

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

**AUGUST 3, 2020**

**JACKSON, WYOMING**

The Jackson Town Council met in conjunction with the Teton County Commission in a joint information meeting (JIM) located in the County Commissioner's Chambers located at 200 S. Willow St. at 2:00 P.M. Upon roll call the following were present:

**COUNTY COMMISSIONERS:** *In-person* none. *via Zoom:* Chair Natalia Macker, Vice-Chair Greg Epstein, Mark Barron, Mark Newcomb, and Luther Propst.

**TOWN COUNCIL:** *In-person:* none. *via Zoom:* Mayor Pete Muldoon, Vice-Mayor Hailey Morton Levinson, Arne Jorgensen, Jim Stanford, and Jonathan Schechter.

**STAFF:** Alyssa Watkins, Larry Pardee, Darren Brugmann, Lea Colasuonno, Roxanne Robinson, Stacy Stoker, Tyler Sinclair, Maureen Murphy, Paul Anthony, April Norton, Brian Schilling, Chris Neubecker, Heather Overholser, Kristen Waters, Sara King, Kristi Malone, and Shelley Fairbanks.

**Human Services Planning Workshop.** Kendra Lodewick, Kari Parsons, and Kirsten Smith from Program and Policy Insight presented to the Board and Council the Human Services and Resource Allocation Planning Project. The presentation included an overview of the data collection processes, presentation of the human services prioritization methodology and review of key findings from the plan. The purpose of the project was to develop human services mission and vision statements, identify service priorities based on current community context, and examine ways to align funding with community findings.

The meeting was recessed at 3:20pm and reconvened at 3:27pm.

**Public Comment.** None.

**Consent Calendar.** On behalf of the County, a motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve the consent calendar for today's joint information meeting that includes the minutes for July 6, 2020, the minutes for the July 13, 2020, and the Housing Rules and Regulations Annual Clean-Up Update. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Schechter to approve the consent calendar for today's joint information meeting that includes the minutes for July 6, 2020, the minutes for the July 13, 2020, and the Housing Rules and Regulations Annual Clean-Up Update. The vote showed all in favor and the motion carried for the Town.

**A. Meeting Minutes.** To approve the meeting minutes as presented for the July 6, 2020 regular JIM, and the July 13, 2020 special JIM meeting as presented.

**C. Housing Rules and Regulations Annual Clean-Up Update.** On behalf of the County, to direct staff to make the changes to the Housing Rules and Regulations, as proposed today, and release the document for the mandatory 45-day comment period.

On behalf of the Town, to direct staff to make the changes to the Housing Rules and Regulations, as proposed today, and to prepare an ordinance for adoption.

Consent Items B – RFQ Award for Employee Generation by Land Use Study was removed from the Consent Calendar and added to the Discussion/Action Items as items C.

**A. Structure of Pathways Task Force.** Brian Schilling, Pathways and Trails Program Coordinator, presented to the Board and Council for consideration the options for the structure and function of the Pathways Task Force. The Pathways Task Force is currently a 7-member volunteer board appointed by the Town Council and County Commission. The 1998 by-laws allow for the board be 11 members. The current function of the Task Force is to generally serve as an advisory committee to the Town Council and County Commission, the Pathways coordinator, and other Town/County staff on issues related to the Town/County Pathways program. The board members make recommendations to staff

and the elected officials on multi-modal transportation issues and projects and also act as liaisons for staff and elected officials to the Jackson Hole community. Members are appointed to three-year terms and the board meets monthly.

In December 2019 the JIM briefly discussed the ongoing role of the Task Force and whether it made sense to change the structure or function of the board to enable it to better support the Pathways program. Several ideas were discussed but there was no clear direction provided at that time. The Task Force has since modified their meeting schedule to meet every other month.

The current proposal is to dissolve the Pathways Task Force and then reform it as an advisory board under a different name. The elected boards could establish new bylaws and guidance for the advisory board. Existing members could be reappointed to new terms, or an entirely new board could be formed. Several things would need to be defined, including: number of members; length of terms; process for appointing members; meeting frequency; board role; and responsibilities.

There was no public comment.

On behalf of the County, a motion was made by Commissioner Propst and seconded by Commissioner Epstein to direct staff to present to the County Commission with options for transmogrifying the Pathways Task Force into a broader Alternative Transportation Advisory Board and bring that for review. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

On behalf of the Town, a motion was made by Councilman Schechter and seconded by Councilman Jorgensen to direct staff to present to the Town Council with options for transmogrifying the Pathways Task Force into a Alternative Transportation Advisory Board and bring that for review. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

**C. Housing Mitigation Rates.** Tyler Sinclair, Community Development Director, presented to the Board and Council for consideration the appropriate next steps to complete a review and possible update to the Town and County's Affordable Workforce Housing Standards.

The current Town and County Affordable Workforce Housing Standards were adopted in 2018 as part of the Engage 2017 series of five projects initiated to further implement key portions of the 2012 Comprehensive Plan. The Town and County Housing mitigation requirements are largely the same with the exception of the County having lower commercial mitigation rates and additional exemptions not utilized by the Town. The first four Engage 2017 projects were completed by the Town and/or County and the fifth project (updates to natural resource regulations) was not.

**Engage 2017 Projects**

1. Housing Requirements - completed
2. Housing Department Rules and Regulations - completed
3. Town Zoning for Character Districts 3-6 - completed
4. Town Parking Study - completed
5. Natural Resource Protections – not completed

Upon adoption of the Town and County regulations in 2018 a few members of the Wyoming Legislature became interested in our local Housing Mitigation Program and expressed interest in prohibiting municipalities and counties from imposing affordable housing exactions. As a result, the Town and County committed to relooking at our Housing Requirements to address issues raised by these few members of the Wyoming Legislature, with the desired outcome to address issues related to housing mitigation at a local level. This item is on the agenda knowing that legislators could take up this topic again during the 2021 Legislative Session.

Staff has identified the following questions for consideration related to this topic and how to proceed:

1. Do the Boards wish to consider adjustments to the current housing mitigation rates only?

This would allow the Boards to focus only on what adjustments they may want to make based upon the current Housing Nexus Study and information utilized during the Engage 2017 update process. There would be no consideration of changes to the approach or other aspects of the housing mitigation program.

The alternative would be to re-evaluate the entire housing mitigation program including what type of development should be required to mitigate (residential versus commercial), whether non bricks and mortar businesses should be required to mitigate for employee generation, preference for type of mitigation, exemptions, etc. This approach would be revisiting and repeating the process undertaken in the Housing Mitigation component of Engage 2017 effort and would rely on the same nexus data used at that time.

2. Do the Boards wish to consider developing requirements linking the approval of a County wide additional cent of sales tax to reductions in housing mitigation rates for sales tax generating businesses as proposed by the Town?
3. Do the Boards wish to engage in these discussions jointly or as separate boards?
4. Based upon a review of all prioritized items in the FY21 Comprehensive Plan Work Plan, what should the timing of this project be?

On behalf of the Town, a motion was made by Councilman Jorgensen and seconded by Councilwoman Morton Levinson to direct staff to proceed with a review and update of the Town and County Affordable Workforce Housing Standards as discussed at this meeting and described below:

1. To review a work term adjustment in non-residential mitigation rates;
2. To review for opportunities to increase mitigation of a larger single family residential under the current nexus study.

Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried for the Town.

On behalf of the County, a motion was made by Commissioner Newcomb and seconded by Commissioner Propst to direct staff to proceed with a review and update of the Town and County Affordable Workforce Housing Standards as discussed at this meeting and described below:

1. To review a work term adjustment in non-residential mitigation rates;
2. To review for opportunities to increase mitigation of a larger single family residential under the current nexus study.

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

**D. RFQ Award for Employee Generation by Land Use Study.** April Norton, Housing Director, presented to the Board and Council the opportunity to consider the award of the Housing Nexus Study. The Town and County were preparing to conduct a new study to update the 2013 Housing Nexus Study and provide more accurate data about employee generation in Teton County.

On behalf of the County, a motion was made by Commissioner Newcomb and seconded by Commissioner Propst to award a Housing Nexus and Trip Generation Study, focused number of employees generated by residential and non-brick and mortar businesses as well as journey-to-work data and commuting patterns, to Raftelis and direct staff to negotiate and draft a contract with Raftelis with a not to exceed amount of \$75,000 and incorporating three conditions of approval as recommended by the stakeholder group, and as directed at this meeting for the Teton County Board of County Commissioners, as the contracting entity, to review and consider approval at a later meeting. Any final contract 1) Provide more details on the methodology that will be used to calculate employee generation, 2) finalize anticipated staffing hours with an emphasis on reducing hours by transferring more hours to consultants that have specific experience with mitigation studies, and 3) provides more detail on how the consultant will engage with the local business community.

The motion was withdrawn.

No action was taken.

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

On behalf of the Town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Schechter to adjourn. The vote showed all in favor and the motion carried for the Town. The meeting adjourned at 5:05 p.m.

minutes:sdf

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

---

Natalia D. Macker, Chairwoman

ATTEST:

---

Maureen E. Murphy, County Clerk