

Re: Town of Jackson Planned Unit Development amendment discussion

*Below are comments Becky Tillson, Alliance Community Planning Associate, verbally presented at the **Feb. 2, 2011**, Jackson Planning Commission meeting.*

Becky Tillson, Jackson Hole Conservation Alliance. Thanks for the opportunity to comment today.

I just wanted to make a few quick points and raise a few questions:

First, and you have heard me say this before, but why are we discussing changes to broad areas in town right when the Comp Plan is nearing its “final stages?” The elected officials have a 6-month time frame set out for themselves, and in less than two weeks they are scheduled to discuss the Future Land Use Plan maps and the role that they will play in determining appropriate densities and types of development across different areas in the town and county. We certainly recognize that this Comprehensive planning process has not been short, but it is designed to determine the growth and development patterns of the community, and so this discussion should be informed by and not preempt the Comp Plan. I imagine that some community members would be surprised to hear that this conversation is taking place now, and not in conjunction with the Comp Plan itself.

On a related note, if one of the issues at hand is equity among property owners, why is this discussion today (according to the staff report) limited to the AR and AC zones where the PUD is allowed? There are other zones in the town where the tool can be used, so why is the discussion so limited in scope? Again, consideration of this tool under the larger umbrella of the Comp Plan might be more effective.

As this moves forward – either now or after the Comp Plan wraps up – there are clearly other issues that will need to be covered, including affordable housing, development paying its way and predictability versus flexibility. If we do go ahead with this discussion, a few glaring questions off the bat would be: What are the practical impacts of changing the maximum density for single-family and PRD projects? And, what are the consequences of moving towards a less discretionary PUD tool, or a tool that has both prescriptive and discretionary components?

Thank you.

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