

*The other side of the story...*

## Say Goodbye to Neighborhoods

As town crafts new zoning for Districts 3 to 6, questions remain unanswered and concerns unheeded. Is any neighborhood stable?

Zoning updates for Jackson's downtown core were fairly contentious. It took signature collection, a petition, and eventually a referendum vote to force the council to follow the will of the people.

Now, with mostly residential Districts 3-6 under the microscope, there's been no last minute town council shenanigans.

One might think everything is copacetic with the proposed up-zoning.

Not so. Many see what's happening.

More density in town won't solve our housing crisis. But it will destroy neighborhood character. It will demonstrate again that town's residential neighborhoods don't matter.

Neighbors astute enough to follow along with the Engage 2017 marathon (it's now 2018, by the way) are beginning to notice the up-zoning marked for their quiet streets. And, according to the dozens and dozens of emails sent to town officials, they don't like it.

Why? Because building our way out of a housing shortage has not and will not work. Local residents are justifiably upset.

One said: "We have resided in Teton County for over 50 years and have observed many attempts by various local government entities to solve affordable housing issues here, and to be honest, the ability to do so is seldom a success."

Why are others upset? Because they purchased a home 20 years ago for peace, quiet and security. Now they're told to move over and make room for everyone else.

The high-density NH-1 zoning proposed for much of east Jackson (Rancher/Hansen/Nelson) will add as many as 500 new residents to the area by requiring new buildings be workforce housing triplexes up to 39 feet in height. That's right, not 'allowing,' but 'requiring' a minimum of triplexes on lots in NH-1 zones.

And why are we trying so hard to pack 'em in? Our electeds are chasing arbitrary numbers like 65% of workforce housed locally.

"I don't support trying to house an additional 1,800 workers in Jackson that were supposed

to be housed in the County. The more Jackson becomes a dumping ground for higher density, the less desirable it is becoming as a place to call home. Please keep in mind the reasons we all choose to live in Jackson—wildlife, small town, quiet neighborhoods," wrote another resident.

What will Jackson look like in 10-20 years? It has already become unrecognizable to some. Will our community be so urbanized with high density and tall buildings that it loses the character we all love? What will the impact be on our wildlife?

The domino effect of high density will be severe—more schools, social services, medical services, infrastructure, etc. Traffic, congestion and general overcrowding will be much worse.

Our electeds should carefully consider their legacy before they vote.

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