



January 28, 2009

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

Re: Sandhill Ridge PUD  
Submitted Electronically

Dear Mayor and Councilors:

On behalf of the Jackson Hole Conservation Alliance, we would like to provide a few comments regarding recently submitted modifications to a request for Sketch Plan approval for a planned unit development and a conditional use permit for hillside development, items P08-102 and P08-103.

In short, we do not find that the changes submitted to this application are significant enough to merit approval of the project. The concerns we raised regarding gateway character, traffic capacity, environmental impacts (particularly in terms of crucial mule deer winter range), and the use of density bonus options during the comprehensive planning process in our November 26, 2008 correspondence largely remain.

More specifically, a five-unit reduction is not substantial enough to remedy the impacts (on traffic, gateway character, etc.) associated with a high-density project at this site. The bulk and scale of the structures, building heights, and overall density of the revised application would trigger a significant change in a critical character-defining area of the Town. As we have stated before, we believe these areas need careful consideration and that the planning process underway should help determine this character. Additionally, we question the findings regarding potential impacts to mule deer, particularly when considering the indirect effects of the proposed project density. Ultimately, the use of a density bonus option in such a location is questionable, particularly given the potential impacts on the *function* of crucial mule deer winter range and the lack of net community benefit that is gained from the current PUD option.

Additionally, and related to our evaluation of the project's overall community benefit, while we recognize that the provision of employee housing in the original application was voluntary, we are disappointed to see that the reduction of density in this project targets workforce housing rather than market rate housing. (The amount of market rate housing increases by one unit in the revised application, whereas workforce housing decreases by six units). Unfortunately, this type of modification exacerbates the consequences of an already deficient affordable housing mitigation rate in the Town.

While we recognize that residential development is likely at the project site, we feel that a large parcel in a prominent area warrants high standards in terms of character preservation and measurable community benefit. This project does not reflect those standards. Our community

deserves more for a parcel, and for a development, that stands to have irreparable impacts on the character and wildlife of Jackson Hole.

Thank you for your consideration. Given the issues presented, we do not recommend approval of the application as amended. Please contact us with any questions.

Sincerely,



Franz Camenzind  
Executive Director



Kristy Bruner  
Community Planning Director