

▲
DELETE Item

End of Summer Business & Workforce Straw Poll

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
1,196	481	9,396	398

Please tell us about your work situation - click all that apply.

61%	Year round	244 ✓
51%	Employee	203 ✓
38%	I work an average of 20-45 hours per week	151 ✓
34%	Salaried	137 ✓
29%	I work more than 45 hours per week	118 ✓
28%	Business Owner	113 ✓
26%	Manager/Operator	103 ✓
20%	I'm a hard working volunteer!	82 ✓
15%	I have more than 1 job	59 ✓
14%	Hourly	58 ✓
8%	I work an average of 0-20 hours per week	31 ✓
7%	Seasonal	29 ✓

401 Respondents

Please describe your industry - select all that apply

19%	Non profit	79 ✓
18%	Professional Services	73 ✓
16%	Other	65 ✓
13%	Land Management - Forest, Park Service	52 ✓
13%	Lodging/short term rentals	51 ✓
12%	Public Sector - government, schools	49 ✓
9%	Retail	38 ✓
8%	Recreation/Guide Services/Outfitter	34 ✓
8%	Property management	33 ✓
7%	Restaurant	28 ✓
7%	Marketing and Advertising	28 ✓
6%	Construction and Real Estate	23 ✓
3%	Arts/Entertainment/Sports	14 ✓
3%	Technology - software, ecommerce, etc.	13 ✓
1%	Agriculture/Ranching	5 ✓
0%	Manufacturing	2 ✓

408 Respondents

Our elected officials continue to approve luxury condos and high priced hotels. Tourist businesses exacerbate the need for short-term, seasonal housing when the Teton County Comp Plan has prioritized housing for long-term, residents of the County. And then, elected officials, seasonal workers and owners of hotels, restaurants and other tourist related businesses expect the whole community to help them house their seasonal employees. And this selfish, greedy attitude pushes elected officials and hotel owners into trying to move housing into rural areas of Teton County--- for the benefit of the tourist industry business owners. When do the long-term residents, kids who grew up in Teton County and can't afford to live in their community and retired workers matter? Why does the tourist industry get all the benefits? I am tired of the inequality, focus on growth and greed and pressure on the true long-term residents to pay unaffordable property taxes and provide housing for the short-term seasonal workers for wealthy, tourist related business owners.

20 days ago

[10 Agree](#)

You should have a category for retired... AND FOR THOSE OF US THAT ARE, MANY OF US WORKED 40-60-80 HOURS A WEEK!!

20 days ago

[9 Agree](#)

You should have a category for the arts (museum/gallery workers/artists)

20 days ago

[9 Agree](#)

Just added those, thanks!

20 days ago

[1 Agree](#)

Enough promotion of Jackson Hole! We're on the map. We don't need further summer promotion. We keep cramming more and more people into this valley. We now have poor water quality in our streams and overcrowded national parks. This diminishes the quality of the experience of living in or visiting Jackson Hole

20 days ago

[6 Agree](#)

The answer are obvious, (less people, better conditions) but the plan will be to see how many more we can pack in and still market Jackson as "wild". 7000 was the max sustainable permanent population, long gone.

20 days ago

[6 Agree](#)

Giving local electeds more data that reflects the unsustainable reality of our tourism economy is useless. There is no political will for what must be done to ameliorate the issue. We can't build our way out of this. No one wants to say out loud that sustainable management starts with reducing the flow of tourism and focusing less on capacity-building to accommodate the visitors. Its commonly understood that increasing capacity to satisfy current demand induces more demand - like adding lanes to a highway just encourages more cars on the road.

18 days ago

[4 Agree](#)

I am sure the ecosystem in Jackson is long gone. We have huge pollution here (carbon foot print), bad water and lots of traffic.people think it is only natural for a town to become a city but not when the city is "the wild west". That is also long gone. Seems like luxury, parties, destruction of natural resources and "wild life" is taken with a grain of salt. (i.e snowking mountain with her huge scars front and back previously protected for wildlife..They close Josie for wildlife purposes..for wildlife??.Think about the name wildlife. I would love to keep Jackson reasonable small. ?What is wrong with that

19 days ago

[4 Agree](#)

instead of these stupid surveys, you should be working on our housing issues. House the locals at affordable rates so I dont have to work 90 hours a week.

20 days ago

[4 Agree](#)

It's interesting how very few volunteers there are per the results above that show only 6% are "a hard working volunteer!" I think the low percentage reflects the poor values we have developed in this community --- seems like our community is to a large degree all about making money & not really participating in giving back to the community. Maybe the Chamber should drive an initiative where we develop better values in helping out our community & our locals instead of just making more almighty dollars??

20 days ago

[3 Agree](#)

This is probably coming from someone who can afford their housing.

20 days ago

[2 Agree](#)

With the hours you have to work to survive how is there time to volunteer

20 days ago

[1 Agree](#)

I work for a nonprofit and volunteer for others. Just because I don't consider volunteering to be a job doesn't mean it doesn't happen. Surely many are in this boat. You must not know this community very well to assume we don't volunteer.

3 days ago

I have volunteered for the community for over 25 years. However, I don't consider it my full time job as I have multiple paying jobs at which I "work hard". When I volunteer I consider it my pleasure, not hard work.

10 days ago

I work two jobs (1 full time & 1 part time), yet find the time to volunteer. It's all about priorities & making commitments to what one believes in.

18 days ago

why is this study being done by an out of state consulting group? so we can continue to ruin this town? just like the start bus routes were destroyed by an out of state consulting group last year

20 days ago

[2 Agree](#)

This survey is done by the contract staff of the JHTTB, not by the consultants. Thanks for your input

19 days ago

Very important survey

19 days ago

[1 Agree](#)

Need a category for event rentals/event and party management/weddings. I selected professional services

19 days ago

[1 Agree](#)

You need selection options for "Retired".

20 days ago

[1 Agree](#)

There isn't a category for agriculture

20 days ago

[1 Agree](#)

Healthcare

3 days ago

I've really enjoyed the quieter summer this year. Promoting higher number of visitors only benefits a handful of businesses. After that we are dealing with the lack of infrastructure to support more tourism. I work in the service industry and tourism funds my existence here, but there is a limit to how much I benefit. The insane cost of living here, lack of housing for locals, traffic going in and out of Alpine and over Teton Pass, the quality of experience within the parks, at restaurants and hotels are all negatively impacted by having too many tourists that our infrastructure does not support. It's an equation of diminishing returns.

6 days ago

It would be great to see more resources available for tourists such as RV parts and related products available in stores, as well as RV repair people and other businesses who actually answer the phone or return calls. Also, there are many seemingly well-paid job positions in town but once you factor in the average cost to own or rent, it's obvious why there is an employee shortage here. It's pretty sad when a local bank can't keep it's own hours.

9 days ago

We retired here almost four years ago and planned to do a lot of volunteering to keep ourselves busy. Instead, we found ourselves renting out the finished basement for a modest sum for the area because we had extra space and were appalled at the housing conditions and highway robbery of workers. What happened to helping the next generation? I started "helping out" at a local resort only to find how desperately they needed staff just to cover events that were sold. It is impossible to keep up ratings when there is no staff to provide service.

I can't believe the county can function much longer when there are so many openings. 3 out of 4 building inspector positions are open, yet the county thinks they are offering good pay which is equivalent to pay at Target for a job that has a lot less stress than a professional career. Personal Finance 101... housing should be 30% of your pay. The residents, employers and elected officials need to ensure that workers are paid enough to afford to have their basic human needs met and then limit the amount of short term rentals so there is housing available for people.

11 days ago

Healthcare

13 days ago

Cater

14 days ago

Tourism and Visitor services

14 days ago

How are employees supposed to live comfortable, at all, when rent is astronomical? Maybe instead of more luxury millionaire only condos, you focus on the little guys that keep this town moving instead of forcing them to live 100 miles away and commute. And the roads in this town are horrible. Especially the bridge connecting Wilson to Jackson. And no \$1600 a month is not "cost effective employee housing" I.E., Sagebrush.

14 days ago

I hope there's a way to weight these replies, since the responses are primarily going to come from people who sit at a desk.

15 days ago

Dude ranch

16 days ago

Massage therapist

18 days ago

Massage therapust

18 days ago

sustainable mining

18 days ago

hospitality

18 days ago

healthcare

19 days ago

Licensed Massage Therapist

19 days ago

National Park

19 days ago

Interior design

19 days ago

Photography/videography

19 days ago

I think Arts/Artist should be its own category

19 days ago

If we are going to continue to thrive as a tourist destination we have to prioritize full-time residents many of whom work in the industries that support tourism. We have to be willing to make some hard choices.

19 days ago

Wedding Officiant

19 days ago

writer

19 days ago

finance

20 days ago

medical

20 days ago

RETIRED

20 days ago

self employed artist

20 days ago

Education

20 days ago

Retired

20 days ago

Welding Service

20 days ago

I am a Town of Jackson employee, START Bus operator, year round/Full time. And I work seasonal private transportation on the side

20 days ago

Transportation Public and Private

20 days ago

Consumer packaged goods- food

20 days ago

Transportation

20 days ago

Banking

20 days ago

Personal Development/Coaching

20 days ago

retired from finance

20 days ago

Cater

20 days ago

Energy and Environment

20 days ago

Transportation Services

20 days ago

writer

20 days ago

Hospital worker

20 days ago

Distribution

20 days ago

Inspections

20 days ago

Real Estate

20 days ago

Health care

20 days ago

Ranching

20 days ago

Private club

20 days ago

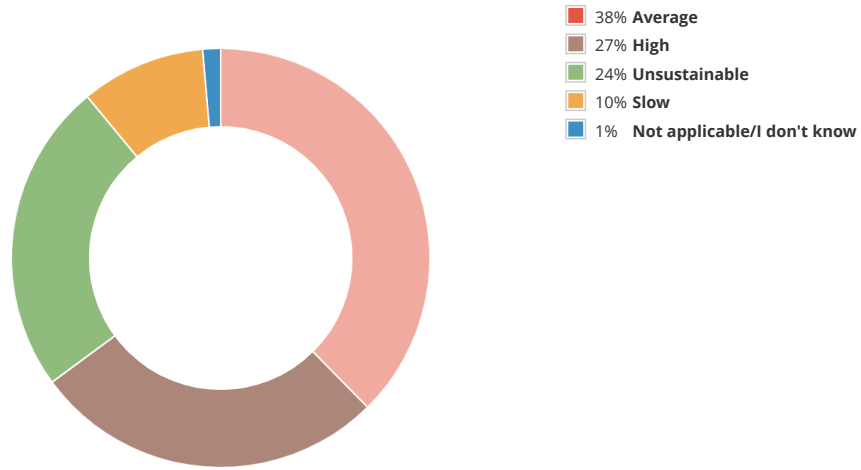
Legal and Finance

20 days ago

information

20 days ago

How would you characterize the level of visitation county-wide this summer?



435 respondents

How do you anticipate your business fared financially this summer?

	Much worse	Worse	About the same	Better	Much Better
Compared to summer 2021	3% Much worse	26% Worse	52% About the same	15% Better	3% Much Better
Compared to summer 2019 (pre-pandemic)	5% Much worse	15% Worse	52% About the same	24% Better	4% Much Better

381 respondents

How do you anticipate you personally fared financially this summer?

	Much worse	Worse	About the same	Better	Much Better
Compared to 2021	3% Much worse	27% Worse	51% About the same	16% Better	3% Much Better
Compared to 2019 (pre-pandemic)	5% Much worse	21% Worse	51% About the same	17% Better	6% Much Better

395 respondents

How challenging were the following issues related to your business or work situation this summer?

	No problem!	Manageable	Concerning	Terrible
Staffing	13% No problem!	28% Manageable	40% Concerning	19% Terrible
Housing	15% No problem!	15% Manageable	34% Concerning	35% Terrible
Traffic congestion/commuting	4% No problem!	25% Manageable	33% Concerning	38% Terrible
Lack of business	52% No problem!	33% Manageable	14% Concerning	- Terrible
Too much business	32% No problem!	45% Manageable	18% Concerning	4% Terrible
Visitor Behavior	15% No problem!	38% Manageable	34% Concerning	13% Terrible
Diversity/Equity/Inclusion	31% No problem!	33% Manageable	28% Concerning	8% Terrible
Your amount of free time for family and friends, fun/recreation/entertainment	12% No problem!	48% Manageable	26% Concerning	15% Terrible
Your mental health	16% No problem!	50% Manageable	28% Concerning	7% Terrible
Other, please explain in the comment box below	34% No problem!	36% Manageable	12% Concerning	18% Terrible

383 respondents

It's concerning how the shoulder season keeps shrinking. We already have too many tourists, yet the Chamber, the Town Council, County Commissioners, & others keep pushing more & more tourism.

Why? Greed?

The quality of life for our workforce will keep deteriorating & housing will keep getting more expensive until such time we stop promoting tourism to the level at which currently pushed. Current housing prices & tourism numbers with the increasing difficulty placed upon the workforce is UNSUSTAINABLE. Do local leaders understand the situation & care enough to help solve the problems we face? Or will greed keep winning over quality of life?

20 days ago

[+47 Agree](#)

It's very difficult to enjoy the area we live in because parking lots are full, activities are sold out, restaurants are full, etc.

20 days ago

[+32 Agree](#)

My biggest concern is housing. Long term locals who built the foundations we all live on, and families that have been here for years are being pushed out because their taxes are increasing to an unsustainable rate, and our elected officials have done nothing to attempt to grandfather these individuals in. Our community is no longer what it was.

20 days ago

[+25 Agree](#)

Why do we want Disney Land more more! Ask anyone who actually works for a living and you will get same answer.

20 days ago

[+14 Agree](#)

We are losing businesses and Jackson workforce who have been vital mainstays of this community. They can't afford or find retail space or offices, and forget about finding an affordable place to live. Why are we building hotels, expanding tourism and turning this into a playground for uber wealthy seasonal residents?! Who is going to be left to feed and provide services to these residents and tourists?

20 days ago

[+8 Agree](#)

How much of my quality of life am I supposed to forego so another dozen hotels can prosper? The Travel and tourism board needs to go away

20 days ago

[+6 Agree](#)

It was much nicer having a less busy summer. Visitation this year was at a more reasonable level and we should work as a community to keep it this way. We do not need more inbound flights, we do not need more luxury hotels/condos, we need to charge more for private planes landing

20 days ago

[+5 Agree](#)

Most of our problems stem from having too many people in JH. Our elected geniuses, claiming to be conservationists and greenies, just signed off on two more gates at the airport. JH has already become a high end tourist trap. Why worry about wildlife at this point.

20 days ago

[+5 Agree](#)

Traffic and number of people and cars awful

20 days ago

[+5 Agree](#)

I used to be able to park at forest trail heads to hike or ride my horse. Lots are full. People are camping in the parking lots.

20 days ago

[+4 Agree](#)

I think the business owners need to step up and take responsibility for their employee housing. They are so busy making money that they are not giving back. As an employee in this valley for over 30 years, it is not my responsibility to pay for housing for other employees. I worked 3 jobs, never went out to dinner, or to the bars, just stayed home with my nose to the grindstone till we could afford a home. It is time for those who need them, help them get here.

20 days ago

[4 Agree](#)

It's hard having a successful small business but not knowing if you can even keep it going because you and your employees might all of a sudden not have a place to live. And owning a place it really not possible.

19 days ago

[3 Agree](#)

Mercifully, it was a little slower this summer than last year, which was totally insane and unsustainable. At a certain point, more is not necessarily more -- we were being run ragged by crowding, lack of staffing, overtourism. Less is more, sometimes. I'd be happy with 1990s-level tourism, which was plenty busy and manageable.

19 days ago

[3 Agree](#)

Our town does not have the infrastructure to support the amount of visitors we receive. Our roadways are WAY too small. No one who has lived here for a long time wants to see us change our small town character by adding four lanes, but we are at a place where we desperately NEED them. Also, decisions that are being made to lower the speed limits in certain areas has made traffic even worse. And all it takes is one driver to slow down everyone else. We desperately NEED 4 lanes on Highway 22, the Village Road and North of town. And considering The fact that at least half of our workforce, if not more lives in Idaho, we need four lanes going over Teton Pass.

Staffing and housing is very difficult for businesses because employees can't afford to live here nor can they find a place to live. And as a local business owner, even I don't want to see any more hotels being put up. For the sake of our town, please stop advertising. This place doesn't need it. Everyone and their dog knows about Jackson, the Tetons, JHMR, etc. A continuation on this path will lead your whole workforce and true local community to leave. You will be left with businesses that can't find enough employees, people who don't want to put up with the traffic, safety issues due to the amount of traffic and limited roadways, such as, emergency vehicles needing to get through, large environmental impacts and more.

We all love Jackson for many different reasons, but I guarantee you not one of us true locals moved here with the idea of making lots of money in mind. It was the beauty that surrounds this place, ability to find peace and quiet, the small town charm, the community, the lack of traffic, A quieter and healthier lifestyle and the ability to go to a restaurant without having to make reservations weeks or months in advance.

PLEASE, listen to what so many of us are saying to you all. It is already too late in many ways. Don't completely ruin it. Thank you for your time and listening to what I had to say.

20 days ago

[3 Agree](#)

We really need to do something about transportation. Can we not have more funding for public transport? The amount of traffic from the out-of-town local workforce is horrific.

20 days ago

[3 Agree](#)

As before, far, far too many people. The people who are making the big money don't even live here! It is now all out of state, if not out of country conglomerates, like the Soviet housing block (SB) on Broadway where the deer used to fawn. BTW, now that the deer are all dead or blocked from crossing the road, can we raise the speed limit back to 35?

20 days ago

[3 Agree](#)

its concerning that housing for locals is NOT affordable and that property owners are greedy.

20 days ago

[3 Agree](#)

Jackson hole and surrounding valley is on a fast track to unsustainability. The direct result of greed overdevelopment and overpromotion. A loss of traditional values and land stewardship. Sadly corrupt elected officials are turning a blind eye and pushing a bought off agenda. Blatant disregard for the original county development plan and build out.

19 days ago

[2 Agree](#)

I am concerned that Jackson Hole is becoming a product for sale rather than a place that where we collectively focus on public good - as a community where we can live/work and sustain the natural resources we depend on.

19 days ago

[2 Agree](#)

Taxes: The county is not addressing the increased property taxes. Forcing long established property owners out. Shameful and down right evil. All in the name of raising money for their pet projects and progressive agendas.

19 days ago

[2 Agree](#)

Can anyone answer where all this property tax increase money is going?

19 days ago

[2 Agree](#)

prisoners in paradise

19 days ago

[2 Agree](#)

We use to be a Community, Now we're a Commodity. Life in Jackson use to be MUCH better.

19 days ago

[2 Agree](#)

As a result of Teton County, Wyoming not dealing with its issues/problems, the surrounding counties are experiencing unforeseen and unanticipated growth issues. Jackson and surrounding areas need to come up with a sustainable course of action to deal with open flood gate of visitors that has been created. As has been said, there is no turning back the clock. Creating an environment where owners/renters/employees have to leave the valley where they work/live because it has been determined that time needs to stop, is irresponsible and very short sighted. Deal with the problems that have been created by your promotion of your resources.

19 days ago

[2 Agree](#)

As a volunteer, I do not get paid..and you have to remember there are hundreds of volunteers everywhere. Visitor behavior changes every day. Locals get upset because of the masses of people and act different. understandable as their town is overrun, big buildings erected and with a tear in their eye give up all the places they use to go to.And there seem to be no end in sight .

19 days ago

[2 Agree](#)

Cost of living is high.

19 days ago

[2 Agree](#)

Support for the business greed that exists in this valley is off the charts. Frankly, I'm quite tired of every governmental decision being based on fear of pushback from the private business sector. The biggest problem recently created is the requirement that so much of the bed tax be spent on marketing tourism. THIS NEEDS TO CHANGE and soon!

20 days ago

[2 Agree](#)

if we keep adding amenities, and comforts, we'll keep attracting the unpleasant, rude, entitled, condescending, and spoiled people who expect those frivolous comforts

20 days ago

[2 Agree](#)

There are many people looking for housing-- more than ever. Housing options are far beyond their budgets. What happened to the Master Plan priority of housing long-term, local workers Seems like the elected exacerbate housing by approving luxury condos, expensive hotels and trying to force people outside the town to house short-term, seasonal workers who have no investment in this community.

20 days ago

[👍 2 Agree](#)

This summer seemed less busy with traffic and visitors. I do not have employees, but housing is still a significant issue. It is shocking how real estate prices soared over the past 2 years. Unreal, but real and sad.

20 days ago

[👍 2 Agree](#)

Locals can't enjoy Jackson any more.. We can't go anywhere or do anything because it is TOO BUSY. with tourists!

Remember Grow Slow, Grow Smart ?? What happened to that? More hotels = more subsidized housing for employees. I worked for 50 + years and saved for my own retirement. Why should I now have to pay to subsidize employees at a hotel when that hotel is charging \$1000 per night for a room? And those employees only have to work 30 hours a week? That's a part time job! This town is nuts...

20 days ago

[👍 2 Agree](#)

No more nightly rentals- there are too many tourists. If nightly rentals were available at an affordable cost for long term rentals- that would help with housing and alleviate traffic congestion. Win win!

20 days ago

[👍 2 Agree](#)

Why do we want to continue to grow? I fear a tragedy of the commons situation

20 days ago

[👍 2 Agree](#)

Housing is a crisis

20 days ago [👍 2 Agree](#)

More and more hotels. More and more people. Higher prices less workers. Who will work all these low paying jobs? Pay is not equal to the area and people are fed up and leaving and it shows. The community this once was is gone its sad.

17 days ago

[👍 1 Agree](#)

As a resident of Teton County, Idaho, it has been difficult to watch JH offload its issues to our community – thus creating the same and exacerbating the same issues within our community. Businesses in Idaho struggle to staff themselves and house employees due in part to the number of housing units occupied by workers driving to Jackson.

As a resident of the area at large, I no longer travel over Teton Pass unless absolutely necessary during the summer months – Jackson itself is no longer a pleasant experience. Traffic, crowding, and incessant construction of new luxury accommodations (both hotels and residences) have made the place that I initially moved to virtually unrecognizable. The fabric of locals is shrinking rapidly, being replaced by an elite group that care little for the community during the few weeks a year that they "live" here.

17 days ago

[👍 1 Agree](#)

Instead of slapping up more of the chicken-coop-type housing that changes the character of the Town costing millions in tax-payer dollars in the process, how about increasing the number of commuter bus routes, paying drivers a livable wage, and spreading the workforce over the valley? Several of my employees don't want to live in Jackson because of the crowds, the expense, and the entitlement. The housing genie is already out of the bottle. We're not fixing it with more condos. Packing in more and more workers to satisfy tourists just creates different kinds of problems. As more long-time residents are forced out, they are being replaced by those newly-relocated zoomers who don't care about the character of the town. They just want convenience.

18 days ago

[👍 1 Agree](#)

I am the only "employee" at my business so housing, etc was not a problem. However, the housing crisis is definitely affecting me personally as I see long time friends leave town. We are losing really great people that add a lot to our community.

18 days ago

[1 Agree](#)

Cost of goods has made business really difficult

19 days ago

[1 Agree](#)

Nice to be able to take as much business as you want and turn away the rest. Still such a huge demand for guest services and people are seeking vendors from outside the state quite often. We just can't scale enough here due to cost and availability of commercial real estate. More needs to be zoned, especially warehouse space south of town. Otherwise nice to be busy but not insane like last summer. Actually able to make reservations at local restaurants.

19 days ago

[1 Agree](#)

My two cents RE traffic - Highway 22 in particular is broken.....and the Tribal Trails connector as opposed will not solve the issue. WYDOT knows this and has expressed as much to me in the last public meeting I went too. I was told that the state needs to wait until the county acts on that connector.....but surely we can get the county and state in the same room to come up with an overarching solution versus the piecemeal outline we're looking at right now.

19 days ago

[1 Agree](#)

not relevant--I work on my own

20 days ago

[1 Agree](#)

I don't have employees so this doesn't relate to me.

20 days ago

[1 Agree](#)

My employers over-hired trying to follow the trend of the past 3 years. It has been stressful to say the least because I have had to scramble to find work when I have been working in this industry for 15 years. It was nice to see fewer people on the roads and in the parks. Hopefully next year they can hire more appropriately.

6 days ago

The unanswered questions were non applicable

10 days ago

In the bigger picture, it is not if business was up or down, but if you were able to provide the level of service that you would be proud to provide. Everyone here is flying by the seat of their pants trying to piecemeal enough coverage to survive to the next day to do it all over again. That is no way to live life and although I wasn't stressed, I was heartbroken for those around me that do not have the security my husband and I have worked for during our lifetime.

11 days ago

Jackson is not my home any more.

11 days ago

The most concerning is the lack of optimism and professionalism of businesses. The attitude of we are short staffed, acceptance of cutting hours and service is concerning - all over the West, not just JH.

14 days ago

We no longer have shoulder seasons and visitors impact those of us who live in the area in more ways than previous. Traffic congestion is a huge issue and one of our prized resources, Wildlife, are suffering with more being killed along the roads than ever. We have empty grocery store shelves and a long wait for many services. Taxes have gone through the roof and few gainfully employed young people can afford to live in the community they work in.

14 days ago

Short-term rentals and condos for out of towners is not only killing the housing opportunities for people who live here, but honestly making Jackson ugly with carbon copy buildings that are taking the place of older homes and bungalows. There are only a few streets that you can drive down that don't have one of these developments that seem like they were all designed by the same architect to be enjoyed for 2 weeks of the year.

15 days ago

Kids home alone too much while I work

15 days ago

We need quality staff not just a warm body.

15 days ago

Less restaurant business this year, but I feel a lot of it is because the locals were so beaten down by the number of tourists the last two years that they gave up going out in the summer. Off season, or what's left of it, gives us a chance to enjoy our own community. We need less pressure to increase tourism and more time to reunite as a place to belong

15 days ago

Town Government allowing private sector to add workforce housing iunits n this town would go a long ways to solving more housing issues. Try adding a third unit to your home on NH1 property that's zoned for 3 units!! Good luck!

16 days ago

We can't turn back but the powers that be do not have the foresight to lead us into the future.

17 days ago

Zoning changes to enable more high-density housing central to downtown is good for businesses because it allows us to employ and hire workers to serve our community and increases our tax base. As a libertarian, I also believe people should be able to do what they want with the properties they own, which includes profiting off higher density development.

18 days ago

We are at a sustainable level in almost all areas except housing. As Alpine and Idaho build more, that will help. Allow more private investors to build more with more density in the key hub areas of town, Wilson and the Aspens, and some more relief will be realized. Housing is not an entitlement. town and County should not be landlords, but should encourage multifamily/unit housing with more floors for more units

19 days ago

I'm a one-person show doing a lot of virtual events, so these questions aren't very relevant for me.

19 days ago

I'm a one-person show essentially and some of these questions are terribly relevant.

19 days ago

I lost one employee/contractor to a higher paying job in Jackson Hole

19 days ago

I do not have employees and do not work in tourism

20 days ago

n/a

20 days ago

Most questions were not applicable.

20 days ago

RETIRED !!

20 days ago

Water issues

20 days ago

We need to get rid of short term rentals. This will help the housing situation. Before we had VRBO and AirBnB in this town we did not have a rental problem. And the crazy increase of property tax is forcing long term locals out because they cannot afford to live here. My in-laws property tax went from \$2000 to \$20,000 in one year!!!! They are retired and on a fixed income ! how the hell are they to come up with \$18,000 extra dollars a year!!! Sell??? and go where???? This is the only place they have ever lived!

20 days ago

N/A

20 days ago

Xxxx

20 days ago

N/a

20 days ago

We set our rates in Oct 2021. The inflation and rise in overall prices will have a drastic impact on our overall income.

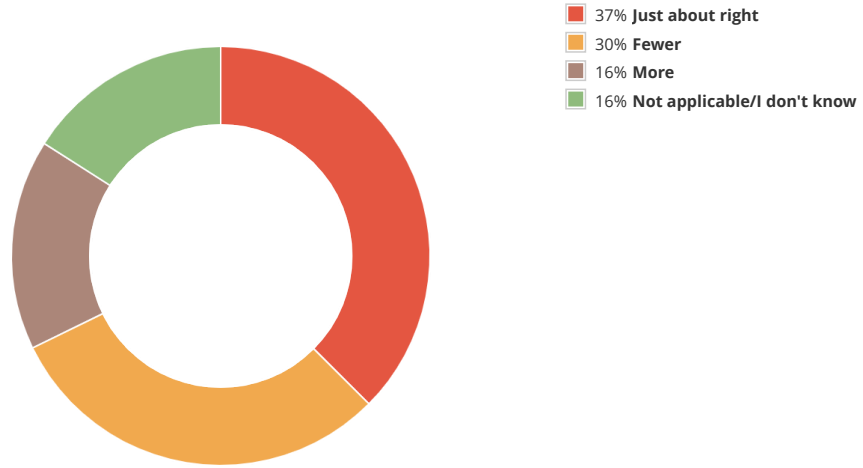
20 days ago

How did the following affect your business or place of work financially this summer?

	Very negatively	Some impact, but we recovered	No impact	Positively	I don't know
Yellowstone flooding	5% Very negatively	32% Some impact, but we recovered	52% No impact	7% Positively	5% I don't know
Airport Closure	14% Very negatively	35% Some impact, but we recovered	34% No impact	14% Positively	3% I don't know
Other weather-related events	2% Very negatively	15% Some impact, but we recovered	72% No impact	2% Positively	10% I don't know

356 respondents

Would you like to have more or fewer customers at your business/place of work during the summer?



360 respondents

Lodging occupancy in Teton County, Wyoming was down overall compared to both record-breaking years of 2021 and 2019. What do you think are the top three reasons?

67%	Gas prices	Rank: 1.90	163 ✓
47%	Inflation	Rank: 2.44	113 ✓
58%	Cost of visiting Jackson Hole	Rank: 2.50	140 ✓
5%	Other - please describe in the comment box below	Rank: 2.55	11 ✓
49%	Yellowstone Closure	Rank: 2.55	118 ✓
45%	Airport closure	Rank: 2.65	109 ✓
45%	Opening of international/other destinations	Rank: 2.80	108 ✓
18%	Reputation of Jackson Hole	Rank: 4.09	44 ✓
12%	Covid-19	Rank: 4.70	30 ✓
7%	Lack of advertising/promotion	Rank: 7.19	16 ✓

242 Respondents

Jackson Hole has gotten so expensive & I hear from so many middle income families that simply can no longer afford to stay in local hotels, or do so at great expense. Prices in Jackson Hole are ridiculous and greed keeps driving prices further higher.

20 days ago

[19 Agree](#)

The cost of staying in Jackson is beyond the means of a normal family of 4.

20 days ago

[12 Agree](#)

I repeat my comment from above: why do we want to continue to grow? No one has a good time when everything is crazy busy and crazy expensive.

20 days ago

[10 Agree](#)

According to the poll results above, 69% of respondents would "like to have more customers at business/place of work during the summer."

Excuse me but...WHERE ARE THE EMPLOYEES GOING TO COME FROM??? The 69% response rate that want MORE CUSTOMERS...sounds quite detached from reality, i.e., the lack of employees & the housing crisis here in Jackson Hole. Are these employers prepared to pay a living wage AND to house the extra employees needed to take care of the "more customers" desired? Probably not.

20 days ago

[8 Agree](#)

My business can accommodate up to 20% more customers without adding additional staffing. Therefore no detachment from reality whatsoever.

19 days ago

[1 Agree](#)

Too much NEW building and construction. Outside (Large) contractors and Construction firms using multiple out of area subs and laborers. All of these "workers", materials and suppliers are a big part of what is clogging (and trashing) our highways and streets, not to mention the workers required for operations and maintenance when these new projects are completed and open for business. And the large scale building of housing units (and I am not talking the mega millions custom homes here) is a catch 22, because it adds to problems more than it addresses them.

20 days ago

[5 Agree](#)

Hotel prices have gotten absolutely ridiculous as well as restaurant prices! Because businesses are paying ridiculous lease amounts! And have to pay there employees that still cant afford to live here. Jackson is going to be another Aspen. Stores will close and they will no employees. Everyone will move to bedroom communities and stay and work there.

20 days ago

[5 Agree](#)

Folks are learning that Jackson isn't visitor-centric so they're going elsewhere. And the things that made us 'special' as a destination - wildlife, open spaces, uniqueness - is being overcome by crowds and a visitor environment that no longer reflects western hospitality.

19 days ago

[4 Agree](#)

I would like to see a large majority of the TTB resources and focus on educating tourists on how to responsibly use our resources - plan ahead with reservations, stay on trail in the park, don't stop in the middle of the road, use crosswalks, be patient with staffing issues, camp in designated areas, river etiquette, teton pass etiquette...

19 days ago

[4 Agree](#)

This isn't my Jackson anymore. I avoid town and our beloved park in summer & early fall. My wealthy neighbor won't let me walk on the part of our private road that crosses his land. The new buildings don't resemble Jackson's character and charm. Residents my age are leaving. Businesses don't have staff, and what staff they have must commute to work.

19 days ago

[4 Agree](#)

I do not see it as a problem that we failed to break records yet again. Let's hope we continue to NOT set records for occupancy/visitation. A continued downward trend would be most welcome.

19 days ago

[4 Agree](#)

The past two summers, national park travel was one of the only options and visitation was artificially high. Now, people can travel to Europe again, or go to Disneyland, so people who want to travel are dispersing to more areas.

20 days ago

[4 Agree](#)

Everything in Jackson has gotten ridiculously expensive and crowded in town and the park, visitors don't want to put up with it. I tell my friends and family to stay away, it's just not worth the effort any more.

19 days ago

[3 Agree](#)

Conserving the environment should be the highest priority since that is why everyone wants to come here to visit. We need to keep it a special environment to see wildlife, recreate with a tiny bit of solitude, and recreate on clean waters.

19 days ago

[3 Agree](#)

While the reason for overall lodging occupancy is probably a combination of several things, I welcome the statistic. Perhaps lower occupancy will reduce the number new construction of hotels, luxury condos and 2nd homes--- this reducing the need for more employees and housing--- thus reducing traffic and parking problems--- this helping JH return to a sustainable community. I would welcome a change in priorities from growth and greed to a sustainable community where residents can enjoy their lives, families, free-time and neighborhoods.

20 days ago

[3 Agree](#)

It is okay for lodging occupancy to be down. Too many hotel and resort properties have already been built. Hotel owners should work their business plans to operate at less capacity. They will need less staff and expectations driven by the direction we were going are not sustainable. Hotel owners should also consider renting some of their excess capacity to seasonal workers at lower rates.

20 days ago

[3 Agree](#)

So many publications made it sound like jellystone was closed for the season. The reputation of Jackson Hole is now as a resort for the billionaire crowd not as a community. I mean for crying out loud, I stopped to get a coffee at Persephone in Wilson the other day and thought I was in the freaking Hamptons

20 days ago

[3 Agree](#)

All my old friends have moved out. I wanted to hold a convention for my non profit here this summer, but the cheapest hotel rate for mid Sept. was 350-400. No one can afford that, except the out of state corporations that own most of them. I am holding it in Thermopolis.

20 days ago

[3 Agree](#)

The same reason we are unhappy, overpriced lodging overpriced rental car, overpriced and unavailable dining, completely booked experiences ,then they sit in traffic too. There this new invention social media you may have heard of it lol. It sucks for them too.

20 days ago

[3 Agree](#)

Covid was over or at least not a big problem. People stopped their panic runaway from the cities.

20 days ago

[3 Agree](#)

Cost is prohibitive. We have very few low or middle-income hospitality offerings.

20 days ago

[3 Agree](#)

20 & 21 were oddities. That kind of increase isn't normal. Jackson is obscenely expensive. 2019 is reality of where we should be. The natural and human resources can't sustain 20 21.

19 days ago

[2 Agree](#)

I heard hotels were limiting rooms available because of lack of staffing and that's why occupancy was low

19 days ago

[2 Agree](#)

High hotel costs may also have limited visitation. Less visitation is OK with me.

19 days ago

[2 Agree](#)

Lots of foreign travelers visiting. Many US travelers opting to camp in USFS because can't afford hotels or CGs in GRTE.

20 days ago

[2 Agree](#)

the quality of experience vs the cost of experience are getting so out of proportion

20 days ago

[2 Agree](#)

Our July, Aug, and Sept numbers were inline with 2021, however The airport really affected us. There was an overall lack of planning for transportation solutions available.

20 days ago

[2 Agree](#)

Simple fact that inflation in Jackson is so beyond sky high and nobody is willing to pay to keep up with it and rent and taxes raise exponentially every year. Been a full time trade worker building your mansions and cabins and fancy apartments for 8 years. I make good money for what I do and yet just to care for myself properly I live in a bus on my different job sites. I never recommend anyone visit this town anymore between the roads and the exorbitant prices of everything here. And I actively advise people to not love anywhere near here.

14 days ago

[1 Agree](#)

Natural decline after record setting COVID-era visitation levels is pretty obviously #1 right? Surprised this only got 13%. Probably followed by some combo of Yellowstone closure/airport closure & high gas prices (especially early summer) + high inflation

18 days ago

[1 Agree](#)

Jackson prices for almost everything has gotten ridiculous. I would never visit if I wasn't already a resident and I tell my out of state friends and family they are not invited.

19 days ago

[1 Agree](#)

I tell friends who want to visit Jackson Hole to consider staying someplace else. They will save money, get better service and probably have a better experience. Friends who do not take my advice normally comment that they cannot believe how many people are here to visit.

8 days ago

Decline in quality of visitor services

8 days ago

I've heard and read a lot about how tourists actually don't like Jackson because it's a tourist trap itself and they can't afford anything.

11 days ago

Na

12 days ago

Greed has overtaken experience

14 days ago

overcrowding in previous years

16 days ago

People are so grumpy and mean here now I dont even like it here anymore Ive been here 20years.nature keeps me here i can still escape. Everyone treats everyone like dirt here it has changed me as a person

17 days ago

Too much traffic. Too many dump trucks. Too many building projects. General deterioration of our quality of life. Also, closing Willow St to parking is Dumb. Compromise & give pathway One Lane.

18 days ago

BS more people than ever

19 days ago

Property taxes!

19 days ago

19 days ago

All of the above.

19 days ago

Less desire for outdoor destination with the shift in COVID

19 days ago

Cost of housing

19 days ago

Lodging is a major Valve to/for our overcrowding. IF more and more lodging is provided, Overcrowding will Increase !

19 days ago

2019 was the eclipse - recording breaking attendance. 2021 everyone wanted to get outdoors. I think we should've expected a decrease this year and leveling out in the future.

19 days ago

The eclipse was on 8/21 of 2017.

18 days ago

Housing cost

19 days ago

traffic/congestion

19 days ago

Cost of lodging and the stay in Jackson Hole.

19 days ago

More hotels skew the results. What are the pure numbers of visitors vs the percentage of occupancy?

20 days ago

Same as the last few decades - ZERO

20 days ago

More people traveling internationally again

20 days ago

international travel accessible

20 days ago

Traffic problems, lack of moderate priced lodging and

20 days ago

A nice cold, rainy and snowy May and June

20 days ago

Airport. Weather

20 days ago

Families having other priorities after the 2 years of travel restrictions: many people have returned to work at workplaces, schools are open, kids are doing club sports all of which contributed to scale back in extended vacations

20 days ago

post Covid visitation

20 days ago

Everyone just bought up all the properties so no one needed to get a hotel room.

20 days ago

Thank you for your feedback! Your answers have been recorded.

Bonus Question: What's one word to describe your summer in the Tetons?

why-didnt-we-use-all-the-money-that-went-toward-this-unnecessary-tourism-study-on-affordable-housing-for-locals

20 days ago

[+21 Agree](#)

wishing it was 1989 again. fred's market, calico, tiny teton village which looked like a post card from the Alps. working, skiing, family time. living in a decent rental house that was very affordable. you knew, or at least recognized the face of almost everybody in town. that is such toast. forever. thank you JH Chamber and Travel & Tourism Board for marketing our "wild" place, all across the US, Europe, China. Bring more people in, what a great idea!!! Oh, and good job Commissioners allowing a re-vote on Shooting Star. \$\$\$ changing hands in dead of night? And thanks for approving all the new hotels. Good thing we have so much housing for all those to-be-needed workers to live in.

20 days ago

[+16 Agree](#)

It is hard for me to feel any connection or community spirit when I am in Jackson. The place no longer feels western, rustic or rural. There are hords of people who look like New Yorkers.

20 days ago

[+11 Agree](#)

Better than the last 2!!

20 days ago

[+6 Agree](#)

We are loosing our small quaint town which is why people come to Jackson. We are just becoming another Aspen/Vail. No longer anything unique about Jackson. To many motel/hotels. By limiting the # of people than have a place to stay, we can control the number of visitors and keep manageable. We do not have the infrastructure to handle the influx.

Businesses are greedy, never enough \$\$ for them. Prices are outrageous, taking advantage of hard times. It is a viscous circle, more business need more employees, need more housing, causes more traffic and pollution. Time to limit the # of people coming to our town. This will help to keep it unique..

20 days ago

[+3 Agree](#)

Overrun.

20 days ago

[+3 Agree](#)

Less people is great IMO.

20 days ago

[+3 Agree](#)

Conjested

19 days ago

[+2 Agree](#)

Jaded. watching locals complain about our current situation, and then vote for more officials who will perpetuate the current situation. can we please go back to being part of Wyoming

20 days ago

[+2 Agree](#)

Traffic

20 days ago

[+2 Agree](#)

overcrowded

20 days ago

[+2 Agree](#)

Frustrating.

20 days ago

[+2 Agree](#)

traffic!

20 days ago [2 Agree](#)

Crowded

14 days ago [1 Agree](#)

Stop complaining about tourists! They pay for your very good life in Teton County. Arts Center, new fire station, new park center, All the wonderful parks, buildings, etc are 95% or greater paid for by them. What is the Town debt? ZERO. Look at the \$160 million of items on the fall ballot. There would be NONE of them without tourism.

14 days ago [1 Agree](#)

Fleeting

14 days ago [1 Agree](#)

Somewhat refreshing to flow through the Valley with a more peaceful Summer, I mean really can we stop advertising JH for now anyway. I think it would benefit this community to take a step back on all the building, Jackson isn't even recognizable to returning visitors, they all say this will be our last time coming into this overpriced town, so sad!

16 days ago [1 Agree](#)

traffic chaos

17 days ago [1 Agree](#)

Busy as usual, but summer is the time to get my work done.

17 days ago [1 Agree](#)

Slower--which was amazing

18 days ago [1 Agree](#)

full of traffic

19 days ago [1 Agree](#)

Traffic

19 days ago [1 Agree](#)

Bike

19 days ago [1 Agree](#)

Nonexistent. No place to live, and have to work all of the time to afford staying here. This place has become a disappointment and has horrible leadership.

19 days ago [1 Agree](#)

Crowded

19 days ago [1 Agree](#)

Avoiding town at all costs

19 days ago [1 Agree](#)

overpromoted

19 days ago [1 Agree](#)

limit aribnb and second and third homes.

19 days ago [1 Agree](#)

Gotta use two words: Avoiding Crowds

20 days ago [⊕ 1 Agree](#)

Overrun

20 days ago [⊕ 1 Agree](#)

tenuous

20 days ago [⊕ 1 Agree](#)

expensive

20 days ago [⊕ 1 Agree](#)

short

20 days ago [⊕ 1 Agree](#)

Glorious

20 days ago [⊕ 1 Agree](#)

Waiting for tourism to subside to 2010 levels (which will never happen) but it would make traffic manageable, hotel room costs decline, allow locals to get restaurant reservations, and stabilize general expenses (especially construction costs, property taxes and rents).

20 days ago [⊕ 1 Agree](#)

Improved

20 days ago [⊕ 1 Agree](#)

overcrowded

20 days ago [⊕ 1 Agree](#)

hectic and overpopulated

20 days ago [⊕ 1 Agree](#)

Hiding

20 days ago [⊕ 1 Agree](#)

frustrating

20 days ago [⊕ 1 Agree](#)

short

20 days ago [⊕ 1 Agree](#)

went too fast.

20 days ago [⊕ 1 Agree](#)

Quick

20 days ago [⊕ 1 Agree](#)

exhausting but so much fun

20 days ago [⊕ 1 Agree](#)

hectic

20 days ago [⊕ 1 Agree](#)

Intense

20 days ago [1 Agree](#)

Meh

6 days ago

fun

6 days ago

fast

6 days ago

nostalgia

7 days ago

Nowhere to live, huge houses in town being built

8 days ago

Stressful.

8 days ago

Hectic

10 days ago

What summer?

11 days ago

Unforgettable

11 days ago

Exhausting

11 days ago

Magical

12 days ago

Less tourists helped, but staffing was also very difficult. Good thing we had fewer tourists.

13 days ago

Short

14 days ago

Disappointing

14 days ago

Miserable and not recommended for anyone with a net worth less than \$5 million. This town is an absolute greed ridden joke. Makes Puerto Rico's recent trampling by hurricane Fiona look like heaven.

14 days ago

Stressful but beautiful.

14 days ago

Frustrating

15 days ago

uncomfortable - settling in a place where owning a home will never be an option is sad and uncomfortable. You become a part of a community to only have to leave when someone else says it's time. Maslow's hierarchy of needs is not in tact.... let's be honest.. which affects overall well-being.

15 days ago

Scramble

15 days ago

desk-bound

15 days ago

Didn't get to enjoy it. Parking lots always full. Too many tourists. Restaurants impossible to get into due to too many people and to few staff. Over priced for what you get. Grocery stores so busy you have to go after 8 pm to avoid the huge amounts of people and then things are sold out. Tough place to be in the summer anymore. Tourists seemed angry too.

15 days ago

Sad to say, that's what makes working 20 days straight repeatedly not so bad. Where would you go to recreate, it's all a zoo

10 days ago

phony

15 days ago

FANTASTIC

16 days ago

Busy

16 days ago

Funtastic!

16 days ago

Busy

17 days ago

Fun

17 days ago

Frustrating

17 days ago

:(

17 days ago

Magnificent

17 days ago

Woof

17 days ago

smokeless

17 days ago

Disconnected

17 days ago

Hot

18 days ago

Stunning

18 days ago

Mine was wonderful and talked with visitors where ever i went

18 days ago

Very busy!

18 days ago

expensive

18 days ago

better than 2020

18 days ago

awesome

18 days ago

Jackson is where I work, not where I live. Honestly, I can't wait to get out of town and back to my quieter valley each day.

18 days ago

Hot

18 days ago

rainier kind of!

18 days ago

Busy!

18 days ago

busy

18 days ago

Overwhelming

19 days ago

Fleeting

19 days ago

Beautiful

19 days ago

Over crowded

19 days ago

To crowded

19 days ago

Hiding-out-and-avoiding-town!

19 days ago

Fine.

19 days ago

Worth a repeat: why-didnt-we-use-all-the-money-that-went-toward-this-unnecessary-tourism-study-on-affordable-housing-for-locals

19 days ago

great

19 days ago

overcrowded

19 days ago

average

19 days ago

Fucked

19 days ago

Busy.

19 days ago

Glorious!

19 days ago

crazy

19 days ago

Glorious

19 days ago

Busy

19 days ago

prisoner in paradise

19 days ago

Warm

19 days ago

Exhausting

19 days ago

Busy.

19 days ago

Frustrating

19 days ago

Windy

19 days ago

fine

19 days ago

Excellent!

19 days ago

Crowded!

19 days ago

I work in the tetons and love the tetons. This summer 2022 was nicer than the previous years. Now everybody can relax and actually enjoy the park versus the tension of parking and stepping on the heels of hikers. The teton crest is quite busy with hikers but hikers tend to be aware of their surroundings and take care of what is around them. Parking sometimes a different story.

19 days ago

Soulless

19 days ago

Persevering

19 days ago

Hot

19 days ago

traffic

19 days ago

Rainy

19 days ago

Better

19 days ago

Surviving!

19 days ago

chaos

20 days ago

Good

20 days ago

Busy

20 days ago

Quiet

20 days ago

crazy!

20 days ago

hectic

20 days ago

Grand

20 days ago

Crowded!

20 days ago

SAME -- the same as the last 53 years, variable - a little different each year

20 days ago

Crowded

20 days ago

Aggravating

20 days ago

Hectic

20 days ago

Manic

20 days ago

Disappointing

20 days ago

Hectic

20 days ago

Tenuous and temporary long term

20 days ago

Crowded

20 days ago

lucky

20 days ago

Short

20 days ago

Busy

20 days ago

Normal!

20 days ago

Happy

20 days ago

Hot

20 days ago

Refreshing

20 days ago

Perfect

20 days ago

Summer in Jackson Hole is magnificent

20 days ago

Stressful

20 days ago

Crowded!

20 days ago

Crowded

20 days ago

Chaotic

20 days ago

Beautiful

20 days ago

Ghastly

20 days ago

Titties!

20 days ago

Assholes

20 days ago

Unsubstantial

20 days ago

SHITSHOW

20 days ago

Overworked

20 days ago

Stressful

20 days ago

BEAUTIFUL

20 days ago

overcrowded

20 days ago

nice

20 days ago

Choresapalooza

20 days ago

Average

20 days ago

Work

20 days ago

Magnificent

20 days ago

OKay

20 days ago

Chaos

20 days ago

stressful

20 days ago

Grateful

20 days ago

busy

20 days ago

Just OK

20 days ago

Fun

20 days ago

great

20 days ago

exhilarating

20 days ago

Hot!

20 days ago

5% of the experience it was 20 years ago

20 days ago

Normal.

20 days ago

Sad.

20 days ago

Undesirable

20 days ago

Expensive

20 days ago

Traffic

20 days ago

Busy

20 days ago

droughty

20 days ago

Satisfying

20 days ago

Excellent

20 days ago

Unusual

20 days ago

bustling

20 days ago

Promising

20 days ago

Weird

20 days ago

Fun

20 days ago

Relaxing

20 days ago
