

February 26, 2021  
Teton County Board of County Commissioners

**RE: Please support the Comprehensive Plan and protect our water**

Dear Chair Macker and Commissioners,

We believe in good land use planning and are excited to participate in the holistic neighborhood plan for Northern South Park. It is vitally important for our whole community to be engaged in holistically shaping the future of our valley. In contrast to this exciting work, the suburban development proposal currently before you doesn't meet two of the minimum requirements, a.k.a. "findings," for approval.<sup>i</sup> **As a result, we respectfully ask that you not approve SKC 2020-0001.**

*Finding 1: the Land Development Regulations (LDRs) require consistency with the "desired future character" outlined in our Comprehensive Plan (Comp Plan)*

1. The Comp Plan calls for development to be guided by a neighborhood plan, which is not yet finished. The applicant is a core partner in this neighborhood plan, and can expect a major upzone soon, without any risk of losing development or value.
2. The Comp Plan envisions a Complete Neighborhood. In contrast, this subdivision sketch plan only provides high-end single-family homes served by an auto-centric transportation network. This is clearly inconsistent with the Comp Plan's policy objectives for the area including "emphasize a variety of housing types" and "create vibrant walkable" areas with "alternative transportation a priority."
3. The Comp Plan calls for housing 65% of our workforce, says that Northern South Park should develop "at a similar density to the adjacent West Jackson Residential (Subarea 5.5) neighborhoods," and notes in 5.5 that this level of density "provides much of the community's workforce housing in a wide variety of housing types, including single family, duplex, tri-plex and multifamily." The applicant has explicitly stated that these 84 homes will not serve our community's workforce.

*Finding 3: the LDRs require showing no significant impact on public facilities*

1. As summarized by the County Sanitarian, the applicant has failed to meet the "burden of even...a single, durable, conceptual proposal," and presuming a Town connection is not a valid option.<sup>ii</sup>
2. The Town Council has clearly expressed reservations with capacity and with connecting a development with little community benefit to Town sewer (most recently in your joint retreat).
3. A separate, private plant could pose a severe risk to our water quality.<sup>iii</sup>

No conditions have yet been crafted to resolve these concerns. In fact, the sheer number and complexity of the conditions of approval speak for themselves. The sketch plan does not match the clear Comp Plan vision of a Complete Neighborhood, and we can't ignore the risk to our water quality. **Please do not approve this sketch plan, so we can maximize the great opportunity in the Northern South Park neighborhood plan, together.**

Sincerely,



Brooke Sausser  
Community Planning Manager

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- <sup>i</sup> Per 8.3.1.C of the Land Development Regulations
  - <sup>ii</sup> Ted Van Holland, County Sanitarian, at the February 2, 2021 hearing
  - <sup>iii</sup> Letter from Protect Our Waters JH dated February 25, 2021