



TOWN COUNCIL

July 28, 2020

Teton County Board of County Commissioners
Teton County Administration Building, 2nd Floor
200 S Willow Street
PO Box 3594
Jackson, WY 83001

RE: Town of Jackson Comments
ZMA2020-0002 - Zoning Map Amendment - JHHR Holdings I, LLC - High School Road Housing

Dear Teton County Commissioners,

Thank you for the opportunity to comment on ZMA2020-0002, a Zoning Map Amendment submitted by JHHR Holdings I, for a rezone of 74 acres in Jackson/Teton County Comprehensive Plan, Subarea 5.6: Northern South Park.

The Jackson Town Council met on July 20, 2020, to discuss the proposed application as it relates to the Jackson/Teton County Comprehensive Plan, proposed utilization of Town infrastructure due to its proximity to the Town of Jackson, and to provide the following comments for your consideration.

The Teton County Land Development Regulations, Section 8.7.2.C Findings for Approval for a Zoning Map Amendment lists factors to be considered, factor #2 states as follows:

Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan.

The effective 2012 Jackson/Teton Comprehensive Plan gives clear direction as to if and when development (rezoning) in Sub-area 5.6: Northern South Park should occur as follows:

The sub-area would not be developed in this manner until determined necessary by the community during a Growth Management Program review.

The Town finds that although the Town Council and Board of County Commissioners have generally discussed the need for development of this area as part of the Growth Management Program review it has not been approved by the Town nor County, thus any request to add density within this unplanned area with the requested rezone application is premature.

In addition, the effective 2012 Jackson/Teton County Comprehensive Plan states that:

Should development of the area be needed in the future, it should be the subject of a neighborhood planning effort that addresses traffic congestion along High School Road.

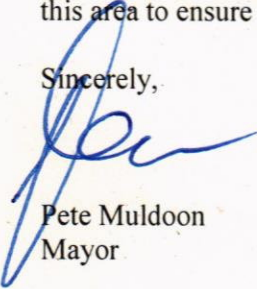
The Town finds that a Neighborhood Plan has not been completed by the Town nor County thus the requested rezone application is premature. The Town would also like to clarify that a Neighborhood Plan for this Sub-area needs to be completed prior to the approval of any rezoning in Sub-area 5.6 because any such rezoning would need to be consistent with the Neighborhood Plan (not the other way around). Following completion of the Neighborhood Plan any proposed rezoning would be the sole responsibility of the jurisdiction in which the land is located, which is Teton County. To reiterate pursuant to the Jackson/Teton County Comprehensive Plan a Neighborhood Plan should first be completed and approved followed by rezoning of any property located in the Neighborhood Plan area. These are separate and distinct actions.

Furthermore, the Town finds it critical to maintain public trust in our long-range plans and planning process by following the direction of our Comprehensive Plan until such time it is amended by the Town and the County. To date, no amendment has occurred in Sub-area 5.6: Northern South Park.

Finally, the Town wants to bring to the County's attention the process by which any development in Northern South Park would connect to critical Town infrastructure including but not limited to sewer, water, stormwater, and roadways. Approval to connect to all Town infrastructure is at the sole discretion of the Jackson Town Council regardless of whether capacity is available or not. The Town requests that any County properties rezoned for increased density in Sub-area 5.6 that require and/or would benefit from connection to Town infrastructure not be approved by the County until formal connection and use agreements have been executed. The Town would view any approved County rezone application anticipating connection to Town infrastructure without such formal agreements in place as non-binding on the Town and potentially on the applicant and thus would not recommend approving them.

Thank you again for allowing the Town to comment on this application and we look forward to working cooperatively together with Teton County on the appropriate next steps in the possible future development of this area to ensure the future needs of our community are met.

Sincerely,



Pete Muldoon
Mayor