



November 26, 2008

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

Dear Mayor and Councilors:

On behalf of the Jackson Hole Conservation Alliance, we would like to provide a few comments regarding 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.

This application raises a number of issues, particularly regarding the Comprehensive Plan update underway. Below are several issues that should be addressed during the review and analysis of this application, most of which were stated in our comments at the Planning Commission hearing:

- The interpretation of appropriate gateway character is critical in reviewing this application (as outlined in the staff report.) The proposed development would signal a clear departure from existing character along a key gateway entrance to our community.
- In terms of review of development applications within the Town, this is a very large parcel in a prominent area. The use of a density-option tool in this circumstance has a unique ability to set precedent, particularly with regard to appropriate densities for hillside developments and in a key "transitional" area between the Town and the surrounding landscape.
- While the "Y" area has been *discussed* during the Comp Plan as a logical place for higher density, the public has also voiced support for the protection of hillsides and rural character.
- We recognize that the development would occur on an already disturbed site, but question the intensity and design of the development proposed. (It not only requires a conditional use permit, but also requests development potential significantly higher than underlying zoning.) Impacts from increased intensity include both increased traffic demands at a major intersection and traffic corridors, and impacts on gateway character.
- Environmental impacts are not absent; particularly given the precedent such a development could signal for additional development in close proximity to mule deer winter range. This property borders public lands and is adjacent to a large area under a conservation easement.
- Has an assessment been conducted to evaluate on-site hazardous wastes given the history of the proposed project site?
- Given that we are in the middle of a timely community discussion about appropriate gateway character and workforce housing requirements, what compelling community benefit does this development provide to warrant an upzone?

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

Sincerely,

Franz Camenzind
Executive Director

Kristy Bruner
Community Planning Director