

May 15, 2020
Teton County Board of County Commissioners
Jackson Town Council



RE: Planning budget for Northern South Park

Dear Mayor Muldoon, Madam Chair Macker, Councilors and Commissioners,

Thank you for your continued attention to the Growth Management Program / Comp Plan Update. While this year's budget discussions are grim, and our local economic future remains uncertain, we firmly believe that now IS the time, more than ever, to do responsible and holistic long-term planning. **If you decide that now is the time to consider development in Northern South Park (NSP), please first fund a neighborhood plan for South Park.**

Our community is in no rush to develop NSP. During the first two phases of the GMP, the community clearly requested implementation of existing policy (focus growth in Town first), not major changes to policy. In a straw poll in December, most of you agreed. We understand one landowner wants to move faster, but that doesn't mean our whole community should forget about good planning.

The only responsible way to develop NSP is to start with a robust neighborhood plan. This is especially important with the new CWC site, the proposed Tribal Trail and E-W Connectors, and legacy zones (including the 26 acres of suburban land, with the rights for 83 larger lots, noticeably separated out from the current Gill proposal).

A neighborhood plan should be of sufficient scope to formally address not only the currently-proposed 74 acres but also the Gills' other 26 acres *and* future development by other nearby large landowners; the desired range of housing types and affordability throughout NSP; sufficient conservation to offset a 50x density increase; and impacts on transportation and climate. Twenty years from now, we should look back knowing we didn't waste our valley's best opportunity with greenfield development in a complete neighborhood. NSP can be part of the solution, or it can become a problem.

If you believe we need to move on NSP, please fund doing it right. If you can't find enough money for it this year, please wait. Granting a 50x upzone for one landowner without considering the context or consequences could harm our community, no matter how well-intentioned. Coronavirus will be in play for years, but subdividing NSP will play out for decades. If we want development that serves our community, then we have to fund good planning, even – *especially* – in times of crisis.

Sincerely,

A handwritten signature in black ink that reads 'Brooke Sausser'. The signature is written in a cursive, flowing style.

Brooke Sausser
Community Planning Manager

Protecting the wildlife, wild places, and community character of Jackson Hole.

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