

Special Town Council Workshop

November 20, 2019

1:30 PM

Town Council Chambers

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS & AUDIENCE MEMBERS. **PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING**

I. CALL TO ORDER AND ROLL CALL

II. EXECUTIVE SESSION

- A. Recess meeting to executive session to consider matters concerning litigation to which the governing body is a party or proposed litigation to which the governing body may be a party in accordance with Wyoming Statute 16-4-405(a)(iii).
- B. (Reconvene Public Workshop) Possible Action Related to Executive Session Discussion

III. 2:00 pm ANNOUNCEMENTS

- A. New Employee Introduction: Nicole Anglesey, START Commuter Operator

IV. CONSENT CALENDAR

- A. Town Disbursements

V. WORKSHOP ITEMS:

- A. 2:00 pm DISTRICT 1 TOWN SQUARE AND HISTORIC PRESERVATION LDRs (Paul Anthony, 90 Minutes)
- B. 3:30 pm DOWNTOWN PARKING AND MOBILITY MANAGEMENT PLAN (Paul Anthony, 30 Minutes)
- C. 4:00 pm EAST HANSEN SIDEWALK (Johnny Ziem, 60 Minutes)

VI. PROPOSED ITEMS FOR FUTURE WORKSHOPS

- A. 12/16 Hillside LDR Update (Kristi Malone, 30 Minutes)
- B. 12/16 Urban Forestry (Steve Ashworth, 30 Minutes)
- C. 12/16 King Street Complete Street (Johnny Ziem, 30 Minutes)
- D. 12/18 Future Funding of Local Government (Tyler Sinclair, 8-5)
- E. 1/21/20 January workshop has been cancelled due to council retreat
- F. *Future* St. John's Hospital Memorandum of Understanding (Tyler Sinclair, 30 Minutes)

VII. ADJOURN

Please note that at any point during the meeting, the Mayor and Council may change the order of items listed on this agenda. In order to ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
328	842-NCBERS GROUP WYOMIN	842112019	PAYROLL DEDUCTIONS	10/13/2019	112.00	112.00	11/08/2019
Total 328:					112.00	112.00	
51	ACE HARDWARE	675223	HEX WSH SD SCREW	10/28/2019	8.89	.00	
51	ACE HARDWARE	675297	DUCT TAPE ORG, PICKUP TOO	10/28/2019	71.94	.00	
51	ACE HARDWARE	675541	RULE TAPE 1-1/4"X30' FAT	10/29/2019	19.99	.00	
51	ACE HARDWARE	675778	MARKING PAINT PL RED	10/31/2019	20.97	.00	
51	ACE HARDWARE	675856	BATT PHOTO SMK/FIRE ALRM	10/31/2019	1.99	.00	
51	ACE HARDWARE	675942	SUCT TAPE PNK XFCT 15YD	11/01/2019	13.98	.00	
51	ACE HARDWARE	676065	RULE TAPE 1X25' LEVERLOCK,	11/02/2019	43.97	.00	
51	ACE HARDWARE	676278	BATTERY WTCH/ELC 2PK, FOA	11/04/2019	15.98	.00	
51	ACE HARDWARE	676298	SPRAYR MASTR H D QT	11/04/2019	8.99	.00	
51	ACE HARDWARE	676399	HX LAG SCRW Z	11/05/2019	6.00	.00	
51	ACE HARDWARE	676547	BULD LED PAR38	11/06/2019	19.99	.00	
51	ACE HARDWARE	676880	CLAMP 9/16 TP 1-1/4" SS, PIPE	11/08/2019	18.92	.00	
51	ACE HARDWARE	676917	THERMO PVC 12" SUPER GRIP,	11/08/2019	37.99	.00	
51	ACE HARDWARE	676949	VAC BAG SHOP CART FILTER,	11/08/2019	31.98	.00	
51	ACE HARDWARE	677289	DRIVE GUID	11/12/2019	8.99	.00	
51	ACE HARDWARE	677358	BROOM ANGKE SML BASC, SW	11/12/2019	37.97	.00	
Total 51:					368.54	.00	
4730	ADVANCED PUMP & EQUIPME	9530	WIRE IN TRANSDUCER & PRO	11/08/2019	470.00	.00	
Total 4730:					470.00	.00	
2269	AFLAC	992670	ACCOUNT #y9599	10/25/2019	2,958.42	2,958.42	11/08/2019
Total 2269:					2,958.42	2,958.42	
1178	ALAN'S WELDING INC.	50461	3/4 COLD ROLL ROUND	10/22/2019	12.30	.00	
Total 1178:					12.30	.00	
6553	ALEXANDER, BARRY	111219	DOT PHYSICAL REIMBURSE	11/12/2019	100.00	.00	
Total 6553:					100.00	.00	
6524	ALPHAGRAPHS	IX-154302	WINTER SCHEDULES	10/22/2019	5,260.57	.00	
6524	ALPHAGRAPHS	IX-155051	BUS SIGNAGE	11/05/2019	342.41	.00	
Total 6524:					5,602.98	.00	
2213	ALPHAGRAPHS BOZEMAN	17575012	2019 TAXI LABELS	09/10/2019	493.36	.00	
Total 2213:					493.36	.00	
5726	AMAZON	1GXK-MQJG-Y	CABELERA CORD	10/27/2019	28.46	28.46	10/31/2019
5726	AMAZON	1JNM-7RNQ-W	UV UPGRADE KIT FOR REVERS	10/27/2019	76.42	76.42	10/31/2019
Total 5726:					104.88	104.88	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
2763	AMERIWEST WATER SERVICE	19-1067	ALL QWEST 200 IN 3 TOTES BL	10/22/2019	9,589.17	.00	
Total 2763:					9,589.17	.00	
6062	ANDERSON, JACOB	110119	REIMBURSTMENT FOR DOT PH	11/01/2019	155.00	.00	
Total 6062:					155.00	.00	
1783	AT&T	287259163099	MONTHLY CHARGES	10/08/2019	2,607.23	2,607.23	10/31/2019
1783	AT&T	287272169264	WIRELESS	10/12/2019	43.23	43.23	10/31/2019
1783	AT&T	287279795460	MONTHLY CHARGES	10/11/2019	251.88	251.88	10/31/2019
Total 1783:					2,902.34	2,902.34	
4920	BEST BEST & KRIEGER	861671	PROFESSIONAL	10/18/2019	73.00	73.00	10/31/2019
Total 4920:					73.00	73.00	
4774	BIG R RANCH & HOME	1412649	T POST 6'	11/01/2019	27.45	.00	
4774	BIG R RANCH & HOME	1413103	SWEATSHIRT PAXTON, MUCK	11/04/2019	206.95	.00	
4774	BIG R RANCH & HOME	1413366	JEANS BLK, VEST RUGGED GR	11/06/2019	229.46	.00	
Total 4774:					463.86	.00	
1560	BLUE SPRUCE CLEANERS,INC	110119	DRY CLEANING	11/01/2019	360.76	.00	
Total 1560:					360.76	.00	
2850	BMV LLC	6863	SHIPPING- WATER SAMPLES	11/04/2019	64.00	.00	
Total 2850:					64.00	.00	
102	CASELLE INC.	98309	CONTRACT SUPPORT	11/01/2019	1,800.00	.00	
Total 102:					1,800.00	.00	
544	CENTURYLINK	1478950075	307-733-3932	10/19/2019	248.37	248.37	10/31/2019
544	CENTURYLINK	307-111-5050	307-111-5050	10/07/2019	1,896.66	.00	
544	CENTURYLINK	3077333106 10	307-733-3106 742B	10/13/2019	37.34	37.34	10/31/2019
Total 544:					2,182.37	285.71	
3961	CHARTER	030285210271	MONTHLY SERVICES	10/27/2019	84.99	.00	
Total 3961:					84.99	.00	
2949	CHLORINATORS INCORPORAT	135594	REGAL MODEL 216 AUTOMATI	10/30/2019	8,329.00	.00	
Total 2949:					8,329.00	.00	
69	COMMUNITY ENTRY SERVICES	101719	2ND QUARTER PAYMENT	10/17/2019	12,500.00	.00	
69	COMMUNITY ENTRY SERVICES	31164	1ST QUARTER PAYMENT	07/31/2019	12,500.00	12,500.00	11/11/2019
Total 69:					25,000.00	12,500.00	
6475	CONVERGEONE, INC	IE9043712	PREMIUM SUP PREPAID SVCS	10/31/2019	17,640.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6475:					17,640.00	.00	
611	CUMMINS ROCKY MOUNTAIN L	60-51800	ANNUAL INSPECTION ONAN G	09/26/2019	311.58	.00	
611	CUMMINS ROCKY MOUNTAIN L	60-51802	ANNUAL INSPECTION ONAN G	09/26/2019	311.58	.00	
611	CUMMINS ROCKY MOUNTAIN L	60-51811	ANNUAL INSPECTION ONAN G	09/26/2019	311.58	.00	
611	CUMMINS ROCKY MOUNTAIN L	60-51850	ANNUAL INSPECTION ONAN G	09/26/2019	311.58	.00	
611	CUMMINS ROCKY MOUNTAIN L	60-51872	ANNUAL INSPECTION ONAN G	09/26/2019	311.58	.00	
Total 611:					1,557.90	.00	
4918	DEAN'S PEST CONTROLL LLC	45843	SPRING AND FALL PEST MANA	10/13/2019	150.00	.00	
4918	DEAN'S PEST CONTROLL LLC	47152	SMALL RODENT CONTROL @ P	10/11/2019	45.00	.00	
4918	DEAN'S PEST CONTROLL LLC	47206	SMALL RODENT CONTROL @ S	10/08/2019	100.00	.00	
4918	DEAN'S PEST CONTROLL LLC	47503	FALL PEST MANAGMENT @ PU	10/13/2019	175.00	.00	
4918	DEAN'S PEST CONTROLL LLC	47504	FALL PEST MANAGMENT @ ST	10/14/2019	250.00	.00	
Total 4918:					720.00	.00	
708	DELTA DENTAL PLAN OF WYO	103119	OCTOBER CLAIMS	10/31/2019	9,692.44	9,692.44	11/08/2019
Total 708:					9,692.44	9,692.44	
2175	DIVISION OF VICTIM SERVICES	110419	Crime surcharge OCTOBER	11/04/2019	650.00	.00	
Total 2175:					650.00	.00	
6311	DUSTBUSTERS, INC	60827	ICE KICKER BLUE SALT, DELIV	10/29/2019	5,285.65	.00	
6311	DUSTBUSTERS, INC	60944	ICE KICKER BLUE SALT	11/06/2019	2,972.16	.00	
Total 6311:					8,257.81	.00	
3408	E.R. OFFICE EXPRESS	13866	PAPER	09/27/2019	79.99	.00	
3408	E.R. OFFICE EXPRESS	14101	CUSTOM X-LARGE STAMP	10/30/2019	56.35	.00	
3408	E.R. OFFICE EXPRESS	14101	CUSTOM X-LARGE STAMP	10/30/2019	56.35	.00	
3408	E.R. OFFICE EXPRESS	14111	OFFICE SUPPLIES	10/30/2019	51.55	.00	
3408	E.R. OFFICE EXPRESS	14152	RECEIPT BOOK	11/05/2019	37.69	.00	
3408	E.R. OFFICE EXPRESS	14163	PAPER	11/05/2019	74.99	.00	
Total 3408:					356.92	.00	
502	ELECTRICAL WHSLE SUPPLY C	S4757215.001	L-FSE 600V IND FUSE FGT-IN	11/01/2019	645.44	.00	
502	ELECTRICAL WHSLE SUPPLY C	S4765386.001	120V PHOTO CONTROL	10/30/2019	14.65	.00	
Total 502:					660.09	.00	
1134	ENERGY LABORATORIES INC.	275500	INFLUENT, EFFLUENT	11/04/2019	114.00	.00	
Total 1134:					114.00	.00	
4556	ENTERSECT	1019EP31284	EPO PREMIUM SEARCHES CO	10/31/2019	10.00	.00	
Total 4556:					10.00	.00	
6552	ETNA TRADE PARK LLC	111319	PARKING RENT	11/13/2019	3,554.00	.00	
Total 6552:					3,554.00	.00	

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81	EVANS CONSTRUCTION INC	200916	TICKET #: 140185505, 14018550	10/28/2019	2,603.24	.00	
81	EVANS CONSTRUCTION INC	6119	PROJ: TOJ FALL PATCHING 201	11/07/2019	15,712.80	.00	
81	EVANS CONSTRUCTION INC	6120	PROJ: TOJ SALTED SAND 2019	11/13/2019	10,639.01	.00	
Total 81:					28,955.05	.00	
668	FREEDOM MAILING SERVICE I	37042	VOTER INFORMATION MAILING	11/01/2019	1,354.56	.00	
Total 668:					1,354.56	.00	
3521	FRIENDS OF PATHWAYS	1177	START BIKE OPERATIONS OCT	10/31/2019	7,816.00	.00	
Total 3521:					7,816.00	.00	
6550	FRIESS, LYNNETTE	103119	RETURN BOND 115 E SNOW KI	10/31/2019	6,600.00	6,600.00	10/31/2019
Total 6550:					6,600.00	6,600.00	
1022	GALLS INC.	014062817	UNIFORM	10/24/2019	38.05	.00	
1022	GALLS INC.	014118292	UNIFORM	10/30/2019	212.03	.00	
1022	GALLS INC.	014129906	UNIFORM	10/31/2019	86.22	.00	
Total 1022:					336.30	.00	
6126	GARMIN USA	DL13651114	FLEX PLAN	10/27/2019	64.95	64.95	10/31/2019
Total 6126:					64.95	64.95	
4212	GILLIG LLC	66388	LOW FLOOR TRANSIT BUS 40ft	09/23/2019	473,893.00	.00	
Total 4212:					473,893.00	.00	
4271	GRAND TARGHEE RESORT	110519	FEDERAL GRANT REIMBURSE	11/05/2019	30,493.00	.00	
Total 4271:					30,493.00	.00	
6551	GWALTNEY, WOODROW	101519	DOT PHYSICAL REIMBURSE	10/15/2019	90.00	.00	
Total 6551:					90.00	.00	
4705	GYM OUTFITTERS INC	5528	TREADMILL	11/13/2019	3,800.00	.00	
Total 4705:					3,800.00	.00	
5044	H&R ENTERPRISES	467	PROJ: TOJ PUBLIC WORKS CR	10/07/2019	100.00	.00	
5044	H&R ENTERPRISES	467	PROJ: TOJ PUBLIC WORKS CR	10/07/2019	72.00	.00	
5044	H&R ENTERPRISES	467	PROJ: TOJ PUBLIC WORKS CR	10/07/2019	120.00	.00	
5044	H&R ENTERPRISES	468	PROJ: TOJ PUBLIC WORKS 201	10/14/2019	156.27	.00	
5044	H&R ENTERPRISES	468	PROJ: TOJ PUBLIC WORKS 201	10/14/2019	481.35	.00	
5044	H&R ENTERPRISES	470	PROJ: TOJ PUBLIC WORKS- CR	10/29/2019	354.56	.00	
5044	H&R ENTERPRISES	470	PROJ: TOJ PUBLIC WORKS- CR	10/29/2019	273.13	.00	
5044	H&R ENTERPRISES	470	PROJ: TOJ PUBLIC WORKS- CR	10/29/2019	415.81	.00	
5044	H&R ENTERPRISES	475	UNIFORM SHIRTS & HATS	10/29/2019	1,871.70	.00	
Total 5044:					3,844.82	.00	
4988	HD FOWLER COMPANY	I5298137	BILLABLE FRT FOR CLAVAL PA	10/04/2019	35.00	.00	

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Total 4988:					35.00	.00	
96	HIGH COUNTRY LINEN	0161618	SUPPLIES @ START	10/30/2019	30.20	.00	
96	HIGH COUNTRY LINEN	0162276	BUILDING MAINT @ TOJ HOME	11/04/2019	25.31	.00	
96	HIGH COUNTRY LINEN	0162582	MATS @ SHELTER	11/06/2019	61.93	.00	
96	HIGH COUNTRY LINEN	0162587	BUILDING MAINT @ WWTP- TO	11/06/2019	86.57	.00	
96	HIGH COUNTRY LINEN	0163256	BUILDING MAINT @ TOJ HOME	11/11/2019	7.50	.00	
Total 96:					211.51	.00	
36	IDAHO STATE TAX COMMISSIO	110819	OCTOBER WITHHOLDINGS	11/08/2019	2,415.00	2,415.00	11/08/2019
Total 36:					2,415.00	2,415.00	
6477	Jackson Hole Childrens Museum	091719	1st QUARTER PAYMENT	09/17/2019	3,750.00	.00	
Total 6477:					3,750.00	.00	
131	JACKSON HOLE NEWS & GUID	304032	AD#372114 OP	10/30/2019	96.03	.00	
131	JACKSON HOLE NEWS & GUID	304033	AD#372115 OP	10/30/2019	413.33	.00	
131	JACKSON HOLE NEWS & GUID	304088	AD#372117 GROWTH MANAGE	10/30/2019	37.58	.00	
131	JACKSON HOLE NEWS & GUID	304089	AD#372116 P19-201	10/30/2019	54.28	.00	
131	JACKSON HOLE NEWS & GUID	304163	AD#371946 PUBLIC HEARING	10/31/2019	301.60	.00	
131	JACKSON HOLE NEWS & GUID	304164	AD#371181 PUBIC ART	10/31/2019	601.92	.00	
131	JACKSON HOLE NEWS & GUID	304165	AD#371572 WINTER PARKING	10/31/2019	1,294.80	.00	
131	JACKSON HOLE NEWS & GUID	304166	AD#370587 BOARD OPENING	10/31/2019	1.92	.00	
131	JACKSON HOLE NEWS & GUID	304167	AD#371905 SPET OPEN HOUSE	10/31/2019	682.56	.00	
131	JACKSON HOLE NEWS & GUID	304168	AD#371815 COMP PLAN PHASE	10/31/2019	622.24	.00	
131	JACKSON HOLE NEWS & GUID	304169	AD#372016 PROP 2	10/31/2019	890.80	.00	
131	JACKSON HOLE NEWS & GUID	304170	AD#371197 COMP PLAN	10/31/2019	466.68	.00	
131	JACKSON HOLE NEWS & GUID	304539	AD#372118 HWY 22 ANNEX	11/06/2019	250.50	.00	
131	JACKSON HOLE NEWS & GUID	304577	AD#371826: FPN: POWDERHOR	11/06/2019	87.69	.00	
Total 131:					5,801.93	.00	
114	JACKSON LUMBER INC	00507579-001	HEX BOLT PLATED, STRIKE AN	11/11/2019	208.93	.00	
Total 114:					208.93	.00	
115	JACKSON PAINT AND GLASS, I	I113598	GLASS LOW HARDCOAT, LABO	09/30/2019	445.91	.00	
115	JACKSON PAINT AND GLASS, I	I113766	P/O: SNOW KING LODGE RM- G	10/10/2019	427.90	.00	
115	JACKSON PAINT AND GLASS, I	I113884	PO: 145 E BROADWAY- AWNIN	10/18/2019	363.04	.00	
Total 115:					1,236.85	.00	
2486	JH APPLIANCE	140212	SERVICE CHARGE HOT WATER	08/14/2019	266.46	.00	
Total 2486:					266.46	.00	
139	JORGENSEN ASSOCIATES, PC	43593	PROJ: 08013- JACKSON HOLE	11/11/2019	106.25	.00	
Total 139:					106.25	.00	
6085	KELLER ASSOCIATES	0000001	PROJ #: 219085-000 - JACKSON	10/14/2019	5,215.00	.00	
Total 6085:					5,215.00	.00	

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671	LINCOLN NATIONAL LIFE	107747 NOV 1	NOVEMBER PREMIUM 107747	11/01/2019	5,661.66	5,661.66	11/08/2019
671	LINCOLN NATIONAL LIFE	3974405375	NOVEMBER PREMIUM 107391	10/19/2019	1,143.89	1,143.89	11/08/2019
Total 671:					6,805.55	6,805.55	
6487	LOGANSIMPSON	25181	JACKSON GROWTH MANAGEM	10/31/2019	27,975.52	.00	
Total 6487:					27,975.52	.00	
156	LOWER VALLEY ENERGY INC	20595 1019	19722-102	10/31/2019	13.15	.00	
156	LOWER VALLEY ENERGY INC	20595 1019	19722-371	10/31/2019	22.50	.00	
156	LOWER VALLEY ENERGY INC	20595 1019	19722 078	10/31/2019	71.69	.00	
156	LOWER VALLEY ENERGY INC	20595 1019	19722-363	10/31/2019	44.75	.00	
156	LOWER VALLEY ENERGY INC	20595 1019	19722-384	10/31/2019	6.70	.00	
156	LOWER VALLEY ENERGY INC	20595 1019	19722-102	10/31/2019	30.68	.00	
156	LOWER VALLEY ENERGY INC	20595 1019	19722-368	10/31/2019	55.46	.00	
156	LOWER VALLEY ENERGY INC	20595 1019	19722-079	10/31/2019	63.55	.00	
156	LOWER VALLEY ENERGY INC	20595 1019	19722-367	10/31/2019	79.19	.00	
156	LOWER VALLEY ENERGY INC	20595 1019	19722-106	10/31/2019	136.50	.00	
156	LOWER VALLEY ENERGY INC	20595 1019	19722-374	10/31/2019	58.25	.00	
156	LOWER VALLEY ENERGY INC	20595 1019	19722-079	10/31/2019	34.22	.00	
156	LOWER VALLEY ENERGY INC	20595 1019	19722-365	10/31/2019	30.12	.00	
156	LOWER VALLEY ENERGY INC	20595 1019	19722-333	10/31/2019	316.15	.00	
156	LOWER VALLEY ENERGY INC	20595 1019	19722-381	10/31/2019	136.31	.00	
156	LOWER VALLEY ENERGY INC	20595 1019	19722 078	10/31/2019	30.73	.00	
156	LOWER VALLEY ENERGY INC	20595 1019	19722-364	10/31/2019	66.99	.00	
156	LOWER VALLEY ENERGY INC	20595 1019	19722-345	10/31/2019	138.11	.00	
156	LOWER VALLEY ENERGY INC	92050-010- 10/	92050-010: ELY SPRINGS RD FI	10/31/2019	1,884.51	.00	
156	LOWER VALLEY ENERGY INC	92050-017- 10/	92050-017: INTERMED TREATM	10/31/2019	16.00	.00	
156	LOWER VALLEY ENERGY INC	92050-021- 10/	92050-021: 150 E PEARL AVE	10/31/2019	1,472.61	.00	
156	LOWER VALLEY ENERGY INC	92050-025- 10/	92050-025: SK W NEW SHOP	10/31/2019	396.30	.00	
156	LOWER VALLEY ENERGY INC	92050-047- 10/	92050-047: UV BUILDING	10/31/2019	16.00	.00	
156	LOWER VALLEY ENERGY INC	92050-049- 10/	92050-049: WASTE WATER TRE	10/31/2019	9,081.71	.00	
156	LOWER VALLEY ENERGY INC	92050-051- 10/	92050-051: WELL #5	10/31/2019	2,311.46	.00	
156	LOWER VALLEY ENERGY INC	92050-114- 10/	92050-114: HOME RANCH RSTR	10/31/2019	259.27	.00	
156	LOWER VALLEY ENERGY INC	92050-131- 10/	92050-131: 195 E DELONEY RS	10/31/2019	179.12	.00	
156	LOWER VALLEY ENERGY INC	92050-357- 10/	92050-357: 55 KARNs MEASOW	10/31/2019	277.10	.00	
156	LOWER VALLEY ENERGY INC	GROUP:20560	92050-115-369: MULTIPLE STRE	10/31/2019	2,229.70	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-016: HOME RANCH LIGH	10/31/2019	45.72	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-034: ST LT LOTS 80, 81	10/31/2019	16.76	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-081: PEARL ST IRR CON	10/31/2019	22.38	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-358: 650 W BROADWAY	10/31/2019	74.74	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-027: ST LT LOTS 20, 21	10/31/2019	21.48	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-039: ST LT LOTS 86, 87	10/31/2019	18.83	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-332: N GLENWOOD MCC	10/31/2019	31.82	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-382: BUDGE DR LIGHT S	10/31/2019	20.57	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-006: CACHE ST N LIGHTI	10/31/2019	33.37	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-032: ST LT LOTS 88, 89	10/31/2019	18.90	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-045: TOWN SQUARE LIG	10/31/2019	57.61	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-355: S CACHE LIGHTING	10/31/2019	66.27	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-005: CACHE KUDAR LIGH	10/31/2019	64.27	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-031: ST LT LOTS 38,39	10/31/2019	20.89	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-043: ST LT LOTS 68, 69	10/31/2019	16.24	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-353: W DELONEY AVE F	10/31/2019	84.10	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-020: PATHWAY TUNNEL	10/31/2019	56.96	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-035: ST LT LOTS COTTO	10/31/2019	19.29	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-111: PEARL/WILLOW ST	10/31/2019	17.79	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-360: 1035 W BRAODWAY	10/31/2019	34.14	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-030: ST LT LOTS 95, 96	10/31/2019	18.90	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-041: ST LT LOTS 99, 101	10/31/2019	16.24	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-342: 25 S REDMOND ST L	10/31/2019	33.69	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-023: RANGEVIEW ST LT	10/31/2019	20.77	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-036: ST LT LOTS 12, 13	10/31/2019	16.24	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-130: 3 CREEK RANCH AF	10/31/2019	24.97	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-362: STELLARIA LN/S HW	10/31/2019	20.57	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-028: ST LT LOTS 26, 27	10/31/2019	18.77	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-040: ST LT LOTS 90, 91	10/31/2019	20.32	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20591- 1	92050-336: HIDDEN RANCH PAT	10/31/2019	21.92	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 1	92050-044: SNOW KING ESTAT	10/31/2019	175.24	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 1	92050-074: CRABTREE LANE T	10/31/2019	16.24	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 1	92050-052: WELL #1	10/31/2019	366.70	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 1	92050-056: CITY WELLS ELK RE	10/31/2019	21.11	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 1	92050-003: SPRUCE DRIVE PU	10/31/2019	267.03	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 1	92050-055: CITY WELLS ELK RE	10/31/2019	69.95	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 1	92050-361: 625 W BROADWAY	10/31/2019	21.22	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 1	92050-054: CITY WELLS ELK RE	10/31/2019	68.82	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 1	92050-050: 2 MG TANK	10/31/2019	20.14	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 1	92050-383: SNOW KING DR WA	10/31/2019	17.53	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 1	92050-053: WELLS #2 & #3	10/31/2019	2,897.80	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20593- 1	92050-018: SEWER LIFT PUMP-	10/31/2019	19.73	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20593- 1	92050-019: SEWER LIFT PUMP	10/31/2019	75.44	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20593- 1	92050-127: 3337 CODY CRK DR	10/31/2019	322.24	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20593- 1	92050-024: SEWER LIFT PUMP	10/31/2019	18.05	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20593- 1	92050-385: SPRING CREEK LIFT	10/31/2019	172.26	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20593- 1	92050-126: SEWER LIFT STATIO	10/31/2019	20.58	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20593- 1	92050-334: SEWER LIFT STATIO	10/31/2019	94.96	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-061: PUBLIC WORKS	10/31/2019	185.15	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-375: 155 E PEARL AVE- O	10/31/2019	25.93	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-002: ANIMAL SHELTER	10/31/2019	250.34	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-132: PARKING GARAGE	10/31/2019	864.27	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-378: 145 E PEARL AVE- B	10/31/2019	16.24	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-059: POLICE GARAGE	10/31/2019	36.36	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-359: MILLER PARK PARKI	10/31/2019	92.71	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-026: 450 SNOW KING AV	10/31/2019	269.61	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-356: KARNS MEADOW ST	10/31/2019	999.11	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-082: EAST STORAGE BL	10/31/2019	100.74	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-376: 149 E PEARL AVE- B	10/31/2019	137.76	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-014: HEAT TAPE	10/31/2019	124.70	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-341: HOME RANCH REST	10/31/2019	23.39	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-386: 143 E PEARL AVE	10/31/2019	65.87	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-092: 3150 ADAMS CANYO	10/31/2019	263.44	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-377: 145 E PEARL AVE- U	10/31/2019	19.47	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-008: CEMETARY	10/31/2019	30.59	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-134: PARKING GARAGE	10/31/2019	36.61	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 1	92050-379: 145 E PEARL AVE- U	10/31/2019	17.08	.00	
Total 156:					28,637.76	.00	
3843	MATTHEWS, LANI	36 0719	DRUG & ALCOHOL TESTING	07/03/2019	530.00	.00	
3843	MATTHEWS, LANI	36 0719	DRUG & ALCOHOL TESTING	07/03/2019	1,595.00	.00	
3843	MATTHEWS, LANI	36 0719	DRUG & ALCOHOL TESTING	07/03/2019	288.00	.00	
3843	MATTHEWS, LANI	37 1019	DOT DRUG TESTING	10/01/2019	240.00	.00	
3843	MATTHEWS, LANI	37 1019	DOT DRUG TESTING	10/01/2019	1,590.00	.00	
3843	MATTHEWS, LANI	37 1019	DOT DRUG TESTING	10/01/2019	300.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 3843:					4,543.00	.00	
5387	MIKE'S WELDING INC	11806	PROJ: ALUMINIM LIGHT POLE-	10/01/2019	100.00	.00	
5387	MIKE'S WELDING INC	11827	PROJ: SAM REQUEST- 3/8 PIPE	10/22/2019	153.80	.00	
Total 5387:					253.80	.00	
4817	MOUNTAIN ELECTRICAL	669	JOB: MILLER PARK- READJUDT	10/17/2019	400.00	.00	
Total 4817:					400.00	.00	
5780	MOUNTAIN TOWN NEWS	091819	SUBSCRIPTION	09/18/2019	50.00	.00	
Total 5780:					50.00	.00	
257	NAPA AUTO PARTS INC.	887139	MANUAL NOZZLE	11/08/2019	25.08	.00	
Total 257:					25.08	.00	
6556	NATIONAL TRADE SUPPLY, LL	INV0121858	AIR FILTERS	10/20/2019	4,536.00	.00	
Total 6556:					4,536.00	.00	
187	NELSON ENGINEERING	50900	PROJ: 19-137-01 102- TOJ- ASP	10/25/2019	449.00	.00	10/31/2019
187	NELSON ENGINEERING	50977	PROJ 19-146-01 ESPSTIEN	10/25/2019	351.50	351.50	
187	NELSON ENGINEERING	51061	PROJ: 19-336-01 020 TOJ- 2020	10/29/2019	438.00	.00	
187	NELSON ENGINEERING	51061	PROJ: 19-336-01 020 TOJ- 2020	10/29/2019	437.00	.00	
Total 187:					1,675.50	351.50	
4412	NEOFUNDS	790004408054	POSTAGE	10/30/2019	1,000.00	.00	
Total 4412:					1,000.00	.00	
513	ON SIGHT LAND SURVEYORS I	3535	TOJ/ HANSEN SIDEWALK (22-T	10/30/2019	4,300.00	.00	
Total 513:					4,300.00	.00	
1504	ONE CALL OF WYOMING	53760	TICKETS FOR SEPTEMBER 201	01/10/1971	198.00	.00	
1504	ONE CALL OF WYOMING	53760	TICKETS FOR SEPTEMBER 201	01/10/1971	198.00	.00	
Total 1504:					396.00	.00	
5047	OPEN CREATIVE	6275	TOJ007 SPET 2019 BROCHURE	10/24/2019	2,329.03	.00	
5047	OPEN CREATIVE	6276	TOJ007 SPET 2019 BROCHURE	10/24/2019	1,288.56	.00	
5047	OPEN CREATIVE	6277	TOJ009 SPET EBLAST	10/24/2019	575.00	.00	
Total 5047:					4,192.59	.00	
226	O'RYAN CLEANERS	110119	DRY CLEANING	11/01/2019	233.20	.00	
Total 226:					233.20	.00	
5026	PELLETIER, CARL	111119	REIMBURSE GIFT CARDS	11/11/2019	555.53	.00	
Total 5026:					555.53	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4922	PREMIER VEHICLE INSTALLATI	26924	SETINA SEATBELT	05/09/2018	87.20	87.20	11/11/2019
4922	PREMIER VEHICLE INSTALLATI	30770	MAGNETIC MIC CLIP	08/08/2019	220.90	220.90	11/11/2019
Total 4922:					308.10	308.10	
3761	RAE, JOSHUA	00108A	MATERIAL COST- DELONEY ST	11/06/2019	8,800.00	.00	
Total 3761:					8,800.00	.00	
2758	RANCH INN	F123896	DUI IMPACT/MARK'S ROOM	10/17/2019	275.00	.00	
Total 2758:					275.00	.00	
4198	RESPOND FIRST AID SYSTEMS	160084	FIRST AID KIT SUPPLIES	11/05/2019	94.34	.00	
4198	RESPOND FIRST AID SYSTEMS	160085	FIRST AID KIT SUPPLIES	11/05/2019	67.62	.00	
Total 4198:					161.96	.00	
5810	RICH BROADCASTING (SV/JX)	19100249	WINTER PARKING RADIO ADS	10/31/2019	588.00	.00	
5810	RICH BROADCASTING (SV/JX)	19100250	WINTER PARKING RADIO ADS	10/31/2019	588.00	.00	
5810	RICH BROADCASTING (SV/JX)	19100251	WINTER PARKING ADS	10/31/2019	588.00	.00	
Total 5810:					1,764.00	.00	
1430	ROBINSON, ROXANNE DEVRIE	110519	TRAVEL EXPENSES ICMA	11/05/2019	300.00	.00	
Total 1430:					300.00	.00	
861	ROTARY CLUB OF JACKSON H	RCJHF	QUARTERLY DUES LARRY PAR	10/01/2019	300.00	.00	
Total 861:					300.00	.00	
5280	ROUTEMATCH SOFTWARE, INC	35759	ANNUAL TECH SUPPORT	02/01/2019	2,244.00	2,244.00	10/31/2019
5280	ROUTEMATCH SOFTWARE, INC	38044	ANNUAL HOSTING	12/01/2018	3,213.60	3,213.60	10/31/2019
5280	ROUTEMATCH SOFTWARE, INC	38395	ANNUAL TECH SUPPORT	01/01/2019	2,450.67	2,450.67	10/31/2019
5280	ROUTEMATCH SOFTWARE, INC	39367	ANNUAL TECH SUPPORT	04/01/2019	20,410.50	20,410.50	10/31/2019
Total 5280:					28,318.77	28,318.77	
5812	RUI INC. DBA VILLAGE GARDN	1318112	MOWING LEAF PICK-UP, LAWN	10/31/2019	535.00	.00	
5812	RUI INC. DBA VILLAGE GARDN	1318114	MOWING LEAF PICK-UP, LAWN	10/31/2019	554.00	.00	
5812	RUI INC. DBA VILLAGE GARDN	1318121	MOWING LEAF PICK-UP, FALL L	10/31/2019	349.00	.00	
5812	RUI INC. DBA VILLAGE GARDN	1318125	MOWING LEAF PICK-UP, LAWN	10/31/2019	372.50	.00	
5812	RUI INC. DBA VILLAGE GARDN	1318183	SPRINKLER WINTERIZATION @	10/31/2019	119.00	.00	
5812	RUI INC. DBA VILLAGE GARDN	1318261	SPRINKLER WINTERIZATION @	10/31/2019	180.00	.00	
Total 5812:					2,109.50	.00	
234	RYAN, JOHN	110119	REUMBURSEMENT FOR 2019 D	11/01/2019	155.00	.00	
Total 234:					155.00	.00	
5333	SALT CITY SALES	143304	HI-VIZ GRN GOATSKIN, WONDE	11/07/2019	1,042.80	.00	
Total 5333:					1,042.80	.00	
201	SENIOR CENTER OF JACKSON	103019	2ND QUARTER PAYMENT	10/30/2019	24,142.50	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 201:					24,142.50	.00	
6292	SHUTTLE BUS LEASING	12891	BUS LEASE 9 BUSES	11/12/2019	47,250.00	.00	
6292	SHUTTLE BUS LEASING	12892	9 BUS LEASES	11/12/2019	47,250.00	.00	
6292	SHUTTLE BUS LEASING	12892	9 BUS LEASES	11/12/2019	47,250.00	.00	
6292	SHUTTLE BUS LEASING	12892	9 BUS LEASES	11/12/2019	47,250.00	.00	
6292	SHUTTLE BUS LEASING	12893	9 BUS LEASES	11/12/2019	47,250.00	.00	
6292	SHUTTLE BUS LEASING	12893	9 BUS LEASES	11/12/2019	47,250.00	.00	
6292	SHUTTLE BUS LEASING	12894	9 BUS LEASES	11/12/2019	47,250.00	.00	
6292	SHUTTLE BUS LEASING	12894	9 BUS LEASES	11/12/2019	47,250.00	.00	
6292	SHUTTLE BUS LEASING	12895	9 BUS LEASES	11/12/2019	47,250.00	.00	
6292	SHUTTLE BUS LEASING	12895	BUS LEASES	11/12/2019	47,250.00	.00	
6292	SHUTTLE BUS LEASING	6292	BUS LEASES	01/28/1992	47,250.00	.00	
6292	SHUTTLE BUS LEASING	6292	9 BUS LEASES	01/28/1992	47,250.00	.00	
6292	SHUTTLE BUS LEASING	DEPOSIT	DEPOSIT LEASE 9 BUSES	11/12/2019	17,069.40	.00	
Total 6292:					111,569.40	.00	
6555	SIEMENS INDUSTRY, INC	5603898904	HYDRO RANGER 200	10/16/2019	1,834.80	.00	
Total 6555:					1,834.80	.00	
6365	SIGN IT NOW INC	3210	DIRECTIONAL SIGNAGE- RED L	05/01/2019	655.76	.00	
Total 6365:					655.76	.00	
4548	SILVER CREEK SUPPLY	S2070747.001	2X4 RED BRASS NIPPLE	10/17/2019	24.71	.00	
Total 4548:					24.71	.00	
4720	SILVERSTAR	2272821	MONTHLY SERVICES	11/01/2019	36.88	.00	
4720	SILVERSTAR	2272821	MONTHLY SERVICES	11/01/2019	2,017.78	.00	
4720	SILVERSTAR	2272821	MONTHLY SERVICES	11/01/2019	260.00	.00	
Total 4720:					2,314.66	.00	
5632	SNAKE RIVER MEP COMPLETE,	4036	TIRE SHED LIGHTS INSTALL	10/23/2019	1,750.00	.00	
Total 5632:					1,750.00	.00	
4699	SNAKE RIVER ROASTING	622130	COFFEE- STREET SHOP & MAI	10/31/2019	96.90	.00	
4699	SNAKE RIVER ROASTING	622135	COFFEE	10/30/2019	101.75	.00	
4699	SNAKE RIVER ROASTING	622219	COFFEE	11/04/2019	21.56	.00	
4699	SNAKE RIVER ROASTING	622220	COFFEE	11/04/2019	48.45	.00	
4699	SNAKE RIVER ROASTING	622425	coffee	11/13/2019	48.45	.00	
Total 4699:					317.11	.00	
1505	SPRING CREEK ANIMAL HOSPI	624970628	RABIES	09/17/2019	15.00	15.00	11/11/2019
1505	SPRING CREEK ANIMAL HOSPI	624971835	DOG FOOD SULLY	10/08/2019	43.19	.00	
1505	SPRING CREEK ANIMAL HOSPI	624971894	FELINE CAT FOOD	10/09/2019	40.40	40.40	11/11/2019
1505	SPRING CREEK ANIMAL HOSPI	624972376	ANIMAL CARE	10/17/2019	512.42	512.42	11/11/2019
1505	SPRING CREEK ANIMAL HOSPI	624972517	ANIMAL CARE	10/19/2019	189.71	189.71	11/11/2019
1505	SPRING CREEK ANIMAL HOSPI	624972601	ANIMAL CARE	10/22/2019	39.88	39.88	11/11/2019
1505	SPRING CREEK ANIMAL HOSPI	624973005	DOG FOOD CIGY	10/29/2019	227.98	.00	
1505	SPRING CREEK ANIMAL HOSPI	624973006	ANIMAL CARE	10/29/2019	39.88	39.88	11/11/2019

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 1505:					1,108.46	837.29	
3989	STINKY PRINTS, INC	100219	SPET COLOR REPRODUCTION	10/02/2019	432.00	.00	
Total 3989:					432.00	.00	
1054	SUNRISE ENVIRONMENTAL	103615	RELEASE 222	11/07/2019	957.72	.00	
Total 1054:					957.72	.00	
4990	Swagit Productions, LLC	14050	VIDEO STREAMING	10/31/2019	1,775.00	.00	
Total 4990:					1,775.00	.00	
3753	TETON COUNTY CIRCUIT COU	110819	CV-2016-174	11/08/2019	664.70	664.70	11/08/2019
Total 3753:					664.70	664.70	
6554	TETON COUNTY HISTORIC	110719	1ST QUARTER PAYMENT	11/07/2019	3,028.75	.00	
Total 6554:					3,028.75	.00	
55	TETON COUNTY SHERIFF'S-JAI	552	OCTOBER INMATES	11/06/2019	792.00	.00	
Total 55:					792.00	.00	
996	TETON COUNTY SPECIAL FIRE	102519 OCT	OCTOBER 2019	10/25/2019	18,846.84	.00	
Total 996:					18,846.84	.00	
1355	TETON COUNTY TRANSFER ST	438913	YARD WASTE	11/01/2019	100.00	.00	
1355	TETON COUNTY TRANSFER ST	438961	DIM/LUMBER	11/01/2019	97.00	.00	
1355	TETON COUNTY TRANSFER ST	438983	TF SORT	11/01/2019	178.00	.00	
Total 1355:					375.00	.00	
3162	TETON TRASH REMOVAL, INC.	19 NOV 892	TRASH REMOVAL	11/01/2019	45.50	.00	
Total 3162:					45.50	.00	
3955	THOMSON WEST	841214770	MONTHLY CHARGES	10/31/2019	442.50	.00	
3955	THOMSON WEST	841214770	MONTHLY CHARGES	10/31/2019	442.50	.00	
Total 3955:					885.00	.00	
5038	TREFONAS LAW, P.C.	110419	LEGAL SERVICES	11/04/2019	256.20	.00	
Total 5038:					256.20	.00	
4649	ULINE	113763902	PALLET RACK, PALLET RACK	10/28/2019	671.62	.00	
Total 4649:					671.62	.00	
777	UPPER CASE PRINTING INK	15100	VOTER PAMPHLET ENVELOPE	11/01/2019	211.20	.00	
Total 777:					211.20	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
1949	VERIZON WIRELESS	9841283571	MONTHLY SERVICES	10/01/2019	5,648.74	.00	
Total 1949:					5,648.74	.00	
4848	WAMCO LAB, INC.	13959	WO#: 13254- EFFLUENT ACUTE	10/25/2019	350.00	.00	
Total 4848:					350.00	.00	
563	WESTBANK SANITATION	3256488	TRASH REMOVAL 940 SIMON	11/01/2019	48.97	.00	
563	WESTBANK SANITATION	3257204	WWTP- TRASH SERVICE FOR	11/15/2019	651.73	.00	
Total 563:					700.70	.00	
1640	WESTERN STATE	IN001129225	PITBULL 2300 SCREEN PLANT	10/25/2019	1,515.00	.00	
Total 1640:					1,515.00	.00	
472	WHITE GLOVE CLEANING, INC.	5056	CLEAN SHELTERS	10/31/2019	3,048.13	.00	
Total 472:					3,048.13	.00	
6441	WILLIAMS, PORTER, DAY & NE	101819	LEGAL SERVICES	11/11/2019	690.00	.00	
Total 6441:					690.00	.00	
6497	WINTER & COMPANY	22685	TOJ CHARACTER DISTRICT #1	10/23/2019	39,170.00	.00	
Total 6497:					39,170.00	.00	
5489	WRENCH IT PLUMBING & HEAT	6294	MONTHLY CHECK OF PUBLIC R	11/03/2019	142.50	.00	
Total 5489:					142.50	.00	
3619	WY CHILD SUPPORT ENFORCE	110819	case #209790 GALLEGHER	11/08/2019	146.76	146.76	11/08/2019
Total 3619:					146.76	146.76	
4139	WY WORKERS' SAFETY & COM	110819	NOVEMBER PREMIUM	11/08/2019	7,951.49	7,951.49	11/08/2019
Total 4139:					7,951.49	7,951.49	
79	WYOMING DEPARTMENT OF E	110819	3RD QTR SUTA	11/08/2019	1,814.47	1,814.47	11/08/2019
Total 79:					1,814.47	1,814.47	
2547	WYOMING FINANCIAL INSUAN	12358	ELIGIBILITY NOTICES	11/07/2019	72.00	.00	
2547	WYOMING FINANCIAL INSUAN	13588	ELIGIBILITY NOTICES	11/07/2019	108.00	.00	
Total 2547:					180.00	.00	
406	WYOMING LAW ENFORCEMEN	110419	18 STATE STATUE CASES	11/04/2019	90.00	.00	
Total 406:					90.00	.00	
329	WYOMING RETIREMENT SYST	184202	LEWIS ADJUSTMENT SEPT	11/08/2019	1,385.71	1,385.71	11/08/2019
329	WYOMING RETIREMENT SYST	184203	OCTOBER CONTRIBUTIONS	11/08/2019	30,736.85	30,736.85	11/08/2019
329	WYOMING RETIREMENT SYST	184204	OCTOBER CONTRIBUTIONS	11/08/2019	29,295.37	29,295.37	11/08/2019
329	WYOMING RETIREMENT SYST	184205	OCTOBER CONTRIBUTIONS	11/08/2019	42,712.93	42,712.93	11/08/2019

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 329:					104,130.86	104,130.86	
2179	XEROX CORPORATION	098567714	CONTRACT COPIER	11/01/2019	61.70	.00	
2179	XEROX CORPORATION	098567715	CONTRACT COPIER	11/01/2019	116.73	.00	
2179	XEROX CORPORATION	098567716	CONTRACT COPIER	11/01/2019	114.04	.00	
2179	XEROX CORPORATION	098567717	CONTRACT COPIER	11/01/2019	33.59	.00	
2179	XEROX CORPORATION	098567735	CONTRACT COPIER	11/01/2019	192.06	.00	
Total 2179:					518.12	.00	
5539	Y2 CONSULTANTS, LLC	10529	PROJ: TOJ PUBLIC WORKS- CI	11/01/2019	1,570.00	.00	
Total 5539:					1,570.00	.00	
2842	YELLOW IRON EXCAVATION, L	41103	915 SIMON LANE TRASH REMO	10/31/2019	32.00	.00	
2842	YELLOW IRON EXCAVATION, L	41113	174 N KING TRASH REMOVAL	10/31/2019	32.00	.00	
2842	YELLOW IRON EXCAVATION, L	41168	TRASH REMOVAL 455 VINE	10/31/2019	17.50	.00	
2842	YELLOW IRON EXCAVATION, L	41168	TRASH REMOVAL 455 VINE	10/31/2019	17.50	.00	
2842	YELLOW IRON EXCAVATION, L	41168	TRASH REMOVAL 455 VINE	10/31/2019	17.50	.00	
2842	YELLOW IRON EXCAVATION, L	41168	TRASH REMOVAL 455 VINE	10/31/2019	17.50	.00	
2842	YELLOW IRON EXCAVATION, L	41289	155 EAST PEARL TRASH	10/31/2019	120.00	.00	
2842	YELLOW IRON EXCAVATION, L	41290	TRASH REMOVAL @ SHELTER	10/31/2019	120.00	.00	
2842	YELLOW IRON EXCAVATION, L	41293	TRASH REMOVAL @ START BU	10/31/2019	200.00	.00	
Total 2842:					574.00	.00	
Grand Totals:					1,150,949.10	189,038.23	

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.



TOWN OF JACKSON

WORKSHOP DOCUMENTATION

SUBMITTING DEPARTMENT: PLANNING

PRESENTER: PAUL ANTHONY

MEETING DATE: NOVEMBER 20, 2019

SUBJECT: COUNCIL TO PROVIDE DIRECTION ON RECOMMENDATIONS IN STRATEGY REPORT FOR CHARACTER DISTRICT 1 (TOWN SQUARE) / HISTORIC PRESERVATION LDR UPDATE

PURPOSE OF WORKSHOP ITEM

The purpose of this item is to present for Town Council's discussion the recommendations in the recently released Strategy Report for Character District 1 (Town Square) / Historic Preservation update to the Town of Jackson Land Development Regulations (LDRs) and Design Guidelines.

DESIRED OUTCOME

The project consultant, Winter and Company, and staff will provide a presentation and facilitate a discussion to get the Council's feedback on the recommendations and options in the Strategy Report. In particular, we seek clear direction from the Council on the following key issues so that we can continue to refine and finalize the recommendations for future Council consideration in the Winter/Spring of 2020.

1. Historic Preservation Program

- a. Does the Town want to adopt a formal Preservation Ordinance (e.g., the 3-Tiered Preservation Program)? If so, is a designation/demolition permit approach appropriate for Tier 1 properties in Jackson?
- b. Is it appropriate to waive development fees for preservation projects?
- c. Is it appropriate to remove historic preservation square footage from the allowed FAR? This would increase the amount of square footage, including commercial, allowed on the site over base FAR.
- d. If a development uses an incentive, is it appropriate to put restriction on later development?

2. "Western Character" and Design Guidelines/Design Standards

- a. Is it appropriate to tailor the design guidelines for "Western Character" to have two separate design overlay areas in the Town Square area?

- For example, one area would require/encourage a higher level of traditional western design (i.e., the Town Square itself) while the other area would provide greater flexibility in its interpretation of western character in building design (i.e., areas immediately surrounding the Town Square).

b. Is it appropriate to add design standards to the base zone districts within the design overlays?

- For example, the current Town Square Zone will likely cover the same area as the “higher level” design overlay, while the more flexible design overlay will likely apply only to surrounding Downtown Core (DC) zoned properties. So, is it appropriate to propose changes to design requirements in these base zones (e.g., third story setbacks, massing) that will work in tandem with the design guidelines and overlays to affect the design of buildings?

Staff recommends that the Council not take public comment at this workshop because public comment will be provided at the public open house the evening before and because we only have 90 minutes for this item and want to maximize time with the consultant. There will be more opportunities for public comment later in the update process.

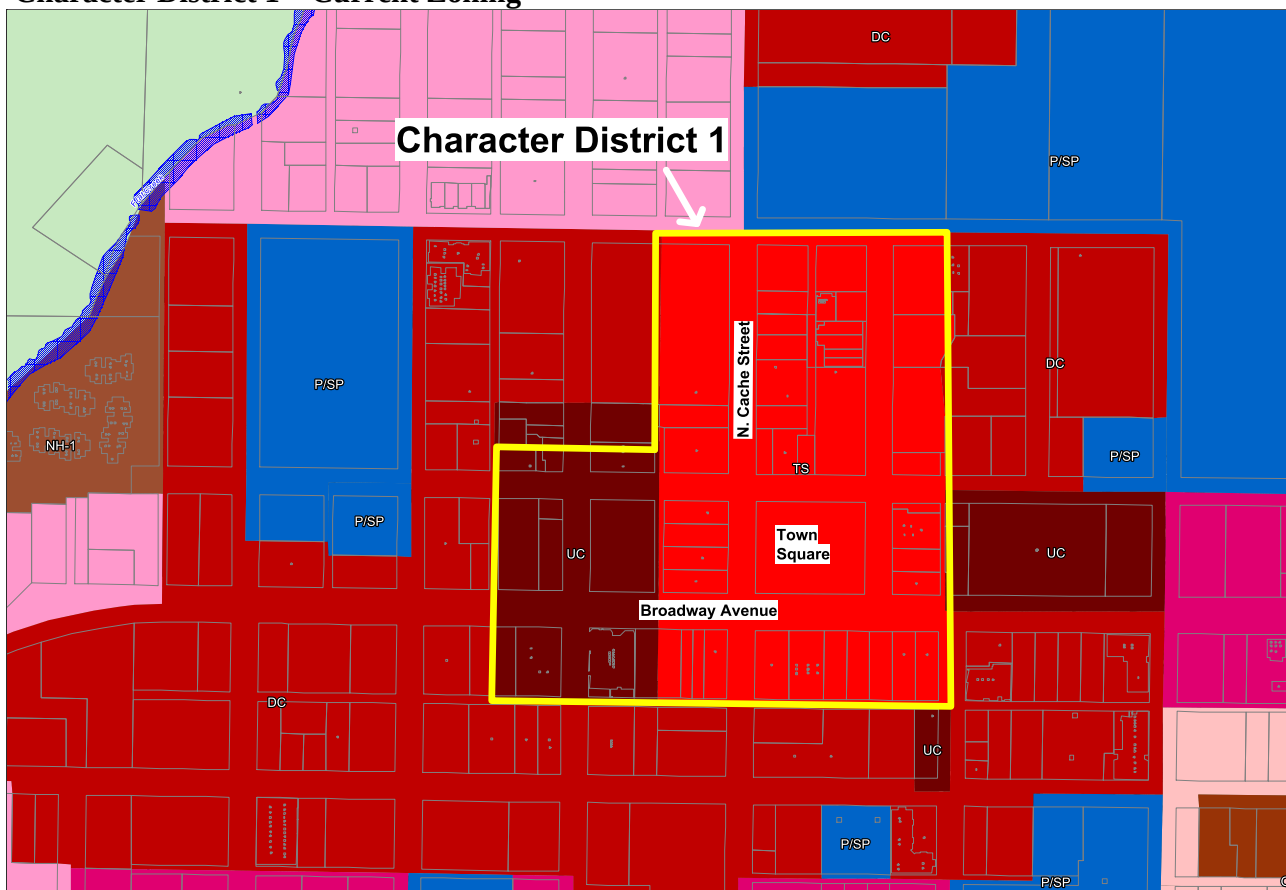
BACKGROUND/ALTERNATIVES

The general purpose of this project is to update the Town of Jackson’s Land Development Regulations (LDRs) for Character District 1: Town Square and to consider new zoning tools related to historic preservation throughout the Town. This zoning code update is the next installment in the Town’s effort to update the entire LDRs to be consistent with the 2012 adoption of the Jackson/Teton County Comprehensive Plan (Comprehensive Plan).

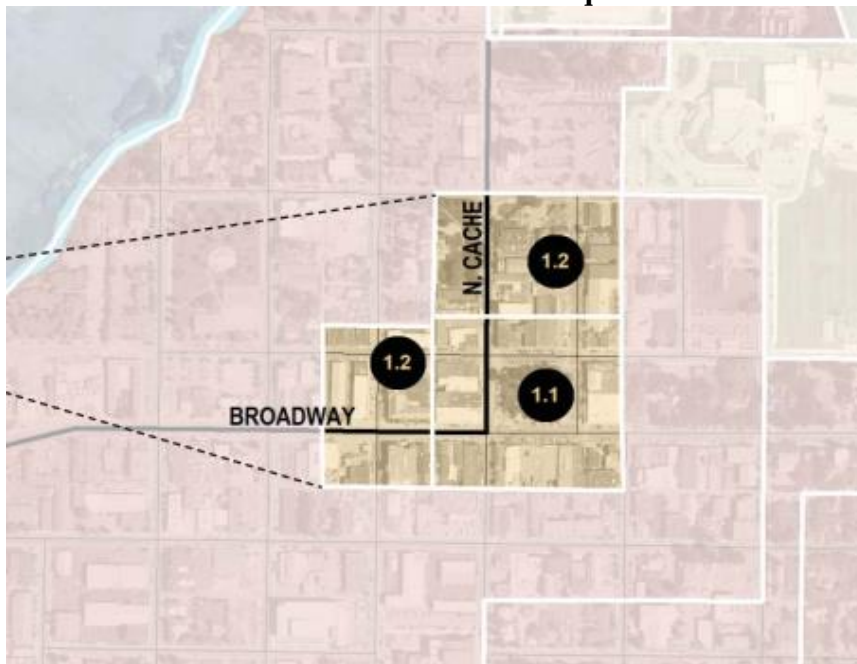
Character District 1: Town Square LDR Update

Character District 1 encompasses a relatively small area that includes the Town Square (Subarea 1.1: Inner Square) and its immediate surroundings (Subarea 1.2: Outer Square) (see map below). The main difference between the two subareas is that Subarea 1.1 is limited to two stories while Subarea 1.2 allows three stories. Despite its small size, Character District 1 represents the commercial, tourist, and historical center of not only the Town of Jackson but the entire Jackson Hole valley. In particular, the Town Square district is known for its western character, iconic buildings, covered boardwalks, and public spaces that support a lively, pedestrian-friendly visitor experience. Yet, while the Comprehensive Plan speaks to the community’s desire to protect and enhance the unique, western character of the Town Square district, the community has not yet really had a specific conversation to define what “western character” actually means or looks like. For this reason, the current LDRs have few standards, guidelines, or incentives that address western character. Therefore, clarifying what “western character” means and where it should apply are fundamental goals of this project.

Character District 1 – Current Zoning



Character District 1 – Subarea 1.1: Inner Square and Subarea 1.2: Outer Square



Historic Preservation LDR Update

The second component of the project is to draft appropriate historic preservation zoning tools that could apply anywhere in Town, both to residential and commercial development. Given that the Town's primary existing historic preservation tool is a temporary 90-day stay through the demolition permit process, along with a few LDR incentives related to nonconforming structures and housing mitigation, the consultant has been tasked with researching, explaining, and presenting preservation tools and options that focus on incentives and other strategies that respect existing property values while still resulting in meaningful preservation. Similar to the "western character" issue, the community has never really had an in-depth conversation about what type of historic preservation program it would support. So, again, a major goal of the project is to use the public engagement process to ask relevant stakeholders and the general public for their input to help craft proposed new LDRs to address historic preservation.

Project Phasing

This LDR update is being done in four steps or phases, as shown below in the table. The project is currently on schedule. It is important to note too that the Teton County Historic Preservation Board (TCHPB) has played an important role in financing and supporting the project. The TCHPB has contributed approximately \$46,000 (out of a total budget of \$185,000) to the project in which they paid the entire cost for Phase 1 and half of Phase 2.

To date, there has been significant public comment and participation through a public open house on June 10, 2019 (85 people attended the two sessions) and an on-line survey where a total of 303 people provided responses. This public comment was used to formulate many of the recommendations in the Strategy Report. In addition, the consultant has had multiple meetings with the TCHPB and a meeting with members of the Design Review Committee to gather their professional insight on how "western character" can best be defined and represented through architectural design tools, as well as how the DRC could best play a future role in applying any western design requirements that may be adopted.

Process Phase	Includes Tasks	Timeframe
Phase 1: Existing Conditions	• Research programs in peer communities; • Meet with TCHPB to review issues and opportunities; • Review Jackson and Teton County's existing historic preservation tools; • Deliverable: Prepare summary report of existing conditions and programs in peer communities • <i>NOTE: Phase funded by the TCHPB</i>	Feb., 2019 - April, 2019 (COMPLETE)
Phase 2: Assess Community Options	• Identify historic resources valued by the community. • Test the community's interest in historic preservation; • Identify what "Western Character" means to the community; • Identify Character District #1 Boundaries; • Conduct on-line survey and Public Open House; • Deliverable: Provide summary of community input • <i>NOTE: Phase funded 50% by TCHPB and 50% Town</i>	May, 2019 – July, 2019 (COMPLETE)
Phase 3: Provide Strategy Report for Historic Preservation and District 1	• Deliverable: Provide a Strategy Report with recommendations and options for defining and protecting "Western Character" and tools and incentives for historic preservation; • Deliverable: An Economic Feasibility Study that	July., 2019 – Nov., 2019 (IN PROGRESS)

	analyses and tests how different historic preservation incentives would work in different local development scenarios; • Public Open House and meeting with Town Council.	
Phase 4: Develop Regulatory Tools	• Deliverable: Consultant provides first draft of LDR update based on Council direction for adoption hearings; • Public Open House; • Planning Commission and Council adoption hearings; • Staff modifies draft as necessary; • Three ordinance readings.	Dec., 2019 – May, 2020 (NOT DONE)

STAKEHOLDER ANALYSIS

This project has many stakeholders including downtown property owners, business operators, town residents, county residents, and visitors.

FISCAL IMPACT

No final action is being taken at this meeting so no fiscal impact analysis is possible at this time.

STAFF IMPACT

No final action is being taken at this meeting so no staff impact analysis is possible at this time.

LEGAL ISSUES

The Town Attorney has not conducted legal review on the item at this time because legal review is not expected until draft LDRs are available.

ATTACHMENTS

Strategy Report for Character District 1 (Town Square) and Historic Preservation LDR Update with appendices

RECOMMENDATION

Staff recommends that Council approve the Strategy Report for the Character District 1 (Town Square) and Historic Preservation LDR Update as presented, with any changes provided by the Council provided during the meeting.

SUGGESTED MOTIONS

I move to approve the Strategy Report for the Character District 1 (Town Square) and Historic Preservation LDR Update as presented, and to direct staff and the consultant to make any changes provided by the Council at this meeting for future consideration by the Council.

Jackson and Teton County STRATEGY PAPER

*for Historic Preservation and Update to
Downtown Land Development Regulations (LDRs)*



October 28, 2019
Public Review

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Monay Olson, Secretary of the TCHPB
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Paul Anthony, Planning Director, Town of Jackson

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1.0 INTRODUCTION

This report addresses strategies for a series of planning topics that relate to two separate projects. In the first project, the Teton County Historic Preservation Board (TCHPB) has been investigating the community's interest in historic preservation and this report represents the final stage in that project.

The Town of Jackson also is engaged in following up on a set of action items related to land development regulations in the town core, including potential revisions to the Town Square and Urban Commercial zones, and the Town's design guidelines as they relate to the concept of "Western Character." It also is considering opportunities to promote preservation of historic resources. This report presents findings and recommendations related to these inquiries.

Questions to address

In sum, this report addresses three community planning questions:

1. What should be the role of historic preservation in the community?
2. How shall the development regulations be updated for the Town Square and Urban Commercial zones?
3. How should the concept of Western Character be interpreted and applied when considering new building designs in the downtown?

The Planning Tools

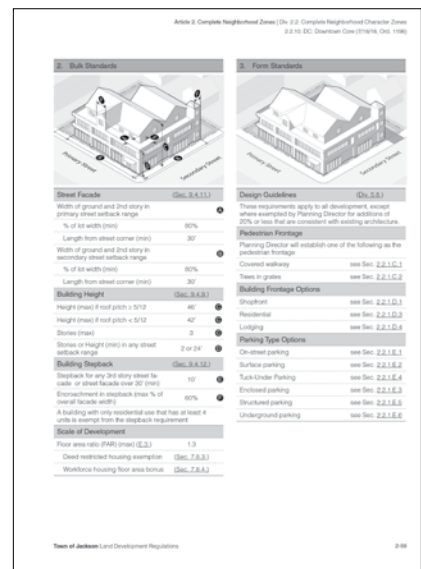
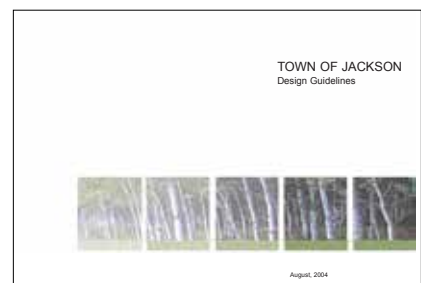
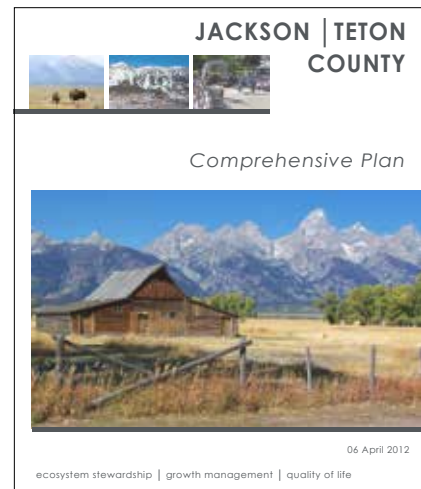
The recommendations presented in this report reference three key planning tools:

The Comprehensive Plan

The Comprehensive Plan for Jackson and Teton County provides the policy base for planning actions and for related regulations. It sets goals for the character of development, including the downtown core and addresses preservation of historic resources at a high level. It also describes a vision for development in a series of Character Districts, including a Character District for the heart of downtown.

Land Development Regulations

The Town of Jackson LDRs set forth prescriptive standards for development, which are tailored to a series of distinct zone districts, including those in the core of downtown. They address basic building form and scale, site planning and street edge design as well as permitted uses. The standards are generally measurable, and are administered by planning staff, or reviewed and approved by the Planning Commission and Town Council.





Design Guidelines

The Town of Jackson's Design Guidelines provide a basis for reviewing the character of development. They are discretionary and are interpreted by staff with advice from a Design Review Committee. They are written to apply town-wide but include some specific references to downtown.



1.1 STAGES IN THE PROJECT

This project is being conducted in three stages:

Existing conditions

This stage considered existing preservation activities, opportunities and issues in both the town and the county. Information was collected that documents the current state of historic preservation in Jackson and Teton County and published in a separate report. It includes a review of professional surveys of cultural resources and a summary of the current preservation programs in operation in the community. A special focus of that report is on the Teton County Historic Preservation Board and its role in preservation.



The Existing Conditions report also summarizes preservation programs in some peer communities as well as other towns in Wyoming. An appendix also discusses the various ways in which preservation ordinances are tailored to fit individual communities.



Strategy report and recommendations

This is the current document that provides recommendations for action. In this stage, recommendations are developed for the town only. Although some of the recommendations may also be appropriate to consider in the county, the outreach for this stage focused exclusively on the town.



The recommendations are based on an analysis of existing conditions in Jackson and on research of peer communities. They also are informed by input from the public in workshops and on-line communications, as well as policies published in the Comprehensive Plan. Findings from recent professional surveys of historic resources also influenced the recommendations.

Implementation

In a third stage, some implementation actions will occur, following direction from the community and Town Council. This may include revisions to the LDRs and the town's design guidelines and may also include new incentives and educational actions.

1.2 USING THIS REPORT

This report serves as a starting point for discussion in an upcoming workshop and on-line communications. It also will be used as an interim informational document for the Planning Commission and Town Council in providing direction for implementation of potential action items. Any of those that require formal adoption by the town will of course include other opportunities for public input.

The first section of this report addresses historic preservation. It builds on existing preservation programs to provide suggestions to protect properties identified as important to preserve by the community. The second section builds on the Comprehensive Plan policies to implement the desired future character of the Town Square and Urban Center zones by recommending updates to the Town Square and Urban Commercial zones. A third section of the report addresses how the term Western Character is defined.

Recommendations for preservation are informed by meetings with stakeholder groups, the Teton County Historic Preservation Board (TCHPB) and Town staff, as well as activities in the community workshops and on-line survey. Recommendations for the land use zone revisions are informed by workshop and on-line survey activities and meetings with Town staff.

Appendices include more detailed information and background including public outreach findings, preservation ordinance options and defining the term Western Character.



1.3 PUBLIC ENGAGEMENT

Public outreach has included two community workshops, an on-line survey and a series of informational meetings with a project steering committee, Town staff, stakeholder groups and Wyoming State Historic Preservation Office (SHPO) staff. The informational meetings took place in February 2019. On June 10, 2019, midday and evening community workshops were held, totaling 81 participants. The same content was presented at each workshop. An on-line survey was created following the community workshops and included some of the same questions. The survey received feedback from 303 people, with an average of 250 responses per question.



2.0 HISTORIC PRESERVATION

2.1 IS PRESERVATION IMPORTANT?

Preserving historic resources is important to the community. The recent workshops and on-line surveys clearly indicate that residents value historic resources in the town and throughout the county. Data from public outreach is presented in an appendix which provides more detail about this finding.

Preservation also appears as a community value in policy documents, particularly in the Comprehensive Plan. Specific policy statements from the plan appear in the Existing Conditions Report, which also is an appendix to this document.

2.2 WHAT IS A HISTORIC RESOURCE?

What people mean when talking about historic resources can vary. To some, it may be a few iconic structures that are well-known as long-standing landmarks. To others, it may include a wide range of properties from various periods in the community's development. In many cases, communities use formally adopted criteria for determining historic significance, and apply them in professional surveys of cultural resources. As a starting point, they frequently use criteria that are widely accepted nationally and that are applied to the National Register of Historic Places.

Nationally Accepted Criteria For Significance

A historic resource can refer to a district, site, building, structure or object significant in the history of American archeology, architecture, culture, engineering or politics at the national, state or local level.

In order to be eligible for listing as a property of historic significance, it must first meet a set of threshold criteria related to age and integrity, and then must meet criteria related to significance.

Age

Generally, a property must be 50 years old or older. There are exceptions to this rule, however, to accommodate significant modern buildings.

Significance Criteria

Eligibility for the National Register of Historic Places is shown in the evaluation of a historic resource in that “the quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- Association with events that have made a significant contribution to the broad patterns of our history; or
- Association with lives of significant person(s) in our past; or
- Embody distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- That have yielded or may be likely to yield, information important in history or prehistory”

Historic Contexts and Themes

Historic contexts are publications which discuss the patterns and trends that produced individual properties in the community. The core premise is that properties represent interweaving factors in history and did not occur in isolation. These documents are used in understanding potential significance by identifying important themes in history. Themes group information related to historic resources based on a subject, specific time period or geographic area. The relative importance of individual historic resources is better understood by determining how they fit into a theme. Individual historic resources may relate to more than one theme.

Integrity

While a property may meet the age threshold and be associated with events as noted in the significance criteria and historic context, it also must retain a sufficient amount of the building fabric related to the specific period of significance. A property must retain integrity of:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

It must retain sufficient integrity in many of these aspects to convey its historical, cultural, or architectural significance.

Historic Resource Survey Methodology

In August 2019, a multiple property documentation of residential properties in Teton County was completed by Hagen Historical Consulting. This began with a windshield/reconnaissance survey of residential properties 50 years or older. The survey work was supplemented by cultural records, Tax Assessor Records, local archives and museum collections. Properties in need of an intensive-level survey were noted during this process, and more detailed Wyoming Cultural Resources forms were completed for them.

In addition to the 2019 survey of residential properties, other surveys completed over the past 20 years identify ranches, motels, commercial buildings, public buildings (such as schools), cemeteries and open space as potential historic resources.

What Types Of Properties Are Valued As Historic Resources?

In a community workshop and an on-line survey, participants commented on a series of types of historic resources that had been identified in historic resource surveys. In the workshop, they reviewed the property types and noted whether they should be preserved. In the on-line survey, each participant reviewed each property type and noted whether it should be preserved.

Based on feedback, the property types were divided into three categories related to priorities for preservation: “Very Important”, “Somewhat Important” and “Not Important” to preserve. The property types rated as “Very Important,” by more than 51% of respondents in the workshops or the on-line survey, are on page 10. The second line beneath each image includes voting percentages from the on-line survey, which indicate the percentage of “Very Important to Preserve,” “Not Important to Preserve” or “Neutral” votes. Participants could also select “No opinion,” which is why percentages may not total 100%.

Important to note is that while the property type was intended to be the focus, some participants may have responded based on the specific building or business shown as an example. For instance, the first image on page 10 is a “Commercial (Drug Store)” property type, and some responses reflect opinions specific to Jackson Drug and the importance of its preservation. More detail for this question can be found in Appendix A.

Respondent Comments Included

Along with rating the property type images, participants also provided written comments. The most common comments were:

- Participants clearly value historic resources in the community. However, the value placed on different types of potential historic resources varies. For instance, structures that represent Western Character, such as log cabins and early 20th century commercial buildings, are valued more than mid-century structures.
- Iconic buildings, such as the Cowboy Bar and Old Wilson School House, should be preserved
- Need to preserve the history of the community
- Low scale buildings, open space and views which are important to the character of the community
- Many participants commented on the importance of log structures in alleyways and their contribution to Jackson’s Western Character.
- While open spaces and parks received high votes for preservation, participants are also concerned about green spaces and trees on individual sites disappearing so that new development can maximize the site.

Observations:

Awareness of the significance of historic resources varies among residents in the community. Older resources from early settlement and early resort times tend to be rated most important to preserve. More recent resources, often termed “mid-century,” are not (yet) recognized as being as important. Other property types are in the “middle,” in terms of appreciation of significance. Single family homes from the early decades of the twentieth century are examples. This suggests that a system for recognizing historic resources should have a means of indicating different levels of significance.

Recommendations:

Consider a systems of listing properties in a hierarchical system of “tiers.” This could be:

Tier 1: Individual properties of “landmark” significance, such as...

- Early settlers log cabins
- Early 20th century store fronts from the early tourism era
- Early institutional properties, such as cemeteries, churches and schools

Tier 2: Historic properties of general historic significance, such as...

- Early tourism era ski lodges
- Iconic neon signs
- Early 20th century houses
- Early 20th century infrastructure, such as bridges

Tier 3: Properties of interest, such as...

- Mid-century houses

Continue to build awareness of historic resources. This includes maintaining the marker program that recognizes historic resources.

Property Types that are “Very Important” to Preserve in Public Opinion



Commercial (Drug Store) - Tourism Era

VI: 87% | NEU: 7% | NI: 6%



Commercial (Hotel) - Tourism Era

VI: 77% | NEU: 13% | NI: 10%



School Building - Early 20th C.

VI: 82% | NEU: 10% | NI: 8%



Parks/Open Space - Early 20th C.

VI: 94% | NEU: 4% | NI: 2%



Dude Ranch/Timber Structure - Early 20th C.

VI: 86% | NEU: 6% | NI: 7%



Bridge Structure - Tourism Era

VI: 61% | NEU: 19% | NI: 20%



Cemetery - Early 20th C.

VI: 77% | NEU: 9% | NI: 11%



Commercial (Bar) - Tourism Era

VI: 84% | NEU: 8% | NI: 7%



Early Settlers Log Structure - Late 19th C.

VI: 69% | NEU: 14% | NI: 16%



Residential - Early 20th C.

VI: 56% | NEU: 22% | NI: 21%



Ski Mountain/View - Tourism Era

VI: 83% | NEU: 9% | NI: 7%



Lodge (Ski Lodge) - Tourism Era

VI: 68% | NEU: 17% | NI: 14%



Sign - Tourism Era

VI: 55% | NEU: 16% | NI: 28%



Timber Cabin - Late 19th C.

VI: 59% | NEU: 20% | NI: 19%

VI=“Very Important to Preserve” (these received at least 50% of the votes); NEU=Neutral; N.I.=“Not Important to Preserve”

Observations from the Community Workshop:

- There is a strong desire to preserve a variety of property types in Jackson and Teton County (early 20th century commercial buildings and log structures were most commonly selected as important to preserve.)
- Preserving open spaces, ranch lands, parks and Snow King are important priorities in the Town and County.
- Survey results indicate that there may be some important iconic individual resources to preserve rather than the broader property types. This may indicate the need to establish a hierarchical designation system.
- There is strong interest in preserving neon signs throughout the community.
- Community interest in preserving and reusing historic log structures along the alleyways indicates the need to explore an adaptive reuse program specific to these structures.
- Concerns regarding the rapid loss of trees and green spaces that define Jackson due to development that maximizes sites indicates the need to explore a historic tree preservation ordinance and/or changes to the LDRs.

More detail from the workshops and surveys is presented in Appendix A.



2.3 WHERE MIGHT HISTORIC RESOURCES BE FOUND IN JACKSON AND TETON COUNTY?

Historic resource surveys indicate that properties of historic significance exist throughout the county. These vary in location by property type. For example, ranch and farm buildings are in more rural areas of the county, while commercial buildings tend to be in towns. Most sites identified were of buildings, but some were other types of structures, such as an early steel bridge. In the cases of ranches, a grouping of buildings was sometimes identified as having significance. While the survey identified many individual properties, it did not identify any historic districts, which would include a concentration of historic resources of a particular context.

In a workshop activity, participants also expressed their opinions about the locations and types of historic resources by mapping them. Combining responses from the survey and workshops, many properties were identified. Those mentioned at least 10 times are:

In the Town of Jackson

- Town Square
- Genevieve block and green space
- Fairgrounds/rodeo
- Downtown area
- Wort Hotel
- Cowboy Bar
- Boardwalks
- Karns Meadow
- May Park
- Miller Park
- Snow King
- Sweetwater (Coe Cabin)
- St. John's Episcopal Church and grounds
- Broadway east of Cache St.
- Neighborhoods in several blocks of all directions of Town Square
- Open and green space for parks, churches, community gatherings
- Historic homes, bars, ranches and businesses
- Historic log cabins/buildings

In Teton County

- Elk Refuge
- Town of Wilson and surrounding area
- Mormon Row (including Multon Barn/Ranch)
- Kelly historic cabins/buildings/swinging bridge/yurts
- Area along Spring Gulch Road Corridor (Mead and Lucas ranches)
- Miller House
- Hardeman Barns
- Historic ranches and ranch land (including cattle ranches)
- Dornan's
- Dude ranches (i.e., Bar BC Dude Ranch, R Lazy S Ranch, U Lazy U, Darwin Ranch, White Grass Ranch, Triangle Ranch)
- The Tetons/Grand Teton National Park
- South Park/Agricultural lands
- Open space throughout the county

Observations:

Survey data indicates that resources exist throughout the community as individual sites, not as districts. Public input is consistent with this finding. People participating in the workshop found many resources they considered historically significant. They often named specific properties, but in some cases identified a more general category, such as "early log cabins." They sometimes drew a circle around several blocks in town on a map, but they were not identified as historic districts.

Recommendation:

Promoting preservation of individual resources throughout the community should be the focus of any potential action items, not in creating a district

2.4 WHY PRESERVE HISTORIC RESOURCES?

Historic structures in Jackson and Teton County are essential parts of the community's identity. They enhance quality of life, economic vitality and environmental sustainability. Investment in these assets ensures that the social, cultural and economic aspects of the community are maintained.

Livability and Quality of Life

Historic structures reinforce community identity. In many neighborhoods, when historic structures are located together on a block, they contribute to a pleasing street scene with consistent setbacks and regular repetition of similar building forms, creating a "pedestrian-friendly" environment which encourages walking and neighborly interaction. This reinforces desirable social patterns and contributes to a feeling of stability and security.

Housing Diversity and Affordability

The preservation, reuse and rehabilitation of historic structures, including large and small single-family homes and small apartment buildings, maintains a wider stock of housing types and can provide more affordable options.

Adaptability

Floor plans of many historic structures easily accommodate changing needs. They can house a variety of uses while retaining their historic character. Changes may include converting a house to an office or converting a carriage house or garage to an Accessory Dwelling Unit (ADU).

Economic Benefits

The economic benefits of investing in historic structures are well documented. Because historic structures are finite and cannot be replaced, they can be precious commodities, adding value to the properties. Historic buildings also attract small businesses who can utilize small historic structures, attract visitors and attract investment to preserve the structure and the area. Other economic benefits center on job creation in rehabilitation projects and on the income generated by heritage tourism.

Direct and indirect economic benefits accrue from rehabilitation projects. Direct impact refers to the actual purchases of labor and materials, while indirect impacts are expenditures associated with the project, such as manufacturing labor and purchases that construction workers make in the community. Preservation projects are generally more labor intensive, with up to 70% of the total

project budget being spent on labor, as opposed to 50% in new construction. This means that more of the money invested in a project will stay in the local economy and not be used towards materials and other costs manufactured or sourced outside the community.

Heritage Tourism

Heritage tourism is another benefit of investing in historic preservation, as people are attracted to cultural heritage sites. These resources provide visitors a glimpse into the history of Jackson and Teton County, and tell of its contribution to the state and nation's history. Heritage tourism means traveling to experience the places that authentically represent the stories and people of the past and present. This includes historic as well as cultural and natural resources. Heritage tourism supports employment in hotels, bed and breakfasts, motels, retail stores, restaurants and other service businesses. Studies show that heritage tourists spend more dollars on travel than other tourists.

Environmental Benefits

Sustainable development and the conservation of resources are central principles of historic preservation. Sensitive stewardship of the existing building stock reduces our environmental impact. Re-using a building preserves the energy and resources that were invested in its construction, reduces the amount of materials going to the landfill and avoids the need to produce new materials.

Embodied Energy

Embodied energy is defined as the amount of energy used to create and maintain an original building and its components. Preserving a historic structure retains this energy. Wood, stone, brick and glass all manifest the energy of their creation and the energy invested in building construction. If demolished, this investment in embodied energy is lost and significant new energy demands are required to construct a replacement. In addition, according to the Environmental Protection Agency (EPA), building debris constitutes around a third of all waste generated in the United States. This can be reduced significantly if historic structures are retained rather than demolished.

2.5 EXPLORING INCENTIVES FOR PRESERVATION

Property owners may be encouraged to preserve historic buildings and other cultural resources with financial incentives as well as regulatory provisions that facilitate preservation. Some incentives are available without town action, but property owners may not be aware of them, or the organizational structure may not be in place to implement them. Other incentives would require some form of action on behalf of the town. This section describes some options.

The objective is to encourage property owners to commit to preserving their property, either through a preservation easement or by landmarking the property (if the town were to adopt a preservation ordinance that provides for such protection). While the focus of these incentives is within the Town of Jackson, some could be implemented by the county as well. Note that some may not be appropriate for Jackson because of conflicting policies or public support. They are, however, included for discussion.

Potential Financial Incentives

Federal Income Tax Credit for Certified Historic Structures

A federal income tax credit is available for the certified rehabilitation of a listed or eligible historic resource. The rehab tax credit incentivizes preservation for income-producing properties. This may be meaningful for some properties and, combined with other incentives, might make preservation in the long-term worthwhile.

Conditions:

- The owner voluntarily seeks the tax credit.
- The property must be listed in the National Register of Historic Places (NRHP), or determined to be eligible for listing.
- The rehabilitation work must be approved by the Secretary of the Interior.
- A credit of 20% of the rehabilitation expenses may be taken.
- The property must be income-producing (not owner-occupied).

Potential Application:

- This incentive may appeal to owners of larger properties with rehabilitation projects of substantial costs. The tax credit could be useful for:
 - Commercial buildings with space that is rented
 - Residential buildings that are rented (short or long term)
 - Accommodations

Action Needed to Activate this Incentive:

No action on the part of the Town is required to activate; however, by conducting surveys for historic resources (as the TCHPB does), the process of certifying a property to be eligible to the NRHP is expedited. In addition, the Town could provide technical assistance to owners in executing the paper work to qualify for the credit and in developing rehabilitation plans that comply with the Secretary of the Interior's Standards for Rehabilitation.

Conservation Easement Donation

Conservation easements are widely known for land and open space protection, but also are used for historic properties across the country. In donating an easement, the property owner gives control of all, or a portion, of a property to an eligible easement holding organization and then claims a charitable gift donation on their federal income tax. A preservation easement may be limited to the exterior of a building (covering all sides) or it may also include giving up some potential development rights for the site. Typically, alterations are permitted that comply with the Secretary of the Interior's Standards. The easement also can provide the ability for some new construction to occur on a site, within guidelines that protect the integrity of the historic resource.

Conditions:

- The owner is willing to donate the easement.
- The property must be on or eligible to the NRHP.
- In accepting an easement donation, the receiving organization will also ask for a cash donation, to cover costs to monitor the easement.
- An appraisal is needed to determine the loss in value that the gift constitutes.
- The easement must be held in perpetuity.
- The property may be of any land use type, including commercial and residential.

Potential Applications

- This tool may be meaningful for high value landmark-quality properties whose owners need substantial tax deductions. This includes commercial as well as residential properties. It may be particularly useful where a small building exists on a large lot, which occurs in some of Jackson's residential districts. By donating all or some development rights along with a facade easement, open space could be preserved and the character of the historic setting could be maintained.

Action Needed to Activate this Incentive:

An eligible easement holding organization must be identified. This may be an existing organization which focuses on open space conservation and is willing to expand its operations, or it could be newly created. The American Easement Foundation also accepts some

easements nation-wide and may be an option. No action is required on the part of the Town.

Purchase of a Preservation Easement

In this approach, a preservation easement is purchased, rather than donated. This sometimes is called a Purchase of Development Rights (PDR). The valuation of the purchase may be similar to an easement donation, or it may be negotiated in combination with other incentives described in this paper. This may be operated by a private, non-profit organization, such as an easement holding group, or it may be the Town. A funding source would be needed. This may be a major donor, or an endowment that is established through a fund-raising campaign; a percentage of a sales tax also could be dedicated to creating a preservation easement fund.

Conditions:

- The owner is a willing seller of the easement.
- A funding source must be in place.
- Limitations on development would be defined in the purchase agreement.
- An organization must be identified to purchase and manage the easements.
- The property should be determined to have historic significance, using locally-adopted criteria, but it is not necessary to qualify for listing in the NRHP.

Potential Application:

- Purchase of easements would be a good tool, if sufficient funds are available. It could work for key landmarks, where the public is willing to support a purchase. It also may be useful for owners who are not in position to take advantage of the charitable gift write-off associated with a donated easement.

Actions Needed to Implement:

A private non-profit organization could establish this program, or the town could do so. If the town were to implement the program, an ordinance may be required.

Local Sales Tax Rebate on Rehabilitation Materials

A community can establish a program to rebate local sales tax on construction materials that are purchased locally. In Teton County, with a relatively low sales tax rate, this may not be meaningful, but when combined with other incentives, could be appealing. Sometimes, the taxing entity may be concerned about a loss of revenue, but an analysis of potential losses could show that this incentive will have a modest impact.

Conditions:

- The property should be determined to have historic significance, using locally-adopted criteria, but it is not necessary to qualify for listing in the NRHP.
- Construction work on a historic resource must be approved to qualify for the rebate.
- An agreement to list the property under a local ordinance should be required.
- After completion of the work, the local sales tax paid on construction products would be returned to the owner.

Actions Needed to Implement:

The county would have to enact this incentive.

Rehabilitation Grants or Loans

The town could establish a financial assistance program to facilitate rehabilitation of historic buildings. This could be in the form of outright grants, or loans. One variation is to design the assistance as a forgivable loan, which is canceled after a defined period. Funding could come from a portion of the county sales tax, a town budget item or a special endowment.

Conditions:

- The property must be determined eligible, using locally-adopted criteria.
- The rehabilitation work must be approved, following adopted design guidelines for preservation.
- A funding source must be established.
- A preservation easement, or an agreement to landmark the property should be a condition of the assistance.

Actions Needed to Implement:

Depending upon the funding source, this would require action by the county or the town government.

Potential Regulatory Incentives

These are incentives that could be offered by modifying development regulations.

Provide Flexibility with Existing Non-Conforming Conditions

The town could provide flexibility in non-conforming conditions when the work would result in preservation of a historic resource. For example:

Permit Encroachment into a Front Setback

In some residential properties, a historic house may sit back on the site in a position that limits the potential to construct an addition or to add another building to the rear. Permitting the building to be moved forward in order to make room for new construction could require allowing it an encroachment into the front setback area.

Conditions:

- The property must be locally designated as a historic resource.
- The rehabilitation work must be approved.
- Any alterations and new construction must be approved, following the town's design guidelines.

Application:

- This incentive would be particularly useful in promoting preservation of smaller residential properties.

Actions Needed to Implement:

The town would amend the LDRs to establish parameters for providing this flexibility. This could be an amendment to specific zoning categories or could be a part of a preservation section that would be added.

Permit Encroachment for an Addition

In some cases, a historic building may encroach into a side property line. This could limit the ability to expand the structure and therefore could discourage preservation. Permitting a new addition to align with the historic building and continue the encroachment may encourage listing a property as a historic resource.

Conditions:

- The property must be locally designated as a historic resource.
- The rehabilitation work must be approved.
- Any alterations and new construction must be approved, following the town's design guidelines.

Application:

- This incentive would be particularly useful in promoting preservation of smaller residential properties.

Actions Needed to Implement:

The town would amend the development code to establish parameters for providing this flexibility. This could be an amendment to specific zoning categories or could be a part of a preservation ordinance.

Waive or Reduce Parking Requirements

Some communities reduce, or waive entirely, requirements for on-site parking associated with a designated historic property. The amount of the reduction may be specifically defined in an ordinance, or the planning director may have the ability to reduce the requirement, up to a defined limit, based on the specific conditions of a particular property. This reduction may apply to a new addition as well. It could apply to any historic resource in the community, or could be limited to specific property types or zone districts.

Conditions:

- The property must be locally designated as a historic resource.
- Any alterations and new construction must be approved, following the town's design guidelines.

Application:

- This incentive may be particularly useful for a historic single family residential property, especially when an addition is planned to enhance livability of the home.

Action Needed to Implement:

The town would adopt language in the code that provides the ability to use this incentive.

Discount Historic Floor Area in FAR Calculations

This incentive would exclude all or a portion of the floor area in a historic building that is locally listed when calculating the maximum permitted for a site. The amount of the reduction may be specifically defined in an ordinance, or the planning director may have the ability to reduce the requirement, up to a defined maximum, based on the condition of a particular property. It could apply to any historic resource, or could be limited to specific zone districts.

Conditions:

- The property must be locally designated as a historic resource.
- Any alterations and new construction must be approved, following the town's design guidelines.

Application:

A discount is already provided in calculating affordable housing requirements. This incentive could be expanded to apply to general FAR calculations as well. It may be particularly useful for historic single family residential properties, especially where the existing floor area ratio limit is relatively low.

Action Needed to Implement:

The town would adopt language in the code that provides the ability to use this incentive. Teton County is currently exploring adjusting floor area calculations related to preserving historic ranch buildings.

Transfer of Development Rights

In this incentive, development rights are transferred to a receiving site. Rights are transferred to a second site, and typically are purchased in a "willing seller, willing buyer" arrangement. This requires establishing a procedure to determine what the scope of the development rights may be. This can be a challenge, since the interaction of several code requirements combine to determine development potential. It also means that an area must be identified as appropriate to receive the increased development and where there is market demand for increased floor area.

Conditions:

- The historic property would need to be landmarked to qualify for this incentive.
- The rehabilitation work must be approved.
- Any alterations and new construction must be approved, following the town's design guidelines.

Application:

This may be attractive in transferring development rights from rural areas in the county into town centers. It also may be applicable within Jackson, transferring from one district to another.

Actions Needed to Implement:

The town and/or county would add a provision in their codes to enable this incentive.

Adjust thresholds for Development Permits

The town could waive or reduce certain requirements for development permits. For example, floor areas of historic structures could be exempted from project review thresholds (as done for deed-restricted housing), or the project could be reviewed by staff only, thereby streamlining the time required for permitting.

Conditions:

- The historic property would need to be landmarked to qualify for this incentive.
- The rehabilitation work must be approved.
- Any alterations and new construction must be approved, following the town's design guidelines.

Application:

This could apply to all preservation projects.

Actions Needed to Implement:

The town and/or county would add a provision in their codes to enable this incentive.

2.6 TESTING THE EFFECTIVENESS OF POTENTIAL PRESERVATION INCENTIVES

A variety of incentives for preservation are described in this paper, with the understanding that some may not be feasible to implement and that others may not be sufficiently robust to have an impact. But, several other incentives appear to have potential to encourage preservation of historic resources. Of those that could be effective, some will appeal to resident owners while others will be more meaningful for developers or investors. In many situations, a combination of incentives could be applied to an individual property. As a means of gaining an understanding of how incentive strategies may vary, a series of alternative development scenarios is tested for three different case studies. The results provide insights into the package of preservation incentives that Jackson may consider. The economics analysis follows this procedure:

Case Studies

Three cases studies are analyzed to test the potential effectiveness of applying preservation incentives. Each case study assumes a historic building, or set of buildings, exists on its site. Three alternatives for preservation and new construction are then tested.

The economics analysis considers these locations:

1. A site in the DC, Downtown Core zone, within the Lodging Overlay
2. A site in the TS, Town Square zone
3. A site in the NL-5 district (residential)

Each of these zones has several structures of historic significance and are experiencing significant investment. They also provide lessons that can be extended to historic resources in other zones.

The Alternative Scenarios

For each case study, three alternative scenarios are used to test a range of options:

Scenario 1: A Moderate Preservation Scenario

This tests an “intermediate” scale of development that retains the historic building and adds more building area to the extent feasible.

- The historic building is preserved.
- In some cases, an addition is built to expand usable floor area.
- A new building is added, when site conditions permit, building as much as is permitted without bonuses, while respecting the historic building.
- This scenario could meet local preservation guidelines (if adopted), but may not meet standards of the Secretary of the Interior, because the amount of projected new development may be considered excessive and therefore some federal tax incentives may not be available.

Scenario 2: A More Conservative Preservation Scenario

This preserves the building and is more conservative in terms of the scale of additions and new construction, with the intent of testing a project that could meet the Secretary of the Interiors standards. This scenario has the least amount of “yield” in terms of development potential.

- The historic building is preserved.
- In some cases, a small addition is built to expand usable floor area, and is designed to remain subordinate to the historic structure.
- In some cases, a new building is added, when site conditions permit, but building less floor area than Scenario 1, such that the historic resource remains prominent.
- This scenario may meet the standards of the Secretary of the Interior and therefore some federal tax incentives could be available.

Scenario 3: A Replacement Development

This is the estimated maximum build-out of the site with base code conditions and no bonuses. This provides an all new construction option to compare with the results of Scenarios 1 and 2.

- The historic building is removed (either demolished or relocated).
- New buildings are constructed to the maximum permitted under existing codes, without bonuses.

For each of these, housing mitigation fees are included.

Adding Some Incentives

After generating pro formas for the alternative scenarios with existing codes, another set of calculations is generated, which includes the effects of some potential incentives that could be applied. These are drawn from the list of potential incentives that are described in the preceding section of this report. The assumption is that different incentives will be meaningful for different locations, with respect to zone districts, proposed uses and property types. The goal is to determine which incentives will be most appealing to encourage property owners to landmark their properties. A fundamental objective is to determine if a preservation program can be established that focuses on providing incentives to encourage owners to preserve their properties.

Observations about the Development Scenarios

Case Study 1 (hotel)

In this case study, two houses exist on abutting lots on which a hotel is to be developed. In the first and second scenarios, the houses are preserved. In the third, they are replaced. Two variations on development are tested for this case study: One set of scenarios considers the two historic buildings are preserved on site and are sold separately as residential units, which could generate cash early. The second set of scenarios assumes the houses are operated by the hotel as luxury guest cottages.

In both of these approaches, the financial performance of the preservation scenarios are equal to, or better than, the “all new” approach. When comparing scenarios, it appears that there may be a “sweet spot” that balances preservation of the two houses with new development; specifically this appears between Scenario 2 and Scenario 3.

This, in part, reflects the interaction of the existing FAR limit combined with costs for new construction. In addition, the rehabilitation costs yield square footage with a relatively high value, given that the cost of rehabilitation, although assumed to be high, is less than that of new construction. Housing mitigation fees also play a role because they increase with added new square footage.

Adding Incentives to Case Study 1

Some potential preservation incentives could further enhance the feasibility of Scenario 2 of Case Study 1. For example:

Reduced parking requirement

The pro formas assume that some reduction in parking requirements would be granted as an incentive for preservation. This reduces development costs moderately.

Reduced permitting fees

A portion of permit fees may be reduced. In addition, providing more options for payment in lieu may facilitate preservation.

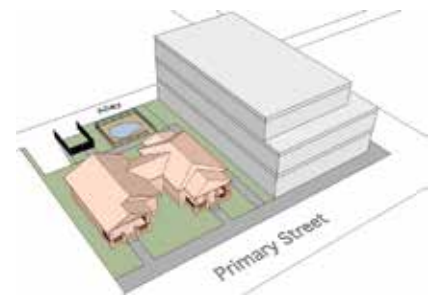
Discounting historic FAR

If a portion of the FAR of the historic buildings were to be waived from calculation, then Scenarios 1 and 2 could add a bit more square footage to the new building, which would increase the rate of return.

Rehabilitation tax credits

If the project were to take the federal income tax credit for certified rehabilitation of a historic building, 20% of the

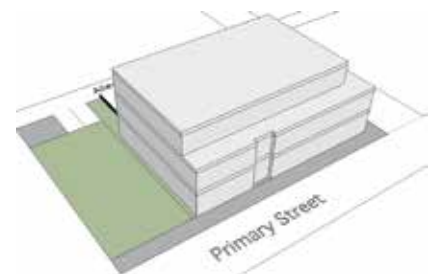
Case Study 1



Scenario 1



Scenario 2



Scenario 3

Key:

 Historic building

rehab cost would yield a “cash back” to the developer for Scenario 2, which is the more conservative preservation scenario and therefore may meet the Secretary of the Interior’s standards for rehabilitation.

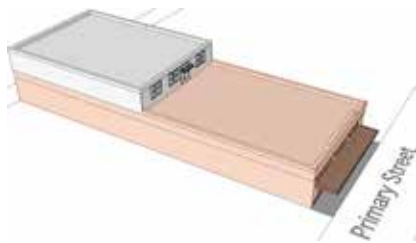
Easement donation

If the owner were to donate a conservation easement for preservation of the historic buildings and include the reduced development potential that results, then the loss in value could be taken as a charitable donation on federal income tax.

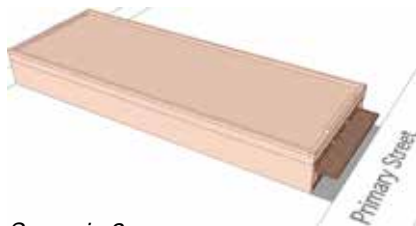
Combining incentives

In some circumstances, it may be possible to make use of both the rehabilitation tax credit and an easement donation. For example, one may first donate the easement and then some time later rehabilitate the property and claim the tax credit.

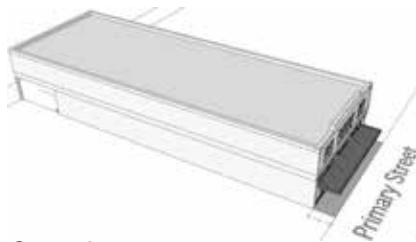
Case Study 2



Scenario 1



Scenario 2



Scenario 3

Key:

 Historic building

Case Study 2 (Town Square commercial)

In this case study, a one-story commercial building exists on site. The first scenario considers a partial second floor addition while a second scenario preserves the building as is. In the third scenario, the building is replaced with a two-story structure. This case study also considers two alternatives related to ownership. In one set of scenarios, it is assumed that the current owner would make the improvements and that they own the property outright. This means there is no land cost involved. In the second set of scenarios, it is assumed that a new buyer would make the improvements and therefore the cost of acquiring the property would be included in the development costs.

In this case study, the base zoning limits the size of a new building to two stories, such that the increase in value that would be realized by building anew is limited. The scenarios with the current owner making improvements perform best and of these, the preservation option (Scenario 2) performs best, in terms of the return on investment.

Potential Incentives for Case Study 2

The preservation options could be further enhanced with these incentives:

Rehabilitation tax credit

The rehabilitation tax credit could be applied to Scenarios 1 and 2. This could be particularly attractive to an existing property owner.

Easement donation

In this case study, an easement donation could be attractive to either an existing owner or a new buyer, depending upon their tax position.

Reduced development fees
A reduction in permit fees also could apply to the preservation scenarios.

Case Study 3 (Residential)

In this residential zone, a house sits on the lot and adding more units is envisioned. In scenario #1, an addition is constructed along with a carriage house. The second scenario is similar, but of less intensity. The final scenario is all new construction. In this case study, Scenario 1, the robust preservation option, performs the best. This includes preservation of the historic house, and adds a substantial amount of new building. This concept could meet more permissive local preservation standards that may be adopted by the town, but may not meet the Secretary of the Interior's standards. Scenario 2, which also includes preservation of the house and adds less new square footage may meet the Secretary's standards. The third scenario is somewhat less profitable than Scenario 1. Scenario 2 is less profitable, but could be enhanced with incentives.

Potential Incentives for Case Study 3

These incentives are among those that may be applied to this project:

Discount All or a Portion of the FAR in the Historic Building

This could result in adding 600 sf of new building above what the current FAR limit would permit.

Easement donation

An easement donation could also be possible.

Federal Tax Credit for Rehabilitation

The potential rehabilitation tax credit for Scenario 2 could be used also.

Reduced development fees

A reduction in permit fees also could apply to the preservation scenarios.

Summary Observations

Even in the robust real estate climate, preservation projects may be feasible when compared against alternatives that replace the historic structures with all new development built to the maximum permitted. In many cases, the rate of return is comparable to that of an all new construction option, or even better.

Case Study 3



Scenario 1



Scenario 2



Scenario 3

Key:

 Historic building

Some current regulations help to support preservation alternatives.

The base FAR limits and height limits to some extent help keep the difference in gain to be within a range that makes preservation projects more feasible. For example, if a 1000 SF building exists on site and the FAR only permits a 2000 SF building the increase in value may not be sufficient to merit redevelopment. These limits also provide opportunities to offer incentives for preservation that otherwise might not be as attractive to investors. This also means that the town should carefully evaluate any future revisions to these regulations with consideration of how they may affect preservation feasibility.

Landmarking need not be tied to a development project.

It appears that, if a property owner were to initiate landmarking of their property without making improvements immediately, it would still retain value if they were to choose to sell in the future. That is to say, even if a current owner were not contemplating an improvement project themselves, they could move forward to landmark the property with an understanding that the property would still retain sufficient value. They also could take advantage of an easement donation without undertaking a development project.

New incentives could further encourage owners to landmark their properties.

Regulatory incentives, including adjusting FAR calculations and waiving certain requirements and fees also would enhance preservation as an option.

Why aren't property owners pursuing more preservation projects?

It may be that some property owners are not aware of the financial feasibility of preservation versus new construction. This suggests that an information campaign that highlights preservation options would be helpful.

Owners also may see the process for obtaining rehabilitation tax credits to be burdensome. This would suggest that a program to "facilitate" certified rehabilitation projects would be useful. For example, an initial step in obtaining the tax credit is to confirm that the property is historically significant, in terms of meeting criteria of the Secretary of the Interior. Sponsoring surveys that meet National Register standards, such as those recently conducted by the TCHPB, helps make it easier for property owners to plan for the tax credit. Providing information about incentives also would help bring attention to preservation as an option to consider.

2.7 HOW MAY THE COMMUNITY SUPPORT PRESERVATION?

Many community members who participated in workshops and on-line surveys indicated support for an enhanced preservation program in Jackson. They particularly expressed support for preserving resources that they identified as being of “high priority” and favored a program that offers incentives. This section recommends actions to enhance historic preservation in the community.

To further promote historic preservation in the community Jackson should consider actions in each of the components described below. (Note that more details about typical preservation components are explained in more detail in the Existing Conditions Report, which is included as Appendix B.

Offer Incentives

Incentives and benefits include tools that assist property owners in maintaining historic structures. Special benefits are often offered to stimulate investment in historic structures, encourage owners to follow appropriate rehabilitation procedures and assist those with limited budgets.

Develop a coordinated set of incentives for preservation.

Providing a robust suite of incentives for preservation is key. This should include financial and regulatory benefits and should be designed to apply to a variety of property types and owner conditions. See the section in this report on Incentives, which describes a range of tools that should be considered.

Promote Better Understanding of Opportunities and Solutions (Education)

Education builds awareness and strengthens skills that support preservation efforts in the community. These efforts help ensure that the importance of historic preservation is well understood within the community. They also help property owners learn how to maintain their historic structures as active, viable assets, and teach them about appropriate rehabilitation procedures and compatible designs. In addition to providing education to the community and property owners of historic resources, education and training opportunities for staff and associated boards and commissions is crucial.

Develop a coordinated set of publications that build awareness of heritage in the community.

This should include print and on-line information that provides more detail about the variety of resources in the built environment in the community, the benefit of historic preservation, and an overview of the preservation program.

Develop a property owner's handbook for preservation.

This could include helpful "how-to" information for typical rehabilitation tasks. It may also include success stories that highlight preservation projects in the community.

Develop a preservation-awareness program for local schools.

This should focus on teaching the heritage of the area and linking the resources of the built environment to it.

Develop a summary of Incentives and Benefits for preservation.

Continue to Identify Potential Resources

The identification of historic resources is an important component of preservation, and focuses on surveying historic structures and evaluating them for historic and/or cultural significance. Surveys include detailed background information, a description and documentation of the property, and a determination if the property may be eligible for a listing on the National Register of Historic Places. Maintaining an up-to-date survey provides property owners and public officials important information that informs decisions about acquisition, designation, maintenance and stewardship of historic structures.

Develop a coordinated set of historic context statements.

Undertake a program to provide a comprehensive set of historic context statements for the community. This will help property owners who seek tax credits. This should build on the individual contexts that currently exist and supplement them with topics that are missing.

Update existing survey forms

Many properties have been surveyed but the data varies. Review existing forms for inaccuracies in construction dates and their general lack of consistency, especially with respect to the evaluation of integrity of the resources and their significance.

Improve the mapping of historic information.

A map of surveyed properties exists but is not a part of the GIS system. Move the map of surveyed properties into the GIS system such that this information can be synchronized with other land use data. Consider the potential to identify sub-areas with distinctive character based on these surveys. Also bring older maps of historical value into the system.

Update Ordinances to Support Preservation

Management tools are the specific mechanisms for protecting historic properties and providing technical assistance to aid in their preservation. A preservation ordinance is a key management tool and guides historic preservation efforts. Zoning regulations, the design review process and design guidelines are also important components.

Apply the International Existing Building Code.

The Town has adopted the International Existing Building Code provides flexibility for repair and alternative approaches for alterations and additions to existing buildings. The code provides alternative means for work to meet basic safety levels. Special provisions address historic buildings and relocated buildings. Providing information to builders about the flexibility offered in the code would also help facilitate its use.

Consider improving the existing demolition ordinance for the Town of Jackson.

An existing ordinance provides for a 90-day delay on demolition. Consider expanding the length of time that a delay may have in order to provide more time to explore alternatives to demolition. This may be set as two segments; that is, after the initial 90-day delay, there would be the ability to extend the delay once more, for an additional 90 days, if progress is being made on pursuing alternatives. Also update the list of properties that may have significance, for use in considering a delay.

Consider developing a demolition delay ordinance for Teton County.

The current ordinance only applies to the Town of Jackson. A county ordinance could have provisions similar to those that are in the current town ordinance.

Consider revisions to the development code that incentivize historic preservation.

This is a key action item. See the range of revisions that are described in another section of this report where more detail about incentive strategies is provided.

Refine the town design guidelines to address preservation topics.

The town's design guidelines focus on high-level principles that apply to any project subject to review. Typically, these are new construction projects. Presently, there are no guidelines for historic preservation. Nationally, best practices recommend that the key, character-defining features of historic properties be preserved, such that they can retain their integrity and thus their historic significance. A brief set of guidelines addressing this concept should be provided. This may serve as an informational aid to property owners who seek to make rehabilitation

See Appendix C for a summary of alternative components of a preservation ordinance for more detail.

improvements and could be applied as a condition of certain incentives that may be offered. This should include discussion of massing, setbacks and materials for new construction as they relate to abutting historic resources. Also provide basic guidelines for rehabilitation of historic properties that may be officially listed by the town.

Develop a preservation statement for the Comprehensive Plan.

While language exists in support of historic preservation, some clearer statements are needed that address how preservation objectives interface with other objectives.

Consider developing a preservation ordinance for the town.

This ordinance would establish the foundation for a town-administered program. It may include a combination of requirements and incentives that are tailored to fit the community's priorities.

A preservation ordinance may provide regulation of historic properties, but not all ordinances do. Some only provide mechanisms for recognizing historic resources and for offering incentives. These and other variables that an ordinance may contain can be combined in various ways to fit the community. Appendix C outlines many options for different components of the ordinance, in terms of the degree of regulation that it may provide. As a starting point, it should include these elements:

Link incentives to protection

The ordinance should provide protection for historic resources which make use of incentives that are provided locally. That is, in order to be able to use certain incentives, the property would need to be listed and a means of approving any alterations and additions through design review would be established.

Provide a public process for officially designating historic resources

This would require approval by Town Council. The focus would be on listing individual historic resources, not districts. The ordinance may provide a process for listing historic districts, that may be identified in the future, although none have been identified at this time.

Provide incentives

The ordinance should provide the ability to offer incentives for properties that are assured to be preserved. The specific incentives should be identified, in the ordinance, as well as the specific details for providing them, to the extent feasible, in the Land Development Regulations, or in a special policy paper.

The incentives section would list a suite of incentives for preservation that would be available to properties that are protected under the local preservation ordinance. This would include waivers of certain development regulations that exist and could also include some financial incentives.

In order to make use of the incentives, a property must be designated as a Tier 1 or Tier 2 resource, as recommended. This would assure that these properties would be preserved for the long term and would provide a mechanism for consistent review and approval of alterations and improvements. (As opposed to crafting individual development agreements each time an incentive is given and then tracking them over the long term.)

Provide a means of recognizing different priorities for preservation

The ordinance should establish a system of three tiers of recognition for historic resources. This would provide different levels of protection and incentives. Two of the three would provide for protection of resources and the third would only serve to identify other properties of interest.

Tier 1: Historic landmarks

These are resources of outstanding significance, for which protection is in the interest of the community. Many in this category would be public or institutional buildings. Alterations and improvements to properties in this category should be approved using design guidelines for historic preservation. If the owner agrees to designation, a simple majority vote of Town Council may designate. If the owner does not support designation to this tier, a super majority of the Town Council must vote to designate. Incentives that are provided under local law would be available to properties in this category. This level of significance would be determined through professional surveys that identify historic resources. An additional 90-day demolition delay would automatically apply to all buildings in this tier resulting in a 180 day delay.

Tier 2: Historic resources for preservation

This category would apply to most of the individual historic resources that exist in town. Their eligibility would be determined through professional surveys. Property owner consent would be required to designate in this category. Incentives that are provided under local law would be available to properties in this category. An additional 90-day demolition delay may be considered.

Tier 3: Structures of merit

These are properties that also are recognized through professional surveys as being of significance, but have a lower priority for preservation. No regulation of properties in this category would be provided and no incentives

From the Jackson/Teton County Comprehensive Plan (2012):

Principle 4.5 - Preserve historic structures and sites

“Our community is proud of its history. Encouraging the preservation and awareness of historic and site contributes to economic development, helps preserve historic resources, and maintains our awareness of local culture and history.”

offered under local law would be available. The purpose of this category is to provide recognition and perhaps encourage owners to consider designation under Tier 2.

Plaques that recognize properties as having historic significance could be available for properties in all three categories, since the plaques do not themselves indicate regulation.

Build Support Groups (Advocacy)

Advocacy programs promote policies and plans that support historic preservation. This may include lobbying for zoning codes that are compatible with traditional development patterns and supporting adoption of new incentives to maintain historic structures. Advocacy groups also work to expand the base of preservation players and engage partners in collaborative preservation programs. Private citizens and non-profit organizations typically lead advocacy efforts.

Consider establishing a private, non-profit group to support historic preservation.

This may be an existing organization that seeks to expand its role into this field, or it may be a separate group. It could serve as the voice for preservation in the public arena and may also administer some incentives, such as an easement program.

Consider identifying an organization to manage a preservation easement program.

This may be an important incentive for preservation in Jackson. The group could be an existing land conservation organization that seeks to expand its role, or it could be a new organization.

Enhance Administration

Successful preservation efforts require ongoing administrative support and commitment by the town, county and the Teton County Historic Board (TCHPB). Administrative tasks may include survey management, design review and compliance monitoring, nomination processing and assisting with publicly-owned properties of historic significance.

Provide administrative support to the TCHPB.

Administrative responsibilities may include helping to manage surveys of historic resources that may be contracted with professionals in the field, providing technical assistance to property owners seeking to rehabilitate historic resources and administering incentives. It also may include design review of improvements to historic properties. The Teton County Historic Preservation Board (TCHPB) promotes

preservation throughout the county, including the Town of Jackson. Consider providing staff to assist the TCHPB in its duties. This should include administrative support for noticing meetings, maintaining files as well as time for a professional preservation planner.

Determine the role of a preservation commission in Jackson.

If Jackson enhances its preservation program, it will need to define the role of a board or commission in its administration. This could be an expanded role for the TCHPB but it could be a separate town-only commission. A preservation commission may have a variety of roles and responsibilities. It may be advisory only, making recommendations to the governing body or it may also have a regulatory role. Some commissions, for example, simply sponsor outreach activities, such as historic resource surveys and informational publications. Others may recommend to a town council that certain properties be officially listed (which may or may not indicate any regulation). In some cases, a board also may engage in design review, but in Jackson that is less likely because a DRC already exists and other aspects of development review is handled by staff.

Provide administrative support for a Town of Jackson preservation program.

If Jackson does expand preservation activities, administrative support will be needed. This could be shared with the TCHPB or could be separate staff, in the town's planning department.

Develop a mission statement for historic preservation in Jackson.

This mission statement should be crafted to place the preservation program into perspective with other community goals and objectives. It should be included in the Comprehensive Plan.

Develop a publication that explains the historic plaque program.

The TCHPB currently manages this resource recognition program. A publication would help to clarify that this is a recognition-only awareness building program and does not imply regulation of properties.

3.0 DEFINING WESTERN CHARACTER

3.1 INTRODUCTION

This section explores the meaning of Western Character as it applies to design in the downtown, and considers how this may affect standards in the LDRs and criteria in the town's design guidelines.

The Comprehensive Plan references Western Character in relation to the "Character District" it describes.

The Character District is further subdivided into two sections, "Subarea 1.1 – Inner Square, and "Subarea 1.2 – Outer Square." In a description of the character-defining features of both subareas, the plan states the focus is on "...maintaining Western Character..." It then provides descriptions related to building height, the role of boardwalks and architectural design as a means of defining the term.

Policy Base in the Comprehensive Plan

Even though the Comp Plan provides a description of Western Character, questions about its interpretation frequently arise. This may be, in part, because the Comp Plan avoids dictating a specific style that might be considered western. The implication is that Western Character can be expressed through scale, massing and materials, as well as relationship to the street in a variety of architectural expressions. This is further explained in the *Town of Jackson Design Guidelines* (August, 2004), stating that "...individual architectural style and approach should not be prescribed..."

Additional detail for each of the workshop and on-line survey exercises can be found in Appendix A.

Public Perceptions

Public perceptions of Western Character help in defining the term. In community workshops and an on-line survey participants commented on Western Character.

In one activity participants chose one word to describe Western Character, and the results were generated as a “Word Cloud,” in which the relative frequency of each word being used is shown by the size of the word. The most commonly recorded terms to describe Western Character include:

- Wooden
- Boardwalks
- Historic
- Logs
- Lowrise
- Authentic



This activity was completed by each individual that attended the workshops. Block montage photos were provided to each participant and they circled features on the buildings they believe illustrate Western Character. The categories receiving the most comments are included below. The most commonly noted features that participants believe illustrate Western Character are included in bullet point lists.

- Covered gateways/galleries/boardwalks
- Wooden supports and brackets

- Moderate amount of glass

- False fronts

- Horizontal wood siding
- Stone/masonry (not brick)

- Variation in parapet line/roof forms (sloped metal)

- Western 1940s neon signs
- Wooden signs

- Balconies

- Low scale
- Views to mountains and landmarks

- Historic landmarks

This information provides a starting point for outlining design guidelines that could address Western Character.



Participants reviewed a series of full block images and images of buildings that face the Square or are close to the Square. Features that exhibit Western Character were circled, arrows were drawn and notes were made.



Sample of one of the full block images. Participants identified key features that illustrate Western Character by circling or drawing arrows to identify features and writing notes about the features.

The Question:

“Is this image appropriate in Subarea 1.1? Subarea 1.2?”



Two images selected as “Appropriate” for Subarea 1.1



Two images selected as “Somewhat Appropriate” for Subarea 1.1

Western Character Design in the Town Square Area

Another activity provided more detail about the range of designs considered to fit in Character District 1. In the workshops and on-line survey, participants individually reviewed a series of potential infill buildings and images of public realm improvements. They noted whether the images were appropriate or inappropriate. Descriptions below include information taken primarily from the on-line survey. The full set of images and votes can be found in Appendix A starting on page A27.

Design Preferences for Subarea 1.1

Appropriate Character

Of the preferred images identified as most “appropriate” respondents tended to choose more traditional images for Subarea 1.1 These typically have these features:

- Two stories maximum
- A horizontal, stepped parapet
- Consistent use of materials throughout a facade
- Wood siding (vertical or horizontal, painted or stained)
- A lower percentage of glass on the upper floor
- Modest trim and detailing
- Second floor balconies subordinate to the wall plane
- Muted colors (generally earth tones)
- A canopy over the sidewalk

Somewhat Appropriate Character

In the “somewhat appropriate” category, respondents chose images with somewhat more variety. While they still included traditional two-story, wood clad buildings, they chose:

- Buildings with a third story fully set back from the street
- Architectural metals as accents (modest)
- Gable roofs
- Front wall planes with small setbacks
- Facades divided into module, with changes in materials

Inappropriate Character

In Subarea 1.1, buildings with these features were considered inappropriate by most:

- Facades with a higher percentage of glass (glass walls)
- All-brick buildings
- Facades with extensive amounts of stone
- Facades with extensive amounts of metal materials
- Facades of three stories (at the street edge or setback partially)
- Bright colors



One example image selected as “Inappropriate” for Subarea 1.1

Design Preferences for Subarea 1.2

Appropriate Character

Of the preferred images identified as most “appropriate” respondents chose a wider range of images than for Subarea 1.1. These typically have these features:

- Two stories maximum at the street level
- Some three-story elements, set back from the street
- More varied roof forms, including horizontal, stepped parapets and gables
- Consistent use of materials throughout a facade
- Wood siding (vertical or horizontal, painted or stained) predominates
- More acceptance of stone
- A lower percentage of glass on the upper floor
- Modest trim and detailing
- Second floor balconies subordinate to the wall plane
- Muted colors (generally earth tones) predominate, but some acceptance of other colors
- A canopy over the sidewalk for some buildings, but not always



Two images selected as “Appropriate” for Subarea 1.2

Somewhat Appropriate Character

In the “somewhat appropriate” category, respondents chose images with even more variety. While they still included traditional two-story, wood clad buildings, they also chose:

- Buildings with a third story, with a portion set back from the street
- Architectural metals as accents
- Front wall planes with small setbacks
- Facades divided into modules, with changes in materials
- Some brick and stone facades with storefronts
- Higher percentage of glass (particularly at the street level)



Two images selected as “Somewhat Appropriate” for Subarea 1.2



Two images selected as "Inappropriate" for Subarea 1.2

Inappropriate Character

In Subarea 1.2, buildings with these features were considered "inappropriate" by most:

- Buildings without a parapet, or cap at the top
- Facades with extensive amounts of polished, finished stone
- Facades with extensive amounts of stone, especially above the street level
- Facades with extensive amounts of metal siding
- Facades of a full three stories at the street edge

Respondent Comments Included:

In addition to the images selected as "appropriate," some participants provided comments about different features of buildings. Frequent comments are provided below, and are primarily taken from the on-line survey:

- Buildings should exhibit western style
- Natural materials should be used, primarily wood and stone
- Modern and contemporary building styles and industrial building materials (including steel, corten metal siding, majority brick, too much glass or concrete, bright colors) are inappropriate
- Two-story buildings are appropriate. A partial third story that is set back from the front facade may be appropriate in the outer Town Square area.
- Larger buildings should be broken into smaller masses to relate to the current building sizes and relate to the pedestrian
- Incorporating a roof pitch that accommodates snow is crucial

Public Realm Design Preferences for Subarea 1.1

Respondents primarily selected images of existing public spaces as “appropriate.” These included boardwalks and open passthroughs between buildings that connect storefronts. Trees, planter beds and sculptures are also incorporated as features in the passthrough. Additional images preferred for Subarea 1.1 exhibit similar natural features, seating areas and suggest that some wider sidewalks are desired. Some tolerance was shown for a shaded, gravel open space, but spaces designed primarily with concrete were not appropriate.

Public Realm Design Preferences for Subarea 1.2

Respondents selected a wider range of public space images appropriate in Subarea 1.2. While they still selected images of existing public spaces in Jackson, they also showed more tolerance for wide sidewalks with and without planter beds, and park spaces with a mix of gravel, trees and grass. Less tolerance was shown for images that displayed narrow sidewalks and outdoor areas consisting primarily of concrete.

Respondent Comments Included:

The following comments represent some of the key comments regarding public realm design for the Town Square area. Note that the majority of the comments were taken from the on-line survey.

- Maintaining the wooden boardwalks around the square is important
- Some covered sidewalks outside of the square should be incorporated
- Incorporating wider sidewalks is desired
- Manicured planter beds and landscaping is not in line with Jackson's Western Character
- Benches and outdoor eating spaces should be incorporated
- Maintaining and enhancing existing open/green spaces is important



The two images above illustrate a sample of those selected as appropriate in both Subareas 1.1 and 1.2.



This image is one that was selected as “appropriate” in Subarea 1.2 and “somewhat appropriate” in Subarea 1.1.



This image was selected as “inappropriate” in both subareas.

3.2 WHAT IS WESTERN CHARACTER?

While preferences were expressed for traditional western false front architecture, in public outreach, responses indicate that Western Character is not a style but instead is a way of designing, using a set of variables which draws upon traditions while interpreting them in new ways. This could be clarified in the design guidelines.

Is Western Character a Style?

While many respondents showed a preference for buildings that draw upon the popular image of a historic false front storefront building type, other images were less specifically historical in nature. Those other images did, however, exhibit some of the same features, particularly their materials, height, transparency and form. It appears that, when most of those variables are similar to tradition, a new building is considered somewhat appropriate. However, when several of those variables depart from tradition, then the building is considered inappropriate. This could indicate that contemporary designs could be acceptable, with clear guidelines about balancing design variables.

With the public workshop, on-line answers and comments, and background documents informing Western Character, a few key characteristics stand out, although they vary by subarea:

- Building height: low in scale - one or two stories, with the potential for a set back third story
- Building materials: natural and native, muted in color
- Roof line: flat or sloped
- Transparency: more at the ground level and a modest amount on upper levels
- Boardwalks can be character-defining
- Outdoor spaces: maintain key views and open, green spaces

While it is clear from community input that Western Character is a defining feature of the community, its application somewhat differs based on location. For instance, community input indicated that Western Character is most important for the Town Square. As the distance from the Town Square increases, the importance of all components of Western Character diminishes somewhat. For instance, the use of boardwalks and balconies becomes less important farther from the Town Square and taller buildings may be more accepted. Additional detail regarding the background and recent community input regarding Western Character can be found in Appendix D.

Community Input Summary

Based on the Character District activities, the following observations can be made:

- Boardwalks are important features in Subarea 1.1, and some protected sidewalk area is important in Subarea 1.2.
- Open spaces such as public parks, green space, pocket parks and throughways are important in Subareas 1.1 and 1.2.
- Two story buildings are appropriate in both subareas. A set back third story may be appropriate in Subarea 1.2, but received mixed feedback for Subarea 1.1.
- Natural building materials are a key design element for Subarea 1.1. Some flexibility with building materials is appropriate in Subarea 1.2.

Recommendations:

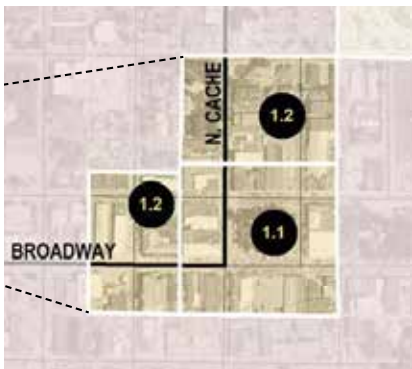
Use the community survey information as a basis for writing design guidelines that address Western Character as a way of building that reflects traditional features, including form, mass and materials, without dictating a theme or specific style.

4.0 UPDATING POLICIES AND REGULATIONS FOR TOWN SQUARE AREA

4.1 INTRODUCTION

The Town Square and Urban Commercial zones are Legacy zones, which were established prior to the recent LDR code update. Revisions were withheld for these districts, pending further evaluation of the vision for these areas. This section provides preliminary recommendations for potential modifications to the Town Square and Urban Commercial zones. Pending direction from Town Council, these recommendations would then be discussed in the forthcoming Implementation Phase of this project.

Potential revisions to the Legacy zones must take into consideration policies that are related to the Character District described in the Comp Plan. The Character District sets forth goals for the scale and character of development, including some variables that are also addressed in base zoning, such as height and upper floor setbacks, but also includes variables not covered in the base zoning, such as building materials. They also address the concept of Western Character. This section of the report includes a discussion of how the Character District and base zones interact and how this affects potential code revisions.



A Comprehensive Plan map shows the Town Square zone and the Character District, with its Subareas 1.1 and 1.2.

4.2 WHAT ARE EXISTING POLICIES AND REGULATIONS FOR TOWN SQUARE AREA?

Existing Comprehensive Plan Policy:

Key policy statements appear in the Comprehensive Plan related to the subareas of the Character District:

1.1 Inner Square Goals:

- Maintain Western Character by retaining or replicating the existing built environment.
- Building heights fronting the Town Square should not exceed two stories.
- Buildings should be located near the street.
- A desired western architectural style and approach will be defined.
- Maintain Western Character by retaining or replicating covered wooden boardwalks.
- Provide surface lots, underground parking, and on street parking.
- Create a vibrant, walkable area oriented to pedestrians.

1.2 Outer Square Goals:

- Maintain Western Character consistent with the existing character of the district.
- Building heights will be allowed up to three stories, in order to provide lodging, residential and other non-residential uses on upper floors to supporting tourist economy and Growth Management goals.
- Buildings should be located near the street to create an attractive street front.
- A desired “western” architectural style and approach will be defined in coordination with the Inner Square.
- Maintain Western Character by retaining or replicating covered wooden boardwalks.
- Provide surface lots, underground parking, and on street parking.
- Create a vibrant, walkable area oriented to pedestrians.

Observations:

The Comp Plan creates a distinction between the two subareas, in which Subarea 1.1 is lower in scale and has a stronger sense of Western Character.

Existing LDR Summary of Town Square, Urban Commercial and Downtown Core Zones

This chart provides a means of comparing some of the key provisions in the code for these zones.

<i>Use</i>	<i>Topic</i>	<i>TS: Town Square</i>	<i>UC: Urban Commercial</i>	<i>DC: Downtown Core</i>
<i>Allowed use (TS)/ Other principal use (UC)</i>	<i>FAR (max)</i>	<i>1.83*</i>	<i>1.3*</i>	<i>1.3*</i>
<i>Detached SF unit</i>	<i>FAR (max)</i>	<i>NA</i>	<i>.45*</i>	<i>NA</i>
	<i>Height/Roof pitch/ Stories (max)</i>	<i>See below</i>	<i>See below</i>	<i>46'; Pitch $\geq$ 5/12; 3</i>
	<i>Height/Roof pitch/ Stories (max)</i>	<i>See below</i>	<i>See below</i>	<i>42'; Pitch $\leq$ 5/12 ; 3</i>
	<i>Stepback (min)</i>	<i>not required</i>	<i>not required</i>	<i>10' **</i>
	<i>Pedestrian Frontage: Covered walkway/ trees in grate</i>	<i>not required</i>	<i>not required</i>	<i>required</i>
	<i>Building Frontage Options: Shopfront/ Residential/Lodging</i>	<i>not required</i>	<i>not required</i>	<i>required***</i>
<i>Allowed use (TS)/Other principal use (UC)</i>	<i>Height/Stories (max)</i>	<i>35'2</i>	<i>35'2</i>	<i>See above</i>
<i>Detached Accessory Unit (TS/UC)/ Detached SF unit (UC)</i>	<i>Height/Stories (max)</i>	<i>28'2</i>	<i>28'2</i>	<i>See above</i>
<i>Lodging Overlay</i>	<i>Stories (max)</i>	<i>3</i>	<i>3</i>	

* FAR: Bonuses and exemptions for deed restricted and affordable housing may increase these numbers.

***Required for 3rd story* > 30' width; a residential use exception exists for some conditions.

****Addresses story height; transparency; blank wall area and pedestrian access

Observations about the zone districts:

1. Floor Area Ratios: The Town Square zone has a higher FAR, which may reflect the policy to encourage buildings to fill their lots to achieve the potential density.
2. Building Height: The Legacy zones provide a simple height limit, whereas the Downtown Core zone distinguishes between roofs that are flat, or have a low pitch, from those with a greater pitch. The Legacy zones allow 2 and 3 stories depending on where the Lodging Overlay is located.
3. Stepbacks: The Legacy zones do not require stepbacks, whereas the DC zone does.
4. Pedestrian Frontage: The Legacy zones do not have requirements for Pedestrian Frontage, whereas the DC zone does.

4.3 WHAT IS THE VISION FOR SUBAREA 1.1?

Community survey information identifies some key variables. In sum, Subarea 1.1 is the symbolic heart of the community and should be the place where the sense of Western Character is the strongest. This should be expressed with a lower scale than elsewhere and with a more conservative palette of primary building materials. Wood siding and stone with a natural finish are preferred materials for large surfaces. These should have muted embedded color. Other materials are appropriate as accents, but should be muted in color as well.

Building forms also should be relatively simple and horizontal; stepped parapets should be predominant features. Innovation in design, within these constraints, should be encouraged and imitation historic design that would be confused with the authentic historic buildings in the area should be avoided.

4.4 WHAT IS THE VISION FOR SUBAREA 1.2?

Community survey information also identified Subarea 1.2 as a place where Western Character should clearly be expressed, but to some extent in more subtle ways than in Subarea 1.1. Some additional building height is appropriate here, when set back from the street and when limited to only a portion of a building footprint. Varied massing should be used to help reduce the sense of scale, but this should occur with simple changes in form that reflect design traditions. Some more variety in primary building materials is appropriate here.

Number of Stories in Subareas 1.1 and 1.2

In an on-line survey respondents rated the appropriateness of a series of models that illustrated different building heights, roof forms and upper floor step back arrangements. Some of these models are simple rectilinear forms, of one and two stories. Others have varied forms, sometimes including a partial third floor. Participants reviewed each model and indicated if it was “appropriate,” “somewhat appropriate,” or “inappropriate” for Subareas 1.1 and 1.2. A summary of responses is provided below. See Appendix A for all the models and related responses.

Preferred Heights for Subarea 1.1

Respondents clearly stated a preference for simple forms and no more than two stories in height. Facades with a horizontal, stepped parapet were the preferred “appropriate” choices, but gable roof forms were rated as “somewhat appropriate.” All models that included a partial third floor were rated “inappropriate.”

Preferred Heights in Subarea 1.2

Respondents also indicated a preference for one and two story buildings, but did register more tolerance for a form which has a partial third floor that is set back across the entire building face. Any models that showed a portion of the third floor directly at the front wall were rated inappropriate by most.

Respondent Comments Included:

- Wide range of opinions regarding appropriate building height - while some people were okay with three stories (primarily in Subarea 1.2), many others were vehemently opposed. Some, however, did think that setting back the entire third story helped
- Skyline and views are key features that people want to preserve
- Concern about flat roof forms and snow
- Many noted that the massing on several models was too large, bulky and boxy - that the building needs to be broken up to appear to be smaller.

The Question:
“Is this model appropriate in Subarea 1.1? Subarea 1.2?”



The two images above were voted “Appropriate” for Subareas 1.1 and 1.2.



This two-story building with a gable roof was voted as “Appropriate” for Subarea 1.2 and “Somewhat Appropriate” for Subarea 1.1.



This image was voted "Inappropriate" for Subarea 1.1.



The two images above were voted "Inappropriate" for Subareas 1.1 and 1.2.

4.5 WHAT SHOULD BE THE GOAL FOR CHARACTER DISTRICT 1?

As a policy tool in the Comprehensive Plan, Character District 1, with its Subareas 1.1 and 1.2, provides a base for guiding the character and scale of development within its boundary as may be developed in a supplement to the town's design guidelines and LDRs. However, if a larger area of downtown were to be addressed in new guidelines, it is best to establish a special design overlay in the code. This would include Character District 1 but need not be limited to its boundaries. Community input about expanding the boundaries of the Character District suggests that some of the design policies might extend to portions of abutting districts. The guidelines would focus on character. Underlying entitlements would remain as they exist.

Recommendation:

Option 1: Establish a design overlay in the LDR for the core of downtown that includes the land in Character District 1, but also potentially covering additional blocks. Also add supplemental guidelines to the town's Design Guidelines document that provide more detail about design within the overlay boundary.

Option 2: Do not adopt the Character District as an overlay in the LDR, but do add language in supplemental design guidelines that references them and indicates how they would be used in design review. Also add guidelines that address the desired character for these areas.

Could the two sub-areas of Character District 1 be consolidated?

The adopted policies recognize a difference in the appropriate scale of development and design character between the two subareas and public opinion substantiates this. The policy indicates that a lower scale should be maintained in Subarea 1.1 whereas a moderate increase in height for portions of buildings is appropriate for Subarea 1.2. Similarly, there is more flexibility in applying the concept of Western Character in Subarea 1.2 versus Subarea 1.1. As they exist, the two subareas serve a valuable role in expressing these differences and should continue to be used.

Recommendation:

Continue to maintain the two separate subareas of Character District 1 in the Comprehensive Plan. Reflect these distinctions in updated design guidelines for the core of downtown.

4.6 WHAT SHOULD BE THE BOUNDARIES FOR THE ZONE DISTRICTS AND THE DESIGN OVERLAY?

How may the Legacy Zones be modified?

The two Legacy zones, Town Square, and Urban Commercial, already address some variables that the new code format includes for other districts. These include building height standards, setbacks and FAR. However, the newer zone districts (including the DC - Downtown Core) also address other variables that are not mentioned in the legacy zones. The treatment of the pedestrian level (including requirements for canopies for instance) and the character of “frontages,” including transparency, are examples.

Recommendation:

No changes to the boundaries of the Legacy zones is proposed. Similarly, merging them into other zones (such as Downtown Core) is not recommended. The balance between the established FARs and adopted growth policies should remain as it exists for these zones. However, changes should be made to align the regulations in the Legacy zones with those more recently adopted for other zones.

In the update for these zones, the new format, as established in the updated LDRs, should be used. The missing variables should be added to the existing zone districts. The individual standards should be calibrated to reflect historic design precedents and the character described for the (proposed) Design Overlay in a preceding section. These are key variables:

1. Floor Area Ratio: No change
2. Maximum height and setback requirements: No change, but provide more specific standards for variation in height and setbacks (either in the zone standards or in the design guidelines for the Downtown Design Overlay).
3. Story height: Add this variable and calibrate to consider historic patterns.
4. Fenestration (transparency): Add this standard and calibrate it based on historic precedent and public comments. This is likely to be somewhat lower than that required in the Downtown Core zone.
5. Pedestrian frontage: Add this standard and define a range of options for entries and canopies, based on context.
6. Roof forms: Add this standard and calibrate to consider historic patterns.
7. Materials: Do not address in the zones; address this in the design guidelines for the Design Overlay.

When calibrating these standards, the effects they may have on facilitating preservation of historic resources should be considered as well.

How may the boundaries of a Downtown Design Overlay be defined?

The current boundaries capture much of the area where maintaining a lower scale, and sense of Western Character is important. However, there is some argument for expanding the boundary of the Character District to include more of the downtown that many people consider to be a part of the core. These are some options to consider, with the assumption that the underlying zone district boundaries would not be changed (although some design standards would be updated for areas presently in the Legacy Zones). A series of options is outlined here, beginning with a “no change” option and progressing to other options that add more area to the overlay. A series of maps follows that illustrate these options.

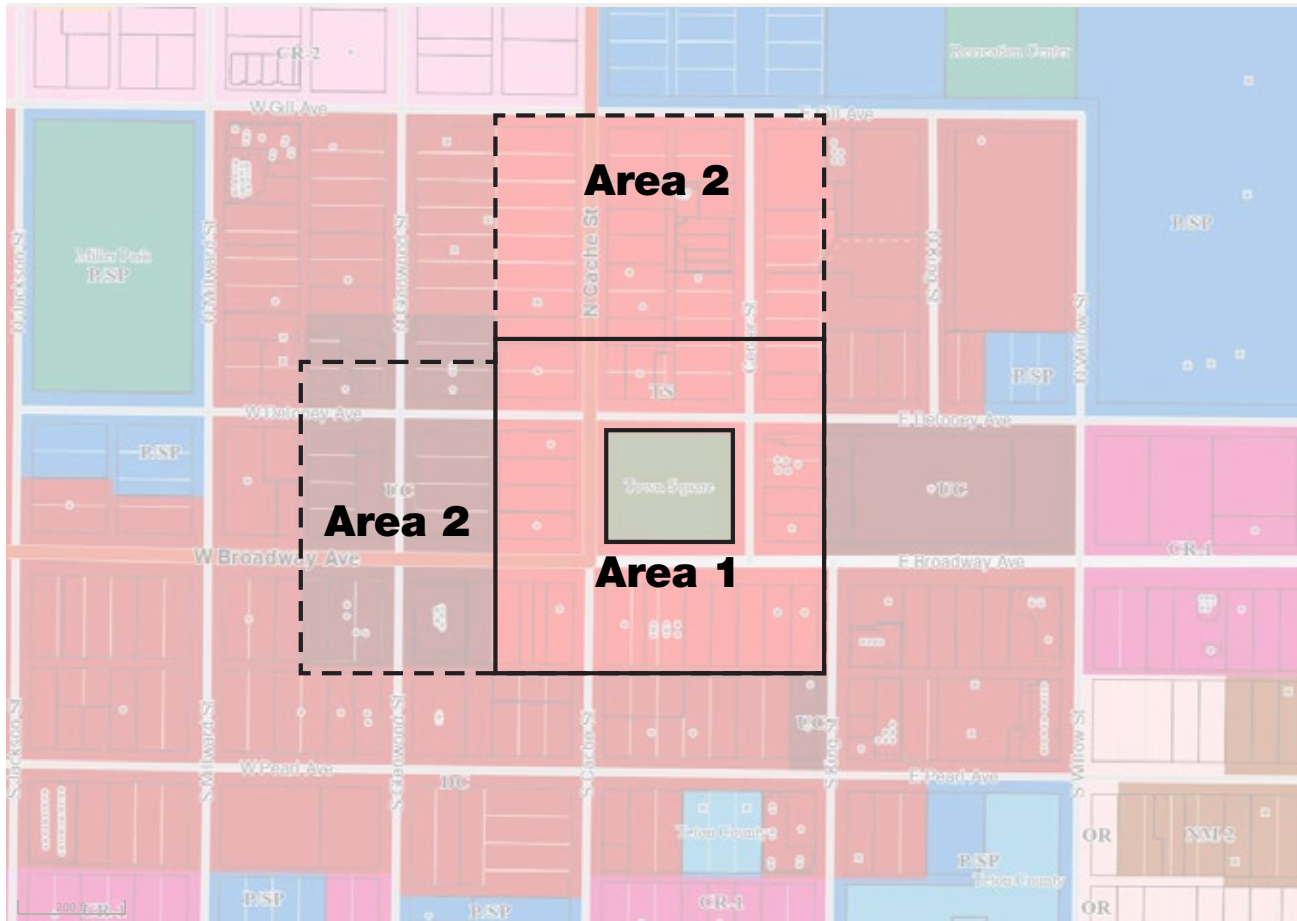
Option 1: Use the boundary of the Character District

In this option, updated design guidelines would be developed to address key variables, including:

- Massing and upper floor stepbacks
- Materials
- Floor-to-floor (story) heights
- Percentage of solid to void (transparency)
- Pedestrian level character (canopies and entries)

(More detail about potential design guidelines updates appears later in this report.)

Option 1: Use the Boundary of the Character District



This option adds some abutting parcels, including the St. John's Episcopal Church and Genevieve blocks, to the proposed Design Overlay Area 2. This would assure that updated design guidelines, which address the topics mentioned above, would apply to these cherished areas. No change in the boundary for Area 1 would occur.

The map displays the Town Square area in Portland, Oregon, with various land use zones and street layouts. Key features include:

- Area 1:** A central green square labeled "Town Square".
- Area 2:** A larger red area surrounding Area 1, bounded by W. Broadway Ave to the north, W. Pearl Ave to the south, and N. Cache St to the east.
- Streets:** W. Broadway Ave, W. Pearl Ave, W. Gill Ave, N. Cache St, and others.
- Land Use Zones:** Color-coded zones include green (Town Square), red (various residential and commercial zones), and blue (parks and recreation).
- Scale:** A scale bar indicates 200 feet.

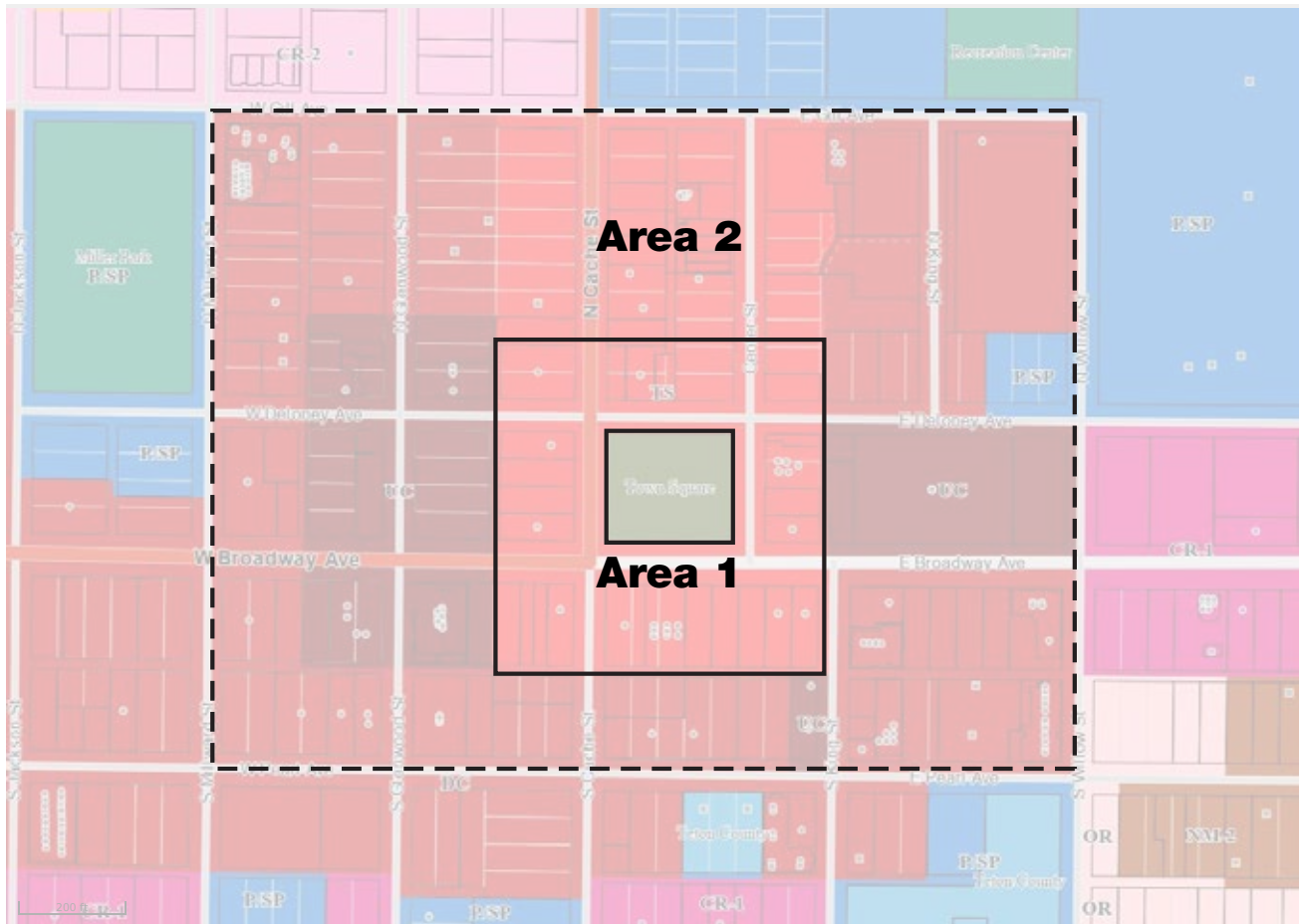
This would involve moderate expansions to Area 2. It would add blocks that abut, or are directly visible from, Area 1, in order to assure that all development visible from the square is in character. This would help to promote a sense of continuity for people exploring the core of downtown. No change in the boundary for Area 1 would occur.

The map displays the downtown area of Jackson, Mississippi, with various zoning districts and proposed development areas. The central area, outlined in black, is labeled 'Area 1'. This area is surrounded by a larger area, outlined in dashed black, labeled 'Area 2'. The map shows streets such as W. Capitol Ave, N. Cache St, W. Broadway Ave, W. Pearl Ave, S. Second St, S. Third St, S. Fourth St, S. Fifth St, S. Sixth St, S. Seventh St, S. Eighth St, S. Ninth St, S. Tenth St, S. Eleventh St, S. Twelfth St, S. Thirteenth St, S. Fourteenth St, S. Fifteenth St, S. Sixteenth St, S. Seventeenth St, S. Eighteenth St, S. Nineteenth St, S. Twentieth St, S. Twenty-first St, S. Twenty-second St, S. Twenty-third St, S. Twenty-fourth St, S. Twenty-fifth St, S. Twenty-sixth St, S. Twenty-seventh St, S. Twenty-eighth St, S. Twenty-ninth St, S. Thirtieth St, S. Thirty-first St, S. Thirty-second St, S. Thirty-third St, S. Thirty-fourth St, S. Thirty-fifth St, S. Thirty-sixth St, S. Thirty-seventh St, S. Thirty-eighth St, S. Thirty-ninth St, S. Fortieth St, S. Forty-first St, S. Forty-second St, S. Forty-third St, S. Forty-fourth St, S. Forty-fifth St, S. Forty-sixth St, S. Forty-seventh St, S. Forty-eighth St, S. Forty-ninth St, S. Fiftieth St, S. Fifty-first St, S. Fifty-second St, S. Fifty-third St, S. Fifty-fourth St, S. Fifty-fifth St, S. Fifty-sixth St, S. Fifty-seventh St, S. Fifty-eighth St, S. Fifty-ninth St, S. Sixtieth St, S. Sixty-first St, S. Sixty-second St, S. Sixty-third St, S. Sixty-fourth St, S. Sixty-fifth St, S. Sixty-sixth St, S. Sixty-seventh St, S. Sixty-eighth St, S. Sixty-ninth St, S. Seventieth St, S. Seventy-first St, S. Seventy-second St, S. Seventy-third St, S. Seventy-fourth St, S. Seventy-fifth St, S. Seventy-sixth St, S. Seventy-seventh St, S. Seventy-eighth St, S. Seventy-ninth St, S. Eightieth St, S. Eighty-first St, S. Eighty-second St, S. Eighty-third St, S. Eighty-fourth St, S. Eighty-fifth St, S. Eighty-sixth St, S. Eighty-seventh St, S. Eighty-eighth St, S. Eighty-ninth St, S. Ninetieth St, S. Ninety-first St, S. Ninety-second St, S. Ninety-third St, S. Ninety-fourth St, S. Ninety-fifth St, S. Ninety-sixth St, S. Ninety-seventh St, S. Ninety-eighth St, S. Ninety-ninth St, S. One hundredth St. A scale bar at the bottom left indicates 200 feet.

Option 4: Frame the Core of Downtown

This option expands the boundary of Area 2 to define a larger rectangle of blocks that many consider to be the core of downtown. These are places within walking distance of the square and that many visitors experience. No change in the boundary for Area 1 would occur.

Option 4: Frame the Core Overlay



Town Square Area Boundaries

The preceding options are informed by comments in public workshops, in which participants reviewed the Subareas 1.1 and 1.2 boundaries as drawn in the Comprehensive Plan: with respect to design policies for the core. The goals for each subarea, as written in the Comprehensive Plan, were also provided for participant review and include:

- Maintain Western Character
- Buildings should be located near the street
- A desired western architectural style and approach will be defined
- Maintain Western Character by retaining or replicating covered wooden boardwalks.
- Provide surface lots, underground parking, and on street parking.
- Create a vibrant, walkable area oriented to pedestrians.

The primary difference between the goals for Subareas 1.1 and 1.2 is that two-stories is stated as the height limit for buildings fronting the Town Square (in Subarea 1.1), whereas up to three stories are allowed in Subarea 1.2 “to provide lodging, residential and other non-residential uses on upper floors.” Subarea 1.1 also includes boardwalks and 1.2 does not. Responses for the activity are grouped into three categories, which are described below.

Very Little Boundary Expansion

20% of responses felt the existing boundaries were fine, or provided small amounts of expansion. Of these responses, the majority chose to keep the boundaries the same and a few chose to expand Subarea 1.2. Where participants expanded the boundaries, they captured the block east of Town Square along Broadway. However, these responses did not often indicate whether that block should be part of Subarea 1.1 or 1.2.

Modest Boundary Expansion

46% of responses fell into this category. In general, those suggesting modest boundary expansion captured the block to the east along Broadway, the block directly south of the Town Square and St. John’s Episcopal Church at Glenwood and Gill. Among responses that did note which subarea should expand, the votes were evenly split. However, most responses did not indicate whether expansion should be part of Subarea 1.1 or 1.2.

Significant Boundary Expansion

34% of responses drew significant expansion. In general, those suggesting significant boundary expansion drew boundaries that expanded in every direction from the existing boundaries, often by two or more blocks. However, these responses did not often indicate whether expanded portions should be part of Subarea 1.1 or 1.2.

Mapping Subareas 1.1 and 1.2

In a mapping activity for the Town Square area, workshop participants considered the differences in heights for Subareas 1.1 and 1.2 as they are described in the Comp Plan:

- **Subarea 1.1:**
Maximum of two stories
- **Subarea 1.2:**
Maximum of three stories



This example of a map that falls into the “Very Little Boundary Expansion” category. While the red areas are clearly noted as areas that should be included, it is not noted whether these should be part of Subarea 1.1 or Subarea 1.2.



This map is one example of the boundary expansions that falls into the “Significant” category. The pink line drawn by the participant notes that boundary expansion is desired, but does not indicate which subarea is expanding.

5.0 UPDATING THE DESIGN GUIDELINES

In addition to the LDR changes mentioned in the previous chapter, the Town's existing design guidelines document also need to be updated. They provide high-level description of the aspirations for appropriate design in Jackson. They are intentionally broad and avoid dictating design solutions. This is merited. However, given the information from the surveys, it appears that some supplemental guidance about Western Character would be helpful. Furthermore, a brief set of guidelines for historic preservation should be provided for owners who seek to preserve historic properties.

The existing design guidelines document has a distinct format that is appropriate for the high level of guidance that it provides. It is limited in the number of topics it addresses and provides brief statements on individual subjects, focusing on the intent of the outcome that is desired from a design solution, leaving the details to interpretation by the owner and their designers as well as the town's Design Review Committee and planning staff. There are few illustrations. These are limited to photographs that represent the context of Jackson, rather than presenting examples of appropriate designs. This serves well when applying the principles town-wide, but lacks sufficient detail for the especially nuanced considerations of design in the downtown that are reflected in public comment. More detail is needed that addresses the topics identified by the public. This would help to interpret the way in which Western Character should apply.

Recommendations:

Develop new guidelines for the Design Overlay

Supplemental design guidelines should be provided that apply to the proposed overlay. They should include more specific text and more illustrations that help to convey the intent for Western Character. They should not dictate a style, but instead express the key variables that help to establish new designs that are compatible with the design traditions embodied in Western Character.

Add the guidelines as an appendix.

The best way to add more detail for downtown is by creating a supplemental appendix to the existing design guidelines. In this way, a format that includes more illustrations can be used that will not conflict with the body of the main document.

Include new topics in the guidelines.

The guidelines supplement should include these topics (in coordination with potential development code revisions):

For Design Area 1:

This area equates with Subarea 1.1 in the Character District.

Building Height/Stories:

- Promote a maximum of two stories, especially at the street edge.
- Consider potential for a small amount of third story, set back substantially.

Story Height/Ground and Upper Story:

- Build to a height similar to those seen traditionally.

Building Stepback:

- Provide a full stepback for any third floor (where permitted)

Pedestrian frontage:

- Provide covering for sidewalk as a canopy (unless historic precedent contradicts)
- Provide boardwalk.
- Clearly define the primary entrance.

Roof form:

- Flat roof with stepped parapet is preferred, capped.
- Sloped roof also is appropriate and should be in range with traditional buildings, with eaves overhangs.

Massing:

- Use simple rectilinear forms.
- Divide a larger mass into smaller modules, but with consistency of overall design.

Transparency:

- Windows should appear “punched” within a larger wall surface
- Percentage of glass should be similar to tradition.

Primary Facade Materials:

- Wood siding (and similar alternative materials), horizontal or vertical, painted or stained.
- Stone, as natural rock or cut with rough/matte finish.

Architectural Details:

- Use details to provide a sense of scale and visual interest.

For Design Area 2:

This area includes Subarea 1.2 of the Character District but could include other areas, as described in a preceding section.

Building Height/Stories:

- Promote a perception of two stories, especially at the street edge.
- Three stories is appropriate, with varied massing and stepbacks.

Story Height/Ground and Upper Story:

- Build to a height similar to those seen traditionally, but with wider range than in CD1.1.

Building Stepback:

- Provide a stepback for the majority of a third floor (where permitted) to maintain a sense of two stories predominantly.

Pedestrian frontage:

- Provide a covering for a portion of the facade, or clearly define entrance with a substantial recessed area.
- Concrete sidewalk is appropriate.
- Clearly define the primary entrance.

Roof form:

- Varied forms are appropriate.
- Flat roof is preferred, capped.
- Sloped roof also is appropriate and should be in range with traditional buildings, with eaves overhangs.

Massing:

- Use simple rectilinear forms.
- Divide a larger mass into smaller modules, but with consistency of overall design.

Transparency:

- Windows should appear subordinate to the larger wall surface.
- Percentage of glass should be similar to tradition, but with wider range than in CD1.1.

Primary Facade Materials:

- Wood siding (and similar alternative materials), horizontal or vertical, painted or stained.
- Stone, as natural rock or cut with rough/matte finish.
- Muted metal (such as rusted finish)
- Brick

Architectural Details:

- Use details to provide a sense of scale and visual interest.

APPENDIX A: PUBLIC OUTREACH SUMMARY

The first round of public outreach for the Town of Jackson/Teton County project to explore the historic preservation program and Character District #1 changes included two community workshops and a follow-up online survey. While the objectives behind the outreach methods were the same, some of the questions differed both in content and format. The questions asked during the workshop and survey are below, and differences are noted.

1. Mapping Historic Resources and/or Areas in the Town of Jackson and Teton County

This question asked each participant to circle historic resources or areas with historic resources on maps of the Town and County. In the workshops, this exercise was completed in a hands-on way, with participants drawing on maps of the Town and County. In the online survey, participants provided their answers in an open-ended comment box.

2. Case Study Properties

This activity asked participants to consider potential types of historic resources and whether they should be preserved. This exercise was completed in the workshops as a group activity, with each group reviewing between three and five potential historic property types, and in the online survey individually, with each person reviewing all potential historic property types.

3. “Western Character” Key Word

This workshop activity was completed individually and asked each participant to record one word that describes “Western Character.”

4. Visual Identification of “Western Character”

In this workshop activity completed by each individual, participants circled physical features on two block montage photos of the Town Square that they believe illustrated “Western Character.”

5. Town Square Area Boundaries

In this workshop activity completed by each individual, participants reviewed and edited boundaries for Character Districts 1.1 and 1.2 in the Town Square Area.

6. “Western Character” Design in the Town Square Area

In this workshop and online survey activity, participants reviewed a series of potential infill buildings and public realm images. In the workshop, participants generally noted whether the images were appropriate or inappropriate. In the online survey, participants noted whether each image was appropriate, somewhat appropriate, or inappropriate for Character District 1.1 or 1.2.

7. Number of Stories in Character Districts 1.1 and 1.2

This online survey activity provided a series of infill models for consideration of appropriateness in Character Districts 1.1 and 1.2.

Workshop 1

The first community workshop was held on June 10, 2019. Community members had an opportunity to attend the mid-day session (noon-2pm) or the evening session (6-8pm). Approximately 85 community members attended the two workshops.

Online Survey

The online survey was available from July 22 - August 19. 303 responses were collected, with approximately 250 people responding to each survey question.

ACTIVITY #1: HISTORIC RESOURCES AND/OR AREAS IN JACKSON & TETON COUNTY

WORKSHOP #1

TOWN OF JACKSON

Town Square	» »	Accommodate small businesses; hub of the community; founding of Jackson, iconic for residents and visitors; Drug Store, Wort, Old Movie House Theater, Playhouse, Boardwalk, etc.
Neighborhoods several blocks in all directions of Town Sq	» I	
Downtown Area	» I	"Heart of the community", Open spaces
NE Downtown Area	»	
Genevieve Block & greenspace	» I	Genevieve's, Persephone, Juicery, open space, heritage buildings
Fairgrounds/Rodeo	»	Rodeo, County fair, Mtn. Man;
High School Butte	» I	
Karns Meadow	» II	last of remaining in-town natural features that accommodates flora & faunan. It's important to have a visual marker of our local wild/natural features that make this region great
May Park	»	Barns, neighborhood area NE;
Miller Park	» II	Older buildings that may be ignored, neighborhood area
Area NW of Miller Park to River	» I	
Phil Baux Park & surrounding	»	
Snow King	»	spiritual center of Jackson Hole, no development, no more big buildings at the foot of Snow King; us a naub-stay as a "local ski hill" that accommodates the community & visitors (community first!). As it has grown/evolved with the town, it retains our community character even as it changes.
Broadway W. of Cache St.	»	Include area to south too,
Broadway E. of Cache St.	» I	
Cache St. N.	»	
Cache St. NW.	»	

WORKSHOP #1

Cache St. S.	» IIII I	
Cache Creek SE	» IIII	last ranch on CC
E. Deloney Ave.	» II	
Bar S	» I	
Start Bus	» III	
East Jackson	» III	Character and open space
Aspen & Pine from Cache W.	» I	
Cemetery on Snow King	» I	
Area Cache to east town edge; Broadway to Simpson	» I	
Midcentury Neighborhood to N of Fairgrounds	» I	
Kudar Motel & log cabins in back	» III	It was owned by JK Jones, town councilman, author, promoter of Elk refuge, founder of the GTNP, grocery store owner, (was 1 of 4 in the Maude Noble Cabin), homesteader
Neighborhood area to the SE of Town Square	» IIII	12+ blocks
Flat Creek	» IIII	Open area, wildlife reserve, expanse/view wetlands
Neighborhood surrounding May Park (1-2 blocks deep)	» I	
Broadway E from Millward to Elk Refuge	» I	
Bickner House	» I	
Van DeWater Building	» I	
Cache Cr Dr E of Redmond up to Cache Cr trails - 2 blocks on all sides	» I	
Broadway E to Elk Refuge	» I	
Sweetwater (Coe Cabin)	» IIII I	
IOOF Building	» I	

Fly shop on Center St (log cabin)	» I	
Library & green space to the east	» IIII	
Snow King Court Winds	» I	Historic lodging operations
North entrance corridor	» I	
Open and green space for parks, churches, community gatherings	» I	
Preserve post & canopy throughout town	» I	western architectural element
The “Y” (intersection of Hwy 22 and 189)	» I	one of the most significant historical sites - original landing coming over Teton Pass
St. John’s Episcopal Church	» IIIII III	
Crabtree Hotel	» I	
Cowboy Bar	» IIII	
Teton Mountaineering Building	» I	
E. Hansen from Cache to Gros Ventre St & a few houses to the E on Hansen	» I	buildings with plaques, well maintained
Area NE of Miller Park (w/Saddle view)	» III	
Historic Homes, Ranches, Businesses	» IIIII I	(i.e., Jackson Hole Hereford Ranch - OVO)
Garaman Park	» II	
Old Huff Memorial Library (Cty Bldg)	» I	
Mid-century residential areas NE of Town Sq; SE of St. John’s Hospital and north of E. Simpson Ave	» I	
Residential areas w/ character & integrity	» I	
Residential areas several blocks E & S of Fairgrounds	» I	
Area from Broadway E of Cache St to Redmond St & S to Cache Cr. Dr.	» I	
Preserve all	» II	

WORKSHOP #1

TETON COUNTY		
Elk Refuge	»	
Entire area	»	Do not want to be Aspen or Telluride; need to be like Cody. Stop encouraging more tourists
Buffalo Valley & ranches	»	wonderful history of dude ranches; preserve ranching heritage. Reminiscent of a different era
Wilson	»	including schoolhouse, Hungry Jack's General Store, Stagecoach Bar
Scenic corridor along Hwy 22 in Wilson	»	(including Hardeman Barns & Nora's along Fish Creek & anything else that hasn't been torn down)
Rafter J	»	
Melody Ranch	»	
Mormon Row	»	
Murie Home (Ranch)	»	formerly named North Park
Kelly historic cabins	»	
Jackson Hole Hereford (OVO) Ranch	»	
Open space & views-cape along highway into Jackson	»	
Hot springs & other hot springs being developed near Game Creek	»	
Game Creek	»	
Quansut hut near Game Creek	»	
Area along Spring Gulch Road	»	The road and roadside cabins; beautiful ranch buildings; landscape shows ranching history.
Area to the W of the JH airport	»	
Snake River Ranch	»	
Rocking H Ranch	»	
Teton Village	»	(Alpenhof Hostel, Snake River Lodge - neat examples of early ski resort - being able to see these in a semi-circle around entrance)
Wildlife corridor & proximity to National Park	»	

Blacktail Butte	» I	other NPS areas
Numerous historic buildings in the Park	» I	Some may not be able to be conserved but their stories can be digitally preserved.
Colter Bay Indian Arts Museum	» I	
Old tram cars	» I	
Alta	» I	
Miller House	» II	Located on the Elk Refuge

ON-LINE SURVEY

TOWN OF JACKSON

Town Square	» 	Drug Store, Old Movie House Theater, Playhouse, Boardwalk, Elkhorn Arches, Clubhouse, etc.
Wort Hotel	» 	including Silver Dollar Bar and Grill
Neighborhoods several blocks in all directions of Town Sq	» 	
Downtown Area	» 	
NE Downtown Area		
Genevieve Block & greenspace	» 	Genevieve's, Persephone, Juicery, open space, heritage buildings
Fairgrounds/Rodeo	» 	
High School Butte		
Karns Meadow	» 	
May Park & barn	» 	
Miller Park	» 	
Area NW of Miller Park to River		
Phil Baux Park & surrounding	» 	
Snow King	» 	
Broadway W. of Cache St.		
Broadway E. of Cache St.	» 	
Cache St. N.	» 	
Cache St. NW.		
Cache St. S.	» 	South of Gill to Town Square
Cache Creek	» 	
E. Deloney Ave.		

Bar S		
Start Bus		
East Jackson	»	
Aspen & Pine from Cache W.		
Cemetery on Snow King		
Area Cache to east town edge;Broadway to Simpson		
Midcentury Neighborhood to N of Fairgrounds		
Kudar Motel & log cabins in back	»	
Neighborhood area to the SE of Town Square		
Neighborhood surrounding May Park (1-2 blocks deep)		
Broadway E from Millward to Elk Refuge		
Bickner House		
Van DeWater Building		
Cache Cr Dr E of Redmond up to Cache Cr trails - 2 blocks on all sides		
Broadway E to Elk Refuge		
Sweetwater (Coe Cabin)	»	
IOOF Building		
Fly shop on Center St (log cabin)		
Library & green space to the east		
Snow King Court Winds		
North entrance corridor		
Open and green space for parks, churches, community gatherings	»	

ON-LINE SURVEY

Spring Gulch Road		
Preserve post & canopy throughout town		
The "Y" (intersection of Hwy 22 and 189)		
St. John's Episcopal Church & grounds	»	
Crabtree Hotel/Corner	»	
Cowboy Bar	»	
Teton Mountaineering Building		
E. Hansen from Cache to Gros Ventre St & a few houses to the E on Hansen		
Area NE of Miller Park (w/Saddle view)		
Historic Homes, Barns, Ranches, Businesses	»	
Garaman Park	»	
Old Huff Memorial Library (County Bldg)	»	
Mid-century residential areas NE of Town Sq; SE of St. John's Hospital and north of E. Simpson Ave		
Residential areas w/ character & integrity		
Residential areas several blocks E & S of Fairgrounds	»	
Area from Broadway E of Cache St to Redmond St & S to Cache Cr. Dr.		
Preserve all	»	
Older houses & neighborhoods	»	
Historic Log Cabins/Buildings	»	
Historic signage/western lanterns/wooden awnings	»	

Boardwalks (wood walkways)	»	
Elks Club	»	
King Sushi block	»	
Overall size of town	»	
Van Vleck House/ Block	»	
Million Dollar Cowboy Bar	»	
Elkhorn Restaurant	»	
Jackson Hole Historical Society & Museum	»	
Block with Blue Lion 160 N Millward St	»	
Small neighborhoods	»	
Grand Teton Mall	»	
Small craftsman style housing	»	
American Legion Post (190 N Cache St)	»	
JC Jewelers	»	
Legacy Gallery	»	
Fighting Bear Antiques	»	
Masonic Lodge	»	
“Save the Block”	»	
Cafe G block	»	
Save nothing	»	
lots S of Art Center between Glenwood & Cache	»	
Single family houses	»	
Small bungalows and old houses around Simpson E of Cache	»	
Teton Theater	»	

ON-LINE SURVEY

Gaslight Alley	» II	
Coey Cabin (Mercill Ave)	» II	all historic buildings on Mercill
Spense Law Bldg (15 S. Jackson St)	» I	
Western motif - cow-girls, snow, outdoor life	» II	
VFW Building (150 N. Cache)	» I	
Gill addition	» II	
some homes on Hansen	» I	
Brown's Meadow	» II	
Stars	» I	
The Virginian Lodge	» II	historic sign
Pearl Ave	» I	
Kelly Ave	» I	
Hospital Nurse's Quarters on Glenwood St	» I	
TETON COUNTY		
Entire area	» III	
Buffalo Valley & ranches	» I	
Scenic corridor along Hwy 22 in Wilson	» IIII	
Town of Wilson & surrounding area	» IIII IIII IIII IIII IIII IIII IIII IIII IIII	including schoolhouse, Hungry Jack's general store, Stagecoach Bar, Nora's Fish Creek Inn, Bar J Wranglers
Rafter J		
Melody Ranch		
Mormon Row	» IIII IIII IIII IIII IIII I	(including Moulton Barn/Ranch)
Murie Home (Ranch)	» IIII	
Kelly historic cabins/buildings/swinging bridge/yurts	» IIII IIII II	

JH Hereford (OVO) Ranch (Lockharts)	» IIII	
Open space & views-cape along highway into Jackson		
Hot springs & other hot springs being developed near Game Creek		
Game Creek		
Quansut hut near Game Creek		
Area along Spring Gulch Road Corridor	» IIII IIII I	.(Mead & Lucas ranches)
Area to the W of the JH airport		
Snake River Ranch	» IIII	
Rocking H Ranch		
Teton Village/JH Mountain Resort & surrounding area	» IIII IIII	(including Mangy Moose Steakhouse, Casper Lodge, Corbets Cabin)
Wildlife corridor & proximity to National Park	» III	
Blacktail Butte		
Numerous historic buildings in the Park	» I	i.e., Chapel of Sacred Heart, Old Faithful Inn, Lake Hotel
Colter Bay Indian Arts Museum		
Old tram cars	» I	
Alta	» I	
Miller House	» IIII IIII I	
Alpenhof Lodge & open areas	» IIII	
Hardeman Barns	» IIII IIII IIII	
N of town to Teton Park	» III	
Moose	» IIII	
Preserve all log structures and buckrail fences	» IIII IIII	

ON-LINE SURVEY

Lucas land off South Park loop road	» I	
Historic ranches & ranch land	» IIII IIII IIII II	including cattle ranches
Dornan's	» IIII IIII	
Munger Mountain	» I	
Dude Ranches	» IIII IIII I	(i.e., Bar BC Dude Ranch, R Lazy S Ranch, U Lazy U, Darwin Ranch, White Grass Ranch, Triangle Ranch)
Elk Refuge	» IIII IIII IIII IIII II	including area around the visitor center - geese area
Sleeping Indian (Wilson)	» II	
The Tetons/Grand Teton National Park	» IIII IIII	
South Park & agricultural lands	» IIII IIII II	
Snake River Dike	» I	
Open space throughout the county	» IIII IIII IIII I	
Menor's Ferry	» IIII I	old transportation
Scenic views/historic viewshed	» II	
Chapel of the Transfiguration	» IIII	
Stagecoach Bar Land Trust sites	» I	
Walton Ranch	» III	
University of WY	» I	
Granite Ridge Cemetery in Teton Village	» I	
Flat Creek ranching	» III	
Brooks Lake Lodge	» I	
Jackson Hole airport	» I	
Hoback Nation	» III	
Palisades Study Area	» I	
High School Butte Trail	» I	
Preserve nothing	» IIII I	

Porter/Gill/Lockhart/ Gill Estate & inholding ranches in GTNP	»	
Snake River access points	»	
Teton Raptor Center	»	(including National Register Barn, historic ag operation
Snake River corridor	»	
Triangle X Ranch	»	
Log cabins	»	"Shane's" cabin & buildings from movie
Gros Ventre River sites	»	
Luther Taylor home- stead	»	
Porter Ranch & area S of town including Melony area	»	
National parks & forests	»	
Circle EW ranch	»	
Mosquito Creek	»	
Horse Creek	»	
Kelly Dike Walk/Trail	»	
Dike pathways	»	
Hunter Hereford Ranch barn	»	
Jackson Lake Lodge	»	
Wildlife Museum	»	
Cunningham cabin	»	
Horses	»	
Togwotee Pass	»	
ski areas, wildlife, ranch life, outdoor pursuits & rivers	»	
Bar T5	»	
Turpin Meadow Ranch	»	

ON-LINE SURVEY

Grand Targhee Ski area	» I	
Fall Creek/Fish Creek areas (inc. buildings)	» II	
Hwy 390 corridor	» I	
Farmsteads	» II	
Trail Creek Ranch	» II	
Ranger Station	» I	
Spread Creek Line Cabin	» I	
Elk feed grounds	» I	(Dog Creek, Cache Creek, Refuge, etc)
Jenny Lake Lodge	» I	
Colter Bay Cabins	» I	
Teton Pass	» II	
Native American/tribal sites	» II	
The lodge at Crescent H Ranch	» I	
Kelly Warm Spring	» I	
Gravel roads	» I	
Hansen Ranch	» I	
History of area	» I	military trains & roadway into Yellowstone; historic ranching trails & grazing routes; pre-park enterprises in mining & tourism; Routes into JH to construct original dam; geosystems
Original science school in the Park	» I	

ACTIVITY #2: CASE STUDY PROPERTIES

PROPERTY TYPES TO PRESERVE: VERY IMPORTANT

The workshop and online survey asked participants to review a series of images of potential historic property types and determine whether they should be preserved or not. In the workshop, participants answered as a group, while in the online survey, participants answered individually.



Workshop ✓ Web ✓



Workshop Web ✓



Workshop ✓ Web ✓



Workshop Web ✓



Workshop Web ✓



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Workshop ✓* Web



Workshop ✓* Web

**This image was only presented in the workshop and was not part of the survey.*

October 28, 2019

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PROPERTY TYPES TO PRESERVE: VERY IMPORTANT

The workshop and online survey asked participants to review a series of images of potential historic property types and determine whether they should be preserved or not. In the workshop, participants answered as a group, while in the online survey, participants answered individually.



Workshop ✓* Web



Workshop ✓* Web



Workshop ✓ Web ✓



Workshop ✓ Web ✓



Workshop ✓* Web



Workshop Web ✓



Workshop Web ✓**



Workshop Web ✓

*This image was only presented in the workshop and was not part of the survey.

**This image was only presented in the online survey.

PROPERTY TYPES TO PRESERVE: SOMEWHAT IMPORTANT

The workshop and online survey asked participants to review a series of images of potential historic property types and determine whether they should be preserved or not. In the workshop, participants answered as a group, while in the online survey, participants answered individually.



Workshop

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*This image was only presented in the workshop and was not part of the survey.

October 28, 2019

A19

PROPERTY TYPES TO PRESERVE: SOMEWHAT IMPORTANT

The workshop and online survey asked participants to review a series of images of potential historic property types and determine whether they should be preserved or not. In the workshop, participants answered as a group, while in the online survey, participants answered individually.



Workshop ✓* Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓* Web



Workshop ✓* Web

**This image was only presented in the workshop and was not part of the survey.*

PROPERTY TYPES TO PRESERVE: NOT IMPORTANT

The workshop and online survey asked participants to review a series of images of potential historic property types and determine whether they should be preserved or not. In the workshop, participants answered as a group, while in the online survey, participants answered individually.



Workshop

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Workshop

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Workshop

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Workshop



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Workshop



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**This image was only presented in the workshop and was not part of the survey.
October 28, 2019*

ACTIVITY #3: “WESTERN CHARACTER” KEY WORD

The WordCloud at the bottom of the page illustrates the results from the workshop activity in which participants recorded one word on a note card that describes “western character.” The top left image shows the results from the activity in the afternoon workshop, and the top right image shows those from the evening workshop. The largest words in the WordCloud are those that were recorded the most. Some of the most commonly used words include “wooden,” “boardwalks,” “historic,” “logs,” “lowrise,” and “authentic.” These WordClouds illustrate that there is a rich description of “Western Character.”



Afternoon Workshop WordCloud



Evening Workshop WordCloud



Combined Workshop WordCloud

ACTIVITY #4: VISUAL IDENTIFICATION OF WESTERN CHARACTER

Each workshop participant received the block montages shown below. After reviewing the images, the participant circled the features that represent “western character.” The results from this exercise are on the following page.



CATEGORY: PEDESTRIAN INTEREST

- Covered walkway / gallery / boardwalk
 - » |||| |||| |||| |||| |||| |||| |||| ||||
- Wood supports & brackets
 - » |||| |||| |||| ||
- Pedestrian oriented
 - » ||||
- Wooden steps / walkway
 - » |||| ||||
- Plantings & rustic art
 - » ||||

CATEGORY: SIGNAGE

- No neon / electric signs
 - » ||||
- Projecting sign type
 - » |||| ||
- Western 1940s neon sign type
 - » |||| |||| ||
- Wooden signs
 - » |||| ||||
- Upper story wall signs
 - » ||||

CATEGORY: WINDOWS

- Alignment of windows across buildings
 - » ||
- Rhythm of windows
 - » |||| |
- Too much transparency is bad
 - » |||| |||| |

CATEGORY: UPPER LEVEL

- Balconies
 - » |||| |||| |||| |||| ||
- No metal railing balconies
 - » ||

CATEGORY: AWNINGS

- Shed roof awnings
 - » |||| |
- Wooden shingle awning roofs
 - » |||| ||

CATEGORY: PARKING

- On-street parking
 - » ||
- Less cars & parking
 - » |||| ||

CATEGORY: FAÇADE

- False fronts
 - » |||| |||| |||| |

CATEGORY: USE

- 1st floor is storefront, 2nd floor housing/office
 - » |

CATEGORY: MATERIALS

- Horizontal wood siding
 - » |||| |||| ||||
- Corrugated metal or shingle roof materials
 - » |||| |
- Stone / Masonry
 - » |||| |||| ||||
- Metal / glass / synthetic stucco should not be a primary material
 - » ||||
- Earth tone & neutral colors
 - » ||||

CATEGORY: MASSING & ORIENTATION

- Preserve views
 - » |||| |||| ||
- Buildings are close together
 - » |
- Corner entry
 - » |||| |
- 2-story massing is better than 1-story
 - » ||
- 1-story & 1.5-story massing is better than 2-stories
 - » ||||
- 1-story & 2-story massing is good
 - » |||| |
- Upper story setback
 - » ||

CATEGORY: ROOF FORM

- Variation in parapet line / roof form
 - » |||| |||| |||| |||| |||| ||

CATEGORY: OTHER

- Historic Icon
 - » |||| |||| |

ACTIVITY #5: TOWN SQUARE AREA BOUNDARIES

The map below illustrates the initial Town Square area boundaries, with Character District 1.1 outlined in red and Character District 1.2 outlined in orange. In addition to the map, each participant had a list of goals for each of the Character Districts. Most notably, buildings in Character District 1.1 were not to exceed two stories, and buildings in Character District 1.2 were not to exceed three stories. Participants reviewed the goals and the boundaries and then confirmed or edited the boundaries and added any notes. The results were divided into three primary categories - Very Little Expansion, Modest Expansion and Significant Expansion. More details about each of these categories can be found on the following page.



VERY LITTLE EXPANSION

Unchanged	Expands 1.1	Expands 1.2	Expands 1.1 & 1.2	Expands, but doesn't identify	Total expansion
»	»	»	» 0	»	» 16

MODEST EXPANSION

Expands 1.1	Expands 1.2	Expands 1.1 & 1.2	Expands, but doesn't identify	Total expansion
»	»	»	»	» 37

SIGNIFICANT EXPANSION

Expands 1.1	Expands 1.2	Expands 1.1 & 1.2	Expands, but doesn't identify	Total expansion
»	»	»	»	» 28

Net results

81

OTHER

No three stories				
»				

ACTIVITY #6: “WESTERN CHARACTER” DESIGN IN TOWN SQUARE AREA

INNER TOWN SQUARE AREA (CHARACTER DISTRICT 1.1): APPROPRIATE

The images below were selected as “appropriate” *building design* for the Inner Town Square Area/ Character District 1.1 in both the workshop and the online survey. In the workshop, participants were asked to review a set of images and identify whether they were appropriate or inappropriate for Character Districts 1.1 and 1.2. Similarly, online survey participants were asked if the images were appropriate examples of building design within the Inner Square. Note that the images presented in the online survey varied slightly from those presented in the workshop. Where this occurs, an asterisk notes the difference.



Workshop

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Workshop

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OUTER TOWN SQUARE AREA (CHARACTER DISTRICT 1.2): APPROPRIATE

The images below were selected as “appropriate” **building design** for the Outer Town Square Area/ Character District 1.2 in both the workshop and the online survey. In the workshop, participants were asked to review a set of images and identify whether they were appropriate or inappropriate for Character Districts 1.1 and 1.2. Similarly, online survey participants were asked if the images were appropriate examples of building design within the Outer Square. Note that the images presented in the online survey varied slightly from those presented in the workshop. Where this occurs, an asterisk notes the difference.



Workshop Web ✓



Workshop Web ✓



Workshop ✓ Web ✓



Workshop ✓ Web ✓



Workshop Web ✓



Workshop ✓ Web ✓



Workshop Web ✓



Workshop Web ✓



Workshop Web ✓



Workshop Web ✓



Workshop Web ✓

INNER TOWN SQUARE (C.D. 1.1): SOMEWHAT APPROPRIATE

In addition to categorizing images as appropriate and inappropriate, online survey participants had the opportunity to classify images as “somewhat appropriate.” Therefore, the images below are only representative of online survey feedback regarding somewhat appropriate **building design** in the Inner Town Square.



Workshop

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Workshop

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Workshop

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Workshop

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Workshop

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OUTER TOWN SQUARE AREA (C.D. 1.2): SOMEWHAT APPROPRIATE

In addition to categorizing images as appropriate and inappropriate, online survey participants had the opportunity to classify images as “somewhat appropriate.” Therefore, the images below are only representative of online survey feedback regarding somewhat appropriate **building design** in the Outer Town Square.



Workshop

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Workshop

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Workshop

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Workshop

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Workshop

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Workshop

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Workshop

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Workshop

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Workshop

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INNER TOWN SQUARE AREA (C.D. 1.1): INAPPROPRIATE

The images below were selected as “inappropriate” **building design** for the Inner Town Square Area/Character District 1.1 in both the workshop and the online survey. In the workshop, participants were asked to review a set of images and identify whether they were appropriate or inappropriate for Character Districts 1.1 and 1.2. Similarly, online survey participants were asked if the images were appropriate examples of building design within the Inner Square. Note that the images presented in the online survey varied slightly from those presented in the workshop. Where this occurs, an asterisk notes the difference.



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OUTER TOWN SQUARE AREA (C.D. 1.2): INAPPROPRIATE

The images below were selected as “appropriate” *building design* for the Outer Town Square Area/ Character District 1.2 in both the workshop and the online survey. In the workshop, participants were asked to review a set of images and identify whether they were appropriate or inappropriate for Character Districts 1.1 and 1.2. Similarly, online survey participants were asked if the images were appropriate examples of building design within the Outer Square. Note that the images presented in the online survey varied slightly from those presented in the workshop. Where this occurs, an asterisk notes the difference.



Workshop

Web



Workshop

Web



BUILDING DESIGN IMAGES: APPROPRIATE

In the workshop, the majority of participants noted whether each image was appropriate or inappropriate, and did not distinguish between Character Districts 1.1 and 1.2. The **building design** images that follow were selected by workshop participants as appropriate.



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web

BUILDING DESIGN IMAGES: INAPPROPRIATE

In the workshop, the majority of participants noted whether each image was appropriate or inappropriate, and did not distinguish between Character Districts 1.1 and 1.2. The **building design** images that follow were selected by workshop participants as inappropriate.



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web

BUILDING DESIGN IMAGES: INAPPROPRIATE

In the workshop, the majority of participants noted whether each image was appropriate or inappropriate, and did not distinguish between Character Districts 1.1 and 1.2. The **building design** images that follow were selected by workshop participants as inappropriate.



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web

INNER TOWN SQUARE AREA (C.D. 1.1): APPROPRIATE

The images below illustrate those selected as “appropriate” **public realm design** for the Inner Town Square Area/Character District 1.1 in both the workshop and the online survey. In the workshop, participants were asked to review a set of images and identify whether they were appropriate or inappropriate for Character Districts 1.1 and 1.2. Similarly, online survey participants were asked if the images were appropriate examples of public realm design within the Inner Square. Note that the images presented in the online survey varied slightly from those presented in the workshop. Where this occurs, an asterisk notes the difference.



Workshop

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Workshop

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Workshop

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Workshop

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Workshop

Web



OUTER TOWN SQUARE AREA (C.D. 1.2): APPROPRIATE

The images below illustrate those selected as “appropriate” **public realm design** for the Outer Town Square Area/Character District 1.2 in both the workshop and the online survey. In the workshop, participants were asked to review a set of images and identify whether they were appropriate or inappropriate for Character Districts 1.1 and 1.2. Similarly, online survey participants were asked if the images were appropriate examples of public realm design within the Outer Square. Note that the images presented in the online survey varied slightly from those presented in the workshop. Where this occurs, an asterisk notes the difference.



Workshop

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INNER TOWN SQUARE AREA (C.D. 1.1): SOMEWHAT APPROPRIATE

In addition to categorizing **public realm design** images as appropriate and inappropriate, online survey participants had the opportunity to classify images as “somewhat appropriate.” Therefore, the images below are only representative of online survey feedback regarding somewhat appropriate building types in the Inner Town Square.



Workshop

Web



Workshop

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OUTER TOWN SQUARE AREA (C.D. 1.2): SOMEWHAT APPROPRIATE

In addition to categorizing *public realm design* images as appropriate and inappropriate, online survey participants had the opportunity to classify images as “somewhat appropriate.” Therefore, the images below are only representative of online survey feedback regarding somewhat appropriate building types in the Outer Town Square.



Workshop

Web



INNER TOWN SQUARE AREA (C.D. 1.1): INAPPROPRIATE

The images below illustrate those selected as “appropriate” *public realm design* for the Outer Town Square Area/Character District 1.2 in both the workshop and the online survey. In the workshop, participants were asked to review a set of images and identify whether they were appropriate or inappropriate for Character Districts 1.1 and 1.2. Similarly, online survey participants were asked if the images were appropriate examples of public realm design within the Outer Square. Note that the images presented in the online survey varied slightly from those presented in the workshop. Where this occurs, an asterisk notes the difference.



Workshop

Web



Workshop

Web



OUTER TOWN SQUARE AREA (C.D. 1.2): INAPPROPRIATE

The images below illustrate those selected as “appropriate” **public realm design** for the Outer Town Square Area/Character District 1.2 in both the workshop and the online survey. In the workshop, participants were asked to review a set of images and identify whether they were appropriate or inappropriate for Character Districts 1.1 and 1.2. Similarly, online survey participants were asked if the images were appropriate examples of public realm design within the Outer Square. Note that the images presented in the online survey varied slightly from those presented in the workshop. Where this occurs, an asterisk notes the difference.



Workshop

Web



PUBLIC REALM IMAGES: APPROPRIATE

In the workshop, the majority of participants noted whether each image was appropriate or inappropriate, and did not distinguish between Character Districts 1.1 and 1.2. The building design images that follow were selected by workshop participants as inappropriate.



Workshop ☒ Web ☐



Workshop ☒ Web ☐



Workshop ☒ Web ☐



Workshop ☒ Web ☐



Workshop ☒ Web ☐



Workshop ☒ Web ☐



Workshop ☒ Web ☐



Workshop ☒ Web ☐

PUBLIC REALM IMAGES: INAPPROPRIATE

In the workshop, the majority of participants noted whether each image was appropriate or inappropriate, and did not distinguish between Character Districts 1.1 and 1.2. The building design images that follow were selected by workshop participants as inappropriate.



Workshop ✓ Web



Workshop ✓ Web



Workshop ✓ Web

ACTIVITY #7: NUMBER OF STORIES IN THE TOWN SQUARE AREA

INNER TOWN SQUARE AREA (C.D. 1.1): APPROPRIATE

The models below illustrate those selected as “appropriate” infill for the Inner Town Square Area/Character District 1.1.



1-STORY WITH FLAT ROOF



2-STORY WITH FLAT ROOF

INNER TOWN SQUARE AREA (C.D. 1.1): SOMEWHAT APPROPRIATE

The model below illustrate those selected as “somewhat appropriate” infill for the Inner Town Square Area/Character District 1.1.



2-STORY WITH GABLE ROOF

OUTER TOWN SQUARE AREA (C.D. 1.2): APPROPRIATE

The models below illustrate those selected as “somewhat appropriate” infill for the Outer Town Square Area/Character District 1.2.



1-STORY WITH FLAT ROOF



2-STORY WITH FLAT ROOF



2-STORY WITH GABLE ROOF

OUTER TOWN SQUARE AREA (C.D. 1.2): SOMEWHAT APPROPRIATE

The model below illustrate those selected as “somewhat appropriate” infill for the Outer Town Square Area/Character District 1.2.



3-STORY WITH ENTIRE 3RD FLOOR SETBACK

INNER TOWN SQUARE AREA (C.D. 1.1): INAPPROPRIATE

The models below illustrate those selected as “inappropriate” infill for the Inner Town Square Area/ Character District 1.1.



3-STORY WITH ENTIRE 3RD FLOOR SETBACK



3-STORY WITH 60% OF 3RD FLOOR SETBACK



3-STORY WITH 40% OF 3RD FLOOR SETBACK



3-STORY WITH GABLE ROOF FORM

OUTER TOWN SQUARE AREA (C.D. 1.2): INAPPROPRIATE

The models below illustrate those selected as “inappropriate” infill for the Outer Town Square Area/ Character District 1.2.



3-STORY WITH 60% OF 3RD FLOOR SETBACK



3-STORY WITH 40% OF 3RD FLOOR SETBACK



3-STORY WITH GABLE ROOF FORM

APPENDIX B: EXISTING CONDITIONS REPORT

I. INTRODUCTION

In response to intense development pressures that threaten the loss of historic structures, inflating property values, and a lack of robust incentives to promote the preservation of historic structures in Jackson, the Teton County Historic Preservation Board (TCHPB) and the Town of Jackson secured consultant services to explore potential preservation tools for the community and other services. The first steps in the preservation process included gathering community input and opinions regarding historic resources and to determine the most appropriate preservation strategy. The project explores the range of potential historic resources in Jackson and Teton County – including residential and commercial buildings, and cultural landscapes in the community and then seeks to measure the public opinions about preservation. It then outlines a preservation strategy for the Town of Jackson.

The project consists of three major steps:

Step 1 – Summarize Existing Conditions:

This first step focuses on developing an understanding of the current conditions related to historic preservation in Jackson and Teton County. It includes initial stakeholder meetings and interviews, some of which were conducted on-site mid-February 2019, in addition to a tour of Jackson and Teton County. This Existing Conditions Report marks the final component of Step 1. This portion of the project is funded by the TCHPB.

Step 2 – Assess Community Opinions:

This step seeks to gauge community interest in preservation in the County and the Town. It includes information from a community workshop and an on-line survey. A summary of initial public input will conclude this step. This portion of the project is funded by the TCHPB and the Town of Jackson.

Step 3 – Develop the Strategy:

The final step of the project recommends an appropriate to preservation in the Town of Jackson. This portion of the project is funded by the Town of Jackson.

As the conclusion of Step 1 in the process, this Existing Conditions Report outlines the information collected from stakeholders, Town staff, State Historic Preservation Office staff and from research conducted by the consultant.

INFORMATIONAL AND KICKOFF MEETINGS

To begin the project, stakeholders met to discuss the current state of preservation in Jackson including historic resources, a vision for preservation, threats to preserving historic structures in the community, organizations that play an important role in preservation efforts and what tools or incentives may be useful for preservation in Jackson and Teton County. Phone calls and additional meetings were conducted with other stakeholders in the community as well as at the state level. The individuals and groups that participated are listed below. Part II of this report reflects contributions from these stakeholders, as well as information collected in additional research.

Project Steering Committee

A Steering Committee assembled for this project is composed of architects, developers, historians, Town staff, preservation advocates and a handful of TCHPB members. The Steering Committee provided input and feedback at various stages in the project process and will assist in community outreach for Step 2 of the project.

- Betsy Engle, Architectural Historian
- Bruce Hawtin, Architect
- Ryan Nourai, Jackson Hole Conservation Alliance
- Monay Olson, Secretary of the TCHPB
- Sherry Smith, TCHPB Member
- Michael Stern, Treasurer of the TCHPB
- Katherine Wonson, President of the TCHPB
- Morgan Jaouen, Executive Director of the Jackson Hole Historical Society and Museum
- Paul Anthony, Principal Planner, Town of Jackson

Town Staff

- Tyler Sinclair, Planning Director, Town of Jackson
- Paul Anthony, Principal Planner, Town of Jackson

Stakeholder Meetings

- Mark Newcomb, Teton County Commissioner
- Jeff Golightly, Landowner Representative, Former President/CEO of the Jackson Hole Chamber of Commerce

Call with WY State Historic Preservation Office (SHPO) Staff

- Reneé Boveé
- Brian Beadles
- Erica Duvic (former WY SHPO staff, now Preservation Planner at History Colorado)

The Existing Conditions Report is divided into the following components:

I. Introduction (Preceding pages)

This section introduces the project and its scope, as well as the key stakeholders.

II. Existing Historic Preservation Tools in Jackson and Teton County

Section 2 describes the key preservation tools and resources that already exist. It is organized into the components of a successful preservation program. A description for each of the components is provided. Preliminary issues, as noted through conversations with key stakeholders and found through initial research, are also identified.

- A. Administration
- B. Identification
- C. Management Tools
- D. Incentives and Benefits
- E. Education
- F. Advocacy and Partnerships

III. Preservation in Other Communities

Information about other preservation programs including ordinances and incentives is provided in this section. This section is not comprehensive but offers a variety of types of programs and incentives that should be explored further for Jackson and Teton County.

- A. Typical Historic Preservation Ordinances
- B. Preservation in Other Wyoming Communities
- C. Local Incentives for Historic Preservation Across the Country

IV. Next Steps for the Project

The final section of this Report describes ideas and potential solutions that were heard during Step 1 stakeholder meetings.

II. EXISTING HISTORIC PRESERVATION TOOLS IN JACKSON AND TETON COUNTY

The section describes the existing state of preservation in Jackson and Teton County. It is organized in the typical components that comprise a successful preservation program. These are:

- **Administration:** The framework for operating the preservation program
- **Identification:** The survey and recognition of properties with cultural or historic significance
- **Management Tools:** The specific mechanisms for protecting historic resources
- **Incentives and Benefits:** Programs that assist property owners and support preservation
- **Education:** The tools to build awareness and strengthen skills to support preservation
- **Advocacy:** The promotion of policies and partnerships that support preservation.

A more detailed description of each program component, the tools and groups that contribute to that component, and issues with the current operation are provided below.

A. ADMINISTRATION

Administrative support and commitment by the Town and County are essential to establishing and maintaining a successful preservation program. A comprehensive preservation program does not exist in either the Town of Jackson or Teton County. However, the Teton County Historic Preservation Board (TCHPB) has accomplished some components that are good starting points to establishing a more robust preservation program including:

- The designation of Teton County as a Certified Local Government (CLG)
- Its efforts to initiate and complete survey work to identify potential historic resources
- Its use of a demolition delay ordinance which can be employed as an attempt to save historic resources.
- More information about each of these components is explained in Section II.

1. Teton County Historic Preservation Board (TCHPB)

The Teton County Historic Preservation Board oversees historic preservation in the Town of Jackson and in Teton County. The TCHPB mission statement is that it: “exists to identify, protect, and preserve Teton County’s architectural and archaeological heritage to ensure

respectful planning and development that preserves our sense of place and community character.”

Teton County is recognized as a Certified Local Government by the National Park Service. The CLG designation is enabled by the Secretary of the Interiors and is supported by the Wyoming State Historic Preservation Office (SHPO). In order for Teton County to maintain its status as a CLG, it must do the following:

- Maintain a historic preservation commission or board (TCHPB)
- Enforce a local preservation ordinance or resolution for the designation and protection of local historic properties
- Survey or inventory historic properties
- Provide opportunities for public participation
- Submit an annual report

By adhering to the CLG requirements, the community benefits in a variety of ways including:

- Grant funding for survey and preservation planning work
- Technical assistance from the Wyoming State Historic Preservation Officer (SHPO)
- Participation in the National Register listing process
- Training opportunities for TCHPB members
- Networking opportunities to connect with other CLGs to discuss preservation planning strategies
- Participation in federal consultation from the National Park Service
- State and federal support for preservation

The TCHPB uses these tools to promote preservation:

- TCHPB Meetings – these meetings occur on a monthly basis.
- Demolition ordinance – the ordinance applies to the Town of Jackson only, and employs the TCHPB to review demolition permits for potentially historic resources. The Board can recommend a ninety (90) day stay to find alternatives to demolition if the TCHPB finds the structure is of historic or architectural merit. More information on the demolition ordinance can be found in Section II.C.
- Surveys of potentially historic resources – Over the years, the TCHPB has contracted consultant services for many surveys to review the potential for historic residential resources in Jackson and Teton County. More information on these surveys can be found in Section II.B.
- Plaque and Award Program – Plaques are given by the TCHPB to properties that have high visibility, that

retain their historic integrity and that have historical significance. Awards given by the TCHPB recognize and celebrate historic resources, preservation projects and preservation advocates in the County. These programs occur on a biannual basis.

- Jackson Downtown Historic District – While a resolution to adopt boundaries for this historic district was passed in 2005 by Town Council, the boundaries do not seem to be utilized in current planning efforts. More information about this District and its boundaries can be found in Section II.C.

Issues:

- While the TCHPB has its own mission statement, there is not a mission or vision statement for the future of historic preservation in Jackson and Teton County that considers community opinion, TCHPB work and Town staff's work.
- The main tool the TCHPB has available is the 90-day stay through the demolition ordinance; however, this is not a full measure of protection for potentially historic resources. Once the 90 days have passed, if an alternative solution to demolition has not been found, the historic resource may still be demolished.
- The TCHPB does not have a dedicated staff person to assist with its preservation work.
- The plaque program is misunderstood by many community members who believe a building is protected from demolition if there is a plaque placed on it. However, the plaque program does not protect a building from demolition or alterations.

B. IDENTIFICATION

Surveying historic resources and landscapes, and evaluating them for potential historic significance is key to a preservation program. Surveys include detailed background information, a description and documentation of the property, and a determination if the property may be eligible for listing on the National Register of Historic Places. Surveys are utilized in decision-making regarding the acquisition, designation, maintenance and stewardship of historic properties. Therefore, it is crucial that surveys are kept up-to-date.

1. Historic Context Statements

A historic context statement is a document used for National Register Multiple Property Documentation forms, for statewide historic preservation plans and/or for local planning initiatives. It includes information about the geography, property types that were associated with the development, the time frame, and potential historical themes. A historic context statement is used to place built resources in an appropriate historical, social and architectural context so that the relationship between the geographic area, the physical environment and the broader history can be established. It also assists in determining the integrity and significance of a potential historic resource.

The only current historic context statement for the Town of Jackson or Teton County is for a multiple property listing of residential properties in Teton County. It was completed in August 2019 by Delia Hagen, Hagen Historical Consulting. This historic context statement includes the following associated historic contexts:

- Jackson's Hole before the 1880s: Enduring Occupants and Ephemeral Dwellings
- Jackson's Hole in the Late 19th Century: Homesteaders and Versatile, Vernacular Log Buildings
- Jackson's Hole in Early 20th Century: Developing Towns and Diversifying Residential Architecture
- Becoming Jackson Hole: Postwar Economics and Architecture Transform Teton County

This particular historic context statement for residential structures in Teton County also addressed the following property types:

- Early Vernacular Log Dwellings
- Diverse Early Dwellings
- Mid-century Residences

2. Historic Resources Survey Work

Completed surveys for over 500 properties in Teton County address a range of property types in Jackson, Wilson, Kelly and other towns in Teton County, and recommend whether the property is eligible or not for the National Register of Historic Places. Two survey forms are used to collect information about the properties:

- Teton County Historic Site Survey
- Wyoming Cultural Properties Form

While numerous properties are identified as potentially historic resources through the completed survey work, only a small number have been designated on the National Register of Historic Places. These properties are:

- Properties in Jackson
 - » Flat Creek Ranch
 - » Gap Puche Cabin
 - » George Washington Memorial Park
 - » Huff Memorial Library
 - » Jackson Hole American Legion Post No. 43
 - » Miller Cabin
 - » Grace and Robert Miller Ranch (Boundary Increase)
 - » St. John's Episcopal Church and Rectory
 - » Van Vleck House and Barn
 - » Wort Hotel
- Properties in Grand Teton National Park
 - » 4 Lazy F Dude Ranch (District)
 - » Old Administrative Area Historic
 - » AMK Ranch (District)
 - » Bar B C Dude Ranch (District)
 - » The Brinkerhoff
 - » The Cascade Canyon Barn
 - » The Andy Chambers Ranch Historic District
 - » Chapel of the Transfiguration (in Moose)
 - » Cunningham Cabin
 - » Death Canyon Barn
 - » Double Diamond Dude Ranch Dining Hall (in Moose)
 - » Highlands Historic District (in Moose)
 - » Hunter Hereford Ranch Historic District (in Moose)
 - » Jackson Lake Lodge (in Moran)
 - » Jackson Lake Ranger Station (Multiple Property Listing, in Moose)
 - » Jenny Lake Boat Concession Facilities (Multiple Property Listing, in Moose)
 - » Jenny Lake CCC Camp NP-4 (Multiple Property Listing, in Moose)
 - » Jenny Lake Ranger Station Historic District (in Moose)

- » Kimmel Kabins (Multiple Property Listing, in Moose)
- » Leigh Lake Ranger Patrol Cabin (Multiple Property Listing, in Moose)
- » Geraldine Lucas Homestead – Fabian Place Historic District (in Moose)
- » Manges Cabin (Multiple Property Listing, in Moose)
- » Menor’s Ferry (in Moose)
- » Moose Entrance Kiosk (Multiple Property Listing)
- » Moran Bay Patrol Cabin (Multiple Property Listing, in Moose)
- » Mormon Row Historic District (Multiple Property Listing, in Moose)
- » Murie Ranch Historic District (in Moose)
- » Murie Residence (Multiple Property Listing, in Moose)
- » Ramshorn Dude Ranch Lodge (Multiple Property Listing, in Moose)
- » Snake River Land Company Residence and Office (Multiple Property Listing, in Moose)
- » String Lake Comfort Station (Multiple Property Listing, in Moose)
- » Triangle X Barn (Multiple Property Listing, in Moose)
- » Upper Granite Canyon Patrol Cabin (Multiple Property Listing, in Moose)
- » White Grass Dude Ranch (Multiple Property Listing, in Moose)
- » White Grass Ranger Station Historic District (in Moose)
- Properties in Yellowstone National Park
 - » Lake Fish Hatchery Historic District (in Canyon Village)
 - » Lake Hotel
 - » Madison Museum (in Madison Junction)
 - » Old Faithful Historic District
 - » Old Faithful Inn (West Thumb)
 - » Queen’s Laundry Bath House
- Properties in Teton County
 - » Huckleberry Mountain Fire Lookout
 - » Leek’s Lodge (in Moran)
 - » Rosencrans Cabin Historic District (in Moran)
 - » Snake River Ranch (in Wilson)
 - » Squirrel Meadows Guard Station

Issues:

- Some discrepancies exist in property records related to the construction date of a potentially historic structure between different completed surveys. The inconsistencies leave questions unanswered including whether the listed date indicates the construction of

the original building, a date noted by the tax accessor, or the date of a later addition, as additions can get confused as part of the original historic structure.

- There is a lack of consistency in the survey forms regarding the integrity of a potential historic resource, which causes difficulties when determining what designations should be explored. While the majority of the survey forms include information about whether the resource retains its integrity, some forms do not. Other forms do not include the reasons for determining why a resource may or may not retain its integrity.
- Surveyed properties are mapped. However, the map of surveyed historic buildings is not on the GIS server and is not easily searchable, making it difficult for the public to access information about potential historic resources.
- While completed and ongoing survey work identifies which resources may be potentially eligible for designation, there is no local system in which properties can be designated as historic.
- Surveys are informed by historic overviews, which are termed “historic context statements.” While a historic context statement exists for Grand Teton National Park and may cover some of Teton County’s historic resources, the only historic context statement specific to Teton County was written in 2019 and addresses only residential properties. A historic context statement does not exist for other property types in Teton County or any property types in the Town of Jackson, making it difficult to evaluate the integrity and significance of many potential historic resources.
- Completed surveys suggest there may be different character areas based on the types of potentially eligible historic resources identified, but this information has yet to be utilized in any planning efforts.

3. Types of Potentially Eligible Historic Resources in Jackson and Teton County

Eligibility for the National Register of Historic Places is shown in the evaluation of a historic resource in that “the quality of significance in American history, architecture, archeology, engineering and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- A. Association with events that have made a significant contribution to the broad patterns of our history; or
- B. Association with lives of significant person(s) in our past; or
- C. Embody distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory”

The following list represents the types of historic properties that may be found eligible for the National Register of Historic Places in the Town of Jackson and Teton County. This list does not reflect all the property types that have been surveyed.

- Commercial buildings
- Residential buildings
- Secondary structures
- Religious buildings
- Civic buildings
- Recreational facilities
 - » Ski resorts
 - » Rodeo grounds
- Agricultural properties
- Cultural landscapes
 - » Cemeteries
 - » Parks
 - » Ditches
 - » Trails
- Other
 - » Bridges
 - » Fences
 - » Signs

4. Maps and the Teton County Geographic Information System (GIS) Website

Teton County maintains a Geographic Information System (GIS) for the County and the Town of Jackson. In GIS, information can be found about each property – such as the year the structure(s) was built and the square footage of the building(s). By including the construction date of buildings, GIS assists in the first step to determining eligibility – whether the building is at least 50 years of age. GIS also provides a history of the property and other useful information for survey work.

Issues:

- Data from all of the historic resource surveys are not in GIS, which makes it difficult to quickly learn more about potential historic resources that are located near each other or to learn whether a historic resource might be eligible for designation.
- Historic maps are not in GIS. Often communities add historic maps to GIS in order to use that information when considering where potential historic resources might be located. The absence of historic maps makes this more difficult.
- The current layers functions in GIS make it difficult to view potential historic resources by categories such as age or resource type.

C. MANAGEMENT TOOLS

Management tools are the mechanisms that protect historic properties and provide technical assistance to aid in their preservation. Codes, ordinances and other programs that the Town of Jackson and Teton County may adopt could help manage the treatment of and long-term planning for historic resources. Currently, the only adopted regulatory tool that protects historic resources is the demolition delay ordinance, which only applies to properties in the Town of Jackson. However, other regulatory tools not specific to preservation can impact the planning for and protection of historic resources. Keeping preservation objectives in mind for all planning efforts and tools adopted is key to a successful preservation program.

1. Demolition Ordinance

Ordinance No. 888 – a component of Title 15 of the Municipal Code of the Town of Jackson, Wyoming, Chapter 15.38 – requires a demolition permit be obtained from the Building Official prior to demolishing any building or structure within town limits. After the demolition permit application is received, the Teton County Historic Preservation Board (TCHPB) reviews the demolition proposal to determine whether it affects the exterior of any principal or accessory building or structure that is on the TCHPB Building List. The Building List is a “non-exclusive list of structures which are either in excess of fifty (50) years old or are otherwise historically or architecturally significant.” While the TCHPB monitors the submittal of demolition permits for properties in the Town, they do not have the authority to review demolition permits for historic resources in Teton County.

For properties in Jackson:

“The TCHPB shall review demolition proposals which affect the exterior of any principal or accessory building or structure which is on the TCHPB Building List for their impacts on historic resources. The TCHPB will make a recommendation to the planning and building department and/or Town Council within 21 calendar days ... and will either determine that:

A. the building or structure is not historically or architecturally significant or B. That the building or structure is historically or architecturally significant and recommend a 90 day stay in the issuance of a demolition permit.”

If the TCHPB recommends a 90-day stay to Council, they must cite the historic preservation principle(s) upon which they are relying. The 90 day stay provides an opportunity for public comment to be collected and for alternatives to demolition to be explored.

Issues:

- While having a demolition ordinance is important, the current one is not as strong as it could be. After 90 days, if an alternative solution to demolition is not found, demolition of the historic resource may occur.
- The current demolition ordinance only applies to properties in the Town of Jackson. Historic resources in Teton County, and other towns within the County such as Wilson and Kelly, are not protected.
- The “TCHPB Building List” referenced in the Demolition Ordinance is out of date and is not referenced during the review of a building demolition permit application by the TCHPB.

In 2005, the Town of Jackson adopted a Historic District – “Historic Downtown Jackson” – with boundaries of Gill Avenue, Willow Street, Pearl Avenue and Jackson Street, as seen in the image below. The resolution also notes that the district is to encompass both sides of the boundary streets, and that the odd shape on the southeast corner removes new construction from the district.

Issues:

-



The top image illustrates a property that is in the NL-5: Neighborhood Low Density-5 zone. The diagram on the bottom is taken from the Current Town Land Development Regulations and illustrates allowed development for sites in the NL-5 zone.

3. Teton County Land Development Regulations

The recently adopted Land Development Regulations (LDRs) Divisions 2.1 and 2.2 outline a series of Complete Neighborhood Zones which were designed to “enhance locations in the community that are most appropriate for use and development into the most desired places to live, work and play.”

Each Complete Neighborhood Zone is divided further into Character Zones, which were established to implement the Comprehensive Plan. The Legacy Zones, carried forward from the previous LDRs, will be phased out over time.

The Character Zones include standards for lot, bulk and form. The standards, which are provided in Division 2.2 of the Land Development Regulations, allow an increase in density in a number of the Character Zones to accommodate new workforce housing. Many of these areas include potential historic resources that could be under pressure as a result. The images below illustrate the permitted development potential in two of the new zones.

With increased density also comes parking demand. Currently, parking must occur on the site (street parking is not counted towards the parking requirement), which increases development pressure, including on lots with potentially historic buildings. While the LDRs do clarify that buildings recognized as historic by the TCHPB are exempt from affordable workforce housing standards, they are not protected from the impacts of sites being redeveloped for a denser use.

Issues:

- Many lots with historic resources are physically constrained. For instance, a potentially historic structure is often built in the center of the lot, limiting the ability to add on to or build around it.
- The new zoning code allows an increased number of units and density that can negatively impact potentially historic resources with new development pressures.
- Currently, many historic homes are set back deeper into the lot than the new zoning code permits. This may encourage property owners to demolish the existing, potentially historic, structure in order to build to the setback line and maximize the amount of structure on the property.
- Potentially historic properties face the threat of demolition to accommodate increased parking requirements that correspond to increased density.

The Teton County Land Development Regulations (LDRs) do very little to address historic preservation. The LDRs do address archaeological resources and make clear that if any

“historic or prehistoric ruins or monuments are uncovered or become apparent, all work in the immediate area shall cease until the Wyoming State Archaeologist determines what precautions shall be taken to preserve the historic prehistoric artifacts.”

Issues:

- The Teton County Land Development Regulations do not include information about historic resources, how to plan for them, and how to preserve the historic character of the cultural landscapes.

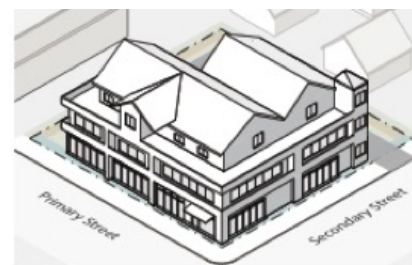
4. Town of Jackson Design Guidelines

The Town of Jackson uses Design Guidelines to direct the character of new, non-residential development. The guidelines state that “future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity.” This brings to light the issue of “western character,” which is not defined, but is frequently used when describing the desired character of design in Jackson.

The design guidelines address a variety of topics including building massing, materials, and location on a site. However, the design guidelines do not address compatibility with adjacent or nearby historic buildings, or how to rehabilitate an existing historic structure. The Town of Jackson Design Review Committee receives the project proposals and determines if the proposal complies with the design guidelines.

Issues:

- There are no historic preservation standards or design guidelines that address the preservation of historic structures or compatible infill. There are also no design guidelines to address new residential buildings in Jackson.
- Currently, architectural review is provided by the Jackson Design Committee. However, because there are no guidelines for historic resources, the review focuses on “western character,” which is not clearly defined.



The top image illustrates a property that is in the CR-1: Commercial Residential-1 zone. The diagram on the bottom illustrates allowed development for sites in this zone based on the updated Land Development Regulations.

5. Jackson/Teton County Comprehensive Plan

Adopted in 2012, the community's Comprehensive Plan aims to "protect the health, safety and welfare of our community and preserve our community character for future generations." It identifies Ecosystem Stewardship, Growth Management and Quality of Life. The Plan focuses on the private lands in Teton County, which only comprise three percent of its total land. The Plan is divided into ten sections, an illustration of the vision and a series of appendices. The sections that relate most to historic preservation objectives are Sections 3 and 4, the two components that make up Common Value 2: Growth Management.

Common Value 2: Growth Management

This component of the Plan directs new development to areas with existing buildings in order to protect wildlife habitats and open space. This also ensures that the heart of Jackson remains the place in which housing, employment and civic facilities are concentrated. Additional principles within the Growth Management component of the Comprehensive Plan include preserving historic structures and sites; promoting vibrant, walkable mixed-use areas; and maintaining the Town as the central Complete Neighborhood. Key policies and principles in this component that support historic preservation efforts include:

- Policy 3.1.a: Limit development potential to protect community character
 - » "While development potential should decrease in Rural subareas and may increase in certain Complete Neighborhood subareas, community character will be preserved by limiting overall development in the community to the amount that has been allowed and planned for since 1994."
- Policy 4.1.c: Promote compatible infill and redevelopment that fits Jackson's neighborhoods
 - » The Plan divides Teton County into 15 Districts, which are then grouped into "stable", "transitional", "preservation" and "conservation" subareas. Land in the Town of Jackson typically falls within the "stable" and "transitional" subareas.

In general, transitional subareas anticipate redevelopment, revitalization and reinvestment. However, many of the locations designated as transitional subareas currently contain numerous surveyed and potential historic resources. These resources may be under development pressure from increased density and height, which is incompatible with the scale of the potential historic resources.

- Policy 4.2.e: Protect the image and function of Town Square
 - » Strategy 4.2.S.1: Complete a neighborhood plan for the Town Square Character District. The plan should include design standards and use descriptions.
- Principle 4.5: Preserve historic structures and sites
 - » Policy 4.5.a: Identify and preserve historically significant structures and sites
 - » Policy 4.5.b: Support the Historic Preservation Board
 - » Policy 4.5.c: Enhance historic preservation education, outreach and awareness
 - » Strategy 4.5.S.1: Define criteria to identify historic buildings and sites

Issues:

- While the goals to support preservation efforts throughout the community – such as in Principle 4.5 – are clear, other Plan objectives place pressure on the areas with many of the identified potentially historic resources. This dichotomy may cause development priority issues in the future.
- The impact on potentially eligible historic resources in the designated transitional subareas is not noted in the Plan.
- The classification of areas with potential historic resources as transitional subareas increases development pressure to demolish smaller (potentially historic) structures and build larger structures to create a denser subarea.
- The Plan does not discuss the impact on potentially eligible historic resources in the designated transitional subareas.

6. Wyoming State Enabling Law and Other Legislation

Local governments draw their ability to support historic preservation efforts through state enabling legislation. In Wyoming, this comes in the form of Title 15, Cities and Towns, of the Wyoming State Statutes. Part of the enabling act states that all regulations shall be made “with consideration given to the historic integrity of certain neighborhoods or districts and a view to preserving, rehabilitating and maintaining historic properties and encouraging compatible uses within the neighborhoods or districts, but no regulation made to carry out the purposes of this paragraph is valid to the extent it constitutes an unconstitutional taking without compensation.”

This means that communities can adopt preservation ordinances that help identify historic resources, designate historic resources through specified procedures and protect historic resources. This also states that there may not be a taking of property, so an economic hardship clause must be included in a preservation ordinance. For more information about economic hardship claims and how to write them in a preservation ordinance, refer to the article Assessing Economic Hardship Claims Under Historic Preservation Ordinances published by the National Trust for Historic Preservation.

In addition to Title 15, the 1935 Wyoming Antiquities Act requires that the state archaeologist within the Department of State Parks and Cultural Resources be contacted should archaeological resources be found on a site.

7. Federal Legislation Supporting Historic Preservation

In addition to legislation at the state level that supports historic preservation objectives in Jackson, a series of laws adopted over the past one hundred years at the federal level are also key to preservation work in Jackson. Federal legislation includes:

- 1906 American Antiquities Act
- 1935 Historic Sites Act
- 1966 National Historic Preservation Act
- 1966 Department of Transportation Act
- 1974 Archaeology and Historic Preservation Act
- 1976 Public Buildings Cooperative Use Act
- 1976 Tax Reform Act
- 2003 Preserve America (Executive Order)

For property owners, the most relevant federal legislations is the 1976 Tax Reform Act, which created the Historic Preservation Tax Incentives Program. This allows property owners of income-producing, designated historic buildings financial incentives for rehabilitation. A full list of key legislative actions can be found in Appendix B of the Wyoming Statewide Historic Preservation Plan 2016-2026.

D. INCENTIVES AND BENEFITS

This component of a typical historic preservation program provides tools to assist property owners in maintaining historic structures. Effective preservation programs offer special benefits to stimulate investment in historic structures, encourage owners to follow appropriate rehabilitation procedures and to assist those with limited budgets. These often include:

- Tax rebates or deductions
- Grants for improvements to historic buildings
- Flexibility in zoning and building codes

Currently, the Town of Jackson and Teton County do not offer any local preservation incentives. However, a wide range of incentives can be considered, many of which are explained in Section III: Preservation in Other Communities.

1. Wyoming and Local Tax Benefits

The following is an excerpt from a list of the top 10 tax benefits of living in the state of Wyoming offered by Brian Jones, a senior vice president at the Bank of Jackson Hole. These should be considered when determining which incentives may be the most useful in promoting preservation in Jackson and Teton County.

- No state income tax. No state tax on personal or corporate income.
- No inheritance tax or estate tax: Wyoming repealed its estate tax as of January 1, 2005.
- No state gift tax: Somebody who owns property in Wyoming can 'gift' that real estate to their heirs without paying a state gift tax.
- No tax on out-of-state retirement income: People in Jackson Hole who use Wyoming as a second home may have retirement income that comes from other states where they are a resident. Wyoming doesn't tax

retirement income earned outside of Wyoming.

- Low property taxes: Wyoming has very low property taxes compared to other states. The taxes that you do pay here are based on the assessed value of the property. For Teton County the rate is 1.2 percent of a property's assessed value. The rate for the city of Jackson is 8/10 of one percent.
- No excise sales taxes, meaning you won't pay any state tax on your gas or groceries.
- No tax on mineral ownership: Many states charge owners a tax on their mineral ownership, but Wyoming does not.
- No intangible taxes: Wyoming doesn't tax financial assets like stocks and bonds.
- No tax on the sale of real estate.

In the Town of Jackson, the combined sales tax rate is 6%, with the state rate of 4% and the county rate of 2%. There is no sales tax specifically from the Town. However, since 2010, a 2% lodging tax has been in place, which is added to hotels, motels or any visitor rental property. All tax revenues collected are spent by the Town, County or the Jackson Hole Travel and Tourism Board.

Issues:

- There is currently only one incentive to promoting historic preservation, which states that buildings recognized as historic by the TCHPB (on the Building List) are exempt from the affordable housing standards.
- Tax breaks from the current state and local taxes may not be enough to promote preservation.
- A heritage/cultural tourism program does not exist for the Town of Jackson but was noted as necessary in the 2005 resolution that defined the Town of Jackson Historic District.
- Community members noted that incentives for promoting preservation need to be strong enough so that preservation does not seem like it creates a hardship for property owners.
- Increasing property values in Jackson and Teton County pose a challenge to preservation.

E. EDUCATION

Education programs build awareness and strengthen skills that support preservation efforts in the community. This is often through publications, workshops and technical assistance. Helping property owners learn how to maintain their historic structures as active, viable assets is key to a successful preservation program. Many property owners willingly follow appropriate rehabilitation procedures and develop compatible designs when they are well informed about preservation objectives.

Many of the comments heard throughout the project kickoff meetings and conversations with stakeholders reflected the importance of teaching community members about the history of Jackson and the importance of preserving historic resources.

Issues:

- Among Jackson and Teton County residents, there is a lack of knowledge about potential historic resources and cultural landscapes.
- There is a lack of understanding of the term “western character.”
- There is not an understanding of the history of the community, especially as many residents have recently moved to the area, which makes it difficult for many people to identify authentic historic resources. This creates confusion when trying to design compatibly with historic resources.
- There is a misconception that the TCHPB plaque program protects historic resources from demolition. However, this program is simply informational and until tools such as local designation and required design review are implemented, these resources will continue to be under threat.
- Outreach to school-aged children is crucial, but has not been consistently achieved.
- Relocating a historic building has become a common response to increasing development pressures; however, this approach is not recommended as it separates a historic structure from its original setting.

F. ADVOCACY AND PARTNERSHIPS

Advocacy programs promote policies and plans that support historic preservation. This includes lobbying for zoning codes and land development regulations that are compatible with traditional development patterns in older neighborhoods, and supporting the adoption of new incentives to maintain historic structures. Advocacy groups also work to expand the base of preservation players and engage partners in collaborative preservation programs. Often a combination of private citizens and a lead organization are key to successful advocacy efforts.

Currently, the work of a few organizations supports preservation efforts throughout Jackson and Teton County. The Jackson Hole Conservation Alliance works as a watchdog to keep Jackson Hole wild and beautiful, and to make the community a national model of living in balance with nature. The Jackson Hole Conservation Leadership Institute (CLI) also works to promote responsible growth to ensure the community's vision of complete neighborhoods surrounded by protected open space is achieved, and that the community character is protected. Another such organization is the Jackson Hole Land Trust, whose vision is "a legacy of protected open spaces, wildlife habitat, working lands, and community spaces across Northwest Wyoming that inspire current and future generations."

Issues:

- There is not a central preservation group/non-profit in Jackson that is in charge of preservation advocacy, events, etc.
- There is a lack of collaboration and coordination between organizations that are addressing preservation-related topics.

III. PRESERVATION IN OTHER COMMUNITIES

Preservation programs, ordinances, tools and incentives vary as they must be customized to each community to be successful. The following section outlines tools and incentives that other communities have in place. While some of these tools may not be appropriate to Jackson and Teton County, they should be studied and perhaps adapted to create a more robust preservation program for the community.

1. Typical Historic Preservation Ordinances

Historic preservation ordinances for a local preservation program vary between communities in their components and the degree of flexibility that they provide. A standard preservation ordinance contains the following components:

- General
 - » Purpose of the Ordinance
 - » Intent
 - » Definitions
- Historic Preservation Commission
 - » Creation
 - » Composition
 - » Term of Office
 - » Officers
 - » Voting Procedures
 - » Compensation
 - » Powers and Duties
 - » Meetings
 - » Vacancies
 - » Removal
- Establishing a Local Register and Designation Criteria
 - » Eligibility Criteria
 - » Integrity Criteria
 - » Historic Districts
- Designation Procedure
 - » Nomination
 - » Designation Hearing
 - » Board Review
 - » Town Council Proceedings
 - » Recording of Designation
 - » Records
 - » Resubmission and Reconsideration of a Proposed Designation
 - » Appeal of Board's Denial
 - » Amendment of Designation
 - » Revocation of Designation
- Alterations to Listed Properties and Historic Districts
 - » Requirements (including information about the Certificate of Appropriateness)

- » Application
- » Alteration Hearing
- » Review Criteria (often refers to separately published Design Guidelines)
- » Commission Review
- » Appeal of Denial of Certificate of Appropriateness
- Relocation of Listed Properties
 - » General
 - » Review Criteria
- Demolition of Listed Properties
 - » General
 - » Review Criteria for Total Demolition
 - » Review Criteria for Partial Demolition
- Alteration Exemptions
 - » General
 - » Criteria for Exemption
 - » Decision
 - » Appeal for Denial
- Maintenance
- Unsafe or Dangerous Conditions Exempted
- Enforcement and Penalties
- Incentives

2. Preservation in Other Wyoming Communities

Other Wyoming communities that are Certified Local Governments have a range of components in their adopted preservation ordinances.

- Casper - The historic preservation program is organized through Chapter 2.40 of the Code of Ordinances. The Casper program does not regulate the treatment of designated historic resources. It does, however, provide a process for officially recognizing historic resources. The program includes the following components:
 - » Purpose
 - » Definitions
 - » Council Endorsement and Participation
 - » Historic Preservation Commission
 - Created
 - Composition
 - Term and Removal
 - Compensation
 - Powers and Duties
 - » Local cultural resources designated
 - » Rules and Regulations – Council Authority
- Cheyenne: The Cheyenne Historic Preservation Board is established through Chapter 2.64 of the Code of Ordinances, and the historic design guidelines through Chapter 15.50. Important to note is that while the Historic Preservation Board can deny a demolition

permit, there are no follow-up steps meaning that the property could fall into disrepair and lose its integrity. The components of Chapter 2.64 of Cheyenne's Code of Ordinances are:

- » Created
- » Legislative Intent
- » Definitions
- » Members – Terms – Meetings
- » General Provisions
- » Powers and Duties
- » Process for Designation of Historic Districts and Landmarks
- » National Register of Historic Places
- » Demolition Permit and Moving Permit Review

- The City of Cheyenne requires a Certificate of Appropriateness be issued by the planning office to approve a proposed alteration or improvement to a historic building, or to approve new construction within a historic district. A property owner who is denied a Certificate of Appropriateness can appeal to the historic preservation board. The components of Chapter 15.50 of Cheyenne's Code of Ordinances that establishes historic design guidelines are:

- » Purpose – Authority – General Provisions
- » Definitions
- » Protective Area – Defined
- » Design Guidelines
- » Certificate of Appropriateness Required
- » Demolition
- » Appeal
- » Violation – Penalty

- Douglas: The City of Douglas requires design review for designated historic properties that are granted a building permit. The historic preservation commission conducts this review and determines whether the proposed actions follow the adopted design guidelines. However, the recommendations given to the property owner by the historic preservation commission are advisory. The components of the Douglas historic preservation program in Chapter 2.70 of the Code of Ordinances:

- » Purpose
- » Definitions
- » Historic preservation commissions
- » Duties and Powers of the Douglas historic preservation commission
- » Inventory of significant cultural resources
- » Designation of local cultural resources
- » Participation in the National Register Process

- Laramie: The City of Laramie, WY (Albany County) maintains voluntary design review and technical expertise from the Laramie Main Street Program Design Committee. The City also has a six-month demolition delay where the city will work with the owner to identify alternative uses to demolition. Should an alternative use not be found, the City is allowed another 30 days to document the building prior to demolition. The components of the preservation program in Chapter 15.14.180 are:
 - » Purpose
 - » Demolition Controls for Historic Structures

3. Local Incentives for Historic Preservation Across the Country

To encourage historic preservation, many local governments across the country provide incentives, which often come in the forms of tax incentives, grants, loans or regulatory relief from the building code or other requirements, zoning incentives and technical assistance. The incentives below are organized into a variety of topics and cover programs established by communities across the country.

- Tax Incentives
 - » San Antonio, TX: Local Tax Exemption for Substantial Rehabilitation – available for designated local landmarks and properties within local historic districts. Following the rehabilitation, city property taxes are frozen at the assessed value prior to rehabilitation for up to 10 years.
 - » Plano, TX: property tax reduction/exemption available for owners of historic properties, in perpetuity. Benefits vary according to building use and historic designation and range from 38% to 100% tax exemption.
- Grants and Loans
 - » Mankato, MN: Offers forgivable and low interest loans for rehabilitation to commercial and residential properties. For commercial rehabilitation, the City offers 0% interest and deferred loans which are forgiven after 10 years of ownership. It's a 50% match program. The residential rehabilitation program is also a 0% interest and deferred loan program that is forgiven after 10 years of ownership. A 0% or 20% match may be required, depending on household income.
 - » Boulder County, CO: Grant program to owners of

historic landmarks restore, stabilize and preserve resources. Landmarks are eligible to receive up to \$10,000, but grant recipients must match the dollar amount received.

- Exemptions from Parking Requirements
 - » Eugene, OR: Parking requirements may be modified or eliminated when necessary to preserve the historic character, appearance or integrity of a proposed historic landmark, to allow for the adaptive re-use of historic buildings or when the provision of off-street parking prevents compatible uses.
 - » Durham, NC: If the Historic District Commission finds that the number of required off-street parking spaces is inconsistent with the historic character of the District, the Commission can recommend to the Board of Adjustment that a variance be granted, in part or in whole.
- Exemptions from Building Code Requirements
 - » Taos, NM: “Rehabilitation or restoration of an officially designated historic structure can be made without conformance to all of the requirements of the codes upon the review and authorization by the building official who has legal authority.”
 - » Boise, ID: Flexibility in the fire and building codes are allowed in order to promote the preservation and restoration of any historic properties, landmarks or property within a district.
- Transfer of Development Rights (TDR) – Through this mechanism, owners of historic properties may sell unused development rights to a property owner who utilizes the rights on a receiving site where market demand supports more density than is permitted in the base zoning. This type of program works in communities with robust real estate markets.
 - » Seattle, WA: In Downtown, South Lake Union and Multifamily Zones, property owners of landmarks may sell unused development rights to other developers within a specific area of downtown. In 2001, a TDR “bank” was established by the City so that TDR from landmark structures could be purchased and held until a buyer could be found.
 - » Atlanta, GA: Amendments in 2004 to the TDR ordinance not only aims to preserve buildings of historical cultural significance, but it specifies that “sending areas” must meet one of three criteria – a residential sending area must be zoned a certain way, the property must be designed as a landmark building or site, or that the parcels must be suitable

- for greenspace and preserved as greenspace by a conservation easement
 - » Pitkin County, CO: The TDR program was originally adopted to encourage the relocation of development from the background to areas closer to existing services and infrastructure. The program was later expanded to encourage the protection of environmentally sensitive areas and to discourage development in environmentally hazardous areas.
- Purchase of Development Rights (PDR) – This voluntary mechanism allows a landowner to sell the development rights to some or all of their property to a governmental agency or private organization. In doing so, the purchaser acquires the right to any entitled development rights in excess of any existing building. Instead of using the development rights, the entity permanently preserves the piece of land from future development. This tool allows the property to remain in private ownership, and is often used to preserve farmland, open space or natural resources which the use is limited as well as building potential.
 - » Lexington, KY: The Purchase of Development Rights program in Lexington enables property owners to sell development rights to a Land Management Board via a permanent Agricultural Land Easement, while still holding a title to the land and continuing to farm. By selling their development rights, farmers can use the money to invest in their business. By participating in this program, the property is permanently protected and may never be developed for non-agricultural uses.
- Preservation Easements – A preservation easement is used to permanently protect a privately-owned historic property, often restricting further development on the site or changes to a façade(s) of the historic building. Preservation easements can occur in the following ways:
 - » Purchase – A purchased preservation easement means that the property owner of a historic resource is financially compensated in the surrendering of the right to develop or change the exterior of their historic property. In Phoenix, Arizona, for instance, the City reimburses owners on a 50/50 matching basis for pre-approved work with grant funding between \$5,000 and \$10,000 per project. In exchange for this financial assistance, the property owner agrees to sell the City a conservation easement to protect the historic character of the property's exteriors.
 - » Donate – A donated preservation easement means

that a property owner gives an easement for their property to a charitable organization that is set up to receive and monitor easements of properties with cultural, environmental and historic significance. The donor then claims the loss in value as a charitable gift donation. Donating a preservation easement is often part of a property owner's financing strategy.

- Conservation Easements – A conservation easement permanently restricts development on a piece of land in order to protect natural resources. Private ownership remains, regardless of the sale(s) of the property, but the use of the property is restricted. Conservation easements are often used to preserve natural lands and open spaces.
- Disincentives for Demolition – In many communities, the cost of transferring demolished material to a landfill is not factor in to the owner's evaluation of retaining a building versus replacing it. Some communities address this by limiting the amount of material that can go to landfill.
 - » Boulder, CO: If a deconstruction permit is filed, the City requires at least 65% of material, by weight, be diverted from a landfill. It must be reused on site or given to a building materials supplier. This is part of the City's Green Building and Green Points program in which points are assigned to different building actions to promote building "green." Indirectly, it is a disincentive to demolish.
- Disincentives for Surface Parking Lots and Garages
 - » Lowell, MA: the goal of Lowell's program is to discourage surface parking lots and ensure that new parking garages are built to "fit in harmoniously" with their surroundings
 - » Salt Lake City, UT: The demolition of historic structures is prohibited unless there is a plan for replacement structures to ensure that demolition is not being used to create surface parking

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II. NEXT STEPS FOR THE PROJECT

A. IDEAS TO RESEARCH FURTHER

In addition to issues that were heard from stakeholders and found through research, a variety of potential solutions were also noted in Step 1. A listing of those thoughts is below. Further research must be done in order to determine whether they are valid solutions. Step 3 will explore these and other solutions further to determine the recommended approach to preservation in Jackson and Teton County.

- There needs to be a mission statement for historic preservation in Jackson moving forward. Currently, preservation is treated on a case-by-case basis rather than with a long-term vision. Note that while this is something that the TCHPB and the Steering Committee for this project have expressed, the Jackson and Teton County communities should be involved in creating this mission statement.
- Based on the survey work that has been completed, character overlays should be considered in order to maintain the small town feel that is of high value to the community.
- In order to see a more complete picture of historic resources in Teton County and the Town of Jackson, the GIS system should include information from the surveys completed. This will allow the viewer to see concentrations of potentially eligible historic resources, and where these resources may be threatened more by development pressures.
- Adding the historic plat map as a layer to the Planning and Building Background Layers would assist in creating a complete picture of historic resources.
- Adding the ability to view potentially eligible historic resources by era would be useful.
- Where potential historic resources are present, the standards could be written in a way that explains how to design new construction to respect the historic resource(s) in their setbacks, mass, height and roof pitch.
- Some incentives that stakeholders discussed included the Transfer of Development Rights, relaxing parking requirements, allowing more square footage when historic resources are preserved, eliminating height restrictions, relaxing the building envelope restrictions, and not counting the square footage of the historic structure in the allowable amount.
- A heritage tourism program, which has many economic benefits, should be considered to lengthen the stay of visitors in the community.

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Appendix B: Existing Conditions Report

APPENDIX C: CONSIDERATIONS FOR ADOPTING A PRESERVATION ORDINANCE

This appendix describes a range of options that may be considered when drafting a local preservation ordinance. It first places the ordinance in the context of a comprehensive preservation program and then delves into alternatives for drafting the ordinance, which reflect different degrees of authority that may be established in it. The intent is to make it clear that options exist for different ordinance components, which may be selected based on the community's support for preservation, its ability to administer a preservation program, and the extent to which incentives may be available to support conservation of historic resources.

PRESERVATION PROGRAM COMPONENTS

An effective preservation program typically contains these components:

1. ADMINISTRATION

This is the framework for operating the preservation program. It includes staffing to manage the daily operations of the program and it also often includes a commission that has some responsibilities for design review, education and technical assistance.

2. IDENTIFICATION

This includes the tools used to survey properties in the community to determine which may have historic and cultural significance. This information may include survey reports, as well as historic overviews (termed "contexts") to aid in understanding the potential significance of individual property types.

3. MANAGEMENT TOOLS

This includes specific mechanisms for protecting historic resources, particularly the preservation ordinance, which will contain procedures for formally designating properties of historic value and may also provide for design review of work on historic resources and demolition permitting.

4. INCENTIVES AND BENEFITS

These are programs that assist property owners in being good stewards of historic resources. They may include grants for rehabilitation, tax rebates and flexibility in applying building and zoning codes.

5. EDUCATION

These include tools to build awareness and appreciation of historic resources. It also may include technical training in building rehabilitation

6. ADVOCACY

This includes speaking in support of preservation programs and working to adopt preservation policies and tools. Advocacy is typically the responsibility of private, non-profit preservation organizations.

A MODEL PRESERVATION ORDINANCE

With the components of a preservation program in mind, a key tool in the Management component is a preservation ordinance. Several states have published model ordinances, which generally include a series of modules addressing factors that shape the extent and purpose of the program and the range of powers that it may set forth. Many communities use one of these models in its entirety. However, some of the modules can be tailored to better fit an individual community. Alternatives for tailoring appear in the following section of this paper.

PRESERVATION ORDINANCE MODULE OPTIONS

A preservation ordinance may include sections that address a variety of topics. Among these are provisions for establishing a commission and the role of staff in administering a preservation program. It also includes ways to designate properties as historic resources, defining the degree to which properties are regulated and which sometimes describing the incentives that may be available. These modules may be combined to create an ordinance that is very soft in its approach or it may be crafted to be more robust, in the degree to which preservation of historic resources is assured. Some preservation programs rely heavily upon incentives to encourage designation and protection while others set forth stronger protections through regulations and these approaches are reflected in the details of the ordinance. They variables are listed by degrees of robustness, beginning with the softest alternative.

VARIABLES TO CONSIDER IN ADOPTING A PRESERVATION ORDINANCE

How are resources IDENTIFIED as being eligible for designation?

In a resource survey properties are evaluated by professionals, using criteria that are widely accepted in the field. As a start, they use criteria for the National Register of Historic Places published by the Secretary of the Interior. Local governments often adopt those criteria in their preservation ordinance. Sometimes they modify the criteria to suit local conditions. For example, a community may wish to recognize some properties that do not meet the Secretary's standards, but are valued locally. Sometimes, they will adopt different rankings of significance, which may then be used in determining how design review requirements and incentives apply.

These are options to consider:

Option 1: Include the Secretary of the Interior's standards for determining historic significance.

Sometimes the criteria themselves are listed in the ordinance. In other ordinances, the Secretary's standards are simply referenced.

Option 2: Adopt criteria that are tailored to the community.

These are typically based on the Secretary's Standards, but add other criteria establishing different levels of significance.

How are properties DESIGNATED as being historically significant in a local ordinance?

While a survey identifies properties of historic significance, that finding does not convey any regulations or incentives for preservation. An official designation is required first, which is an action of the local governing body through public hearing process. This is established in the local preservation ordinance. A key variable is the degree to which the property owner (or property owners in a district) must consent to designation. Various combinations of comment or consent may be enacted for individual resources and for historic districts. Many ordinances simply provide opportunities for property owners to speak at public hearings during the designation process, but some require more specific indications of owner support.

These are some options to consider:

Option 1: Owner consent is required for individual resources of landmark quality.

Landmark quality resources may be those of the highest degree of significance. Often, these are noted public and institutional buildings, such as a courthouse or a school. They also may include outstanding private properties that are considered essential to preserve for the public good. These may be eligible for individual listing on the National Register as well.

Option 2: Owner consent is required for designation of an individual “contributing” resource.

These are properties that are historically significant but are not of the individual landmark level. They may be individual properties, but often are ones considered contributors to a historic district. In most communities, many historic resources are in this category. When multiple properties are included in the designation, collecting consent of all property owners of record can be logistically difficult. Often, this is difficult to administer because some property owners are hard to find and others may not respond. And, when properties are held in a trust, it is particularly cumbersome. It is used less frequently, but does occur where there are strong concerns about owner’s rights.

*Option 3: A majority of property owners RESPONDING must **support** designation*

In this alternative to Option 2, the focus is on tallying the signatures of all property owners who **respond** to a query instead of all property owners of record. Owners indicate their support or objection to designation by signing a petition.

Option 4. A majority of property owners RESPONDING **object to designation**

This approach provides an opportunity for property owners to object, within a process that is more practical than requiring the majority to consent. It allows those who actively oppose designation to be heard while keeping the process more manageable. This is perhaps the second most-used approach.

Option 5: The adopting body seeks strong support for designation in public hearings

In this approach, the designating body (a board of county commissioners or town council) holds hearings to determine the degree of public support for designation for a resource, either an individual property or a district. Signatures on a petition are not required and a precise count isn't taken. This is the approach used in most ordinances because it is more practical. All property owners of record are notified and have an opportunity to respond, either in writing or by attending public hearings and this information is taken into consideration when the governing body takes action.

How are properties NOMINATED for local designation?

Given that there are different ways in which to measure property owner's concerns about designation, who can initiate a nomination? The preservation ordinance can prescribe who has standing to nominate a property or district. In many communities, the local preservation commission is authorized to initiate designation and often a private, non-profit preservation advocacy organization also will have authority to designate. The property owner can submit a nomination as well. In addition to these parties, some ordinances permit citizens at large to submit a nomination; sometimes, a minimum number of individuals (three for example) is required.

These are the options:

Option 1: The local preservation commission, local preservation advocacy group and the property owner may initiate a nomination.

This limits the process to those with recognized interests in preservation and in the property.

Option 2: In addition to those in Option 1, a group of citizens at large may initiate a nomination.

This option broadens the range of those who may nominate. When this is used, it is important to set requirements that prevent frivolous nominations by outside parties.

What type of work may be subject to design review?

Most preservation ordinances require a Certificate of Appropriateness before certain types of work may occur on a property. Some, however, have a “lighter” level of review. This ordinance module addresses the degree to which design review approval is required before a construction permit may be issued.

Option 1: No review or approval is required

In this approach, no work is reviewed. This works for an ordinance that only is intended to serve as an official recognition by the community of the historic significance of resources, but no regulation is to be established. Obviously, no assurance for preservation exists in this approach. A few communities use this approach.

Option 2: A review session is required but approval is not

In this approach, a property owner must appear at a design review meeting, to hear the recommendations from the board (or staff), prior to receiving a building permit. However, no approval is required. The objective is to provide an opportunity to inform the property owner of the community’s preferences in the treatment of historic resources and perhaps to explore appropriate alternatives. Again, no assurance of preservation exists, but some property owners will respond favorably to the information exchange.

Option 3: Approval is required for work visible from the public way

In this approach, design review is limited to work that would occur in areas most relevant to retaining the integrity of the resource and in benefiting the public good. Typically, review focuses on the front of a building and parts of the sides that are highly visible from the public way. No review or approval is required on portions farther back or to the rear. It also may exclude some site work and landscaping from review. Communities frequently use this option in their ordinances.

Option 4: Approval is required for all exterior work

In this approach, all alterations to the exterior of a building require approval. Even so, the design guidelines typically indicate that more flexibility is available to alterations that are on areas less visible from the public way. This approach is used in communities with a high degree of support for preservation. It also can be combined with option 3 when different levels of significance are recognized. For example, this “four-sided” review might

apply only to individual landmarks with a high degree of significance, but not to contributors.

How is new construction addressed?

New construction may occur as a new, free-standing building on an individual parcel or it may be a new “infill” on a vacant lot in a historic district. Most ordinances review new construction, to assure that it will be compatible with the historic context. Most ordinances ask that new construction reflect its own time while respecting the fundamental design traditions of the historic resources in the area. A few communities, however, do not review a new infill building on a vacant lot. (Note that an addition to a historic building is typically considered as an alteration and the options described above would apply.)

These are the options for reviewing new construction:

Option 1: New construction on an individual property with an existing historic resource is reviewed

In this approach, a new building on a parcel that has a designated historic resource is subject to review and approval. However, there may be a threshold in terms of building size, with smaller secondary structures being exempt from review.

Option 2: New construction on a vacant lot in a historic district is reviewed

In this approach, all new construction within the boundaries of a historic district is subject to design review. (In communities that already have design review for new construction as a part of a different overlay or code requirement, this may be redundant.)

Option 3: New construction on a vacant lot in a historic district is NOT reviewed

In this approach, new construction is not subject to design review. This is not used very often, because new construction has the potential to change the character of a district and affect its historic significance. It may be used where the intent is to limit the scope of review in the district, or where review may occur as part of a different design review overlay.

Who makes design review decisions?

When an ordinance requires approval of work through design review, the decision-making may be in the hands of a commission, or it may be handled administratively, by government staff. In many ordinances, this duty is shared

between the two entities, with smaller projects being handled by staff and larger, more complicated projects reviewed by the commission.

These are the options for decision-making authority:

Option 1: Staff makes all decisions and the commission serves as advisor

This approach is used to encourage expeditious decisions. The ordinance may require that staff consult the commission on all projects, or it can set a threshold for doing so. Staff may also elect to ask their advice. In addition, the applicant may request a meeting with the commission or even appeal a staff decision to it.

Option 2: Staff makes decisions on “minor” projects and the commission decides on “major” projects

Many ordinances use this option. As with Option 1, staff may also consult with the commission on minor projects and the applicant has the ability to appeal to it as well.

Option 3: The commission makes all decisions and staff advises

This option provides a public forum for all decisions, as part of commission meetings. It can add more time to the review process, since all projects must wait to be placed on a commission agenda.

How is demolition addressed?

Discouraging demolition of historic resources is a key objective of many preservation programs. The ordinance may provide the power to prohibit demolition (with an economic hardship clause) or it may only delay demolition. Many ordinances provide this protection for properties that are already officially designated. The objective is to provide time to consider alternatives to demolitions. Some ordinances add another provision that addresses older properties that are not formally listed. This objective is to provide time to consider if a nomination for formal landmarking should be pursued.

These are the options:

Option 1: Delay demolition only

In this approach, the commission may invoke a delay on issuing a demolition permit for a defined period of time, during which alternatives may be explored. Usually, the delay can be extended for one time only, if more time is needed to finalize an alternative that is in discussion. As

noted above, this may apply only to currently designated properties, or it may extend to older properties that may be eligible for designation.

Option 2: Provide the authority to prohibit demolition

In this option, the commission may deny a demolition permit. However, this must provide the ability for a property owner to make an appeal, based on a test for economic hardship, to protect property owner from a “taking.” It also includes an avenue for appeal to the governing body or to a court. This option only operates for properties that are officially designated.

How are incentives provided in the preservation ordinance?

It is important to offer incentives in a preservation program. These may include financial incentives, regulatory relief and technical assistance. The range of incentives may vary from time to time, depending upon local, state and federal laws and market conditions as well as community priorities. For this reason, a local preservation ordinance may address incentives in a general way, and then reference other information that may be modified more frequently. For example, the preservation ordinance may state that additional flexibility in applying zoning codes is available to historic properties, but the specific details may be established in a separate ordinance. That separate regulation may then indicate how flexibility may be provided. It may indicate that additional flexibility is available in meeting setback requirements or how height and density limits may be increased. (Incentives are discussed in more detail in a separate working paper.)

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Appendix C: Preservation Ordinance Modules

APPENDIX D: WESTERN CHARACTER

The term “Western Character” has been used and defined in a variety of ways within the community. For the purposes of this project, “western character” is defined in relation to the design of the urban fabric, which includes street character, buildings and open space.

In the recent online survey, over 300 people participated, with an average of 250 responses for each survey question. Community input regarding “western character” was deduced from each of the exercises and can be divided into the following characteristics:

- Building height
- Building materials
- Roof line
- Transparency
- Boardwalks
- Outdoor spaces

In addition to the online survey question responses and comments, other background materials were considered in defining Western Character:

- Historic District Town of Jackson 2005
- Town of Jackson Design Guidelines
- Comprehensive Plan 2012

This Appendix explains the many references to “western character” that are found in existing documents and that were expressed in the workshops and online surveys for this project.

1. HISTORIC DISTRICT TOWN OF JACKSON – 2005 BOUNDARIES

Its goals are to promote heritage tourism, enhance a sense of pride in Jackson's downtown and historic character, and create an area referred to as "Historic Downtown Jackson." The district has not been promoted since its adoption.



Content referencing “Historic Character”

Ordinance resolution:

- “Whereas, the Town of Jackson is nationally recognized as one of the few remaining municipalities remaining symbolic of late western frontier settlement, and,...
- Whereas, the residents of Town of Jackson through their governing institutions have expressed their desire that the Town of Jackson retain its historic, western appearance, and historic character, and,
- Whereas, those residents take pride in such western appearance and historic character, and,
- Whereas, the residents of Town of Jackson encourage consideration and appreciation of this historic character and western appearance, and,...

2. TOWN OF JACKSON DESIGN GUIDELINES

The Town of Jackson uses Design Guidelines to direct the character of new, non-residential development. The guidelines state that “future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity.” This brings to light the issue of “western character,” which is not defined, but is frequently used when describing the desired character of design in Jackson.

The design guidelines address a variety of topics including building massing, materials, and location on a site

Content referencing “Historic Character”

- Historically, material choices have been made based on the availability of materials. This has created a rich tradition of using building materials that reflect the region in which we live. New construction should seek a fit within this regional context.
- Innovation, creative design and new technologies can improve and enhance the immediate surroundings, while expanding the varied and authentic palette of building materials used in the Town of Jackson.
- Material selection should take into account the historical vernacular of the Town and surrounding area as well as the unique natural context of the valley.
- Transparency, visual interest, and scale should be considered at the pedestrian/street level.

3. JACKSON/TETON COUNTY COMPREHENSIVE PLAN

Adopted in 2012, the community's Comprehensive Plan aims to "protect the health, safety and welfare of our community and preserve our community character for future generations.

Content referencing "Historic Character"

Existing and future desired characteristics:

- The district is home to iconic buildings and public spaces, including the Cowboy Bar, George Washington Memorial Park (the "Town Square"), and the sawtooth building profiles surrounding the Town Square.
- Preserving the existing western character and heritage found in the buildings and public spaces in this district will be key to maintaining the existing character.
- The district is the center of the visitor experience in Town and plays an important role in defining our community's western heritage and overall community identity.

Character-defining features 1.1 Inner Square:

- This STABLE Subarea will focus on maintaining western character by retaining or replicating the built environment.
- Building heights should not exceed two stories.
- The continuation of covered wooden boardwalks is vital to maintaining the desired western character.

Character-defining features 1.2 Outer Square

- This STABLE Subarea will focus on maintaining western character consistent with the existing character of the district.
- Building heights up to three stories.
- The continuation of covered wooden boardwalks is vital to maintaining the desired western character.

WESTERN CHARACTER PUBLIC OUTREACH FINDINGS

WORKSHOP 1 AND ONLINE SURVEY: WESTERN CHARACTER FINDINGS

Content in the public outreach materials that references “Historic Character” is included below.

Activity #2 (online survey only)

This question asked about the importance of preserving a variety of property types (from very important to not at all important.) There was an opportunity to provide comments after each property type shown in the online survey. Many of the comments defined the characteristics of a historic building and why it should be preserved.

Comments included:

- This is our history and western personality
- Old west appeal
- Well-kept brick provides a rural/historic aesthetic because of the color and material used
- Stone-work
- Sandstone
- Well built
- Historic character for town
- Stone and log building materials should drive building types
- Natural / native materials
- Natural colored wood; warmth of natural wood finishes
- Boardwalk
- Woodwork; burlled wood pillars
- False-front
- Old and dated which the square should reflect
- Hollywood influence of western character
- Low-scale important to character; maintains views
- Sloped roofs; sloped roof with dormers
- Railings
- Mountain modern is not unique or historical and truly not western.
- High-quality, brick, timber
- Residential: small scale; front-porch; wood frame windows; pitched roof; authentic materials; bay windows; detailing
- Open space; green space;
- Log

Activity #3 (workshop #1 only)

For this activity, each participant was given a notecard and within one minute was asked to define what “western character” meant to them in one word. The top words identified in the combined Workshop #1 and Workshop #2 word cloud included:

- Wooden
- Logs
- Low-rise
- Boardwalks
- Authentic
- History
- Rustic
- Evolving
- Natural
- Landscapes
- Cowboys
-

Activity #4 (workshop #1 only)

For this activity, attendees were presented with four block elevations and were asked to identify building features that represented “western character.” The top features identified in the combined Workshop #1 and Workshop #2 included:

- Covered walkway; gallery; boardwalk
- Variation in the parapet line
- Balconies
- Wood supports/ brackets
- False front façade
- Wood siding
- Stone/masonry
- Preserve views
- Neon signs
- Wooden signs

Activity #6

For this activity, participants were asked to identify photographs of buildings and public realm improvements that were appropriate or inappropriate for the inner square or outer square. A sample of top photographs selected can be found in the Strategy Paper on pages 25 and 26. Additional detail is provided in Appendix A: Combined Public Outreach, starting on page A27.

Appropriate building features/attributes identified in the comments, and derived from the images include:

Design/Scale

- Low scale
- Two-story
- Third-story stepped back
- Horizontal and vertical lines carry through the design
- Horizontal projection, or inset at the ground level
- Wall offsets on larger buildings
- False front, simple stepped parapet, defined cornice line

- Balconies
- Flat, and sloped roofs with overhangs
- Defined entry
- Balance in transparency; storefronts at the ground level, and modest transparency
- at the upper level-punched openings with some depth/shadow line
- Understated design
- Windows with simple geometry, modest size, shadow lines, and rhythm of placement along a building wall

Materials

- Natural and native materials
- Natural color scheme
- Wood (lap, log, shingle, board & batten)
- Modest mix of natural materials
- Modest use of steel
- Rustic
- Masonry base

Inappropriate building features identified in the comments, and derived from the images include:

- Too much glass and steel (cold)
- Too large/bulky/looming
- Three story buildings will block views
- Too much concrete
- Colors too bright
- Colors too dark
- Sharp lines
- The use of brick is not common in Jackson
- Overuse of rusted materials
- Window walls
- Too busy (too many materials, too much articulation)
- Lack of shadow lines on window openings

Appropriate public realm design and features can be seen in the most common images selected. These can be found in the Strategy Paper on page 28. More detail can be found in Appendix A: Combined Public Outreach, start on page A36.

Appropriate public realm features/attributes identified in the comments, and derived from the images include:

Design and Materials

- Covered boardwalks in Inner Square
- More openness/green space in Outer Square
- Wooden benches
- Intimate pedestrian ways / alleys / connections

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Appendix D: Western Character Background



TOWN OF JACKSON

WORKSHOP DOCUMENTATION

SUBMITTING DEPARTMENT: PLANNING

PRESENTER: PAUL ANTHONY

MEETING DATE: NOVEMBER 20, 2019

SUBJECT: COUNCIL TO PROVIDE DIRECTION ON A SCHEDULE FOR IMPLEMENTATION OF THE DOWNTOWN PARKING AND MOBILITY MANAGEMENT PLAN

PURPOSE OF WORKSHOP ITEM

The purpose of this item is to present for Town Council's consideration a final schedule for the implementation of the Downtown Parking and Mobility Management Plan (Downtown Parking Plan).

DESIRED OUTCOME

The intent is to have the Council adopt the attached Implementation Schedule for the Downtown Parking Plan so that staff can formally begin implementation of the approved short-term items by the summer of 2020.

Staff recommends that the Council take public comment at this meeting to get input on the final Implementation Schedule. Council should also know that staff will continue to communicate and work with the community as each item is implemented in the field.

BACKGROUND/ALTERNATIVES

The town embarked on the Downtown Parking Plan study determine whether the Town has a significant parking problem downtown that requires additional parking management strategies. Such programs often involve balancing important trade-offs. For example, most downtown business owners are aware that there is competition between customers and local employees for the limited downtown parking spaces. This raises the question of how to best maximize use of our limited ROW while providing for the needs of businesses and the safety of employees, especially those who work late shifts. Addressing these complex parking issues requires current data, careful analysis, and then consideration of the economic and social implications of taking action. The Downtown Parking Plan, led by a consultant team from Kimley Horn, was intended to provide Town decision makers and the public a solid foundation from which to consider these issues and then choose an action plan for moving forward.

Council Action to Date

The draft Downtown Parking Plan was presented to the Council in a workshop on July 15, 2019 for consideration of adoption of the Plan by resolution. At the workshop, the Council accepted the Downtown Parking Plan by resolution. This action concluded the primary public participation segment of the process, allowing the Council to then decide on how best to implement the Downtown Parking Plan. Toward this end, the Council requested that staff provide more details on the staffing impacts, costs, and timing of each short-term action item. In addition, the Council wanted staff to provide additional logistical details on the possibility of implementing paid parking and a residential parking permit program by the summer of 2020.

In response, staff provided at the Council's August 19 and September 3 workshops a comprehensive implementation table (now updated and attached as the final direction from the Council) that summarized the desired information. In addition, planning staff met directly with the many Town departments that will be involved in the implementation of the action items and so would be most impacted by the changes. These departments include: Police, Town Manager, Public Works, Town Attorney, Pathways, Information Technology, Finance, and Court. The attached implementation table incorporates their direct input.

At the September 3 workshop, the Council discussed and provided direction to staff on the following three topics:

- **“Topic 1:** Discuss the “Pros and Cons” table comparing the short-term action items and paid parking to determine if the Council has a preference for one option.” **Option 1** was to consider the short-term action items in the implementation schedule first, and then consider paid parking later to determine if paid parking was still needed or desired. **Option 2** was to implement paid parking right away.
 - **Council Direction:** *The Council chose Option 1. A majority on the Council supported Option 1 because they felt that this incremental approach was preferable because it gave the community time to make smaller, less dramatic changes to parking policy to see if these changes could reduce or eliminate the need for paid parking. If the short-term changes were ineffective, then paid parking could be considered again.*
- **“Topic 2:** Discuss the possibility of hiring a Parking Manager as a first step toward implementing the Downtown Parking Plan (regardless of which option is preferred in Topic 1).”
 - **Council Direction:** *The Council did not approve the hiring of a Parking Manager at this time (see above Summary Implementation Table). The general consensus was that a full-time parking manger is not needed or feasible until a paid parking system is approved for implementation.*
- **“Topic 3:** “Discuss the attached implementation schedule for the Downtown Parking Plan (unless the Council chooses immediate implementation of paid parking).”
 - **Council Direction:** *The Council went through the short-term action items and affirmed (or not) its support for each action item. The Council's final direction is represented in the summary table below. Items shown as struck out were rejected. A more comprehensive summary of the implementation details can be found in the attached Implementation Schedule. Despite the various timelines contained in the Implementation Schedule, staff estimates that it can implement each of the short-term items by the beginning of the summer of 2020.*

- The Mayor also asked for more information about a residential parking program. Staff can provide additional information but we first need additional detail on what problem the residential parking program is intended to address. For example, is the concern possible spillover effects of employees parking in residential areas from changes at Home Ranch Lot, or deficiencies with the 72-hour on-street parking limit in residential neighborhoods, or something else? If the Council can provide direction, then staff can look into the issue.

Final Implementation Table (summary)	
Short-term Items (0 – 2 yrs) (Intent is to do all items by Summer 2020. Staff can do without additional staff or budgeted funding.)	1.1: Extend Enforcement hours to 7 pm (from 6pm) 1.2 Implement escalating fine structure for repeat offenders 1.3: Convert Home Ranch lot to 3-hr parking 1.4: Convert Taxi2Fly to regular parking (also for employees) 1.5: Develop employee parking maps/education program 1.6: Add 15-minute stalls for quick pick-up-drop-off trips 1.7: Invest in real-time space availability technology 1.8: Initiate annual data collection 1.9: Amend Municipal code to cars to move one block 1.10: Add on-street ADA stalls 1.11: Add bicycle parking downtown
Key Potential Future Items (Items to be done at a later date if approved by Council. Items likely need additional staff or funding. See Implementation Schedule for full list of items)	2.1: Hire Parking and Mobility Manager (and support staff) 2.2: Implement paid parking (seasonal) in short-term parking zone 3.2: Implement residential permit program

PUBLIC COMMENT

The Chamber of Commerce has met with planning staff and indicated that they will provide written comment prior to the Council workshop. The Chamber is particularly concerned that converting Home Ranch Lot to 3-hour parking will have negative impacts on employees (and their employers). The concern is that employees will be displaced and forced to park farther from work, including at night when safety becomes a greater concern, especially for late-shift female employees. In addition, they are concerned that employees will not know where they should park. The Chamber also shared a number of other parking-related recommendations that will likely be included in their letter. Staff will be prepared to discuss the Chamber's recommendations at the workshop if the Council wants to discuss them further.

STAKEHOLDER ANALYSIS

This project has many stakeholders including downtown property owners, business operators, town residents, and visitors.

FISCAL IMPACT

Each action item in the Implementation Schedule for the Downtown Parking and Mobility Management Plan provides a general assessment of the required additional financial resources needed to implement that action item.

STAFF IMPACT

Responsibility for implementation of the actions item in the Parking Plan will reside mostly with Planning, Public Works, Police, and Legal departments. As with the fiscal impacts, the Implementation Schedule only provides a general assessment of the amount of staff time needed to implement the action items.

LEGAL ISSUES

The Town Attorney has not conducted legal review on the Downtown Parking and Mobility Management Plan but will provide legal review for any future implementation items on an as-needed basis.

ATTACHMENTS

Proposed Short-term Action Item Implementation Schedule

RECOMMENDATION

Staff recommends that Council approve the attached Implementation Schedule as presented by staff, and to then consider paid parking in future discussions as provided in the Downtown Parking and Mobility Management Plan, dated May 2019.

SUGGESTED MOTIONS

I move to direct staff to begin implementation of the Downtown Parking and Mobility Management Plan, dated May 2019, with the following direction:

- To implement the short-term action items as presented in the attached Implementation Schedule, subject to any changes provided at this meeting;
- To consider implementation of paid parking in the future as provided in the Downtown Parking and Mobility Management Plan, dated May 2019; and

Implementation Schedule - Downtown Parking Implementation Plan					
Action Item	Implementing Departments	Estimated Staff Resources	Estimated Cost/Offsetting Revenue	Estimated Completion Date	Comments/Discussion/Things to Consider
1.3 Convert Home Ranch to 3-Hour Visitor Parking (Peak Summer Season Only) with Additional Wayfinding (ALSO: convert Parks and Rec lot to 3-hr parking)	Police Public Works Legal Finance Court	Police: - No additional staff but Increased staff time - Additional area to enforce will increase total time to make one parking round and thus may limit total amount of enforcement rounds made in a day. - Some difficulties with 90 degree parking spaces and LPR. Public Works: - No additional staff but Increased staff time to install signs.	\$325 (25 signs @ \$13.00 /sign)	2-3 months (education might take longer)	Staff does not recommend applying 3-hr limit to oversized vehicles (RVs) because few other locations for oversized vehicles to park. Question: Should passes be provided to Parks and Rec staff and/or customers to allow parking in excess of 3 hrs? Might extend enforcement to October 1? Just for oversized. This will affect commercial operators using this lot for all day customer parking (e.g., rafting/wildlife tours); need to communicate and offer alternatives; may be significant opposition to change.

Implementation Schedule - Downtown Parking Implementation Plan					
Action Item	Implementing Departments	Estimated Staff Resources	Estimated Cost/Offsetting Revenue	Estimated Completion Date	Comments/Discussion/Things to Consider
					Should be a good educational program to tell employees and others where you want them to park. Need to coordinate with School District to possibly include additional signage.
1.4 Convert Taxi2Fly Parking to regular parking that will be targeted (but not reserved) for employee parking	Police Public Works	No additional staff needed.	Approx. \$0.00 (remove Taxi2Fly signs, no new signs required)	Spring 2020 (change will happen when airport discontinues use)	Staff recommends removing Taxi2Fly when the airport terminates contract with town for this service. This item led to broader discussion about general management of the garage. For example, Police noted that because a person only has to leave for 3 hours to reset the 48 hour limit, effective enforcement is very difficult. Also, should we try to limit use of garage by Spring Hill Marriott? Solutions considered included installing an

Implementation Schedule - Downtown Parking Implementation Plan					
Action Item	Implementing Departments	Estimated Staff Resources	Estimated Cost/Offsetting Revenue	Estimated Completion Date	Comments/Discussion/Things to Consider
					entrance gate (and maybe exit gate) to monitor length of stays.
1.5 Develop Employee Parking Maps & Communication Program	Public Engagement Coordinator Planning Public Works Pathways IT	No additional staff but Increased staff time (until Public Engagement Coordinator is hired, existing staff will do best to develop and implement program).	Costs: TBD (Maybe some funding through sponsors or Tourism and Transportation Board)	Spring 2020 (and ongoing, as necessary)	Be proactive to get people information before they arrive for parking locations and where to shop. Consider different languages. Look at aps for parking information.
1.6 Add 15-Minute Stalls at Nearest Intersection on Blocks that Have at Least One High-Turnover Business in the Downtown Core (Up to 2 Per Block Face). This strategy could be expanded to address the need for hotel	Public Works Police Legal Planning	No additional staff but Increased staff time. Public Works: - Some signs may be covered by current painting budget/staff, but if it's a lot then we would need additional budget and time to finish. Police: - No active enforcement because not practical to enforce violations for longer than 15 minutes	Cost: \$100 - \$300 (5 -15 signs)	2 - 3 months	Need to determine which intersections get signs. Try to Increase use by Fedex and UPS, etc. Should coordinate this with ADA parking identification. Businesses with longer customer stays (e.g., restaurants) might oppose signs.

Implementation Schedule - Downtown Parking Implementation Plan					
Action Item	Implementing Departments	Estimated Staff Resources	Estimated Cost/Offsetting Revenue	Estimated Completion Date	Comments/Discussion/ Things to Consider
drop-off spaces.		(honor system), but overall concept seems sound.			
1.8 Initiate Annual Data Collection Program to Monitor Performance	Planning	No additional staff but Increased staff time. (may use interns and Kimley Horn for support)	Cost: TBD but minimal	Summer 2020	
1.9 Add Section to the Municipal Code to Require Drivers to Move at Least One Block to Avoid a Time-Limit Citation	Legal Police Planning Public Works	No additional staff but Increased staff time.	Cost: Minimal (No signage changes needed)	1 – 3 months (Legal: ordinance change could be done immediately)	Police: Would suggest off of the “block face” as the language, not “one block” as blocks come in varying lengths and leaves it open for debate what a “block” is. Planning: Need to educate employees and guests on policy.
1.10 Add Additional On-Street ADA Stalls in Downtown	Public Works Police Legal	No additional staff but Increased staff time. Police: Have been recommending this for a couple of years. Will require additional	\$720/space \$50/year maintenance	2 – 3 months	Public Works: 4 spots already identified. Locate close to end of street to increase visibility.

Implementation Schedule - Downtown Parking Implementation Plan					
Action Item	Implementing Departments	Estimated Staff Resources	Estimated Cost/Offsetting Revenue	Estimated Completion Date	Comments/Discussion/Things to Consider
		enforcement, but we have the capacity.			
1.11 Add Additional Bicycle Parking in Downtown	Public Works Pathways Planning Police	No additional staff but Increased staff time. Public Works: - Can help with pads/installation. Pathways: - Will provide assistance with rack location identification and approval, rack procurement, and installation.	\$1,000/unit in street \$250 U-Rack (Pathways will take lead on determining cost which will be based on number and type of racks selected)	Depends on location: On public property: 2-3 months On private property or on-street parking space: 3+ months.	Locate close to end of street to increase visibility. Consider using red curbs where no conflict with on-street parking. Work with WDOT along highways.
Other Items					
Install Paid Parking by Memorial Day 2020	Parking Manager Public Works Police Legal Planning Finance Pathways IT Court	3 - 5 additional FTE (this would likely include one CSO transferred from Police). First need to hire Parking Manager and other staff to lead and implement program. Existing staff capacity not sufficient.	\$825,000: On-street meter technology \$300K – 500K: Staff Revenue: 1st Year: \$100,000 Other years: \$275,000/yr	Immediate implementation (May, 2020): Not feasible and not recommended Gradual Implementation October 2020 (initial testing) and May	Implementing paid parking requires not only approx. \$1.2 – 1.5 million of direct initial investment, but significant time to educate downtown business/property owners and public, and install and test major technological upgrades.

Implementation Schedule - Downtown Parking Implementation Plan					
Action Item	Implementing Departments	Estimated Staff Resources	Estimated Cost/Offsetting Revenue	Estimated Completion Date	Comments/Discussion/Things to Consider
			(according to consultants)	2021 (possible full implementation) Alternative: Don't hire Parking Manager but hire consultant to implement entire program immediately (approx. 6 -12 months). Higher costs. 1.5 – 2 million.	System should have extensive trial period which should begin in off season. Not sure if this would increase/decrease number of parking tickets
IT and infrastructure upgrades including LPR, vehicles (backups), ticketing software, bridges for interconnectivity between software; redundancy of equipment and staff	Parking Manager Police IT Finance Legal Court	Additional staff needed. Significant staff time from the IT, Police, and Finance Departments in particular that cannot be handled by existing staff.	Cost: TBD but significant	May, 2020: Not feasible and not recommended October 2020: Possible initial testing of system May 2021: possible full implementation	This item will be a significant challenge and may require major shifts from existing software and hardware programs.
Implement a residential parking permit program	Parking Manager Public Works Police	Only necessary if paid parking adopted.	Cost: TBD	2+ years (Implement after paid parking)	This option can either be done concurrent with paid parking or only if and when employees and other

Implementation Schedule - Downtown Parking Implementation Plan					
Action Item	Implementing Departments	Estimated Staff Resources	Estimated Cost/Offsetting Revenue	Estimated Completion Date	Comments/Discussion/Things to Consider
	Legal Planning Finance IT Court	(assuming Parking Manager and support staff would be implementing this item)	Revenue: Potential for revenue if tickets increase		displaced parkers start to overuse adjacent residential neighborhoods to avoid paid parking.
Town wide ADA audit	Parking Manager Public Works Planning	Existing staff (assuming Parking Manager and support staff are hired. May require specialist consultant.	Cost: TBD	6 months from hiring Parking Manager	



TOWN OF JACKSON

WORKSHOP DOCUMENTATION

SUBMITTING DEPARTMENT: Public Works

PRESENTER: Johnny Ziem

WORKSHOP DATE: November 20, 2019

SUBJECT: East Hansen Sidewalk Design and Outreach

PURPOSE OF WORKSHOP ITEM

The purpose of this workshop item is to discuss the location and design options for the East Hansen Avenue sidewalk and present outreach information gathered from three public outreach meetings.

DESIRED OUTCOME

The desired outcome for this item is:

1. Council gains a greater understanding of input from two perspectives: community and neighborhood.
2. Council provides direction on final design concept options, including placement of the sidewalk within the existing corridor. Specifically, should staff pursue design alternatives that would address neighborhood concerns regarding speed of vehicle travel through the corridor. These alternatives would consider narrower travel and parking lanes, as well as possible reduction of existing parking.

BACKGROUND/ALTERNATIVES

Council last discussed this project at the January 22, 2019, Council Workshop. During that presentation, staff discussed the Community Streets Plan in reference to this project from a high level:

- The total corridor length is 3,200 ft. and total right-of-way (ROW) is 60 ft. respectively
- An overview of the street cross-section for the Village Character District was presented
- Mobility comfort level in terms of accommodating all users of the ROW
- Understanding perspective: community vs. neighborhood needs

Ultimately, Council gave direction to begin a public outreach campaign that would offer insight into the types and needs of users, current deterrents from walking/cycling, and opinions on design concepts for the Hansen corridor.

Public Outreach

For the public outreach component of this project, the Town contracted with 3 Elephant Public Relations to perform this service. Three public outreach workshops were coordinated on September 23 and 25, 2019, and on November 13, 2019. Further outreach concluded with advertisements in the Jackson Hole Daily, social media, door-to-door surveys, and an online community survey that garnered 90 responses. A total of 110 responses were completed either online or in-person at our workshops.

Considerations for Location of Sidewalk: North vs. South

Considering which side of Hansen Ave. to construct the sidewalk was an initial step in the conceptual design process. Overall, certain factors such as ROW encroachment (buildings, fences, trees), driveway placement, grading, and solar radiation play an important part in understanding the ultimate location of the asset (north side vs. south side).

North Side Pros

- Flatter street frontage (less grade difference/less retaining)
- Less driveway replacement

- Fewer buildings and fenced yards encroaching in ROW
- Less tree removal (49 vs 62 on south side)
- Sunnier, more solar radiation/quicker melt-out/more enjoyable walking in the sun
- Existing north side sidewalk already exists east of Redmond St
- Water line exists on south side of Hansen Ave

North Side Cons

- One additional pedestrian crossing at Gros Ventre

South Side Pros

- May save money from not having to replace the 500-block curb
- One less pedestrian crossing at Gros Ventre

South Side Cons

- Reverse of North Side Pros (above)
- Steepened driveways/needed retaining walls for greater elevation change

Considerations for Sidewalk Placement in ROW

During the initial conversations with Council (January 22, 2019 Workshop), the preliminary assumption was to place the sidewalk within the unused portion of the ROW (Option 1). Through our community outreach workshops, some of the major concerns posed by the residents of Hansen Ave. were vehicular speed in the existing corridor and the encroachment of the sidewalk if placed into the unused portion of the ROW (shortened driveways, loss of trees/vegetation, spatial placement of sidewalk closer to existing homes). Seemingly, with this information in mind, two additional (alternative) options were presented by Friends of Pathways. *A conceptual cross-section of each Option is included for reference in the Attachments section.*

Option 1: Placement of Sidewalk within Unused Portion of ROW, Parking on Both Sides

This option will place the sidewalk in the unused portion of our existing ROW. The Option 1 concept will ensure that a sidewalk and a furnishing zone would be provided and the existing use of the roadway, which includes parking on both sides and two lanes of travel, would be preserved. In order to utilize the entire unused portion of the ROW, existing trees/fences/vegetation would need to be removed in order to facilitate construction of the sidewalk. Bicyclists would utilize the roadway corridor similarly to the way they do now. This option would preserve the full use of the roadway for parking and would allow for a future sidewalk on the other side at a future date.

Option 2: Placement of Sidewalk within a Portion of the ROW, Parking on Both Sides

This option was provided as an alternative approach that considers using a portion of the unused ROW and the existing paved area, maintains parking on both sides of the street, and provides for traffic calming by compressing the travel lanes. The Option 2 concept offers a way to maintain the current parking structure on Hansen Ave., considers traffic calming measures, and fulfills the need for a sidewalk and furnishing zone. By utilizing a smaller portion of the ROW, only a fraction of the existing trees/fences/vegetation would need to be removed in order to facilitate construction of the sidewalk. Bicyclists would utilize the roadway corridor similarly to the way they do now. This option would preserve the full use of the roadway for parking and would allow for a future sidewalk on the other side at a future date.

Option 3: Placement of Sidewalk within Existing Street Footprint, Parking on One Side Only

This option was provided an alternative approach to envisioning a seemingly more robust multi-modal corridor for this section of Hansen Ave. The Option 3 concept offers a way to improve the walkability and bikeability for people who live on Hansen and those who need to travel from destinations beyond. This option would place the sidewalk and furnishing zone within the dedicated parking area provided on one side of Hansen Ave. By utilizing the existing parking area (and a few feet of the unused ROW potentially): little to no disruption to the unused portion of the ROW, a smaller overall roadway corridor footprint, provides for vehicular traffic calming,

and a solution to preserving mature trees existing in the ROW. Bicyclists would utilize the roadway corridor similarly to the way they do now, with the added value of no parking on one side. Seemingly, this may increase the comfort level for bicycle users utilizing the Hansen corridor. This option would preserve parking only on one side of the roadway and would allow for a future sidewalk on the other side at a future date.

In conjunction with any of the options, staff will review intersections to better accommodate pedestrian/bicycle movements and lighting options. Given the residential nature of the corridor, lighting would be used strategically to promote safe non-motorized crossings.

While there are three options presented, the diversity of the existing Hansen Avenue corridor may suit a combination of options in order to create the best finished product.

COMPREHENSIVE PLAN ALIGNMENT

The Jackson/Teton County Comprehensive Plan vision: Preserve and protect the area's ecosystem in order to ensure a healthy environment, community and economy for current and future generations.

This project aligns with the following Comprehensive Plan elements:

- Common Value #1 *Ecosystem Stewardship*
 - Principle 2.3 Reduce energy consumption through transportation
- Common Value #2 *Growth Management*
 - Principle 3.2 Enhance suitable locations as Complete Neighborhoods
- Common Value #3 *Quality of Life*
 - Principle 6.2 Promote a stable and diverse economy
 - Principle 7.1 Meet future transportation demand through the use of alternative modes
 - Principle 7.2 Create a safe, efficient, interconnected multimodal transportation network
 - Principle 7.3 Coordinate land use and transportation planning
 - Principle 8.1 Maintain current, coordinated service delivery

This project also contributes to the newly ranked priority (Council Retreat January 2019) of providing safe routes for families, the Community Streets Plan, and the Integrated Transportation Plan (ITP).

STAKEHOLDER ANALYSIS

Stakeholder analysis is provided in the Attachment section of this report and includes outreach, surveys, and coordinated workshops. Further engagement included multiple meetings with the Police Department, Senior Staff, Public Works, Pathways, Planning, and Friends of Pathways. People who will be affected by the outcome include those who live on this portion of Hansen Ave., and residents/guests who traverse it by car, bicycle, foot, or other means.

FISCAL IMPACT

The FY20 Budget for the Hansen Ave Sidewalk Project is listed below:

- Capital Projects Fund (5th Cent): \$612,500
- 2017 SPET: \$435,000

Additional costs to the Town associated with a new sidewalk include the future capital improvements required to repair or replace the sidewalk and landscaped strip, snow removal, and the increased use of equipment/financial resources to regularly maintain the sidewalk/landscape.

STAFF IMPACT

Design and construction of this capital project will require engineering staff time (10-12 hours per week) for the purpose of design coordination, project management, and budgetary compliance. Once a new sidewalk is in

place, increased ongoing maintenance requirements requiring staff time include future capital repair and replacement by Public Works, possible increased stormwater systems management by Public Works, and possible landscape strip maintenance by Public Works and/or Parks and Recreation. Winter snow plowing for the sidewalk will be the responsibility of the Parks and Rec Department.

LEGAL ISSUES

No legal review is required at this time. Because we are possibly retrofitting a long-established neighborhood street, the Town may need to reclaim space that has been used for private benefit or improvement. For some properties, we may create a setback issue or require enforcement of fence, tree, and other ordinances.

ATTACHMENTS

- Conceptual Cross-section of each Option (1, 2, and 3)
- Hansen Door-to-Door Surveys
- Hansen Workshop Results
- Additional Public Comment received

RECOMMENDATION

Staff recommends that Council approve the location of the Hansen Avenue sidewalk on the north side of Hansen Avenue and provide direction on pursuing design alternatives that would address neighborhood and community concerns regarding speed of vehicle travel through the corridor, including possibly eliminating some existing parking spaces.

SUGGESTED MOTION

If Council would like to move forward on one conceptual design for the entire Hansen Avenue corridor, one possible motion would be:

I move to direct staff to place the Hansen Ave sidewalk on the north side of the corridor and utilize design option (insert desired option: 1, 2, or 3) as the proposed conceptual layout.

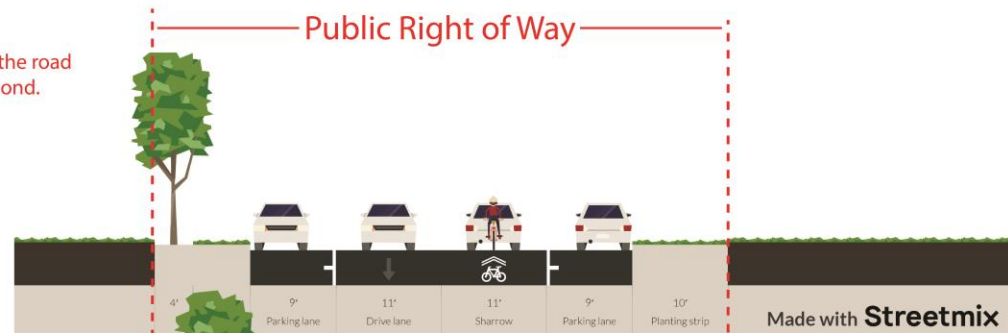
Conceptual Cross-sections for Options: 1, 2, 3

Hansen Avenue Sidewalk Project

Hansen varies in width from 32 to 40 feet. The illustration are of segments of the road that are 40' wide. These segments are mostly between Gros Ventre and Redmond.

Existing Condition

Travel Lanes shared with pedestrians and cyclist
Parking on both sides of the road
Travel and parking lanes are generous



Option One

Sidewalk on north side at edge of right of way
Travel Lanes shared with cyclist
Parking on both sides of the road
Travel and parking lanes are generous
Impacts to front yards



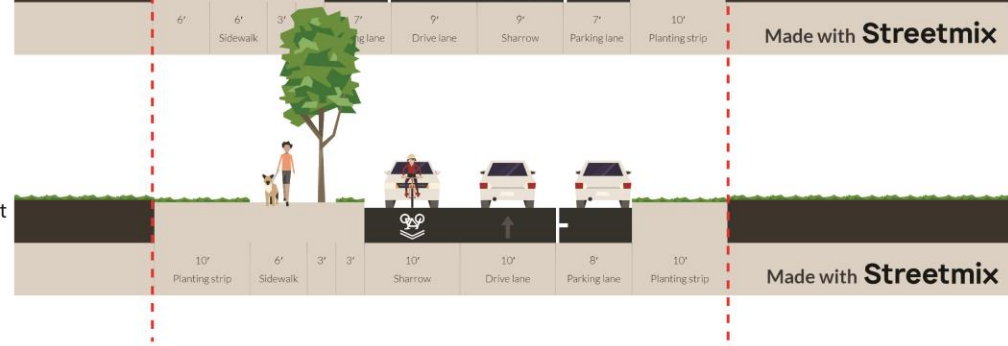
Option Two

Sidewalk on north side shifted toward road
Travel lanes shared with cyclist
Parking on both side of the road
Travel and parking lanes are narrow
Some impact to front yards



Option Three

Sidewalk on north side within current road footprint
Travel Lanes shared with cyclist
Parking on one sides of the road
Very little impact to front yards





East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

No

2. How do you travel on East Hansen Avenue? Circle all that apply:

Car Bike Walk Scooter Wheelchair _____

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car Bike Walk Scooter Wheelchair _____

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

no sidewalks, forced to walk in the street

5. Would you walk more often with the addition of this sidewalk?

yes!

6. Are you for or against adding a lighting element to Hansen? Why or why not?

yes, low level

7. Other comments or suggestions for East Hansen Avenue:

appreciate a sidewalk from mid town all the way east to Nelson. Thank you!



East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

YES. 240 E. HANSEN

2. How do you travel on East Hansen Avenue? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

STROLLER

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

STROLLER

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

SPEED OF VEHICLES

5. Would you walk more often with the addition of this sidewalk?

WALK THE SAME.

6. Are you for or against adding a lighting element to Hansen? Why or why not?

keep it simple

7. Other comments or suggestions for East Hansen Avenue:

(if we must add a sidewalk)

it would be nice for the sidewalk to be on the sunny side of the street (the north side), it would then allow for it to continue on the same side of the street from Redmond.



East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

No

2. How do you travel on East Hansen Avenue? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

Nothing

5. Would you walk more often with the addition of this sidewalk?

No

6. Are you for or against adding a lighting element to Hansen? Why or why not?

No. ITS NOT TRAVELLED ENOUGH, THEREFOR NOT
RELEVANT

7. Other comments or suggestions for East Hansen Avenue:



East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

No

2. How do you travel on East Hansen Avenue? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

Nothing

5. Would you walk more often with the addition of this sidewalk?

No

6. Are you for or against adding a lighting element to Hansen? Why or why not?

- No lights

7. Other comments or suggestions for East Hansen Avenue:

- No Reduction in Parking
- No Bike Path
- No Bulb Outlets
- No Curb + Litter
- No Trees in Green Space
- 2' Not 5' Green Space



East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache? *yes*

2. How do you travel on East Hansen Avenue? Circle all that apply:

Car Bike Walk Scooter Wheelchair _____

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car Bike Walk Scooter Wheelchair _____

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

icy streets in winter

5. Would you walk more often with the addition of this sidewalk? *in winter*
yes

6. Are you for or against adding a lighting element to Hansen? Why or why not?

More lighting would be good for walks after dark.

7. Other comments or suggestions for East Hansen Avenue:



East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

own 2 parcels

2. How do you travel on East Hansen Avenue? Circle all that apply:

☒ Car

☒ Bike

☒ Walk

☐ Scooter

☐ Wheelchair

3. If you have children that use East Hansen how do they travel? Circle all that apply:

☐ Car

no kids

☐ Bike

☐ Walk

☐ Scooter

☐ Wheelchair

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

*nothing. but it would be nice to have
side walks / lighting*

5. Would you walk more often with the addition of this sidewalk?

yes

6. Are you for or against adding a lighting element to Hansen? Why or why not?

*I'm for adding lighting to increase safety
for all users, needs to point down*

7. Other comments or suggestions for East Hansen Avenue:

Thanks for working towards improvement



East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

Yes

2. How do you travel on East Hansen Avenue? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

None

5. Would you walk more often with the addition of this sidewalk?

No

6. Are you for or against adding a lighting element to Hansen? Why or why not?

Not sure

7. Other comments or suggestions for East Hansen Avenue:

To Remain as is



East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

Yes

2. How do you travel on East Hansen Avenue? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

~~There is one family whose family d~~

There is a family who does not control their dog & he is very

5. Would you walk more often with the addition of this sidewalk?

I walk or run on Hansen 3-4 x per week
so I don't know that my usage would increase.

protective

6. Are you for or against adding a lighting element to Hansen? Why or why not?

Against. Light pollution, electricity usage, sleep impairment, bug attraction

7. Other comments or suggestions for East Hansen Avenue:

Loved the stop sign at Jean St. No bulbouts, forced landscaping (i.e. brick pavers, trees that need maintenance, replacement.



East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

Yes 325 E. Hansen

2. How do you travel on East Hansen Avenue? Circle all that apply:

☒ Car

☒ Bike

☒ Walk

Scooter

Wheelchair

3. If you have children that use East Hansen how do they travel? Circle all that apply:

☒ Car

☒ Bike

☒ Walk

Scooter

Wheelchair

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

Nothing

5. Would you walk more often with the addition of this sidewalk?

No, walk the same

6. Are you for or against adding a lighting element to Hansen? Why or why not?

Against

7. Other comments or suggestions for East Hansen Avenue:

No sidewalk, add bike lane / walking area



East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

yes.

2. How do you travel on East Hansen Avenue? Circle all that apply:

☒ Car

Bike

☒ Walk

Scooter

Wheelchair

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

Nothing

5. Would you walk more often with the addition of this sidewalk?

No

6. Are you for or against adding a lighting element to Hansen? Why or why not?

Add it. It is very dark.

7. Other comments or suggestions for East Hansen Avenue:



HANSEN SIDEWALK
COMMUNITY OUTREACH

East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

YES

2. How do you travel on East Hansen Avenue? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

Nothing

5. Would you walk more often with the addition of this sidewalk?

No

6. Are you for or against adding a lighting element to Hansen? Why or why not?

YES - already light enough

7. Other comments or suggestions for East Hansen Avenue:

winter will require snow removal / (trucking)
to make sidewalk usable in winter.



East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

YES

2. How do you travel on East Hansen Avenue? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

Fast cars on road w lots of cars parked on street.

5. Would you walk more often with the addition of this sidewalk?

YES

6. Are you for or against adding a lighting element to Hansen? Why or why not?

Against? if they are tall lights -- No thanks.
low light for pedestrians that don't leak/pollute
much light I would support

7. Other comments or suggestions for East Hansen Avenue:

Bike Lane Please :-)



HANSEN SIDEWALK
COMMUNITY OUTREACH

East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

No, I used to.

2. How do you travel on East Hansen Avenue? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

Weather

5. Would you walk more often with the addition of this sidewalk?

No

6. Are you for or against adding a lighting element to Hansen? Why or why not?

Indifferent

7. Other comments or suggestions for East Hansen Avenue:

No sidewalks



East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

NO - BUT OWN

2. How do you travel on East Hansen Avenue? Circle all that apply:

Car Bike Walk Scooter Wheelchair _____

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car Bike Walk Scooter Wheelchair _____

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

NOTHING

5. Would you walk more often with the addition of this sidewalk?

NO.

6. Are you for or against adding a lighting element to Hansen? Why or why not?

AGAINST! I FEEL IT'S UNNECESSARY.
FROM A HOME OWNERS VIEW &
TAXPAYERS VIEW.

7. Other comments or suggestions for East Hansen Avenue:

- THE RESOURCES & TIME SHOULD BE SPENT ON OTHER AREAS SUCH AS CACHE CREEK DR., CONNECTING BROADWAY IN FRONT OF HOTEL & DAYCARE.
- SPOT TAX OF NORTH CACHE.



East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

NO

2. How do you travel on East Hansen Avenue? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car

N/A

Bike

Walk

Scooter

Wheelchair

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

WIDE ROAD. LACK of traffic calming, really dumb stop sign @ gas centre,

5. Would you walk more often with the addition of this sidewalk?

yes but we need a cut-thru to E. Kelly

6. Are you for or against adding a lighting element to Hansen? Why or why not?

minimal lighting - respect to night sky initiative

7. Other comments or suggestions for East Hansen Avenue:

mid-block cut-thru connects to Simpson & Kelly
 Sidewalk must be separate from the roadway, otherwise it becomes a snow storage issue.
 Sidewalk on both sides of the street
 OR, is there another road design that could accommodate all users ...



East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache? No

2. How do you travel on East Hansen Avenue? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

cars parked on streets limits visibility of people backing out of driveways & makes the road feel busy & uninviting

5. Would you walk more often with the addition of this sidewalk?

probably

6. Are you for or against adding a lighting element to Hansen? Why or why not?

for (if considerate of neighbors)

7. Other comments or suggestions for East Hansen Avenue:

consider more significant roadway alterations to prioritize local neighbor usage, cycling & walking



East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

yes

2. How do you travel on East Hansen Avenue? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

and Skateboard! :)

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

We couldn't really walk or bike more than we already do. We would love to travel more safely.

5. Would you walk more often with the addition of this sidewalk?

As my kids get older (7 + 4 now) I would let them walk places by themselves if there was a safe way to get to the park, hockey, soccer, lacrosse.

6. Are you for or against adding a lighting element to Hansen? Why or why not?

could it be on a motion detector?

7. Other comments or suggestions for East Hansen Avenue:

Narrow the street to slow down traffic

Thank you for Sidewalk!

Seems North side, 4ft sidewalk & grass strip (3ft?) would be just fine & satisfy the most neighbors.

or walk to from school to a parent if they could get at the street.

I bought my home in 1991 because the 200 Block of E. Hansen was a peaceful residential neighborhood with mature trees.



East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

YES 220 E Hansen

2. How do you travel on East Hansen Avenue? Circle all that apply:

Car Bike Walk Scooter Wheelchair

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car Bike Walk Scooter Wheelchair
No children

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

Nothing

5. Would you walk more often with the addition of this sidewalk?

No

6. Are you for or against adding a lighting element to Hansen? Why or why not?

No opinion

7. Other comments or suggestions for East Hansen Avenue:

There are sidewalks on Kelly^E and E Simpson, I don't feel it is necessary in the middle. Will hamper the residential feel of the nice neighborhood



East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

yes.

2. How do you travel on East Hansen Avenue? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

/

5. Would you walk more often with the addition of this sidewalk?

NO.

6. Are you for or against adding a lighting element to Hansen? Why or why not?

NO.

7. Other comments or suggestions for East Hansen Avenue:

There are a lot of historical homes on Hansen that would be greatly impacted by this. Not only would it be out of character, not being able to park is also a huge safety concern. Lots are shallower on the south side. This does not need to be suburbia (over)



Jon Shick 690-7544

East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

yes. 420 E. Hansen

2. How do you travel on East Hansen Avenue? Circle all that apply:

☒ Car

☒ Bike

☒ Walk

Scooter

Wheelchair

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

Nothing

5. Would you walk more often with the addition of this sidewalk?

No

6. Are you for or against adding a lighting element to Hansen? Why or why not?

Prefer darkness

7. Other comments or suggestions for East Hansen Avenue:

E. Hansen needs curbs & gutters but not a sidewalk. Because of snow that collects and doesn't melt on the south side of the street it is not practical on south side. The north side melts off. I have photos.



East Hansen Avenue Survey

1. Do you currently live on East Hansen between Redmond and Cache?

No - but I work on E. Simpson

2. How do you travel on East Hansen Avenue? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

3. If you have children that use East Hansen how do they travel? Circle all that apply:

Car

Bike

Walk

Scooter

Wheelchair

4. What, if anything, currently deters you from cycling, walking or other on East Hansen?

As an adult, I feel comfortable traveling in the corridor but wouldn't want a child walking on it

5. Would you walk more often with the addition of this sidewalk? in the winter

I would if I was a child or parent w/ a child

6. Are you for or against adding a lighting element to Hansen? Why or why not?

undecided - would defer to homeowners

7. Other comments or suggestions for East Hansen Avenue:



Hansen Sidewalk Outreach: Workshop Results

September 23, 25 and November 13

Question: What, if anything, currently deters you from alternative transportation (cycling, walking) on East Hansen?

- Traffic; temps; Icy street on south side - I walk on the north side
- Distance. Lack of complete sidewalk.
- Car speeds and winter conditions are not suitable for walking safely.
- Cars speed way too much on Hansen and sometimes it is too congested with cars to walk safely on the street.
- So much on street parking coupled with traffic makes it dangerous to ride... cars backing out of driveways cannot see cyclists and are often moving quickly due to the number of cars on the road. I have almost been hit twice traveling on a Townie cruiser at very low speeds.
- I cycle it every day to and from work - including winter - except when it is too cold.
- Having to walk in the center of the street. Cars moving too quickly.
- Safety
- Mountain lions
- no sidewalk, icy and unsafe in the winter
- No Sidewalk
- Commuting cyclists rarely stop at the stop signs.
- I don't live along East Hansen, just travel through the area.
- Nothing
- My schedule and weather. Also I am recovering from an injury.
- No Sidewalk
- Nothing
- No Sidewalk
- Nothing
- We use East Hansen but we won't let the kids ride their bikes on it until they are older and more experienced.
- Nothing, love Hansen the way it is
- Nothing
- Weather
- Weather
- I lived at 300 E Hansen for 12 years and the entire street is used as a pedestrian and bike path with very little car traffic. Unless you are making it a bus route, keep it as-is. Don't do what you did to Redmond!! We always called Hansen the boardwalk BC it is so pedestrian friendly.
- Lack of safe facilities. No sidewalk (so it sucks to walk in the middle of the street). Biking is OK but the stop sign on Gros Ventre is stupid.
- Traffic, no sidewalks
- Lack of sidewalk. Too old to bike, but I walk around town some.
- There is no sidewalk. I sometimes walk in street, but too many cars and it's slick in winter.
- That there's no sidewalk.
- Nothing. Always feel safe walking, biking and driving on Hansen.
- Nothing

- Weather
- I still walk in East Jackson but a safer alternative would be nice
- Nothing
- No Sidewalk
- Lack of sidewalks and lack of street lights.
- Cars go too fast down E Hansen and E Simpson from Redmond heading west
- Peoples speed. Especially after dark.
- Speeding traffic makes cycling dangerous with kids.
- Nothing
- No sidewalk
- Cars drive too fast. More traffic. There is no sidewalk until you get past Redmond. We need a sidewalk going downtown.
- Too many cars, no sidewalk. It's dangerous to walk in the street, and in winter it's icy and terrible.
- the section of east Hansen that does not have a sidewalk is heavily trafficked by cars and can feel unsafe to walk/bike on.
- Lack of sidewalks and safe places to walk.
- Nothing
- I walk with my baby in a stroller daily on East Hansen, and it's difficult with so many cars/construction, and will get worse again with snow coming in. I can't get over large quantities of snow with the stroller if it's not up-kept.
- Nothing
- Sidewalks are very incomplete. It's essential to have sidewalks for children and people of all ages to be able to safely live in our neighborhood.
- Parked cars causing blind spots no room for bikes
- You can't bike with multiple car seats and carry kids during winter months
- In the wintertime there's no safe place to walk. Even with a sidewalk there's no guarantee it would be cleared.
- lack of sidewalks
- Lack of sidewalks... lights could be better where ever sidewalks exist.
- Traffic going too fast. not enough room on the street for bike and dog.
- Weather and Time
- As an adult, I feel comfortable traveling in the corridor, but wouldn't want a child walking on it in the winter
- We could not bike or walk more than we already do, but would love to travel more safely.
- Cars parked on street limits visibility of people backing out of driveways and makes road feel busy and uninviting
- Wide road, lots of traffic.
- Fast cars on road, parked cars.
- Nothing, but it would be nice to have sidewalks.
- Icy streets in winter
- Speed of vehicles.
- No sidewalks - forced to walk in streets.

Question: Are you for or against adding a lighting element on East Hansen? Why or why not?

- Against - Dark skies are the best skies!!!
- depends on how the lighting is done. Something subtle, just enough to see and be seen
- No. Especially not white led streetlights.
- I feel that if we want more pedestrian friendly roads they need to include lighting for safety reasons it is so hard to see pedestrians
- unnatural
- Light pollution, not sustainable and disturbs neighborhood
- We already have too much light pollution. The new "Downward Pointing" lights do not point down. They do spray light in all directions. The lights should be dimmer than they are and should be RED. Talk to GTNP Colter bay bat project.
- lights would be nice for safety during the darker winter days
- Need to see the lighting plan to strike a balance between safety and protecting the dark skies.
- more light pollution
- No, because I know people who live there and wouldn't enjoy the light pollution.
- No because night skies initiative. We need to look at all of the streetlights and bring them up to compliance.
- Keep night sky dark
- It's residential - no need for lighting.
- As long as it isn't as bright as Cache St.
- I'm not sure. I like the dark night skies but lighting could make it safer
- I think it should be up to the residents. There is no lighted street that stretches from Redmond all the way to downtown. I think a better place for a lighted element would be E Kelly Ave.
- I would keep an open mind about this, as long as they don't go overboard.
- Keep our night sky dark.
- I am for adding the proper lighting elements. Please don't add lights that will blind the people in the houses but will light the streets. The one light that is near 20 E Hansen is old and does a terrible job lighting the street
- No opinion. There are already lights in the section that I live on
- As a female I feel much safer walking and biking on lit paths (I will avoid unlit if at all possible). Lighting should be respectful to residents and not on consistently all night
- Not sure Lighting would be needed except at intersections
- Undecided, would defer to homeowners
- Prefer darkness
- Could it be on motion detector?
- Minimal lights
- Against - I feel it is unnecessary from a homeowner's point of view.
- Against. Light pollution, electricity usage, sleep impairment.
- If adding the lighting to increase safety, for all users, needs to point down.
- More lighting would be good for walks after dark.
- No lights.
- No, it is not traveled enough.
- Against - keep it simple.
- Yes, low level.

Question: Other comments or suggestions for East Hansen Avenue?

- Sidewalks are great and fit in any town. Street lights fit in cities.
- No sidewalks on E. Hansen. We like are nice wide street with plenty of curbside parking. Please do not choke it like the Redmond fiasco.
- Keep lighting as is
- Every street should have sidewalks
- Wildlife crossings along Broadway would be a better use of these funds
- Sidewalks are good. But could maintenance be included in budget. Older people may not be able to keep sidewalks shoveled.
- I walk Hansen and Cache everyday. The side walk change on cache introduced non native trees and increased light pollution a horrible amount. We don't need more lighting. The lighting we have needs to be red and to actually be shielded and point down, not refracted pointing above the horizon line.
- should be coupled with sidewalks along east side of Willow Street
- I'm for lighting if it's soft. nothing like cache.
- Could you make the whole street walking/biking only?
- Will the sidewalk be at the back of curb or a boulevard strip? Are the residents along East Hansen willing to accept responsibility for snow removal? After the completion of sidewalk projects in other parts of town the pedestrians are walking in the street (2 or 3 abreast) still, so what's driving the demand for this improvement? Did the Town ever complete its sidewalk master plan?
- I think a sidewalk on East Hansen would be a great addition to East Jackson. Very supportive! (I live on E. Kelly)
- Against
- Taking away from residential driveways will decrease off street parking. I have seen these massive sidewalks other residential streets in town that completely render driveway parking impossible. Also, our taxes doubled, now some of our retired resident will be responsible for shoveling a sidewalk too? And if they are physically unable? What a better way to tell the old timers they are not welcome nor cared about by our elected officials.
- Please make sidewalks. No lights needed.
- This money should be spent in other necessary upkeep in the town not adding more expense to sidewalk maintenance.
- Leave it alone
- A sidewalk (on the North side) would provide an excellent east west connector. Kelly has sidewalks but they can only be accessed at Willow and Redmond.
- There are many other streets that need a sidewalk first!
- East Hansen is not an appropriate street for sidewalks. It is clear that the Town Council approved this while working in a vacuum without any real knowledge of how the street lives and flows. Sidewalks will destroy the character of the historic street. 100 year old trees have to be cut down or will die from the added pressure of concrete. Everyone who lives on Hansen is already within 1 block of a sidewalk if they prefer to walk on them. The people on Hansen did not request this, it is being forced upon them. I noted my comments above. The entire street is used as a sidewalk and hundreds and hundreds of people walk it every day. Very little car traffic so unless you are making it a bus route which would be tragic do not install sidewalks.
- I've been waiting a long time for a sidewalk on our street, even if it's just on one side of the street.
- It seems like you guys are overthinking this. We just need a basic sidewalk, like every other residential street. East Kelly is a good example. My kids are growing up fast, and I'd like them to be able to walk to school!
- Sidewalk would be a wonderful addition to the neighborhood- and encourage people to walk and walk safely!
- I do not think there should be a sidewalk on Hansen. There are several way more important areas that need sidewalks in town. I.e.- east Broadway across from professional building in front of Hitching post lodge. 1000x's more traffic with preschoolers and hospital patients without a safe place to stand/walk on

a street with extremely high vehicle traffic. There are several sidewalks in town that need to be finished. Why start a new project when several are not finished. How about the north Cache sty corridor entrance I to Town. Perhaps spend money on the entrance to town that visitors and locals can enjoy for years to come?

- Try not to turn it into another Kelly Ave. Higher traffic loads and higher speeds in a more predominantly family housing area takes away from the neighborhood... My family has lived on East Hansen for 90 years, and the Cache re-do has changed the nature of our block -
- I have lived in East Jackson for 15 years and have never felt unsafe walking or biking through the area. I do not think there is a need for a sidewalk and am satisfied with sidewalks on East Broadway and East Kelly which are the main arteries in that part of Town. I also do not think we need more light pollution in East Jackson which would come with added street lighting.
- Light pollution needs to be taken seriously by the TOJ - don't add more lights.
- Narrowing the street to slow traffic and putting a sidewalk on one side seems like a viable compromise to keep the trees and people's yards while giving pedestrians and kids on bikes protection.
- A sidewalk and lighting should be added for the kids; going to and from the bus and after school activities. It gets dark early in the winter.
- Thanks for putting in a sidewalk. It's way past time.
- It's pretty sad that we don't have a sidewalk there already. Please, no more delays. We need these on all our residential streets. Thanks
- Lighting would be great! it would make pedestrians more visible to cars, and make pedestrians feel safer walking.
- Street lights very disruptive and light polluting at night Safety is not really a need here
- Parking on the E. Hansen block between S. Cache and King is maxed out and terrible because of the pressure from the Center for the Arts. There is either nobody parked on this block OR there is overflow parking with cars blocking driveways and fire hydrants (in winter). It really needs to be addressed. Also, there are usually cars parked up and down S. Cache so when you are pulling out either by car or bike onto South Cache it is almost impossible to do this safely because you can't see cars coming in either direction. There needs to be mirrors put up (like near Sidewinders).
- There is little to no need to have a sidewalk on this street. The pedestrian traffic is extremely light. Money and effort should be focused on Cache where bikes and pedestrians over populate the area and is not safe.
- If there's lighting, could it be done in a minimal way so as not to drastically increase our light pollution?
- this was a weirdly skewed survey. Perhaps more background questions regarding why you wouldn't be in favor of lighting vs. questions regarding sidewalks and children? is this about lighting or sidewalks? both? what kind of lighting are the options? bird-friendly? certain hours? Perhaps a longer survey would shed more LIGHT on the subject. hahaha.
- I walk all over town and the lack of sidewalks always amazes me and it's not just East Hansen, as we all know. Lights are a bonus, as it's a great way to illuminate the surface (whatever is available) and not twist an ankle.
- Doesn't seem necessary right now - seems it's being pushed by a councilman that lives on that street and the rest of council is bowing down to him
- No lights please! I live just a street over. I am in favor of dark skies. If folks want a light they can easily carry one; light pollution and increased energy use should not be a part of this project.
- I think sidewalks are a short-sighted fix and residents on the street have very valid reasons for opposing them (but they are not opposed to other solutions to make the street safe). We should look at a more progressive solution to this street that encourages fewer cars and all alternative forms of transportation and recreation.
- Consider traffic calming the street to disincentivize the through movement of automobiles thereby decreasing traffic volumes and speeds. This will make cycling safer and more inviting. Decreasing the amount of parking would also free up space that could be converted to a mix of green space and sidewalk. This, if done well, might eliminate the need to make changes behind the existing curb lines decreasing impacts to the neighbor's front yards.

- East Hansen needs curbs and gutters, but not a sidewalk. Because of snow that collects and doesn't melt on the south side of the street, it is not practical. The north side melts off.
- There are a lot of historical homes on Hansen that would be greatly impacted by a sidewalk. Not only would it be out of character, not able to park is also a HUGE safety concern. Lots are shallower on the south side. This does not have to be suburbia. I understand they might build sidewalks around the trees, but construction alone would damage these 100 + year old trees.
- There are sidewalks on E Kelly and E Simson. I don't feel it is necessary in Hansen. Will hamper the residential feel of the nice neighborhood.
- Narrow the street and slow traffic. Yes for a sidewalk. As my kids gets older, I would let them walk places themselves if there was a safe way to get to the park, hockey, soccer, etc.
- Consider more significant alternations to prioritize local neighbors usage.
- Resources and time should be spent on other areas.
- Bike lane please.
- Winter will require snow removal to make the sidewalks walkable.
- No sidewalk. Add bike lanes and walking area.
- Loved the stop sign at Jean Street. No bulbouts.
- Thanks for working towards improvement.
- No bike path. No bulbouts. No curbs and gutter. No trees in green space. 2' not 5' green space.
- It would be nice to have sidewalks on the sunny side of the street.
- Appreciate a sidewalk that runs from midtown all the way east to Nelson.

To Whom it May Concern,

Hi and thank you for considering my comments below. This email is regarding the proposed Hansen Sidewalk project. I attended one of the workshops at the end of September. I am a homeowner and resident who lives on Hansen Ave.

Thoughts regarding the Hansen Ave Sidewalk Proposal/Workshop

-Waterline runs on the south side, not ideal to put a sidewalk over the top of it. Costly for maintenance or problems as well.

-The south side (north facing) gets very little sun in the winter, our snowbanks get up to 8 feet high or more with street plowing, it's too much to manage the snow removal in the winter. Both costly for the town and too much work for the residents along the sidewalk. If you cannot guarantee Parks and Rec or the town can maintain these sidewalks in the winter, it shouldn't be considered. It's far too much of a burden to remove snow as it is now.

-North side (south facing) has much more solar energy, snow and ice disappears with solar input, I'll have no snow on my south facing porch, and 8 ft of snow on my north facing porch, all winter long. My neighbor's driveway on the northside across from me won't have any snow (sunny and dry), and I will have huge snow burms and its in the shadows all winter long.

-I am worried about the trees that would have to be cut down for this project. I am not a proponent of cutting down trees for the purpose of putting in concrete. If this project requires tree removal, especially considering one of Hansen's greatest assets is its trees, then I think this project needs to be reconsidered. Also please consider that often the construction work near the trees damages the trees, and can kill it that way as well (i.e. digging into its root system). Some of these trees are really old, and a part of Jackson's history and character. Please consider the damage to the trees as a major detriment to the current proposal.

-The current traffic on Hansen is too fast! Everyone speeds down the street in trucks and cars. And there has been a huge increase in traffic with the increase in construction in East Jackson. I think a very viable way to slow traffic down is to narrow the street. It seems to have worked well on Redmond. Narrow the street = slowing people down. Put the sidewalks further into the streets rather than further into non-conforming yards that existed before current setbacks.

-So rather than encroaching on everyone's private property (yes I realize the town has a right of way, but let's look at the historic nature and design of a lot of these subdivisions that will be affected), let's narrow the street. Currently 38' curb to curb on average? Minimum street size to accommodate street parking (on both sides) and two-way traffic is 29 feet curb to curb (I've done a bunch of research and talked to a friend in urban planning). We should bring the sidewalks out into the street to help narrow the lanes, to force people to go slower.

-Do we actually need a sidewalk on both sides? Too costly for taxpayers, and it helps reduce the impact on the private residents. One side would do, makes most sense for the north side (south facing), but rather than plow into the right of way on everyone's private property, expand into the street to narrow the road, and force people to slow down. I cannot reiterate enough, people drive too fast on Hansen! Especially construction trucks, START buses (which shouldn't be on Hansen by the way), and teenage drivers.

-What about non-conforming homes such as mine that used to be conforming when subdivided and built in the 1970's? The current proposed sidewalk on my side (the south side of Hansen) would literally put people on my porch. This is a huge encroachment on me and my family's privacy. And what about my parking? If I can't park my car in my driveway, then I am completely opposed to this project. These are newer setbacks that weren't in place when my house and subdivision was first put in, it would have a huge effect on my family's private space as a resident at 480 E Hansen. And I cannot afford to scrape my house and build a new one. I am a working-class resident trying to support a family in a town that is increasingly difficult to make it financially.

-Take a vote with the residents on Hansen Ave. Are they pro sidewalk? They should be considered first and foremost, as they will be accepting all the consequences and all the inconvenience that come with a sidewalk, and invasion of privacy. I already have a problem with dog excrement in my yard, now what will happen when people walk that much further into my yard with their dogs? What about the guy that wrapped on my front yard window a few times last year late at night? Super spooky. Now let's give that guy even more access to my house. Security, private property invasion, and privacy are at the core of this. Have you really considered those that will feel the biggest impact from this project? Have you had a chance to talk to the Hansen residents about the impacts they face?

-As a mother of two young children who will be commuting to our local school systems for the next 12 years, I am willing to consider the idea of a sidewalk on Hansen Ave but I would like to see it impact the neighborhood more minimally (No tree removal or killing of trees, encroachment on land and privacy, cost to taxpayers, maintenance of sidewalk, etc). The current plan has quite a large impact on the character of the neighborhood, the privacy of homeowners, and doesn't address the biggest issue, which is that the amount of traffic and the speed of traffic has increased exponentially in the past 5 years. I propose you narrow the road by moving the sidewalk in towards the road, also helping eliminate the privacy and tree issue that is at issue with the currently proposed Hansen sidewalk project.

-And finally, at the workshop I noticed a question regarding installing sidewalk/street lights with the sidewalks. If you are considering lights along the sidewalks, then I am vehemently opposed to the project entirely. Light pollution is a real problem already in Jackson. We are here to live in the mountains and be under the stars. I want to point out constellations to my daughters at night, we want to look at the sky, and enjoy the fact that we live in a rural community. Any additional street or sidewalk lighting should not be on the table, and not of consideration for this project. In fact, town should consider reducing light pollution in the town as a whole.

Ketchum, Idaho and Sun Valley, have implemented a nighttime light ban, and its wonderful. You can stand nearly anywhere in town at night and see the stars.

Thanks again for your time. Please forward this email to anyone who needs to read it, as I am not sure who should be receiving this feedback. I would be happy to speak with anyone regarding this matter, so please feel free to email or call me.

Sincerely,
Jessica Baker
307-690-3683
jessicambaker@hotmail.com



Teton County School District #1
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307-733-2704

October 8, 2019

Mayor Muldoon & Council
Box 1687
Jackson, WY 83001

Mayor Muldoon and Jackson Town Council:

Thank you for considering TCSD support of pedestrian infrastructure improvements along Hansen Avenue. There are currently 39 district students who reside along this route. This project would benefit an additional 23 students who live near Hansen and may use the sidewalks to travel to and from school. An efficient and complete pedestrian infrastructure system is essential in providing students a safe route to school.

Wyoming rules governing transportation (Chapter 20) reimburses school districts for transporting elementary students who live more than one-mile from school, provided the Board of Trustees determines that students living within one mile of the school have a safe walking route. Additionally, secondary students living within 2 miles of a school are subject to the same regulation.

The Town of Jackson's high quality and extensive sidewalk system has allowed TCSD to launch the first Walking School Bus Program in Wyoming. This program allows students to arrive at school with "the morning wiggles" worked out and students are then ready to learn. The program has significantly reduced the number of VMT's and ADT's within the town. It is important to note that the program was originally planned to occur only during the fall and spring seasons. However, due to family requests, the program has operated for two winter seasons as well. The District would like to further expand the Walking School Bus program but we are limited to areas that provide safe pedestrian infrastructure.

In closing, as a former planner, I am pleased with the town's consideration of this project in that it represents another step toward the fulfillment of the Transportation Chapter of the Comp Plan. Completing this project, along with the projects the Town has executed already completed provides opportunities to reduce student vehicular trips to and from school, minimizing traffic congestion at peak commute times in our community.

Thank you again for considering these comments.

Warmest regards,

A handwritten signature in blue ink, appearing to read "Jeff Daugherty", is written over a large, stylized blue loop.

Jeff Daugherty
Assistant Superintendent, TCSD#1