



Jackson Hole Conservation Alliance
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2/25/09 Jackson Hole News&Guide

Y Project Won't Work

On Monday, March 2, the Jackson Town Council is expected to make a final decision on an 87-unit residential development proposed at the Y intersection's former Clark's Ready Mix plant.

This will be the third time the Council has discussed this application since December. The application includes a request to use a density bonus option - the planned unit development tool - that allows significantly more development potential than permitted by underlying zoning. While the Conservation Alliance recognizes that this site will be redeveloped in the future, we do not believe that the project currently proposed is the right one for this location.

While we commend the applicant for reversing their decision to remove employee-housing units from the project, recent revisions are overall not significant enough to merit approval of the project. (The revised proposal still includes only a modest five-unit reduction since the original 92-unit proposal.)

The Conservation Alliance has consistently raised concerns about this high density project, including the impacts it would have on gateway character, traffic issues at a major failing intersection, and on adjacent crucial mule deer winter range. We also question the use of a density bonus option on such a large parcel - and character-defining area - during the middle of our community's comprehensive planning process.

Please voice your concerns about this project to town officials at electofficials@ci.jackson.wy.us and urge them to deny this project.

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