

The other side of the story...

Upzoning zeal will ruin neighborhoods

Rezoning of residential areas in the town of Jackson has now begun. For those that like their neighborhoods as they are, be vigilant. Pay attention and let your voices be heard.

Liking your neighborhood doesn't mean you can keep it. Just ask the folks in East Jackson. Homeowners in the Gill Addition had to fight hard against mega-growth and appear at successive town council meetings to preserve what they could.

In the coming weeks and months, Character Districts 3-6 will be analyzed, and perhaps sliced and diced to greatly increase density. Talking with your neighbors and letting your voices be heard at town meetings is now very important.

Pay attention or pay the price. Planners and Town Councilors will be adding density wherever they can.

Unlike the retail, office space, and commercial areas of Districts 1 and 2, Districts 3-6 are mostly residential. They are where people live. Overcrowding is the primary danger.

Sadly, many charming neighborhoods could be hit with bloated density. Town officials are chasing unattainable housing goals.

In their blind zeal to hit an impossible imaginary number (65% of workforce housed locally) politicians are poised to eliminate

every backyard swing set and cottonwood tree they can. They'd rather have ARUs. An Accessory Residential Unit can turn an existing single family home into a duplex, even a triplex.

Too many homeowners have the false notion that an added second story rental unit will pay their mortgage. Build ARUs throughout a neighborhood and it will change that neighborhood forever. In time, you won't know it.

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Where will the tenants and guests of those ARUs park? Doubling down on town population will just add to the already escalating stressors of everyday life. From more traffic jams to an increase in

violent crime, Jackson is already developing the symptomatic headaches of big city living.

Town planners have targeted specific areas for change. They are called Transitional Subareas. If you live in one of those neighborhoods, expect it to look very different, very soon. Developers are sure to exploit parcels and extract their maximum profit.

Planners change the LDRs to allow more density, then developers target those areas. They buy properties as portfolio assets, not a home to live in. They want more density; more, always more.

Make your voice heard. Decisions made today could be the rule for decades to come.

Our focus is a "livable Jackson Hole." It's news you can't find elsewhere.



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