

*The other side of the story...*

## Good Guys Winning, Again

“Time runs out for Bar J plan. Developer withdraws application.” That was the front-page headline in last week’s *News&Guide*.

Lawyers for the developer are calling it a defeat by delay. It isn’t so.

Excessive greed killed this development before it had an opportunity to kill countless moose, deer, elk and all the other animals that depend on the Bar J habitat.

There were so many things wrong with the development, the Conservation Alliance said they didn’t know where to begin when pointing out the flaws.

The Alliance of Route 390 Neighbors, a 200 person citizens group, is largely responsible for this win. The rest of us owe them a huge Thank You!

It wasn’t cheap; the developer spent a lot of money chasing his windfall profit. The Route 390 Neighbors spent a \$\$\$-six-figure sum and a whole lot of their personal time and energy to save their community.

It shouldn’t be this way. But it’s what Jackson Hole has become; we’re now a target for developers. Planners should be upholding our development regulations instead of encouraging alternate schemes.

Some years back, Save Historic Jackson Hole spent a \$\$\$-six-figure sum to defeat a monster hotel at the corner of Broadway and Pearl.

If we’re going to preserve what’s left of a ‘livable Jackson Hole’ we’ll need to do more of this. In both cases, developers mis-represented what

our local rules and regulations allow.

In both cases they relied on pretense, not substance. But unless someone calls them on it and spends the \$\$\$ to lawyer-up, they win.

Developers keep disguising their egregious proposals as housing solutions, which they aren’t. They’re growth adders that ignore neighborhood character, wildlife, traffic, and overcrowding.

Developers don’t care what the community wants.

They cajole and bully their way to the big payoff.

The master plan for Bar J was ignored as they pushed for what they bizarrely called a down-zone to dense residential.

Even if the zoning was changed, it would have reverted to a land use rule allowing just 7 homes,

not the 69 they proposed. They wanted a tenfold plus-up.

It was a long, tough fight. At one point the developer ran a mean-spirited attack ad calling the citizens group “West Bank Brats.”

They even tried an old mafia stunt: Do what we say or we’ll hurt you. They threatened to turn the Bar J into a loud, two-shows-a-day concert venue aimed at harassing local homeowners.

When Game & Fish said there were several species inhabiting the property in very high numbers and it was a “Conflict Priority 1” zone, the developer tried to get around it.

Developers didn’t run out of time. They ran into locals that stood their ground. Good guys won.

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*Local citizens stood  
their ground.*

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