



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

June 17, 2011

To: Mayor Barron and Jackson Town Council
Re: "Cottage House" development and town zoning changes

Dear Mayor and Town Council,

On behalf of the Jackson Hole Conservation Alliance, thank you for the opportunity to submit public comment. With regard to the "Cottage House" ordinance that will be before you in both your workshop and regular meeting on June 20, we would like to highlight two issues that we believe warrant additional discussion. We have raised these in previous discussions, as have several Councilors and Planning Commissioners.

First, without deed restrictions of some form we are concerned that this proposal will not meet at least one of the Council's stated intents; providing more affordable homes to the workforce, close to the workplace. Allowing for multiple owners on one lot will likely increase the value of the lot, as highlighted by a planning commissioner, thereby increasing the cost to the consumer. Smaller units will not necessarily remain affordable, as has been proven time and again in this and similar communities.

In exchange for this potential increase in land value there should be real community benefit: workforce housing. This is acknowledged in past staff reports and Council and Planning Commission discussion, but the step that will actually ensure that the units are accessible to much of the workforce - a deed restriction - is still lacking. There are many forms that a deed restriction can take, but ensuring that the housing opportunities created actually meet the intent of this ordinance and the Comp Plan policies will be paramount.

Second, the issue of timing of this ordinance with the Comprehensive Plan continues to be concerning. We would like to request that this ordinance be discussed after the completion of the review of the Character District maps. Or, at the very least, the objectives and content of this proposed change should be discussed within the context of the policies portion of the Comp Plan. Using this proposed change as a first application of the Plan's maps and policies could present an opportunity to highlight the direction this community will be moving in the future.

Thank you for your consideration of our comments and for your work on this issue.

Sincerely,

Kristy Bruner
Community Planning Director

Becky Tillson
Community Planning Associate