

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

**SEPTEMBER 14, 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 3:06 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, Keith Gingery, Darren Brugmann, Roxanne Robinson, Tyler Sinclair, Maureen Murphy, April Norton, Chris Neubecker, Kristen Waters, Sara King, Rian Rooney, Hamilton Smith, Matt Carr, Shelley Fairbanks, and Chalice Weichman

**Public Comment.** Public comment was made by Horton Spitzer regarding supporting law enforcement and his opposition to defunding law enforcement.

**Consent Calendar.** On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the consent calendar for today's joint information meeting that includes the minutes for August 3, 2020 Regular JIM and the Grant Agreement for Reconstruction of Runway Phase 1. 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 Jorgensen to approve the consent calendar for today's joint information meeting that includes the minutes for August 3, 2020 Regular JIM, and the Grant Agreement for Reconstruction of Runway Phase 1. Mayor Muldoon called for a vote. The vote showed all in favor and the motion carried for the Town.

**A. Meeting Minutes.** To approve the minutes for the August 3, 2020 Regular JIM as presented.

**B. Grant Agreement for Reconstruction of Runway Phase 1.** To authorize the Chairwoman and the Mayor to sign the Grant Agreement for Reconstruction of Runway Phase 1 once the final document has been received.

**A. Housing Mitigation Update Process.** Tyler Sinclair, Community Development Director – TOJ, addressed the Commission and Council regarding the FY2021 Work Plan which includes a task to revisit the current structure and rates for affordable workforce housing mitigation required by the Land Development Regulations. The purpose of this meeting is to describe the process for considering amendments to the current housing mitigation rates.

There was no public comment.

On behalf of the County, a motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to direct staff to proceed with a review and update of the County Affordable Workforce Housing Standards as discussed at this meeting and further moved to schedule a special JIM meeting in October to review.

Chair Macker called for a vote. 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 Jorgensen to direct staff to proceed with a review and update of the Town Affordable Workforce Housing Standards as discussed at this meeting and further moved to schedule an October Special JIM meeting to review.

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

**B. Northern South Park RPF.** Chris Neubecker, Planning and Development – TC, and Tyler Sinclair, Community Development Director – TOJ, addressed the Commission and Council regarding the consideration of approval of a Request for Proposals (RFP), and the desired future development and timing of development in Northern South Park through the update process for the 2012 Jackson/Teton County Comprehensive Plan (“Comp Plan”). Updates to the Comp Plan as directed by the Town and County elected officials are currently being reviewed by the public and joint Planning Commissions prior to final presentation at the October 5, 2020, Joint Information Meeting.

The meeting recessed at 4:34 P.M. and reconvened at 4:37 P.M.

Public comment was made by Bill Schwartz.

On behalf of the County, a motion was made by Commissioner Propst and seconded by Commissioner Epstein to direct staff to complete a Request for Proposals for a Neighborhood Plan for Northern South Park as presented subject to the review and approval of the Teton County Attorney’s office, including the following seven changes:

1. Include two representatives from the landowners on the seven-person steering committee
2. Initiate the steering commission election process upon release of the RFP
3. Conduct the process over an eight to ten-month period
4. Ensure that the Land Development Regulations are drafted concurrently by the consultant and staff
5. Hold two to three public workshops
6. Ensure sustainability elements and open-space conservation incentives including an analysis of vehicle miles traveled (VMT) and measures to reduce VMT.
7. Analyze a No-Action alternative or an analysis to build out under current zoning

...and to release the Request for Proposals by September 21, 2020 with responses due by 4:00 pm on October 19, 2020.

The meeting recessed at 5:31 P.M. so that the motion could be put in writing. The meeting reconvened at 5:39 P.M.

The changes to the motion were written as follows:

1. Revise the scope of work to include 2 representatives on Steering Committee
2. Initiate Steering committee application and selection process upon release of the RFP
3. Include in the contract an 8-10 month period to complete the planning process
4. Revise the scope of work to include 2-3 public workshops
5. Revise the scope of work to include 2-3 public workshops
6. Revise the scope of work to ensure sustainability elements and open space conservation including Vehicle Miles Traveled analysis and measures to reduce vehicle miles traveled (VMT)
7. Revise the scope of work to include a No Action alternative based upon existing zoning, in addition to 3 alternatives for the neighborhood plan

Changes to the motion were agreed to by Commissioner Propst and Commissioner Epstein, the as the motion maker and second to the motion.

Chair Macker called for a vote noting the seven changes and that the motion calls to release the RFP. The vote showed 4:1 with Commissioner Newcomb opposed and the motion carried for the County.

On behalf of the Town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Jorgensen to direct staff to complete a Request for Proposals for a Neighborhood Plan for Northern South Park as presented including the following changes:

1. Revise the scope of work to include 2 representatives on Steering Committee
2. Initiate Steering committee application and selection process upon release of the RFP
3. Include in the contract an 8-10 month period to complete the planning process
4. Revise the scope of work to include 2-3 public workshops

5. Revise the scope of work to include 2-3 public workshops
6. Revise the scope of work to ensure sustainability elements and open space conservation including Vehicle Miles Traveled analysis and measures to reduce vehicle miles traveled (VMT)
7. Revise the scope of work to include a No Action alternative based upon existing zoning, in addition to 3 alternatives for the neighborhood plan

...and to release the Request for Proposals by September 21, 2020 with responses due by 4:00 pm on October 19, 2020. Mayor Muldoon called for a vote. The vote showed all in favor and the motion carried for the Town.

**PROPOSED AGENDA ITEMS FOR UPCOMING JIMs**

- A. 10/5 2012 Comprehensive Plan Updates
- B. 10/5 Integrated Transportation Plan (Tyler Sinclair, 45 minutes)
- C. 10/5 Housing Rules & Regulations Annual Update - County Adoption, Town Ordinances (10minutes)
- D. TBD START Winter Level of Service (Darren Brugmann, 30 minutes)
- E. TBD Childcare Baseline Inventory Next Steps (Tyler Sinclair, 30 minutes)
- F. TBD Human Services Plan Implementation (Workshop)

**Adjourn.**

On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn. Chair Macker called for a vote. 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 Schecter to adjourn. Mayor Muldoon called for a vote. The vote showed all in favor and the motion carried for the Town.

The meeting adjourned at 6:05 P.M.

minutes:csw

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

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Natalia D. Macker, Chairwoman

ATTEST:

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Maureen E. Murphy, County Clerk