

# PROTECT THE PUTT-PUTT

A COMMUNITY ACTION ORGANIZATION

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September 22, 2012

TO: Eastridge Homeowners' Association

RE: Nelson Drive Forest Service Housing Development

In 2008, the Bridger-Teton National Forest proposed to expand its Nelson Drive employee housing to include a new road and up to 18 new housing units sprawled on the hillside east of Eastridge and above its existing housing. Construction of this and of a new Supervisor's Office on North Cache would be funded by public auction of Forest Service land, which then would be converted to commercial development at the north gateway to Town. Over the years since, all this became the subject of much public debate.

In January of 2012, the Forest Service issued a supplement to its original Environmental Analysis. This addendum responded to official comment, discussions with local elected representatives, persistent badgering of Congressional and Forest Service leadership and threat of litigation. It offered a sale of land on North Cache to the Town of Jackson, keeping it in the public domain. It also offered an alternative for the Nelson Drive Development: fewer housing units all within or immediately adjacent to the roughly 6 acres of existing development footprint. A housing unit is defined as living space for one family, which may be joined into multi-family buildings such as duplexes or quadplexes.

In May of this year, the Forest Supervisor published her final decision, a hybrid of several available alternatives. It includes funding from the sale of land to the Town of Jackson for just under \$11 million and allowed a maximum of 13 housing units at Nelson Drive. The funding, however, will likely only be sufficient to complete a renovation of the Supervisor's Office on North Cache and no housing construction.

While her decision was still subject to appeal and litigation, a further compromise solution for Nelson Drive became available, which she described in her letter and plat attached. This now stands as the final binding decision, which can only be altered by an entirely new public process. However, this is all contingent upon SPET tax funding, which is on the ballot in November.

Please support the SPET tax proposal for the Town of Jackson to purchase land on North Cache from the Forest Service.



File Code: 1570/5570/1950

Date: June 14, 2012

Mr. Charlie Payne  
P.O. Box 7421  
Jackson, WY 83002

Dear Mr. Payne:

Thank you for your letter, dated May 30, 2012, regarding North Cache Conveyance Project. We appreciate your suggestions, continued involvement, and willingness to work together toward a clear, implementable solution.

As per your suggestion, my response in this letter is intended to offer clarification, and does not change my decision. Specifically, this letter clarifies language with respect to my expectation for the area of development at Nelson Drive.

My decision is to increase the total number of housing units at Nelson resulting in up to 13 new multi-family housing units. Based on the comments generated at many public workshops, I decided to reverse the original proposal to construct new housing outside of the 6.04 acres annexed to the Town. My decision is to locate the housing within the 6.04 acres, thus increasing housing density to reflect the character of the surrounding neighborhood, and reduce the sprawl into new habitat to the east.

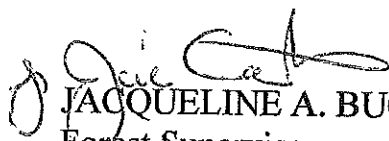
However, due to the total number of housing units, all development may not be able to be placed within the intended area. Should that be the case, I decided to allow for minimal development outside but adjacent to the intended area. We debated at great length to find the correct wording, which for you proved to be unclear. My intent is twofold: first I prefer that the final site plan not go outside the 6.04 acres; and second, should the site planning prove this to be unachievable, then my intent is to place "overflow" east of the north south boundary line.



The "adjacent area" is described as land lying east of the 6.04 acres, beginning at the SE corner, running north along the eastern line of the 6.04 area to the NE corner, then east along an extension of the north boundary line to a point intersecting with the road leading to the Town water system, then south and west to the SE corner and point of beginning. I have included a sketch map showing the lines and configuration.

Should this clarification satisfy your concerns, I will add this letter to the project file. Our design staff will use this guidance during project implementation. It is my understanding that you have no additional concerns about the decision, and that you do not plan to appeal the decision. Thank you for calling our attention to the need to clarify this part of the decision, and your cooperation in resolving this concern.

Sincerely,

  
JACQUELINE A. BUCHANAN  
Forest Supervisor

cc: Mayor Mark Barron

