,005 vacant lots in the
rural county



75% of all
recorded lots are
still vacant



Zombie Subdivision



*Can we reshape
these development
patterns?*

LEGRAND PIERRE ST
51
00 N

ROUTE 10

