

Dear Commissioners, Mr. Neubecker and Mr. Gingery:

The purpose of this letter is to share information that will enable the Commissioners to give direction to planning staff regarding Northern South Park and the Gill's approved Sketch Plan without the need for a workshop on February 7th. We thank the Commissioners and Mr. Neubecker for moving so quickly to schedule a workshop on this important matter; however, when Susan Johnson and Chris Deming met with your planning staff on Tuesday, January 25th, it became clear that a workshop would "get ahead" of your neighborhood planning process. The Gills and TPL want to respect your neighborhood planning process, and therefore simply deliver this letter to you in lieu of a workshop. We continue to be supportive of the neighborhood planning process, we want you to complete it, and we hope the end result will include the flexibility needed to be successful for our community.

Direct Staff to Sync with Comp Plan's Illustration of Our Vision in Density Transitions and Allow Relocation of Gill's Approved Sketch Plan:

As you know, there is an approved Sketch Plan for the Gill's Suburban zoned land. The attached map shows that 26-acre area. During and since that Sketch Plan approval, the Gills have been asked by Commissioners and planning staff whether they would be willing to move the Sketch Plan farther to the south to allow space adjacent to High School Road for higher density, deed restricted housing. On January 11th, planning staff and Opticos released the current draft of the neighborhood plan, showing high density housing over the Suburban zoned land. It effectively disregards the Gill's approved Sketch Plan and instead, takes the existing Suburban development entitlements, shrinks and sprinkles them throughout the plan in the form of much smaller lots (less than 5,000 s.f. lots vs. 12,000 s.f. minimum lot size required in the Suburban zone). The Gills have said over the last two years of the process (even during the approval hearing on the Sketch Plan) that they would be willing to move the Sketch Plan approved Suburban neighborhood to the south to accommodate the neighborhood plan in accordance with the Comprehensive Plan's Illustration of Our Vision, which shows the highest density adjacent to Town and transitions to lower densities as you move farther from Town. This recently was misinterpreted by some as a quid pro quo for the donation by the Gills to the Trust for Public Land. However, it has always been intended to accommodate and facilitate the neighborhood plan vision of high density housing in accordance with the Comp Plan, while respecting existing entitlements long held by the Gill family. This facilitation is necessary so that critical housing inventory for our community's local workers actually happens.

To detail that accommodation for high density, deed restricted housing next to High School Road, we would like to explain how the Suburban zone, along with its approved Sketch Plan, can be moved to the south step-by-step in accordance with the Land Development Regulations (LDRs):

1. The Gills would submit two applications for a rezone, with each dependent upon approval of the other:
 - a. One application would request to rezone a 26-acre area to the south of the neighborhood plan area currently zoned R-1 to Suburban, and
 - b. The other application would request a rezone of the existing 26-acres of Suburban along High School Road to the R-1 zone. This would effectively swap an equal number of acres of R-1 for Suburban. The R-1 along High School Road would act as a placeholder until

new zoning associated with the Neighborhood Plan is established, at which time the landowner, in partnership with TPL, would opt-in to allow a rezone to enable the densities and housing types contemplated in the approved Neighborhood Plan.

2. Proceed to a Development Plan application.
 - a. The relocated 26-acres of Suburban has already gone through a Sketch Plan process on the same site as the approved Sketch Plan. Per the LDRs, a “site” *may be a portion of a lot of record or may include multiple lots of record*. In this instance all of the land contemplated in this “swap” is owned by JHHR Holdings I LLC.
 - b. The purpose of a Sketch Plan is to *publicly review a large physical development...for general consistency with these LDRs at a preliminary, conceptual level of detail before the development is fully designed*. This can include *discussion of alternative site designs that may better implement these LDRs*.
 - c. In order to be approved, a Development Plan submittal would be required to meet all 5 Findings for Approval, including finding #5: *Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals*. This finding would require the Development Plan to meet all 12 conditions of approval the Board placed on the approved Sketch Plan, including pathway easements, 60-foot rights-of-way, connectivity to neighboring developments, an exaction plan that includes a public park, among other conditions. All Development Plan applications are required to go through the Plan Review Committee (PRC) process, which offers yet another opportunity for review to ensure that all requirements have been met.

It is legally allowed under the LDRs to move the Suburban zone, along with its approved Sketch Plan, to the south to accommodate and facilitate the neighborhood plan.

Direct Staff to Share Allocation of Free Market Units in Neighborhood Plan:

The current draft of the neighborhood plan says it includes 30% free market (unrestricted) units and 70% deed restricted units. Appropriately, there are free market units separate from the existing Suburban and R-1 zoning entitlements. But staff has not provided the Steering Committee with any details beyond a lump sum number of 385 free market units, even though they have more detailed information from Opticos. Planning Staff and Opticos should share the number of free market units allocated between the Lockharts and the Gills, as well as the mix of unit types within those landowner allocations of free market units.

Direct Staff to Collaborate with TPL and Gills for Creative Solutions:

The attached conceptual map presents a potential location for the Suburban neighborhood, the free market units included in the neighborhood plan, and the deed restricted units included in the neighborhood plan. The land donated to TPL will serve as the location of the deed restricted units, including substantial public park areas. The land south of the 45 acres for higher density, deed restricted housing will be retained by the Gills to serve as the location for the free market units and any development associated with a future Phase 2. The Suburban neighborhood that already has Sketch Plan approval and also includes a public park, would be located in the area shown on the map.

The attached map is a conceptual rendering of one possible configuration. Planning staff discussed that they wanted the neighborhood to have better integration of free market and deed-restricted units. There

are creative ways to achieve this kind of integration – by reconfiguring the 45-acres of TPL land into an irregularly shaped parcel or as multiple parcels, with pockets of land (outside of the Suburban zone) retained by the Gills for free market units in between.

Because the development of hundreds of deed restricted units will require substantial philanthropic donations, public subsidies and federal and state grant and loan monies for infrastructure, it is important to delineate the deed restricted land from the free market land. It will be difficult to obtain funding (philanthropy, taxpayer dollars, or otherwise) if it is not clear whether the funding is subsidizing deed restricted housing or free market investments. Public infrastructure grants and loans for public purposes should not subsidize private development in fact or appearance.

We look forward to your thoughts and direction as soon as possible. We have an exciting opportunity with TPL to provide land for the deed restricted housing. We can make deed restricted housing even more affordable by providing the free land. Free land will lower the public subsidy required for each unit, therefore reducing the ultimate purchase price to the end user of that home. We want to put this free land to work – we want to make a difference.

We will stand by until we hear from you. Again, please do not hesitate to reach out with any questions.

Sincerely,

The image shows two handwritten signatures. The first signature on the left is in blue ink and appears to be "S. Johnson". The second signature on the right is in black ink and appears to be "A. Baker".

Susan Johnson and Amberley Baker

Enclosure: Maps

Existing 26-acre Suburban Zone



JHHR Holdings Homestead Lot

Existing Suburban Zoning Entitlement - ± 1 AC

Conveyance from JHHR Holdings to Trust for Public Land for 300+ Deed Restricted Affordable and Workforce Housing allocated by Teton County's Northern South Park Neighborhood Plan ±45 Acres to include parks

JHHR Holdings land for market units allocated by Teton County's Northern South Park Neighborhood Plan

up to ±29 Acres

JHHR Holdings

Existing Suburban Zoning Entitlement ±25 Acres

Jackson Hole High School

Potential Conveyance from JHHR Holdings to Trust for Public Land for Affordable and Workforce Housing

agrostis, inc.
1130 maple way #2C
po box 3074
jackson, wy 83001
v: 307.413.5123
info@agrostisinc.com
landscape architecture
land planning

Revisions		
#	Date	Description
	01.18.22	original

scale: 1" = 150'

Exhibit A