



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

Re: Town of Jackson Planned Mixed-Use Development Tool – Emergency Ordinance

*Below are the comments Becky Tillson, Alliance Community Planning Associate, verbally presented at the **February 22, 2011**, Jackson Town Council workshop.*

Becky Tillson, Jackson Hole Conservation Alliance. Thank you for the opportunity to comment. We appreciate that you have scheduled this time to discuss this moratorium and the PMD tool.

As you know, since June 2008, the Conservation Alliance has made requests regarding a moratorium on the PMD tool. Last year, we encouraged an ultimate repeal of the tool, similar to the repeal of the Planned Unit Development tools for affordable housing and planned resorts that the Teton County commissioners put in place. We appreciated the step that you as Town councilors took to put a PMD moratorium in place, and recognize that the purpose of this action was and continues to be allowing for focus on the Comp Plan.

As we have stated before, we believe that amendments to tools such as the one at hand are premature given the stage in the current comprehensive planning process we are in. Decisions about the future of town development are being made in discussions with the elected officials over the next few months, which will have an impact on this tool and its place in community planning. For example, one of the joint planning commissioners' recommendations was to cap commercial development potential at base zoning levels, which, if confirmed by the joint elected bodies, will impact this discussion.

So, just as we requested in April of 2010, we hope that you will chose to repeal the tool. If at some point after completion of the character district discussions you decide to revisit this issue, you still have that option.

As it is written today, the PMD tool offers far too much density for far too little community benefit in return. Clear, predictable tools, rather than discretionary ones, will lead to community development that is in line with our character and our community needs. **And so, if you choose not to repeal this tool, we would ask, at a minimum, that you maintain the moratorium until the Comp Plan – including the character districts – has a chance to be completed.** We also ask that you then generally amend the tool to respect underlying zoning and to achieve community benefit that is actually beneficial to the community, including increasing the percentage of affordable and workforce housing required, limiting the bulk and scale of development, and supporting local businesses.

Thank you.