



Jackson Hole Conservation Alliance  
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## **Planned mixed-use developments allow too much for too little**

On March 25, as a follow-up to a meeting on January 25, town councilors will be holding a special workshop to discuss possible changes to the town's land development regulations. Unfortunately, the Town Council has chosen once again to not include on the agenda possible regulatory changes for the planned mixed-use development tool (PMD), a topic on which the public has been requesting positive changes for nearly two years.

There is a long history of community concern regarding the PMD tool, which allows increases in allowable development in exchange for questionable community benefits.

In addition to concerns outlined by planning staff in 2007, the Conservation Alliance requested a moratorium on the tool in both June 2008 and January 2009. These requests, along with those of other citizens, were made so that the process of updating the Comp Plan would be as effective as possible – and to make sure everyone had an opportunity to voice their vision for future development in the Town of Jackson, without the precedent-setting potential of highly unpredictable decisions enabled by the PMD tool. Instead of enacting a moratorium on the PMD tool in 2008, councilors made assurances that they would work in a timely manner to make sure the tool was more predictable, more in-line with public preferences for building scales and more likely to produce real community benefits, such as more workforce housing. To date, no changes have been made.

On January 25, the Conservation Alliance made another request to consider a repeal to the PMD tool, similar to the action just taken by the county to repeal their unpredictable zoning tools – the planned unit development tools for planned resorts and for affordable housing. The Town's response, which was fine, was to wait until Councilor Miles could be present and part of the discussion and decision. Two more months have passed since then, and a PMD workshop has yet to be scheduled. The time is here for real action on the public's requests to make sure future development in Jackson results in true community benefits.

Ask councilors to schedule a workshop to discuss repealing the PMD tool. Our community cannot afford to continue using a planning tool that allows far too much, and for far too little in return.

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