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

MAY 26, 2020 **JACKSON, WYOMING**

The Teton County Commissioners met in conjunction with Jackson Town Council in a special session in the County Commissioners Chambers at 200 South Willow Street at 9:32am. The purpose of this meeting was to review budget submissions from joint departments. Upon roll call the following were found to be present:

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

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

Joint Department Budget Review and Discussion.

A. Parks & Recreation
B. Victim Services / Animal Shelter
C. Dispatch
D. Pathways
E. Fire/EMS
F. Housing

The meeting was recessed at 11:24am and reconvened at 11:31am.

G. START

The meeting recessed at 12:00pm for lunch and reconvened at 1:30pm.

Discussion continued with the START budget.

Growth Management Plan (GMP) - 2012 Comprehensive Plan Update. **Growth Management Plan (GMP) - Comprehensive Plan Work Plan.** Tyler Sinclair made introductory remarks and staff comment on proposed updates to the Comprehensive Plan. The requested action for this meeting is to set dates for the public comment period, the joint Planning Commission public hearing, and the joint Council and Board public hearing to consider adoption of the amendments to the 2012 Jackson/Teton County Comprehensive Plan, as presented by Staff with the edits made by Council and Board at today's meeting.

At the May 4, 2020 JIM, Staff presented an overview of the update process to date for the 2012 Jackson/Teton County Comprehensive Plan, including:

- The Plan's Vision, three Common Values, and foundational growth management concepts of limited ***amount***, directed ***location***, and incentivized ***type*** of growth remain unchanged in the draft Comp Plan Update
- How growth in the community over the past seven years and review of our Growth Management Program prompted us to update the 2012 Comprehensive Plan with a focus on corrective actions and enhancements that better align the Plan's Principles, Policies, and Strategies with the community's Vision and Common Values.
- The Growth Management Program Review and Comp Plan Update process that has taken place over the last year to inform the draft Comp Plan Update
- Review by chapter of primary Plan enhancements and corrective actions that are proposed in the draft Comp Plan Update

At the May 4, 2020 JIM, the Board and Council also engaged in joint discussion on potential edits necessary to the draft before beginning the public comment period and before consideration of adoption. As a result of this discussion, Board and Council directed Staff to prepare and present additional information on the following components of the draft Comp Plan Update:

1. Subarea 5.6 Northern South Park Revised Enhancements for Consideration
2. Cap on Maximum Commercial Floor Area
3. Workforce Housing Tools in the County
4. Water Quality Enhancements
5. Subarea 7.2 Hog Island Home Business Proposed Enhancements

Bruce Meighen, Logan Simpson, addressed the Board and Council to identify necessary edits to the draft before public release.

1. Subarea 5.6 Northern South Park Revised Enhancements for Consideration. Discussion started by looking at the updated language focused on that area. A straw poll was taken and showed the majority in favor on the removal of "An exception to ~~this~~ the neighborhood plan requirement ~~would be~~is the allowance for development when associated with ~~an opportunity to provide~~provision of meaningful permanent open space by clustering development into the subarea from a Conservation or Preservation Subarea." There were no other changes to the language in this section.

2. Cap on Maximum Commercial Floor Area. There was brief summary on this item given by Tyler Sinclair.

3. Workforce Housing Tools in the County. Discussion on three options:
   a. Stay the Course: Existing Plan directs workforce and affordable housing into Town while County focus is permanent open space.

b. Directed Change: Identify specific Subareas of the County where higher density housing may be appropriate if permanently deed restricted for workforce or affordable housing.
c. Broad Change: Create a floating workforce housing incentive tool for use in the County.

Next Steps. Balancing continued momentum of the process conducted so far and the unforeseen limitations imposed by the COVID-19 pandemic, Board and Council should consider and set a revised review schedule for completion of this project. Staff proposes the following dates for consideration:

- June 3, 2020: Public comment period begins; legal notice placed in the Jackson Hole News & Guide weekly newspaper
- July 13, 2020: Joint Planning Commission meeting to make recommendation on adoption of proposed updates to the 2012 Comprehensive Plan
- August 3, 2020: Board of County Commissioners and Town Council Joint Information Meeting to consider adoption of proposed updates to the 2012 Comprehensive Plan

Staff notes that when considering the schedule, the Boards may want to consider what meeting formats and public gathering allowances should be in place during the review period. For example, should the Planning Commissions and Elected Officials have returned to in-person meetings? Should recommendations/restrictions limiting gatherings of more than 10 people be lifted to allow for in person public comment? Etc.

Public comment was given by Abigail Karin.

A motion on behalf of the Town was made by Councilwoman Morton Levinson and seconded by Councilman Jorgensen to begin the public comment period of the Proposed Amendments to the 2012 Jackson/Teton County Comprehensive Plan on June 3, 2020, to direct staff to advertise in the official newspaper of the town our intent to adopt amendments to the 2012 Jackson/Teton County Comprehensive Plan, to set a July 13, 2020 hearing date before the Jackson Planning Commission and an August 3, 2020 hearing date before the Town Council with the following changes to the proposed amendments to the 2012 Jackson/Teton County Comprehensive Plan directed at this meeting:

1. Edit the draft to replace Subarea 5.6 with the text provided in the redline included in the May 18, 2020 Staff Report with the following sentence removed: “An exception to the neighborhood plan requirement is the allowance for development when associated with provision of meaningful permanent open space by clustering development into the subarea from a Conservation or Preservation Subarea.”
2. Edit the draft to split Strategy 3.3.s.5 into two separate Strategies with one on Northern South Park and on the Fairgrounds site.
3. Add a Strategy to identify locations in the County that may be appropriate for higher residential density to meet community-wide workforce housing goals.

Mayor Muldoon called for the vote. The vote showed 4-1 in favor with Councilman Schechter opposed and the motion carried on behalf of the Town.

A motion on behalf of the County was made by Commissioner Newcomb and seconded by Commissioner Macker to begin the public comment period pursuant to Wyoming Statute §16-3-103 of the Proposed Amendments to the 2012 Jackson/Teton County Comprehensive Plan on June 3, 2020, to direct staff to advertise in the official newspaper of the county our intent to adopt amendments to the 2012 Jackson/Teton County Comprehensive Plan, to set a July 13, 2020 hearing date before the Teton County Planning Commission and an August 3, 2020 hearing date before the Board of County Commissioners with notice as required by Wyoming Statute §18-5-202 with the following changes to the proposed amendments to the 2012 Jackson/Teton County Comprehensive Plan directed at this meeting:

1. Edit the draft to replace Subarea 5.6 with the text provided in the redline included in the May 18, 2020 Staff Report with the following sentence removed: “An exception to the neighborhood plan requirement is the allowance for development when associated with provision of meaningful permanent open space by clustering development into the subarea from a Conservation or Preservation Subarea.”
2. Edit the draft to split Strategy 3.3.s.5 into two separate Strategies with one on Northern South Park and on the Fairgrounds site.
3. Add a Strategy to identify locations in the County that may be appropriate for higher residential density to meet community-wide workforce housing goals.

Chair Macker called for the vote. The vote showed 2-3 in favor with Commissioners Propst, Epstein, and Barron opposed, and the motion failed on behalf of the County.

Adjourn. On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Barron to adjourn the meeting. Vice-Chair Epstein called for a vote. The vote showed all in favor and the motion passed.

On behalf of the Town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Schechter to adjourn the meeting. Mayor Muldoon called for a vote. The vote showed all in favor and the motion passed.

The meeting adjourned at 3:37pm. Respectfully submitted: sdf