



Jackson Hole Conservation Alliance
(307) 733-9417 • www.jhalliance.org

December 12, 2011

To: Teton County Planning Commission
CC: Susan Johnson, Jeff Daugherty
RE: Lynch PRD application

Dear Teton County Planning Commissioners,

Thank you for your attention to this comment regarding the proposed 4-lot Planned Residential Development (PRD) subdivision on North State Line Road in Alta. We are supportive of staff's recommendation to deny this application.

As enumerated in the staff report, the public benefit derived from the density bonus on this property is nominal, making the use of the PRD tool inappropriate. We appreciate staff's commitment to upholding the intent of the Comprehensive Plan and the LDRs. We also appreciate the public comment concerning rural character and scenic vistas, and hope that both can be preserved in this case. In addition, the documented wildlife values, while limited, should still be protected. As such, we do support the recommendations in the EA with regard to wildlife friendly fencing, restrained pets, a wildlife feeding prohibition and landscaping if the PRD application is approved or if a single lot is developed in the future.

As we have stated in discussions about the new Comprehensive Plan, it will be useful –in the near future- to engage in a community wide evaluation of the PRD tool and its effectiveness in upholding community priorities.

Thank you for your consideration of these comments and this issue.

Sincerely,

Rebecca Tillson
Wildlands and Community
Planning Associate

Trevor Stevenson
Executive Director