

**SPECIAL JOINT INFORMATION PROCEEDINGS  
TOWN COUNCIL AND BOARD OF COUNTY COMMISSIONERS MEETING**

**JULY 23, 2019**

**JACKSON, WYOMING**

The Jackson Town Council met in conjunction with the Teton County Commission in a special joint information meeting (JIM) located in the County Commissioner's Chambers located at 200 S. Willow St. at 1:28pm. Upon roll call the following were present:

**COUNTY COMMISSIONERS:** Chair Natalia Macker, Vice-Chair Greg Epstein, Mark Barron, Mark Newcomb, and Luther Propst.

**TOWN COUNCIL:** Vice-Mayor Hailey Morton Levinson, Arne Jorgensen, Jonathan Schechter, and Jim Stanford. Pete Muldoon was absent.

**STAFF:** Alyssa Watkins, John Graham, Lea Colasuonno, April Norton, Stacy Stoker, Tyler Sinclair, Larry Pardee and Shelley Fairbanks.

A motion was made by Councilman Jorgensen and seconded by Councilman Schechter to suspend the Rule of the Town Council found in Section 3 of the Town Council Rules and Procedures, for this meeting, stating that a councilmember listening via conference call is not present at the meeting and is not counted in roll call, nor can vote on any matters or take action before the Town Council. Vice-Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried.

Mayor Muldoon joined the meeting at 1:32pm.

**Public Comment.**

There was no public comment.

**Drawing of SPET Propositions to Determine Ballot Order.**

Sherry L. Daigle, County Clerk, had each member of the Joint Board draw a SPET proposition to determine the order they would appear on the ballot for the special SPET election in November 2019.

1. Town of Jackson Downtown Water Quality Improvement Infrastructure – Cache Creek Tube Project
2. Core Services Vehicle Maintenance Facility
3. Teton County Courthouse
4. Road to Zero Waste Infrastructure Improvement
5. Fire/EMS Wildland Firefighting Apparatus
6. Gregory Lane Infrastructure
7. Community Housing Opportunities
8. JHHSM – Genevieve Block
9. Parks and Recreation Expansion
10. Wildlife Crossings

**Housing Rules and Regulations Clean-Up.**

April Norton, Housing Director and Stacy Stoker, Housing Manager, presented to the Joint Board to consider for approval the proposed changes to the Jackson/Teton County Housing Department Rules and Regulations and provide direction to staff. These changes include clerical errors, minor clarifications, and six policy questions.

The six policy questions are:

1. Should all adults residing in a restricted unit (other than approved renters) be required to be on the title to the home?
2. Should owners of Affordable units be required to wait one year before moving another person in with them?
3. Should the minimum occupancy requirements be changed?
4. If a homeowner meets the minimum employment requirement of 1,560 hours worked per year at a local business, should s/he be required to occupy her/his home a minimum of 10 months per year for ownership or 80% of the lease term for rentals?

5. How should Local Business be defined for the purpose of determining whether a household is locally employed?
6. Should there be any other school positions included in the definition of Teacher such as counselor, front desk personnel, early childhood caretakers, etc.?

The meeting was recessed at 2:41pm and reconvened at 2:48pm.

Discussion continued on Housing Department Policies,

Public comment was given by Nina Lenz.

On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Epstein to direct staff to revise the Housing Department Rules and Regulations as directed today and to release the revised version for the 45-day comment period. Chair Macker called for the vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilman Jorgensen and seconded by Councilman Schechter to direct staff to revise the Housing Department Rules and Regulations as directed today and to release the revised version for the 45-day comment period. Councilwoman Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

### **Revised Special Restriction Templates.**

April Norton, Housing Director and Stacy Stoker, Housing Manager, presented to the Joint Board for consideration of approval standard special restriction templates reflecting the updates to the Housing Standards in the Town of Jackson and Teton County Land Development Regulations (LDRs), and the updates to the Jackson/Teton County Housing Department Rules and Regulations (Housing Rules and Regulations).

There was no public comment.

On behalf of the County, a motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve the following Standard Restriction Templates with the changes as presented by staff:

Affordable Ownership  
Affordable Rental - Apartments,  
Affordable Rental – Condominiums  
Workforce Ownership  
Workforce Rental – Apartments  
Workforce Rental – Condominiums

Chair Macker called for the vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilman Schechter and seconded by Councilman Jorgensen to approve the following Standard Restriction Templates with the changes as presented by staff:

Affordable Ownership  
Affordable Rental - Apartments,  
Affordable Rental – Condominiums  
Workforce Ownership  
Workforce Rental – Apartments  
Workforce Rental – Condominiums

Councilwoman Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

### **440 W. Kelly Avenue.**

April Norton, Housing Director, presented to the Joint Board the opportunity to choose a design at 440 W. Kelly Street that will provide stable housing for working households that is close to jobs, schools, transit, and recreational opportunities and is another step in implementing the Comprehensive Plan and the Workforce Housing Action Plan.

Staff provided brief summaries of the three options in front of the Board and Council: the original 16-unit option, a revised 16-unit option, and a new 12-unit option.

### **Original 16-unit Option**

- 12, one-bedroom units, 500 SF each
- 4, three-bedroom units, 775 SF each
- 18 covered parking spaces; 18 required
- Height – flat roof
  - Second story at 21'6"
  - Third story at 35'3"
- No additional public investment necessary.

### **Revised 16-unit Option**

- 8, one-bedroom units, 500 SF each
- 8, two-bedroom units, 675 SF each
- 20 parking spaces – 4 covered, 16 uncovered; 20 required
- Height – flat roof
  - Second story at 22'6"
  - Third story at 32'6"
- \$150,000 additional public investment necessary.

### **New 12-unit Option**

- 10, one-bedroom units, 500 SF each
- 2, two-bedroom units, 675 SF each
- Height – gabled roof
  - Second story at 36'-1 3/8"
- 14 covered parking spaces; 13 required
- \$325,000 additional public investment necessary.

Reuben Caldwell, one of the developers, addressed questions from the Joint Board regarding developer fees which are \$200,000, and space between sidewalk and housing is approximately 20 feet.

Public comment was given by Bruce Hawtin, David Bott, Perri Stearn, Dick Greig, Loren Nelson, Michael Stern, Christine Karns May, Sam Schultz, Dan Peterson, Sandy Shuptrine, Jean Anderson, and Reuben Caldwell.

Discussion among the Joint Board took place regarding public comment, support for development, and the number of units to be developed.

On behalf of the Town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Jorgensen to direct and authorize the Jackson/Teton County Housing Authority Board to move forward with the revised 16-unit option provided by Roller Development and Tack Development to develop housing at 440 W. Kelly Avenue. I direct staff to work with Roller Development and Tack Development to draft a Development Agreement and Ground Lease that will be provided to the Town Council and Board of County Commissioners for review and approval by September 9, 2019. Councilwoman Morton Levinson called for the vote. The vote showed 3-2 in favor with Councilmen Schechter and Stanford opposed and the motion carried for the Town.

On behalf of the County, a motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to direct and authorize the Jackson/Teton County Housing Authority Board to move forward with the revised 16-unit option provided by Roller Development and Tack Development to develop housing at 440 W. Kelly Avenue. I direct staff to work with Roller Development and Tack Development to draft a Development Agreement and Ground Lease that will be provided to the Town Council and Board of County Commissioners for review and approval by September 9, 2019. Chair Macker called for the vote. The vote showed 2-3 in favor with Commissioners Epstein, Barron and Propst opposed and the motion failed for the County.

On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Epstein to continue this meeting to the next available time. Chair Macker called for the vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilman Jorgensen and seconded by Councilman Schechter to continue this meeting to the next available time. Councilwoman

Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

**Adjourn.** On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to adjourn the meeting. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilman Schechter and seconded by Councilman Stanford to adjourn. The vote showed all in favor and the motion carried for the Town. The meeting adjourned at 4:48pm.

minutes:sdf

TETON COUNTY

ATTEST:

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Natalia D. Macker, Chairwoman

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Sherry L. Daigle, County Clerk