

The Gill’s Housing Timeline from 2020 to 2024

The Gill Family’s Housing Efforts in an area specified for housing over 30 years.

Timeline	GILL’S LAND IN NORTHERN SOUTH PARK (Private Property with Private Non-Profit Developers)
Q1 2020	Gills present to Teton County the idea of a rezone to create 488 small lots for single family homes.
Q2	Gills apply for a rezone to create 312 small lots for single family homes, 65% (200) of which would be deed restricted. 90 of the lots would be donated to nonprofit housing developers.
Q3	September 29, 2020 Teton County Commission unanimously denies Gill’s proposed rezone for 65% deed restricted housing.
Q4	County hires Berkley CA based consultant to Master Plan Northern South Park as a “Neighborhood Plan”
Q1 2021	
Q2	
Q3	First draft of Northern South Park Neighborhood Plan released with Master Plan vision of 30% cap of market units and 70% deed restricted units.
Q4	
Q1 2022	Gills offer to donate land in Northern South Park to nonprofit housing developers, Teton Habitat and JH Community Housing Trust, for the 70% deed restricted units (this would amount to 420 deed restricted homes not paid for by taxpayers).
Q2	
Q3	County approves Northern South Park Neighborhood Plan that envisions 30% market units and 70% deed restricted units on private property. For the Gill side of Northern South Park, that would amount to 180 market units and 420 deed restricted units.
Q4	County starts drafting its own new land development regulations to implement that Neighborhood Plan as a vision plan for Northern South Park.
Q1 2023	
Q2	County has public workshop with Commissioners on the County’s draft regulations for Northern South Park with the 30% market/70% deed restriction allocation.
Q3-Q4	Teton County Planning Commission holds two months of hearings on the County’s draft regulations for Northern South Park with the 30% market/70% deed restriction allocation.
Q1 2024	By a 3-2 vote, the Teton County Planning Commission on January 8 <sup>th</sup> recommend denial of the County’s own regulations for housing in Northern South Park.  On Tuesday March 5 <sup>th</sup> , Teton County Commissioners voted 4 to 1 to approve the County’s regulations for a possible 1,437 homes overall in Northern South Park.  On March 6 <sup>th</sup> , the Hughes Charitable Foundation Announces \$15 million donation to Teton Habitat for affordable homes in Northern South Park.
Q2	Anticipate August submission of Gill’s Master Site Plan.
Q3/Q4	Anticipate possible review of Master Site Plan by Teton County?
	If Master Site Plan approved, Gills then convey land to Teton Habitat and JH Community Housing Trust. <ul style="list-style-type: none"><li>Teton Habitat and JH Community Housing Trust may then submit Development Plan applications for physical development on their land.</li></ul>
2025/2026?	Once Development Plan applications are submitted it typically takes the County 6 months to a year to approve that DEV application, and then another 6 months to a year to issue necessary building permits.