



TOWN COUNCIL

WORKSHOP AGENDA DOCUMENTATION

PREPARATION DATE: October 13, 2016
MEETING DATE: October 17, 2016

SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Tyler Sinclair
PRESENTER: Tyler Sinclair

SUBJECT: District 2 – Town Commercial Core Zoning Regulations Next Steps

PURPOSE OF WORKSHOP ITEM

To provide Town Council and the public options available for next steps in the discussion of District 2 – Town Commercial Core zoning regulations.

DESIRED OUTCOME

For Town Council to receive public comment and provide staff direction on the desired next steps for the District 2 – Town Commercial Core zoning regulations.

BACKGROUND

Town of Jackson Ordinances 1121 - 1129 in connection with implementing Character District 2 – Town Commercial Core became effective on August 3, 2016 after three (3) public readings. A referendum petition was received by the Town of Jackson on August 22, 2016 regarding Ordinances 1121 - 1129 and was certified by the Town Clerk as legally sufficient under W.S. § 22-23-1006. Thereafter, on August 24, 2016, Emergency Ordinance 1034 was approved thereby suspending Town of Jackson Ordinances 1121 - 1129 as also required by W.S. § 22-23-1006. A Special Election on this issue was set for September 20, 2016, at which time a majority of the electors voting on the question favored rejection of Ordinances 1121 - 1129. On October 3, 2016, the Town approved Ordinance C on first reading repealing Ordinances 1121 - 1129 regarding Character District 2 – Town Commercial Core. Second Reading of Ordinance C is scheduled for October 17 and Third and Final reading is scheduled for November 7, 2016.

ALTERNATIVES

Since August 24, 2016, properties located within the District 2 boundaries have been in limbo as the District 2 regulations have been suspended and the previous Land Development Regulations for these properties have been repealed. The Town Planning and Building Department has not been accepting planning applications or issuing Building Permits (that required a planning approval) for properties within this area since August 24. In order to provide the public and property owners some direction on what the future for zoning in District 2 should be, Staff have identified the following three options:

1) Return to Previous Regulations

Upon Third and Final reading of Ordinance C, repealing the Character District 2 – Town Commercial Core zoning, the previous zoning and Land Development Regulations will once again be effective. Council could choose to take no further action at this time and the previous zoning and Land Development Regulations would once again become effective on November 9, 2016 following Third and Final reading of Ordinance C.

2) Consider readoption of the Character District 2 – Town Commercial Core zoning removing the Short Term Rental Workforce Housing Incentive Tool

Based upon Council direction at the October 3, 2016 Town Council meeting staff have prepared nine ordinances that would readopt Character District 2 – Town Commercial Core zoning without the provision to allow up to 100,000 square feet of short term rentals in the Downtown Core (DC) zoning district as a provision of the Workforce Housing Floor Area Bonus. Should Council adopt these ordinances on First reading at the October 17 meeting, second reading would be scheduled for November 7, 2016 and Third and Final reading would be scheduled November 21, 2016. Following adoption of Final reading these new zoning regulations would take effect. As with all ordinances there must be 10 days between First and Third Reading, allowing Council to adopt these regulations sooner through the use of Special Meetings if desired.

Staff recommends this option as a way to move forward with the bulk of the Character District 2 – Town Commercial Core zoning regulations while eliminating the seemingly most contentious portion of the previously adopted regulations that were subject to the referendum vote. Based on the scheduled discussed above, the revised Character District 2 – Town Commercial Core zoning regulations would take effect on November 23, 2016.

3) Begin a new Character District 2 – Town Commercial Core zoning district public process

Council could direct staff to bring back a proposed public process schedule to begin to revisit the Character District 2 – Town Commercial Core zoning in the place of other identified projects listed in the 2016/17 Planning Department Work Plan. This would primarily delay work on the zoning for the remainder of Town including Districts 3, 4, 5, and 6. Should Council choose to pursue this option staff would recommend that Council make a motion to direct staff to bring a proposed schedule back to Council at a future workshop for consideration.

[STAKEHOLDER ANALYSIS](#)

Stakeholders on this topic are all residents of the Town of Jackson and specifically property owners in District 2. Public comment received since the referendum vote on September 20, 2016 is attached.

[FISCAL IMPACT](#)

Fiscal impact will vary depending on the direction provided by Town Council.

[STAFF IMPACT](#)

Staff impact will vary depending on the direction provided by Town Council.

[LEGAL ISSUES](#)

This item has not been provided to the Town Attorney for comment at this time.

[ATTACHMENTS](#)

Redline Comparison of Repealed Ordinance 1126 and Proposed Ordinance P
Public Comment received since September 20, 2016

Synopsis for PowerPoint (120 words max):

Purpose:

Background:

Fiscal Impact:

Redline Comparison of Repealed Ordinance 1126 and Proposed Ordinance P

ORDINANCE ~~P1126~~

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND SECTIONS 7.1.1, 7.2.1 AND 7.4.2.D OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING DEVELOPMENT OPTION AND SUBDIVISION STANDARDS APPLICABLE IN ALL ZONES IN CONNECTION WITH IMPLEMENTING CHARACTER DISTRICT 2 - TOWN COMMERCIAL CORE AS SET FORTH IN THE JACKSON/TETON COUNTY COMPREHENSIVE PLAN, AND TO ADD DIVISION 7.8 (WORKFORCE HOUSING INCENTIVE PROGRAM) TO THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1074 (part) and Section 7.1.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Div. 7.1. Development Option Standards

7.1.1. Development Options Schedule (D2 effective date)

The table below establishes the development options allowed in each zone. The standards for each development option are established in this Division. The density and intensity requirements for each development option are located in the standards for the zone, found in [Article 2.-Article 4.](#) The thresholds for permitting allowed development options are also established by zone.

Town Character Zones - Development Options						
Option	Complete Neighborhood Zones				Rural Area Zones	Stds
	DC	CR-1	CR-2	OR	n/a	
UCD	--	--	--	--	--	7.1.3.
MHP	--	--	--	--	--	7.1.4.

Key: P = Development option allowed with appropriate permit -- = Development option prohibited

Town Legacy Zones - Development Options																	
Option	Complete Neighborhood Zones												Rural Area Zones	Civic Zones		Stds	
	TS	UC	UR	AC-ToJ	AR-ToJ	BP-R ToJ	BC-ToJ	BP-ToJ	BC-ToJ	MHP-ToJ	NC-ToJ	NC-2 ToJ	S-ToJ	R-ToJ	P/SP-ToJ		P-ToJ
UCD	--	P	P	P	P	P	--	--	--	--	--	P	P	--	--	--	7.1.3.
MHP	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	7.1.4.

Key: P = Development option allowed with appropriate permit -- = Development option prohibited

SECTION II.

Section 1 of Town of Jackson Ordinance No. 1074 (part) and Section 7.2.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted as follows:

7.2.1. Subdivision Types Schedule (D2 effective date)

Div. 7.2. Subdivision Standards

This Division contains the development standards required for subdivision, such as requirements for new roads, water and sewer infrastructure, utilities, parks, and other physical improvements necessary to safely serve newly subdivided property and minimize impacts on existing community services and infrastructure. See [Sec. 8.5.3](#) for the procedure to subdivide property.

7.2.1. Subdivision Types Schedule (D2 effective date)

The table below establishes the subdivision types allowed in each zone. The standards for all subdivisions and each subdivision type are established in this Division. The density and intensity requirements for each subdivision type are located in the standards for the zone, found in [Article 2.-Article 4](#). The thresholds for permitting allowed subdivision are also established by zone.

Town Character Zones - Subdivision Types						
	Complete Neighborhood Zones				Rural Area Zones	Stds
	DC	CR-1	CR-2	OR	n/a	
Land Division	P	P	P	P	--	7.2.3.
Condominium/Townhouse	P	P	P	P	--	7.2.4.

Key: P = Development option allowed with appropriate permit
 -- = Development option prohibited

Town Legacy Zones - Subdivision Types																	
	Complete Neighborhood Zones													Rural Area Zones	Civic Zones	Stds	
	TS	UC	UR	AC- ToJ	AR- ToJ	BP- R	BP- ToJ	BC- ToJ	MHP- RB	NC- ToJ	NC- 2 ToJ	S- ToJ	R- ToJ	P/SP- ToJ	P- ToJ		
Land Division	P	P	P	P	P	P	P	P	P	--	P	P	P	P	P	P	7.2.3.
Condominium/Townhouse	P	P	P	P	P	P	P	--	P	--	--	P	P	--	P	P	7.2.4.

Key: P = Development option allowed with appropriate permit -- = Development option prohibited

SECTION III.

Section 1 of Town of Jackson Ordinance No. 1074 (part) and Section 7.4.2.D of the Town of Jackson Land Development Regulations are hereby amended and reenacted as follows:

townhouse subdivisions. Where the provision of such housing is determined to be impractical, this Division will set forth standards for the conveyance of land or an in-lieu fee.

C. Applicability

1. **General.** The standards of this Division apply to residential development options and uses unless exempted below.
2. **General Obligation.** It is the objective of the Town of Jackson to make measurable progress toward reducing the existing deficit of affordable housing that existed on the date of adoption (12/18/95) of this Division.

D. Exemptions

The following residential development options and uses are exempted from the standards of this Division.

1. **Redevelopment of Preexisting Uses.** Redevelopment or remodeling of a use existing prior to December 18, 1995 is exempt from the requirements of this Division, provided no additional residential units are created by the redevelopment or remodeling activity. In the event new residential units are created, only the number of units that existed prior to the redevelopment or remodeling shall be exempt from the standards of this Division. For the purposes of this Subsection, conversion of an existing dwelling unit to a condominium or townhouse is a change in use, creates a new use that did not exist prior to the effective date of this Division and is not exempt from this Division.
2. **Mobile Home Park.** Development of a mobile home park is exempt from the standards of this Division, provided that during its review, the Jackson Town Council makes a finding that the units to be located within the development meet the purposes of this Division and, therefore, provision of added affordable housing as a consequence of the development is not required.
3. **Development of Conventional Single-Family Unit on Previously Created Lot.** The development of one conventional single-family unit on a legal lot of record created prior to December 18, 1995 is exempt from the requirements of this Division.
4. **Development on Lot of record for Which Affordable Housing Standard Has Already Been Met.** Development on any lot of record for which the affordable housing standard, pursuant to this Division, has already been met via provision of affordable housing, conveyance of land, or payment of fees-in-lieu, is exempt from the standards of this Division.
5. **Employee Housing.** Development of employee housing pursuant to Div. 6.3. of these LDRs is exempt from the standards of this Division.
6. **Accessory Residential Unit.** Development of an accessory residential unit is exempt from the standards of this Division.
7. **Group Residential.** Development of a dormitory or group home is exempt from the standards of this Division.

8. **Temporary Uses.** Development of a temporary use is exempt from the standards of this Division.
9. **Affordable Housing Development.** Residential developments that are designed and administered to meet the objectives of this Division, as determined by the Jackson Town Council. This may include projects developed or sponsored by non-profit organizations that are charged to promote affordable housing and projects for which agreements have been executed that provided affordable housing or land for said purpose.
10. **Subdivision.** The subdivision of a previously platted residential lot into no greater than two lots shall be exempt from the standards of this Division. Further, this exemption shall only be applied on a one-time basis.
11. **Live/Work Units.** Development of a live/work unit is exempt from the standards of this Division.
12. **Workforce Housing Floor Area Bonus.** A unit developed pursuant to Sec. 7.8.4. of these LDRs is exempt from the standards of this Division.

E. Calculation of Affordable Housing Standards for Residential Development

The affordable housing standards for all residential development including condominium and townhouse subdivisions shall be as follows.

1. **Required Affordable Housing Percentage.** Residential development and condominium or townhouse subdivisions shall consist of at least a 1:4 ratio of affordable housing to free market housing, as determined by the following formula:

The total number of proposed free market residential units (including units on noncontiguous lots of record), or the total number of rental units converted to condominiums or townhouses in a condominium or townhouse subdivision, whichever is applicable, multiplied by the applicable occupancy contained in the table below, shall equal the number of free market occupants of the development. The number of occupants of the required affordable housing units, shall be at least 25% of the number of free market occupants of the development. In instances where residential subdivisions are proposed without dwelling units, the applicant shall project the type of dwelling units. The Jackson Town Council shall approve the projected mix of dwelling units based on comparable developments in Teton County and the Town of Jackson as part of its review of a Housing Mitigation Plan.

SECTION IV.

Section 1 of Town of Jackson Ordinance No. 1074 (part) is hereby amended and reenacted to add Division 7.8 – Workforce Housing Incentive Program to the Town of Jackson Land Development Regulations, to read as follows:

Div. 7.8. Workforce Housing Incentive Program

7.8.1. Intent (D2 effective date)

This Division establishes incentives for the development of workforce housing. Because not every landowner will use the incentives, this Division manages growth by limiting the actual (rather than a projected) use of the incentives. Section 7.8.2. establishes the limit on the cumulative use of the incentives over time, and the following Sections establish specific incentives.

7.8.2. Cumulative Limit on Incentives (D2 effective date)

Use of an incentive in this Division is prohibited if the application would increase the amount of residential development allowed in the Town and County above the amount allowed and planned for since 1994.

- A. The amount of residential development allowed in the Town and County is reported annually as Indicator 1 of the Jackson/Teton County Comprehensive Plan Indicator Report. Past Indicator Reports can be found at www.jacksontetonplan.com.
- B. A residential unit shall be added to the amount of residential development allowed in the Town and County upon its initial approval using an incentive in this Division.
- C. A residential unit approved using an incentive in this Division shall be subtracted from the amount of residential development allowed in the Town and County upon expiration, revocation, or extinguishment of the approval.

EXAMPLE: A project proposing 4 residential units through use of the Workforce Housing Floor Area Bonus (Sec. 7.8.4.) receives Sketch Plan approval in 2016. The 2017 Indicator Report would report an increase of 4 residential units as a result of the project. If by 2018 the units are not built and the Sketch Plan approval has expired, the 2019 Indicator Report would report a decrease of 4 residential units as a result of the project expiration. The cumulative effect of the increase reported in the 2017 and decrease reported in the 2019 would reflect that no incentive units have been built on the site.

- ~~D. A short term rental unit approved pursuant to Sec. 7.8.4 shall not be counted toward the residential development allowed in the Town and County.~~

7.8.3. Deed Restricted Housing Exemption (D2 effective date)

A. Intent

Deed restricted housing is required by Div. 6.3, Div. 7.4. and other standards of these LDRs. A landowner may also voluntarily deed restrict housing. In order to encourage incorporation of required and voluntary deed restricted housing into development, deed restricted housing is exempt from certain LDRs.

B. Applicability

The exemptions of this section shall apply to the following floor area.

1. **Required Restricted Housing.** Floor area in a residential unit that is required to be restricted in order to comply with Div. 6.3., Div. 7.4., or another standard of these LDRs.
2. **Voluntary Restricted Housing.** Floor area in a residential unit that is subject to an affordable, employee, employment-based, or rental workforce deed restriction, acceptable to the Jackson/Teton County Housing Authority, which is recorded with the County Clerk, that is not required by Div. 6.3., Div. 7.4., or another standard of these LDRs.

C. Exemptions

Floor area meeting the applicability standards of this Section is exempt from calculation of the following standards, but is still subject to all other applicable standards of these LDRs.

1. Maximum Floor Area Ratio (FAR)
2. Thresholds for physical development permits
3. Affordable housing required by Div. 7.4
4. Limit on 20% expansion of a nonconforming physical development

7.8.4. Workforce Housing Floor Area Bonus (D2 effective date)

A. Intent

In most cases, the volume of building allowed by the minimum setbacks and maximum height exceeds the volume of building allowed by the FAR of a property. The purpose of the workforce housing floor area bonus is to encourage development, especially by the private sector, of additional deed restricted housing in that excess volume by allowing additional unrestricted floor area.

B. Applicability

The exemptions of this Section shall apply to both the deed restricted and unrestricted floor area approved pursuant to this Section.

1. **Maximum Amount of Unrestricted Housing.** The maximum amount of unrestricted floor area that can be approved pursuant to this Section is limited by the amount of restricted floor area provided pursuant to this Section, as tabulated below.

Maximum Exempt Unrestricted Floor Area per Voluntarily Restricted Floor Area	
Zone	Unrestricted Floor Area : Restricted Floor Area
DC	2:1
CR-1	2:1
CR-2	2:1
OR	2:1

2. **Restricted Housing.** The restricted floor area provided pursuant to this Section shall be subject to an affordable, employee, employment-based, or rental workforce deed restriction, acceptable to the Jackson/Teton County Housing Authority, which is recorded with the County Clerk.
3. **Required Restrictions Do Not Apply.** Floor area that is required to be restricted in order to comply with Div. 6.3, Div. 7.4, or another standard of these LDRs shall not be included in the calculation of the maximum amount of unrestricted floor area allowed by this Section.
4. **Allowed Use.** Floor area approved pursuant to this Section shall only be used for one of the following uses:
 - a. Attached Single Family Dwelling (6.1.4.C); or
 - b. Apartment (6.1.4.D); or
 - c. Dormitory (6.1.4.F); or
 - d. Group Home (6.1.4.G); or
 - e. Short term Rental Unit (6.1.5.C).
5. ~~Short term Rental Limit. Floor area approved pursuant to this Section shall only be approved for short term rental use if the following standards are met.~~
 - a. ~~The floor area shall be unrestricted and located in the DC zone and Lodging Overlay.~~
 - b. ~~A maximum of 100,000 sf of habitable floor area may be approved pursuant to this Section for short term rental use.~~
 - i. ~~The amount of short term rental approved pursuant this Section is reported annually in the Jackson/Teton County Comprehensive Plan Indicator Report. The Indicator Report can be found at www.jacksontetonplan.com.~~
 - ii. ~~Short term rental floor area shall be counted upon its initial approval pursuant to this Section.~~

- ~~iii. Floor area shall be subtracted from the total amount of short term rental approved pursuant to this Section upon expiration, revocation, or extinguishment of the approval.~~

C. Exemptions

Floor area meeting the applicability standards of this Section is exempt from calculation of the following standards, but is still subject to all other applicable standards of these LDRs.

1. Maximum Floor Area Ratio (FAR)
2. Thresholds for physical development permits
3. Affordable housing required by Div. 7.4
4. Limit on 20% expansion of a nonconforming physical development

Town Clerk

Jeanne Carruth

From: Mary Erickson <mary@one22jh.org>
Sent: Wednesday, September 21, 2016 3:37 PM
To: Sara Flitner
Subject: D2 follow up

Hi Sara - Thank you for your comments today on our involvement on the D2 referendum. I truly believe the most important thing that came out of it is the start of a potentially powerful coalition of organizations that don't always agree, but can find common ground and work our butts off to get some things to happen. A small set-back - but we are in this for the long haul.

Would you mind writing a note to our board chair saying what you said today? At our board meeting on Monday we will debrief on our decision to support D2, and it would be really helpful to have your insight into why this really mattered.

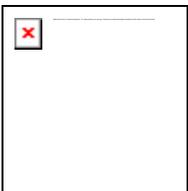
I am afraid that they will get gun shy, and I want to make sure that we are able to give full-throated support to the various housing initiatives, projects, zoning issues, etc. that we will be facing as a community.

If you are willing, send a note to Molly Kelly at molly.kelly@trilipiderm.com, cc: me.

Thanks

Mary Erickson
Executive Director, One22
307-739-4500
www.one22jh.org

One22 is a new entity created from
Community Resource Center, El Puente,
and Latino Resource Center.



Jeanne Carruth

From: Sandy Birdyshaw
Sent: Tuesday, September 27, 2016 10:33 AM
To: Jeanne Carruth; Paul Anthony
Subject: FW: Next Steps for District 2

Council email FYI

- Sandy Birdyshaw

From: ARMOND N ACRI [mailto:anacri_WY@msn.com]
Sent: Friday, September 23, 2016 8:44 PM
To: Sara Flitner <SFlitner@townofjackson.com>; Jake Nichols <jake.shjh@gmail.com>
Cc: Town Council <ElectedOfficials@townofjackson.com>; Tyler Sinclair <tsinclair@ci.jackson.wy.us>; Alex Norton <anorton@tetonwyo.org>; Justin Adams <justinbirdhunter@msn.com>; Louis Wang <lfwang9@pacbell.net>
Subject: Re: Next Steps for District 2

If you are referring to the Painted Buffalo project, it stretched over several years. I have no way of knowing when you worked with SR.

If it was easy, we would be done by now. Signing off from the Great White North. A2

On Sep 23, 2016, at 4:47 PM, Jake Nichols <jake.shjh@gmail.com> wrote:

Mayor Flitner

I agree, it is very difficult to grasp the entirety of revisions to land development regulations for District 2. For most people who haven't been following this for the "200 hours" you refer to, this can get jargony and be overwhelming, quite frankly. "Summarizing and communicating" the issues on D2 is more than just: YES-they will create affordable housing, or NO- they are giving too much incentive to private developers in exchange for too little.

There is a lot going on beyond that.

I am not sure about your comment: "The Council is on record in rejecting short-term rentals, with Councilor Frank's leadership last year, and it is unfortunate that that issue got so convoluted."

If you are on record as rejecting short-term rentals, how do you explain adding some back in? You can't be on record against them while also voting to include 100,000SF of them.

I understand your disappointment with ads that called into question your relationship with SR Mills. I, for one, was satisfied you severed business ties with Mr. Mills in 2014. The previous relationship and the fact that he alone is first in line to take advantage of D2 LDR revisions with a ready project that he admitted will gain great financial benefit from your late inclusion of short-term rentals. Surely, you can see how this can elicit a certain amount of skepticism? Please remember, those ads were run by an independent PAC and not Save Historic Jackson Hole. I like and respect both you, Sara, and SR Mills. You have listened to the public and you are a strong facilitator and collaborator. Mills has a proven track record of delivering affordable

housing projects. I hope we can find some way forward with D2 LDRs that will help get that McCabe Corner hole filled and, in a broader sense, provide clear direction for property owners in downtown Jackson on what the community desires to see in their town. Thank you, Mayor Flitner, and your elected peers, and the hardworking staff. It's been a long time at this with more districts to go.
Jake

Save Historic Jackson Hole

(Jake Nichols)

www.SaveHistoricJacksonHole.org

307.733.4392

From: ARMOND N ACRI <anacri_WY@msn.com>
Date: Thursday, September 22, 2016 at 1:26 PM
To: Town Council <ElectedOfficials@townofjackson.com>, Tyler Sinclair <tsinclair@ci.jackson.wy.us>, Alex Norton <anorton@tetonwyo.org>
Cc: Justin Adams <justinbirdhunter@msn.com>, Louis Wang <lfrwang9@pacbell.net>, Jake Nichols <Jake.SHJH@gmail.com>
Subject: Next Steps for District 2

Our goal for District 2 was not to obstruct or delay the process. It was to make sure the regulations would protect our community character. The referendum was a last resort that really does not allow us to state what we objected to. We believe that the vote showed that many in the community shared our concerns. In order to get things back on track, we would like to offer to meet either with the Mayor and staff or in a public workshop to discuss our concerns and objections. We do not believe that a regularly scheduled council meeting would be as productive as we think an informal meeting that allows an exchange of ideas and questions is more suitable than a formal council meeting which is more of a one way exchange of information.

I leave tomorrow morning to chase waterfowl in the Great White North so I am unavailable until October 3rd. I will have limited access to both email and phone during that time. I believe Justin and Jake could be available to meet next week if that is your wish or we can arrange a meeting in October

We believe we can help move District 2 forward and would like to work with you to achieve that goal. Let us know how you would like to proceed.

Armond Acri

10/4/16

Re: District 2 LDRs

Dear Mayor and Town Council:

As always, thank you all for your time and commitment to our great town. I am writing to offer a few comments on last night's discussion regarding District 2 LDRs.

It was mentioned last night that nobody would be affected by not moving forward with an emergency vote to repeal the new LDRs and to re-adopt the old LDRs. I can assure you that those of us with building permits on hold and hoping to begin projects before winter are very much affected. The decision was not "sixes" to many.

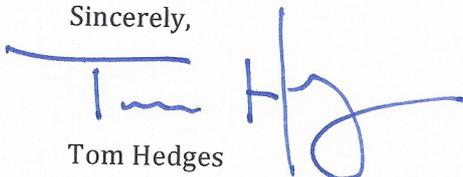
Planning had informed us that the likely scenario for last night's meeting was for council to repeal the current LDRs via emergency vote and re-adopt the old LDRs in order that permits could be reviewed and approved. There was no logical reasoning put forward as to why that expectation would not have been met.

Had the planning department's expectations occurred, those of us who have been patiently waiting for building permit approval for months, would have been able to move forward with our projects prior to winter. We had thought that last night's meeting was our opportunity.

We must now wait for another two weeks. Each of these delays is producing added costs per winter construction premiums, delaying sub-contractor scheduling and delaying projected rental revenues. They are costs that easily could have been prevented had Town Council been efficient, productive and considerate in last night's meeting.

I look forward to attending the Town Council Workshop and the Town Council Meeting on the 17th of October. Please consider those of us who are directly affected by your decision to continue the current suspension of district 2 development. Please re-adopt the old LDRs on the 17th and allow us to get into the ground before it freezes.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tom Hedges', with a stylized flourish extending to the right.

Tom Hedges

Jeanne Carruth

From: Craig Benjamin <craig@jhalliance.org>
Sent: Thursday, October 06, 2016 2:14 PM
To: Town Council
Cc: Tyler Sinclair; Alex Norton; Paul Anthony; Mary Gibson
Subject: Alliance Comments on District 2 LDRs
Attachments: Alliance Comments on District 2 LDRs 100616.pdf

Dear Mayor Flitner and members of the Town Council,

As a community, we have spent three years and over 50 public meetings discussing the updates to the District 2 land development regulations. Thank you for the countless hours you have put into crafting these regulations and listening to the community's concerns.

Now that our community has spoken through the September 20 special election, please move quickly to finish the job on District 2.

Specifically, please remove the controversial short-term rental component in the workforce housing incentive program in the downtown core, and approve the rest of the updated District 2 land development regulations as they stand, so our community can move forward with housing our middle class.

Thank you for your continued work on this issue, and please let us know how we can be of assistance moving forward,
Craig

--

Craig M. Benjamin
Executive Director
Jackson Hole Conservation Alliance
(o) 307-733-9417
(c) 307-264-2807

JHAlliance.org

Facebook.com/JHConservationAlliance

Twitter.com/JHAlliance

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

October 6, 2016

Re: Adoption of District 2

Dear Mayor Flitner and members of the Town Council,

As a community, we have spent three years and over 50 public meetings discussing the updates to the District 2 land development regulations. Thank you for the countless hours you have put into crafting these regulations and listening to the community's concerns.

Now that our community has spoken through the September 20 special election, please move quickly to finish the job on District 2.

Specifically, please remove the controversial short-term rental component in the workforce housing incentive program in the downtown core, and approve the rest of the updated District 2 land development regulations as they stand, so our community can move forward with housing our middle class.

Thank you for your continued work on this issue, and please let us know how we can be of assistance moving forward,



Craig M. Benjamin
Executive Director