

EASTRIDGE HOMEOWNERS ASSOCIATION

P.O. BOX 2282

JACKSON, WY 83001

December 12, 2025

Dear Jackson Town Council:

As the Town Council moves forward to vote on allocating \$4.5 million dollars of SPET money to the Nelson Street Housing Project, the Eastridge Homeowners Association (the “Eastridge HOA”) is writing to ensure the Council is aware of specific facts and issues related to this project that, to the best of our knowledge, have not yet been discussed or meaningfully vetted. The Eastridge HOA understands that the Town does not have authority over a development project within the Bridger-Teton National Forest, but it does control the use of SPET money approved by Town voters.

The approval for the Nelson Street Housing Project was initially made via a “Decision Notice and Finding of No Significant Environmental Impact” dated May 4, 2012 and a subsequent “Clarification Letter” by Forest Supervisor Jacqueline Buchanan dated June 14, 2012. Both are attached. The Clarification Letter was provided to the Eastridge HOA, as well as to then-Mayor Mark Baron. It is maintained in the Forest Service’s files under File Code: 1570/5570/1950.

The 2012 Decision and Clarification Letter allowed development including “up to 13 new multi-family housing units” within a 6.04-acre building envelope. The letter acknowledged that the area for development could be slightly expanded beyond the building envelope into an identified area, but only if site planning inside the building envelope was unachievable. Critically, Supervisor Buchanan’s letter also contains a draft site plan to show what is being allowed. The Site Plan makes clear that the approval was not for 13 “additional” units beyond what already existed on site, but rather for a total of 13 units as shown in the drawing.

The 2025 proposed plan allows for 14 additional units beyond the units that exist on site (and existed in 2012), for a total of 23 residential buildings. Approximately 7.5 of these units are outside the 6.04 acre building envelope. The HOA has concerns about the density of development in this location, as well as the resulting impacts to our East Jackson neighborhood served by two dead-end streets.

In light of the above, the Eastridge HOA respectfully requests that the Council review the attached

documentation and consider the fact that the proposed development fails to comply with prior government approvals before allocating a significant percentage of its available SPET funds for the project.

Thank you for your attention to this matter,

The Eastridge Homeowners Association Board of Directors