



June 2, 2008

Jackson Town Council  
Submitted in Person 6/2/08

Dear Mayor and Council Members:

On behalf of the Board and members of the Jackson Hole Conservation Alliance, we recommend that the Town Council enact an immediate moratorium on all development plans for the planned mixed-use development (PMUD), except for those allowed by a previously approved master plan, for one year or when the Town Council adopts an updated Comprehensive Plan, whichever is earlier.

It is clear that the pace of submittals for PMUDs has increased, and that the PMUD planning tool has become so flexible that it is undermining its ability to carry out the community vision outlined in our Comprehensive Plan. Some flexibility is good, but when it is extended to a point where it contradicts overall community goals, its utility as a planning tool should be questioned.

Current conditions warrant a moratorium. First, it is clear that the proposed applications of the PMUD certainly do not work to maintain "status quo" in development patterns and character. This "status quo" is desirable while the community is being asked what it wants future development to look like in the Town of Jackson. Second, poll results consistently demonstrated that the majority of residents do not want 4-story buildings along major corridors, which the PMUD tool enables.

Through a moratorium, staff would have adequate time to focus on the Comp Plan update and evaluate the PMUD for how/if it can be modified to better implement community preferences and carry out community goals.

Importantly, a moratorium on PMUDs is not about taking away development rights. It's a temporary but critical measure to take during the very important Comp Plan update.

Thanks for your time and consideration.

Sincerely,

Franz Camenzind  
Executive Director

Kristy Bruner  
Community Planning Director