

# PMUD discussion today

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JACKSON HOLE DAILY

The Jackson Town Council today is scheduled to discuss changes to a controversial development tool that allows larger buildings in exchange for certain community benefits.

Councilors will consider amendments to the planned mixed-use development regulations during a workshop at 3 p.m. at 150 E. Pearl Ave.

Developers can use the regulation to gain additional height and building size if they meet two of four "bonus" criteria: having at least half of the project dedicated to residential or lodging uses, having at least half of the parking underground, encouraging alternative

transportation and providing 18 percent deed-restricted housing.

First approved in 2001, the regulation's intent was to create developments that allow Jackson residents and tourists to live, sleep, play and shop downtown. But recently, the regulation has come under fire from residents who think it not only creates buildings that are too big but that it also does not require enough community benefits for the additional mass it awards developers.

The Jackson Hole Conservation Alliance has twice asked councilors to impose a moratorium on such developments until the community can evaluate the tool during revisions to the Jackson/Teton County Comprehensive Plan.