



April 22, 2010

Mayor Mark Barron and Town Council  
cc: Tyler Sinclair  
Re: Planned Mixed-Use Development Tool – Emergency Ordinance  
Submitted via email

Dear Mayor and Councilors,

On behalf of the Jackson Hole Conservation Alliance, I am submitting the following comments in written form that I presented verbally at the April 19 hearing regarding an emergency ordinance on the planned mixed-use development tool.

“Thank you for the opportunity to comment. We appreciate the time that you have scheduled this evening to discuss this item. As you know, since June 2008, the Conservation Alliance has made requests regarding a moratorium on the PMD tool. We made these initial requests with the larger comprehensive planning process in mind. In January of this year, we then made a request to consider a repeal to this planning tool, an action that would be similar to the repeal the county undertook on the Planned Unit Development tools for affordable housing and planned resorts.

At this point, particularly given the options presented in the staff report and the following three factors, we recommend going in the direction of repealing the tool. These three factors are:

- 1) the lack of action taken to fix the tool and amend the land development regulations over the last two years,
- 2) the direction of your previous discussions, which did not appear to be heading towards any dramatic shifts in the tool - *(To provide one specific example, we did not see considerable support for incorporating a significantly higher requirement for affordable/employee housing within projects),* and
- 3) the nature of the joint planning commissions’ recommendations to date on the Comprehensive Plan, which included town and county support for capping commercial development potential at base zoning levels.

So, with these factors in mind, regardless of the sequence of actions you choose to take, *repeal, or moratorium and repeal,* we would encourage, ultimately, a repeal of the tool. Also, a repeal, rather than an extended emergency moratorium, may more closely align with current circumstances and specific requirements for taking action at this time.

In terms of procedure, we would request that if for some reason a vote for a moratorium fails, that you also take an additional vote on a repeal.

Thank you.”

Sincerely,

Kristy Bruner  
Community Planning Director