



January 28, 2009

Mayor and Jackson Town Council  
cc: Tyler Sinclair, Planning Director  
Jeff Noffsinger, Principal Planner

Re: February 2 meeting  
Submitted Electronically

Dear Mayor and Councilors:

On behalf of the Jackson Hole Conservation Alliance, we would like to submit comments regarding the February 2<sup>nd</sup> Town Council meeting. Attached are comments regarding 1) the Sandhill Ridge PUD application and 2) the North Cache Investments PMD application.

In addition to submitting comments specific to each project, we would also like to express a general and more collective concern related to these projects and to town planning issues. Both projects stand to set major examples for future redevelopment in Jackson's gateways, including the acceptable size and scale of structures, appropriate densities, and requirements for community needs such as workforce housing. The tools being applied in these cases – the PUD and the PMD - are at the center of community concern about how future town planning should be guided.

These individual applications naturally raise questions about larger comprehensive planning issues. Therefore, as our community moves forward in the update process and anticipates a new document, we would like to offer the following comments:

In the next stage of the process, we hope there will be more opportunity to adequately consider the linkages between character preservation and redevelopment. Early on in the process, Clarion Associates made the following statement in an October 2007 report: "The goal of preserving community character has not been reconciled with the pressures for redevelopment; this is a topic that will be more closely addressed in the [update]." The Conservation Alliance believes it is critical that we all encourage a community discussion on the tough questions regarding community character and redevelopment. The effectiveness of the current process, Jackson's high quality of life and visitor experience, and a sustainable economy depend on it. To date, while we really appreciate the effort that has been put into this process overall, we feel this broader discussion has been lacking.

Also, we feel it is critical to not lose sight of the nature of information our community has compiled to date regarding specific town subareas. It is important to distinguish broad, general themes (for which we have more consistent information) from those targeted to some of the town's specific subareas. In our experience, in the first round of

public comment, many individuals felt uncomfortable commenting on specific town subarea maps and worksheets given the ambiguity and generality of the information (and survey questions) presented. For example, only 21 individuals commented on questions regarding the “North ‘Y’ Hillside” in the on-line community survey. And, within written comments on this specific subarea, over half of the individuals voiced concerns about four-story developments, access and traffic problems, aesthetic impacts of hillside developments, gateway character sensitivity, and proximity to critical winter range. (Also, it is important to note that the “Y” subarea poses very different issues and challenges than the “North ‘Y’ Hillside” subarea.)

Comments in this section also pointed to a key theme of the planning process underway; **individuals support higher density in town IF it means protection of open spaces and habitat in the county, or provision of workforce housing, and in the case that there are truly tradeoffs.** Most importantly, the community does not generally support additional development for its own sake, given the consistent community positions on limiting overall development potential for the town and county.

We look forward to receiving the next draft of the Comp Plan, including land use plan maps that include more clarity about what is being proposed, so that we, as a community, can evaluate it in terms of its consistency with community values.

Thank you and please contact us anytime with questions.

Sincerely,



Franz Camenzind  
Executive Director



Kristy Bruner  
Community Planning Director