

To: Jackson Town Council and Teton County Board of Commissioners
From: Jackson Hole Conservation Alliance
Date: December 18, 2015

Alliance Comments on Questions re: Comprehensive Plan and Downtown District 2 LDRs

Since supporting adoption of the Jackson/Teton County Comprehensive Plan in 2012, the Jackson Hole Conservation Alliance (Alliance) has steadfastly supported implementing the Plan through updates to our Land Development Regulations (LDRs) and plans like the Integrated Transportation Plan and the Housing Action Plan. The Alliance believes we have a responsibility to write land use rules and adopt policies that align with our community's vision as articulated in the 2012 Jackson/Teton County Comprehensive Plan. Today we write to share our response to the three questions staff raised in the December 16th staff report for your December 21st meetings:

1. How much nonresidential development potential is appropriate?

We support staff's recommendation, Option A: "no additional nonresidential potential." Please see our detailed discussion of this topic in sections 3A and 3C of the attached memo. Our community has clearly expressed a desire to not further increase commercial development potential. Institutional development is a special case that needs further discussion.

2. How should residential incentives be counted against buildout?

We support staff's recommendation, Option B: "monitor incentive use against a set cap, so that incentives are based on achieving community goals but will terminate once the buildout limit is reached." This is a creative solution that should result in more housing for hard-working families in Teton County.

3. Options for adoption of Downtown District 2 LDRs

We support staff's recommendation, Option 1, to first adopt these District 2 LDRs then continue to other districts. So much effort and energy has been invested in this district already; finishing it up soon will best respect everyone's involvement and participation.

Please see our attached memorandum for our detailed recommendations regarding District 2 LDRs and associated policy tools to advance our community's vision as articulated in the 2012 Jackson/Teton County Comprehensive Plan. We would welcome the opportunity to meet with you and discuss these recommendations further.

Sincerely,



Craig M. Benjamin
Executive Director



Mary Gibson
Community Planning Director