

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

OCTOBER 13, 2020

JACKSON, WYOMING

The Jackson Town Council met in conjunction with the Teton County Commission in a special joint information meeting (JIM) located in the County Commissioner's Chambers located at 200 S. Willow St. at 9:00 A.M. Upon roll call the following were present:

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

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

STAFF: Alyssa Watkins, Kristen Waters, Larry Pardee, Keith Gingery, Brady Hansen, Maureen Murphy, Tyler Sinclair, Chris Neubecker, Rian Rooney, April Norton, and Chalice Weichman

A. COUNTY ONLY ACTION - Recission of Partial Fire Closure Resolution. Keith Gingery, Deputy County Attorney, addressed the Commission regarding a resolution to rescind a partial fire closure. The Teton County Board of County Commissioners entered an Order for a Partial Fire Closure for the unincorporated areas of Teton County on August 25, 2020. The County Fire Warden has now advised the Teton County Board of County Commissioners that a partial fire closure is no longer warranted.

There was no public comment

On behalf of the County, a motion was made by Commissioner Propst and seconded by Commissioner Barron to approve the Resolution Rescinding the August 25, 2020 Partial Fire Closure for Unincorporated Areas of Teton County. Chair Macker called for a vote. The vote showed all in favor and the motion carried for the County.

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

Public comment was given by Brooke Sausser of the Jackson Hole Conservation Alliance, and Anna Olson.

On behalf of the County, a motion was made by Commissioner Newcomb and seconded by Commissioner Propst to direct staff to prepare Amendments to the Text of the Land Development Regulations, Section 6.3.3. Affordable Workforce Housing Standards and all associated sections as follows:

- Adjust Non-residential Housing Mitigation Rates as follows: reduce current rates by 25%
- Adjust Housing Mitigation Change in Use Requirements as follows: no change
- Other Housing Mitigation Amendments as follows: no change

Commissioner Newcomb amended his motion and Commissioner Propst accepted the amendment to read as follows:

- Adjust Non-residential Housing Mitigation Rates as follows: reduce current rates by 37.5%
- Adjust Housing Mitigation Change in Use Requirements as follows: 37.5% for spaces under 2500 square feet
- Other Housing Mitigation Amendments as follows: to adjust the Office mitigation rate by 50% reduction

Chair Macker called for a vote. The vote showed three opposed with Commissioners Propst and Newcomb in favor and the motion failed for the County.

The Town declined voting on the motion given its failure by the County.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to direct to direct staff to prepare Amendments to the Text of the Land Development Regulations, Section 6.3.3. Affordable Workforce Housing Standards and all associated sections as follows:

- Adjust Non-residential Housing Mitigation Rates as follows: 50% reduction for all uses
- Adjust Housing Mitigation Change in Use Requirements as follows: no change
- Other Housing Mitigation Amendments as follows: no change

Chair Macker called for a vote. The vote showed three in favor with Commissioners Propst and Newcomb opposed. The motion carried for the County.

On behalf of the town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Jorgensen to direct staff to prepare Amendments to the Text of the Land Development Regulations, Section 6.3.3. Affordable Workforce Housing Standards and all associated sections as follows:

- Adjust Non-residential Housing Mitigation Rates as follows: 50% reduction for all uses
- Adjust Housing Mitigation Change in Use Requirements as follows: no change
- Other Housing Mitigation Amendments as follows: no change

Mayor Muldoon called for a vote. The vote showed favor three in favor with Councilman Stanford and Councilman Schechter opposed. The motion carried for the Town.

A motion was made by Commissioner Propst direct staff to move forward with the Housing Nexus Study with all due dispatch.

It was decided there would be an update from staff on this topic at the November 2, 2020 Joint Information Meeting.

Commissioner Propst withdrew his motion.

C. TOWN ONLY ACTION - Application for Robert Wood Johnson Grant. Larry Pardee, Town Administrator, presented to the Council the Robert Wood Johnson Grant Application. The purpose of this item is consideration of submittal to Robert Wood Johnson's 'Culture of Health Prize,' which elevates communities that are advancing health, opportunity, and equity for all. Up to ten winning applicants will receive \$25,000 and become part of a national network of communities working toward locally driven change.

A motion was made by Councilwoman Morton Levinson and seconded by Councilman Schechter to approve the submission of a prize application to Robert Wood Johnson, execution of all associated agreements or prize documentation, and upon successful award, acceptance of the prize. Mayor Muldoon called for a vote. The vote showed all in favor and the motion carried for the Town.

The meeting recessed at 11:37 A.M. and reconvened at 1:33 P.M.

B. Comprehensive Plan Updates - CONTINUED FROM OCTOBER 5, 2020. Tyler Sinclair, Community Development Director – TOJ, presented to the Commission and Council for consideration updates to the 1012 Comprehensive Plan.

This project is a systematic review of the effectiveness of the current Growth Management Program for the Town and County as it relates to Comprehensive Plan principles, policies, strategies, and indicators. The goal is to check-in and identify any corrective actions that

are needed to better implement the Comprehensive Plan's community vision. The Growth Management Program review was triggered in 2016 upon hitting the 5% growth trigger built into the Comprehensive Plan update process when it was adopted in 2012. After over a year of community-driven work to improve and enhance the 2012 Comprehensive Plan, a draft of an updated plan was released for public review on July 29, 2020. Review, incorporation of final edits, and adoption of an updated Comprehensive Plan by the Board and Council is the final step in this project.

Tyler Sinclair answered questions from the Commission and Council.

The meeting recessed at 2:58 P.M. and reconvened at 3:05 P.M.

April Norton, Housing Director, addressed questions from Commission and Council on Local Workforce Housing.

Commissioner Barron left the meeting at 4:06 P.M.

On behalf of the Town, a motion was made by Councilman Schechter and seconded by Councilman Jorgensen in support of Common Value One: Ecosystem Stewardship, to direct staff to create an overview of options of how the town and county - whether separately or jointly - can develop the resources needed to address the Comp Plan's ecosystem conservation vision and goals. This overview will evaluate options ranging from relying on an informal community advisory system to hiring one or more staff positions focused on ecosystem stewardship to creating an Ecosystem Stewardship Department and/or Commission. The evaluation of each option will provide a sense of specific responsibilities and positions, costs, logistics, capacity, feasibility, and other relevant information, including the potential for securing philanthropic funds to help catalyze the effort. Staff will report back to the elected officials at the December JIM meeting, so that decisions can be made in time for consideration during the Fiscal Year 2022 budgeting process.

There was discussion on the motion. Town and County agreed to move forward with the recommended motion before addressing the above.

On behalf of the County, a motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to continue this item to the November 2, 2020 Joint Information Meeting and direct staff to incorporate the forty edits that resulted from today and the October 5, 2020 meeting, and amendments into the July 29, 2020 draft for consideration of adoption as an update to the 2012 Jackson/Teton County Comprehensive Plan at that meeting. Chair Macker called for a vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Stanford to continue this item to the November 2, 2020 Joint Information Meeting and direct staff to incorporate the forty edits that resulted from today and the October 5, 2020 meeting, and amendments into the July 29, 2020 draft for consideration of adoption as an update to the 2012 Jackson/Teton County Comprehensive Plan at that meeting. Mayor Muldoon called for a vote. The vote showed all in favor and the motion carried for the Town.

There was discussion on the motion made by Councilman Schechter.

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

On behalf of the County, a motion was made by Commissioner Propst and seconded by Commissioner Newcomb in support of Common Value One: Ecosystem Stewardship, to direct staff to create an overview of options of how the town and county - whether separately or jointly - can develop the resources needed to address the Comp Plan's ecosystem conservation vision and goals. This overview will evaluate options ranging from relying on an informal community advisory system to hiring one or more staff positions focused on ecosystem stewardship to creating an Ecosystem Stewardship Department and/or Commission. The evaluation of each option will provide a sense of specific responsibilities and positions, costs, logistics, capacity, feasibility, and other relevant information, including the potential for securing philanthropic funds to help catalyze the effort. Staff will report back to the elected officials at the December JIM meeting, so that

decisions can be made in time for consideration during the Fiscal Year 2022 budgeting process.

Chair Macker called for a vote. The vote showed all in favor with Commissioner Barron absent, and the motion carried for the County.

Adjourn.

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

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

The meeting adjourned at 4:31 P.M.

minutes:csw

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

Natalia D. Macker, Chairwoman

ATTEST:

Maureen E. Murphy, County Clerk