

Special Town Council Workshop
April 19, 2021
2:00 P.M.
Virtual from Town Council Chambers

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I. ZOOM LINK FOR PUBLIC PARTICIPATION

To join, click the link or copy to your browser: <https://us02web.zoom.us/j/88970472082?pwd=U2dMdkFDaTM0Z2lGMmNuWm5uUVg1dz09>
If the link does not work, join at zoom.com with Webinar ID **889 7047 2082** Password: **83001**
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II. CALL TO ORDER AND ROLL CALL

- A. New Employee Introduction: Annette Langley, Planning Coordinator

III. WORKSHOP ITEMS

- A. Director Updates (Public Works, Planning, IT, Fire/EMS, 20 mins)
- B. Council Priority and Staff Capacity Check-In (Tyler Sinclair, 55 mins)
- C. Ordinance 473 and LDR Definition of Family (Tyler Sinclair, 45 mins)
- D. Municipal Code Title 6 Updates Related to 2021 Legislation (Sandy Birdyshaw, 30 mins)
- E. Rancher Street Complete Street Conceptual Design (Johnny Ziem, 30 mins)

IV. UPCOMING WORKSHOP ITEMS

5/17 Director Updates (Housing, Finance, Parks & Rec, Community Development)
5/17 North Cache Streetscape as a Town Gateway (Floren Poliseo)
5/17 Municipal Code Title 13 Update (Lea Colasuonno)
5/17 Pearl Street Sidewalk Project (Johnny Ziem)
5/17 Long Term Legislative Agenda (Larry Pardee, Susan Scarlata)
6/21 Director Updates (START, Legal, Personnel, Police)
6/21 Public/Private partnership permit & application fees (April Norton)
6/21 Water & Sewer Capacity Study (Johnny Ziem)
6/21 St. John's Health Discussion (Pre-App Meeting, Paul Anthony)
7/19 Director Updates (Public Works, Planning, IT, Fire/EMS)
8/16 Director Updates (Housing, Finance, Parks & Rec, Community Development)
9/20 Director Updates (START, Legal, Personnel, Police)
tbd Work Plan Review from Retreat

V. ADJOURN

- A. Recess or Adjourn to executive session to discuss personnel matters in accordance with Wyoming Statute 16-4-405(a)(ii).

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.

New Employee Intro

Annette Langley – Planning Coordinator

Annette has joined our team in Planning to provide administrative support to the department.

She is a native of Indianapolis and holds a B.S. degree from nearby, Purdue University.

Annette has lived in Jackson for over 16 years and enjoys hiking, biking, snowshoeing, camping, and spending time with her crazy dogs.

Welcome Annette!

STAFF REPORT



Meeting Date:	April 19, 2021	Meeting Title:	Workshop
Submitting Department:	Community Development	Presenter:	Tyler Sinclair
Agenda Item:	Town Council Priorities Follow-up	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is to provide an overview of Council's priorities identified at the 2021 Town Council Retreat.

Requested Action.

For Council to provide feedback and amendments to the project description, background, desired outcome, next steps, and staff and resource impact sections for each initiative.

Recommendations.

None at this time.

Background.

Leading up to the 2021 Town Council retreat each member was asked to identify their top priorities for completion by this Council over the next two years. During the retreat all identified projects were discussed and sorted into the categories as seen below. There are a few discrete tasks including renaming the Community Development department and others, which will be brought back to Council for consideration at another time.



The final step in the process was for Council to rank their priorities. Staff was then tasked with developing project descriptions, next steps, and the resources needed to complete the 6 highest ranked initiatives for consideration as part of the FY22 Budget requests. The 6 highest prioritized initiatives were as follows:

- Childcare
- Climate Action Plan
- Future Funding of Local Government
- Equity Commission
- Karns Meadow
- Water Quality

Analysis.

Based upon Council discussion and direction, staff will proceed to place these initiatives in work plans and budgets for associated departments and staff for Council final review and approval during the budget process. Council will be asked during the workshop to identify amendments to what has been proposed by staff in order to better inform that next step in the budget process.

Alternatives (Optional).

Council could choose to move forward with all, some or none of the proposed initiatives. In addition, Council may choose to proceed with some identified next steps but not all.

Comprehensive Plan & Priority Alignment.

See Descriptions Attached

Fiscal Impact.

See Descriptions Attached

Staff Impact.

See Descriptions Attached

Attachments or Links.

Project Descriptions

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items.*

I move to direct staff to amend the Project Descriptions as discussed today.



PROJECT DESCRIPTION: EARLY CHILDHOOD EDUCATION (ECE)

At Town Council's January 2021 Retreat, Council members suggested potential priorities for the next two years, which were then discussed and ranked by each member. The top six ranked priorities that staff was directed to research and report back on included consideration of potential levers the Town could utilize to affect Early Childhood Education (ECE) in our area. Council referenced the Childcare Baseline Inventory release in April 2020 by OPS Strategies, noting that now that this "community snapshot of ECE" was complete, there was a desire to see a plan for potential actions to affect change in ECE for the betterment of our community.

BACKGROUND: OPS Strategies released its Childcare Baseline Inventory report, an assessment requested and funded by the Town of Jackson and Teton County with support from the Community Foundation of Jackson Hole. This report provides a broad perspective on Early Childhood Education in our community considering the current state of supply and demand in this area as well as future opportunities and threats based on projections. Providing a baseline that future efforts can be monitored against, the report looks at availability, affordability, and current options for ECE. The report finds that the two greatest challenges with ECE are the lack of affordable options and the lack of space for providers. The amount of ECE in our community is relatively high, with Wyoming Department of Family Service certified capacity for 80% of the Teton County Population under age 5. That said, ECE costs twice as much as the average family can afford. Most Teton County families pay 15% of their income for ECE when the federally recognized definition of ECE affordability is 7% of family income. ECE affordability is a structural, national issue, especially for infants and toddlers. Longer-term, the number of families with young children in our community is declining, but the current challenges for these families are quite real and present.

DESIRED OUTCOME: The desired outcome overall is to address the structural lack of affordability of ECE, which will require new solutions for staffing, pricing, the lack of space for ECE, and the need for more support for the most under-resourced families in our community. In addition, reducing the financial burden on working families will help make it possible for them to remain a part of our community. Eighty-four percent of two-parent households in Teton County have both adults in the workforce, compared to 71% nationally. In the last 15 years, record-high numbers of families have moved out of our area once they have children and record-low numbers of 25 to 35-year-olds, who will have the next generation of children, have moved into our community.

PROPOSED NEXT STEPS: Staff has connected with OPS Strategies and various providers and recommends the following potential levers as ways for the Town to affect ECE in our community.

Potential Town-Led Initiatives

- **Additional space for Early Childhood Education.** The majority of the ECE capacity in our community is at six sites connected to larger institutions in one way or another, including JHMR, TCSD, the Presbyterian Church, St. John's Church, St. John's Health, and Children's Learning Center (CLC), which sits on county land. These providers that have free or subsidized space charge lower tuition rates, which makes the entire ECE system more affordable for families and functional for the



community. There are also currently ECE professionals working as teachers and nannies that would like to start childcare centers but cannot find space to do so. Staff could investigate potential town-owned spaces to be utilized for ECE and when/if spaces become available give “right of first refusal” to potential ECE providers. Staff could also keep an ear out for other private spaces that are not being utilized. As the community emerges from COVID, there may be offices where staff continue to work remotely, freeing up institutional spaces in office parks or businesses. Teton County is currently in discussion with various educational nonprofits including CLC about the commercial space in the affordable housing project on Mercill Avenue. Currently, the Town has no role in this potential collaboration, but it may provide additional space and capacity for ECE. Finally, pursuing SPET funding for additional space for ECE could be an option, but it would be important to pursue institutional space that could be repurposed in the future when current ECE needs taper.

- **Remove certification barriers for substitutes.** Currently substitute teachers must get certified and fingerprinted with the state separately for each provider. There is no method for sharing these checks between agencies, which is a large barrier for the substitute pool that providers rely on throughout the year. OPS Strategies connected with Wyoming Department of Family Services (WyDFS) about this, and they are aware of the issue and looking into ways to streamline the process through electronic submittal and a central repository of information. Staff will continue to follow-up with WyDFS, and Town Council could write a letter to our state legislators and work with them to streamline this process to create a more flexible and comprehensive pool of substitutes.
- **Webpage listing current daycares.** Staff could create and maintain a page on the Town’s website for individuals and couples that are expecting their first child. Various discussions highlighted the reality that first-time parents feel a general overwhelm when determining their ECE options. The Town could maintain a page on its website highlighting various ECE options.
- **Examine building codes, zoning, licensing, for any barriers to ECE in Town policies.** Town staff could review its codes and licensing procedures for any potential barriers to ECE. One item to consider would be removing the designation that home-based childcare centers are considered “commercial activity,” as HOAs prohibit them using this designation. However, the Town could not retroactively change this for current subdivisions and new developments in town limits are not that likely. Additionally, Town staff can work with any potential applicants looking to open an ECE business to usher them through the process, help them navigate the various steps, and potentially match ECE providers with space.

Financial Support for Potential Partner Initiatives

- **Support for ECE teachers to reduce their cost of living.** The Town could help address affordability by working with a committee of providers to help reduce teachers’ costs. This could be in the form of housing or cost of living stipends as the airport and some other employers already provide and would likely mean further financial support for providers from the Town.
- **Tuition Assistance programs for working families.** The Town could help address affordability by supporting tuition assistance. One22 recently launched a childcare assistance fund for families that have experienced a loss in wages or increase in childcare expenses. This is a pilot project running through the end of May. It is still in early stages but could provide a basis or model for broader and/or longer-term tuition assistance. Providers interviewed for the baseline report are willing to participate in tuition subsidy programs.



- **Support Early Head Start & Head Start.** Head Start and Early Head Start programs are free, federally funded programs designed to promote school readiness for children from low-income families. Early Head Start serves pregnant women and families with children under 3. Head Start programs serve children between 3 and 5 years old. Currently, these programs in Teton County serve 88 families and maintain between 20 and 60 families on their waitlists. National studies have shown the powerful effects of ECE on infants and toddlers born into families without a lot of resources. Staff could work with partners to understand potential ways the Town could specifically support these programs.

STAFF & RESOURCE IMPACT: Each of these potential items would require different levels of staff resources. The Community Development Department has time in its annual work plan to complete these tasks.

Potential Town-Led Initiatives

- **Additional space for Early Childhood Education.** Research and vetting of potential spaces could be led by the Community Development department. Initial work could take 2 hours weekly for six months to fully determine if there are Town-owned spaces that could be viable for ECE. After that, 12 hours annually could be utilized to evaluate potential spaces and consider potential matches.
- **Remove certification barriers for substitutes.** A letter supporting streamlining the process for substitutes could be accomplished with five hours total.
- **Webpage listing current daycares.** Creating and then maintaining a webpage listing ECE resources would require 5 hours of initial research and input and then a 1 or 2 hours for monthly upkeep.
- **Examine building codes, zoning, licensing, for any barriers to ECE in Town policies.** Examining potential barriers within Town policies would take 20 staff hours. Annually, ushering potential ECE providers through the process of finding space and getting the correct licenses would take 20 hours throughout the year.

Financial Support for Potential Partner Initiatives

Investigation of consideration of possible tuition subsidies, other assistance for ECE teachers, or support for Head Start programs would require in-depth collaboration with community partners to determine validity and potential processes. As a broad estimate, helping establish and determining how the Town can support these potential initiatives would take 20 hours of staff time over six months, but these initiatives would largely need to be led and delivered by organizations in the ECE or health and human services fields.



PROJECT DESCRIPTION: CLIMATE ACTION PLAN

At Town Council's January 2021 Retreat, Council members suggested potential priorities for the next two years, which were then discussed and ranked by each member. The top six ranked priorities that staff was directed to research and report back on included creation of a Climate Action Plan as one of the body's top priorities. The Comprehensive Plan goal in this area is to *"Emit less greenhouse gases than we did in 2012."* Specifically, the Comprehensive Plan calls for the completion of the following two strategies related to this topic.

- *Develop an Emissions Reduction and Climate Action Plan to identify potential solutions and strategies to reduce our contribution to climate change and better position the Town and County to be able to deal with potential impacts of a changing climate. The Plan should outline implementation responsibilities and include adaptation measures specific to the potential impacts of climate change on our economy.*
- *Update Chapter 2 with a revised statement of principles and policies around emissions reduction and climate change adaptation to establish the Town and County's position as a leading sustainable and adaptable community. As part of the Chapter Update, consider updating the Chapter Goal. Also, consider the impacts and opportunities presented by our tourism-based economy.*

BACKGROUND: In the past the Town has been successful completing organizational sustainability initiatives including 10 by 10 (10% reduction by 2010) and 40 by 20 (40% reduction by 2020). Although other entities have completed similar efforts there has never been a community wide Climate/ Sustainability strategy or plan.

Over the past year a Climate Action Plan working group has been formed and has been meeting to develop a strategy to complete a community wide Climate Action Plan (CAP). Town staff has attended these meetings. The group has been working with the following definitions and steps in plan development as guides:

What is a Climate Action Plan (CAP)?

1. "A CAP is a strategy document that outlines a collection of measures and policies that reduce GHG (greenhouse gas) emissions. Using the GHG emissions inventory as the foundation, a CAP defines GHG reduction goals based on local priorities for reducing emissions and provides the guiding framework for achieving those goals. A CAP can be a standalone document, or it can be integrated into an existing plan, such as a comprehensive plan or a sustainability plan."
2. "An effective CAP provides a comprehensive strategy for reducing GHG emissions across all sectors while supporting community goals for climate justice, environmental health, economic prosperity, and quality of life."

Steps to Creating an Effective Climate Action Plan:

- Step 1: Determine Leadership & Climate Action Plan Framework



- Step 2: Develop Communication & Engagement Strategy
- Step 3: Complete and Analyze Baseline Assessments
- Step 4: Identify Goals and GHG Emissions Reduction Targets
- Step 5: Identify Existing and Potential Initiatives
- Step 6: Quantify Potential Impact of Initiatives
- Step 7: Develop a Plan for Implementation
- Step 8: Establish Metrics
- Step 9: Write CAP
- Step 10: Implement CAP

Currently the group is identifying a consultant to assist in leading and coordinating the project going forward. To date, Town staff has not played an active role in the group without Council direction/prioritization to do so.

DESIRED OUTCOMES: For the Town to assist in the development and implementation of a community wide Climate Action Plan.

PROPOSED NEXT STEPS: To direct staff to dedicate staff capacity to assist in the development of a community wide Climate Action Plan. This plan should include an update to the Comprehensive Plan, Chapter 2: Climate Sustainability as described above. The Town will need to identify a lead staff person(s) for this effort. To date, the Assistant Public Works Director has been most involved, along with some initial participation by the START Director and Community Development Director.

STAFF & RESOURCE IMPACT: Staff anticipates approximately 8 hours a month or approximately 100 hours a year would need to be dedicated to this effort to ensure the Town's goals are met. It is recommended that the Assistant Public Works Director and Community Development Director play this role for the Town with other Town staff being asked to assist in certain areas as needed. At this time there is no budget request associated with this item in the proposed FY22 Budget.



PROJECT DESCRIPTION: FUTURE FUNDING OF LOCAL GOVERNMENT

At Town Council's January 2021 Retreat, Council members suggested potential priorities for the next two years, which were then discussed and ranked by each member. The top six ranked priorities that staff was directed to research and report back on included continued work on the Future Funding of Local Government as one of the body's top priorities. The goal of this initiative would be to develop sustainable local government funding source(s) for the entire community by working closely with County to determine the best forward looking approach funding local government. Specifically, this project would include review and consideration of the following:

- Town and County Overall Funding allocations and responsibilities
- Joint Department Funding options and responsibilities
- Exploration of all current not utilized Funding Options
 - Sales Tax Options
 - Property Tax
 - Fees
 - Licenses
 - Lodging tax
- SPET vote in 2022 and beyond
- Exploration of all future Funding Options
 - Real Estate Transfer tax
 - State Diversification
- Etc.

The initiative would lead to the development of a short and long-term implementation plan including identification of public, private and non-profit partnerships to possibly offset the responsibility of the public and laying out the timing and resources needed for implementation.

BACKGROUND:

The Town began the Future Funding of Local Government initiative with the previous Council, with the goal to first understand how the Town was currently funded and where its funds were allocated. Based upon this discussion, the previous Council identified an additional penny (7th cent) of Sales Tax as the preferred option for addressing revenue diversification and shortfalls in the Town budget. This tax proposal was put to the Teton County voters in November 2020 and failed (passing in the Town but not in the County). In January 2021, this Council again identified the Future Funding of Local Government as a priority to continue to work on at both the Town and Joint Retreat with Teton County.

DESIRED OUTCOMES:

To continue to evaluate and take next steps towards securing a more diversified and forward-looking funding make-up for the Town.



PROPOSED NEXT STEPS:

Step 1: Town and County

The Town could propose to Teton County a 6-month schedule to review current Town and County funding and expenditures and make any desired changes to the current overall approach including review and oversight of Joint Departments.

Step 2: Town

The Town could reserve, at a minimum, one hour monthly to discuss various funding options available to the Town and/or County as described above. This effort would be combined with the monthly budget updates to find time to work on this priority on a regular basis. Additional time could be requested as needed.

Step 3: Education and Outreach

The Town could develop an education and outreach strategy for the community regarding the current limits and challenges of the Town budget (revenues/expenditures) as well as future opportunities and options to consider.

STAFF & RESOURCE IMPACT:

Step 1: Town and County

The Town effort would be led by the Town Manager assisted by the Community Development and Finance departments. It is anticipated that approximately 4-6 hours a week would be needed from staff to complete this step. The Town Manager and Community Development Department have time in their annual work plans to complete this task. Staff has not requested any funding in the FY22 Budget for this effort. Should Council choose to engage the assistance of PEAK Facilitation/Heather Bergman or other consultants to assist in the effort funding would need to be requested at that time.

Step 2: Town

This step would be led by the Town Manager assisted by the Community Development and Finance departments. It is anticipated that approximately 6-8 hours a month would be needed from staff to complete this step. The Town Manager and Community Development Department have time in their annual work plans to complete this task. Staff have not requested any funding in the FY22 Budget for this effort.

Step 3: Education and Outreach

This step would be led by the Community Development department. It is anticipated that approximately 6-8 hours a month would be needed from staff to complete this step. The Community Development Department have time in their annual work plan to complete this task. Staff have requested funding in the Community Development budget request for FY22 in Professional Services and Printing and Publications for this effort.



PROJECT DESCRIPTION: EQUITY COMMISSION

At Town Council's January 2021 Retreat, Council members suggested potential priorities for the next two years, which were then discussed and ranked by each member. The top six ranked priorities that staff was directed to research and report back on included creation of an Equity Commission as one of the body's top priorities. The ultimate goal highlighted in those discussions is for an Equity Commission to help create a more equitable, inclusive, and diverse local government.

BACKGROUND: In the time since the retreat, staff has researched Equity Commissions and Councils in other local governments and found several examples from Plugerville, Texas to Bend, Oregon, and many places in-between. As you would guess, while there is certainly overlap in intent, each locality has its own perspective about the mission and purpose of these entities. A brief overview is included here.

- **In Charleston, South Carolina**, the Equity Commission has 90 days to map out a vision of achieving racial equity in the community and the mission of eliminating institutional racism.
- **In Pasco, Washington**, a 7-member ad-hoc Commission is charged with conducting activities, identifying means, and making recommendations to City Council for action, education, and guidance to foster an environment that includes, accepts, respects, and appreciates all members of the community.
- **In Plugerville, Texas** a Council was created to actively promote community awareness and education on the value of diversity, and develop recommendations for actions to strengthen policies, practices, services, and programs.
- **In Jackson, Michigan**, the Equity Commission is tasked with reviewing City policies and procedures to ensure racial equity is a core element of government, along with making recommendations to officials on ways to promote racial justice and equity in Jackson.
- **In Bend, Oregon**, the Human Rights and Equity Commission will ensure historically marginalized and underrepresented people and communities in Bend have equal access to City programs and services, and representation in City decision-making.
- **In Evanston, Illinois, the Equity & Empowerment Commission** of 9-members will identify and eradicate inequities in City services, programs, human resource practices, and decision-making processes. The goal is to ensure that all residents receive equal service and treatment.

DESIRED OUTCOMES: The goal for an Equity Commission shared by Council members is to lead to both a more diverse and equitable local government and a more livable community. As neither are things that can or will be accomplished quickly, staff recommends establishing an Equity Commission to help center experiences and perspectives of people that are not the voices heard from very much in governmental processes and projects. Staff anticipates that an Equity Commission would learn about, assess, and make recommendations to Town Council about different parts of Town government. Through that process, an Equity Commission could, eventually, help shift dynamics so people experiencing the most negative impacts from the status quo remaining in place are able to help identify and engage in avenues to help set priorities, identify solutions, create policy agendas, and lead.



PROPOSED NEXT STEPS: Development of an Equity Commission Action Plan that will outline the process for recruiting and appointing members, include job descriptions, provide a timeline, and propose potential initial projects and initiatives the Equity Commission could consider. Staff recommends leaving the process relatively open and allowing for the Equity Commission to make recommendations to Town Council on various items and for the Council to request this Commission consider some of the things before them.

STAFF & RESOURCE IMPACT: The Community Development Department has staff capacity to take on this initiative, if directed by Town Council. Staff anticipates the start-up process would demand 3-5 hours weekly for the first year to launch an Equity Commission. After that, staff would still need to dedicate time to this initiative on a regular basis, but with such a new project, staff capacity will need to be assessed along the way. As the Community Development Department seeks to shrink the distance between those who make decisions and those who are impacted by them, this could be an appropriate and fruitful continued use of staff time and resources.

An additional resource to consider is that Equity Commission appointees be paid. In initial conversations with members of the Latino and Immigrant segments of our community, payment for participation was voiced as a necessity. There are significant barriers for marginalized and under-resourced individuals to participate in volunteer boards. Financial remuneration would offset at least some of these barriers. In addition, tasking the Equity Commission and its members to help improve access and work toward a more inclusive community, means members will be working on knotty, challenging issues, which necessitates financial remuneration. Staff has had initial discussions about support from private foundations for participation on volunteer boards, so that could be a potential option.



PROJECT DESCRIPTION: KARNS MEADOW PARK

At Town Council's January 2021 Retreat, Council members suggested potential priorities for the next two years, which were then discussed and ranked by each member. The top six ranked priorities that staff was directed to research and report back on included completion of Karns Meadow as one of the body's top priorities. The proposed project includes the planning and development of Karns Meadow Park. Planning will consist of the completion of a Master Plan describing all desired improvements followed by the approval of individual or combined conditional use permits for each component of the property. Development will provide activation of the park through outcomes identified in the planning process.

BACKGROUND: The Town of Jackson began to acquire the property in 2004 and purchased the final parcel in 2008. TOJ completed a stormwater wetland project on the site in 2009/10. Parks & Recreation (P&R) has passively managed the parcel over the past 15 years, primarily dealing with noxious weeds, trash, and water rights. In 2018, Council authorized P&R to complete a comprehensive environmental assessment of the property. The assessment recommended the completion of a 'current condition's active management plan,' and sequentially, the completion of the site master plan. The management plan was completed in 2019 and staff has been working to implement the plan over the past two years. A highlight of the plan was the active monitoring and removal of transient camping in the park. P&R and TOJ Police have worked closely together on this effort, including regular community outreach to neighboring residents.

DESIRED OUTCOMES: Approval of a Master Plan for the entire park and conditional use permits for initial development, followed by the implementation of development in phases.

PROPOSED NEXT STEPS: The proposed next step is to re-engage with Jackson Hole Land Trust (JHLT) on the project. JHLT is a longstanding partner on the project and has offered financial and technical support. Upon the determination of funding for planning, the project would move to Master Plan process.

STAFF & RESOURCE IMPACT: Staff recommends working with JHLT in the fall of 2021 to determine potential funding options. Funding allocation for planning, design and permitting would be part of the FY23 Budget submittal. Master planning could take place in Summer 2022, with the conditional use permit process in Fall of 2022. This would set up for development funding in the FY23 budget, and actual phase one development in Summer/Fall 2023.



PROJECT DESCRIPTION: WATER QUALITY INITIATIVES

At Town Council's January 2021 Retreat, Council members suggested potential priorities for the next two years, which were then discussed and ranked by each member. The top six ranked priorities that staff were directed to research and report back on included completion of Water Quality initiatives as one of the body's top priorities. Staff has developed this priority to include the following three action components:

1. Wastewater Treatment Plant Study (Town)
2. Stormwater Management Program (Town)
3. Wastewater planning effort (County)

BACKGROUND: Town staff are currently involved in the planning stages of all three of these initiatives related to water quality.

1. Wastewater Treatment Plant Study (Town)

Town staff have taken preliminary steps to conduct a technical review of the Jackson wastewater treatment plant (Plant) and its processes. The overarching goal of this project is to ensure water quality in our surrounding natural surface waters. Specific project goals include:

- A. Obtain an objective, 3rd party review of our Plant operations and historic adjustments to determine soundness in our approach.
- B. Better communicate to the public what we do and why, particularly as it relates to regulatory compliance and holistic sustainability in our operations.
- C. Seek input on what our regulations or voluntary exceedances should look like and identify applicable best practices for further improvements.

For this effort, we are working with a steering committee comprised of water quality reps from the following invested agencies and organizations:

- Teton Conservation District
- Protect Our Water JH (POWJH)
- Snake River Fund
- Ducks Unlimited
- American Rivers-Northern Rockies
- WY Game & Fish (soon to be added)

This group has provided input and the Town is finalizing a scope of work to issue an RFQ this spring. The committee will help select the experts to perform the technical review.

2. Stormwater Management Program (Town)

The Town hired Wood Environment & Infrastructure Solutions, Inc. in June to complete Phase 1, assisting staff in preparing a full scope of work, schedule, and cost estimate to budget for and issue an RFP to develop a Town Stormwater Management Program. Phase 1 is complete, and staff hopes to release the



RFP for Phase 2 in the coming months. Phase 2 is the work to be done by selected consultant(s) to complete a Stormwater Management Program for the Town including:

Review Existing Data

- 1.1. Review State and Local Laws and Ordinances
- 1.2. Review Local Requirements of Similar Resort Communities
- 1.3. Review Current Plans and Processes
- 1.4. Review Geographical Information on Existing Stormwater Systems
- 1.5. Review Town Organizational Structure
- 1.6. Review Current System Performance Data for Quantity and Quality
- 1.7. Prepare Summary Report on Existing Data

Develop Comprehensive Stormwater Program

- 2.1. Public Education/Outreach
- 2.2. Mapping
- 2.3. Illicit Discharge Detection and Elimination
- 2.4. Stormwater Model and Master Plan
- 2.5. Construction/Post Construction
- 2.6. Pollution Prevention/Good Housekeeping
- 2.7. Industrial/Commercial Strategy
- 2.8. Monitoring
- 2.9. Operations

Implementation

- 3.1 Draft LDR/Town Ordinance Updates
- 3.2 Evaluate Cost/Benefit of Joining NFIP Community Rating System
- 3.3 Compile and Prioritize
- 3.4 Prepare Stormwater Manual(s)
- 3.5 Funding

The Town hired Otak, Inc. and will hire Y2 Consultants, LLC to complete item 2.2 Mapping on the above list by the end of June. Other portions of the Phase 2 scope may be performed in advance of the larger Phase 2 contract.

3. Wastewater planning (County)

Teton County staff, along with partners Protect our Waters JH and the Teton Conservation District, has begun developing a strategy to address Comprehensive Water Quality Planning for Teton County. The goal of Phase 1 of this initiative is to develop a plan to guide programs and capital projects that improve management of water quality throughout Teton County. This effort will be predominantly performed by a contracted consultant. Teton County will serve as the lead/contracting entity, with other partners contributing funding and/or staff resources as they are able. Following are the immediate steps planned:

- Prepare a Request for Qualifications (RFQ), conduct selection process and bring consultant recommendation to the Board of County Commissioners.



- Agree to roles and responsibilities within the partnering entities; and
- Work with the contractor to prepare a project scope of work, deliverables, work plan and estimated cost focused on the following goals:
 - Begin Water Quality Data Collection, Assessment and Monitoring Plan
 - Begin Source Water Protection Zone Program in conjunction with Water Quality Planning effort
 - Update LDRs associated with water quality

Town Public Works staff has been involved in reviewing and providing comment on the work completed to date.

DESIRED OUTCOMES:

1. Wastewater Treatment Plant Study (Town)

To complete a Town Wastewater Treatment Plant Study as described above.

2. Stormwater Management Program (Town)

To complete a Town Stormwater Management Program as described above.

3. Wastewater planning effort (County)

To assist Teton County and other partners as necessary in the development of Comprehensive Water Quality Planning for Teton County as described above.

PROPOSED NEXT STEPS:

1. Wastewater Treatment Plant Study (Town)

To complete and issue a Request for Qualifications (RFQ) to contract with professional consultants to complete the project goals as described above.

2. Stormwater Management Program (Town)

To complete and issue a Request for Proposals (RFP) to contract with professional consultants to complete the project scope of work as described above.

3. Wastewater planning effort (County)

To assist Teton County and other partners as necessary in the development of Comprehensive Water Quality Planning for Teton County as described above.

STAFF & RESOURCE IMPACT:

1. Wastewater Treatment Plant Study (Town)

Staff has requested funding for this project in the FY22 Wastewater Enterprise professional services budget. Protect Our Waters JH has verbally committed to financially contributing to this project as well. Staff capacity related to this effort will include approximately 40 hours from the Public Works



Director, Assistant Public Works Director, and Wastewater/Treatment Plant Manager and 25 hours of work from the Community Engagement Specialist.

2. Stormwater Management Program (Town)

Staff has requested funding for this project in the FY22 capital budget. Previously, the State Department of Environmental Quality (DEQ) awarded a \$40,000 grant and Teton Conservation District (TCD) allocated \$50,000 in funding for this project. These funds have been primarily utilized to complete Phase 1 (RFP and cost estimate for Phase 2), with any remaining funds going towards Phase 2. The Town has requested an additional \$65,000 in funding from TCD in FY22 and will apply for another DEQ grant when the application window is open for this year's cycle. The goal is to complete Phase 2 in FY22 and have this Program as our guiding document for implementing the initiatives it sets forth, both short term and long term. Staff capacity related to this effort will include approximately 100 hours from the Public Works Director, Assistant Public Works Director, Town Engineer, and Street Manager and 25 hours from staff in other Departments such as Planning, Legal, and Community Development/Engagement.

3. Wastewater planning effort (County)

Protect Our Water JH and possibly other partners have contributed at least \$250,000 to the County for this project. The Town does not currently have funding allocated to this planning effort and is not requesting any for FY22 because we do not yet know what resources our involvement may require. Staff capacity related to this effort at this time is an estimated 25 hours from the Public Works Director and Assistant Public Works Director.

STAFF REPORT



Meeting Date:	April 19, 2021	Meeting Title:	Workshop
Submitting Department:	Community Development	Presenter:	Tyler Sinclair
Agenda Item:	Land Development Regulations – Definition of Family Consideration of Repeal or Amendment	Public Comment:	Yes

Purpose & Policy Considerations.

To consider keeping, repealing, or amending the definition of family in the Town's Land Development Regulations.

Requested Action.

To consider keeping, repealing, or amending the definition of Family in the Town of Jackson's Land Development Regulations that currently states:

Family means one or more individuals related by blood, marriage, adoption, or guardianship, or not more than 3 individuals not so related, occupying a dwelling unit and living as a single housekeeping unit.

Recommendations.

Staff have not provided a recommendation on this item.

Background.

Ordinance 473 was approved by the Town Council by Emergency Ordinance on November 15, 1993 establishing a definition of family for the first time in the Town. In reviewing the meeting minutes from that period, it appears the definition was put in place to address financing issues identified by local lenders related to Freddie Mac and Fannie Mae possibly related to deed restricted housing at the time. It also appears the definition was put in place to maintain the character of single-family neighborhoods. Staff notes that the record is not clear on the original purpose of the adoption of the definition. Since that time, the definition of family has been moved from the Municipal Code to the Land Development Regulations and updated and clarified once. The Town Planning Department has utilized the following interpretation to assist in its implementation of this requirement since its original adoption:

- *A married couple constitutes a family. (Please note that two (2) married couples constitutes two (2) families, and therefore, may not live together in a single housekeeping unit intended for a single family). A brother and sister living together would also constitute a family.*
- *Up to 3 unrelated individuals may live together.*
- *If two (2) adults living in the single housekeeping unit are related by blood, marriage, adoption or guardianship, only one (1) additional unrelated person may also reside in the unit. Please note that a fourth (4th) unrelated individual may not live in the unit.*
- *Persons under the age of eighteen (18) are not considered in the interpretation of this definition. Therefore, any number of children related to any of the adults by blood, adoption or guardianship may live in a single housekeeping unit.*

The Town has enforced Ordinance 473 primarily on a complaint driven basis since its adoption with limited success, with violations often correcting themselves at the end of a lease term or season. On average, however, the Town receives approximately 1-2 formal complaints per year regarding violations of the family definition, so enforcement cases are relatively rare. The Town has had more success enforcing some seemingly associated impacts including parking, noise, and garbage violations than of the definition itself. Staff does find that there is general awareness and compliance with the current definition by property owners, landlords and tenants within the Town.

Recently, community members have raised questions about the appropriateness of Ordinance 473 and questioned the policy it establishes. Questions involve the government defining a family in general; whether the ordinance impacts housing affordability by legally limiting the number of people living in a dwelling; and whether the definition is out of step with modern social standards on household composition. On the other hand, some community members suggest the Town should maintain a legal standard for household composition to limit noise, increased traffic, litter, illegal parking, and a general decline in the quality of life for permanent residents that, some argue, higher occupancy numbers produce.

Analysis/Alternatives

Staff finds that like many other community's the Town's current definition of family combines two issues: 1) it provides a definition of family and 2) sets maximum occupancy limits for unrelated individuals living in residential dwellings. Staff recommends that we decouple these two separate issues for purposes of discussion and consideration. Below staff has provided various options and discussion for Council to consider.

Definition of Family

Option 1 - Status Quo

Maintain the current definition of family that states "*family means one or more individuals related by blood, marriage, adoption, or guardianship.*" Staff notes that the definition of terms such as marriage, adoption and guardianship have changed since 1993 and these updated definitions are thus incorporated in the current Town definition without amendment.

Option 2: Update the Town's definition to "functional family" or "single housekeeping unit"

The purpose of this approach is often to define family based on whether a group functions as a single housekeeping unit including characteristics that distinguish them from only roommates including:

- emotional interdependence,
- commitment to the long term,
- caretaking and responsibility for each other's wellbeing, and
- financial intermingling.

Communities have found it often difficult to transform such psycho-social views of the family into legal rules to determine the legal rights and obligations that flow from certain relationships. The need to create regulatory zoning codes has resulted in a functional family often being defined as one that partakes in communal cooking. Additional factors that have been explored include pooled finances; division of housekeeping or child or pet care responsibilities; shared travel; and the duration of the relationship. Some definitions include that property owners who make money through their

housemates' rent or service fees do not qualify as functional families. One consideration with this, and all options, is the ability for the Town to enforce the rule.

Utilizing this approach to amend the code to include “functional families” may work towards a goal of having single-families live together (if this remains a goal of Council). If Council sees fit to retain and redefine family as a functional family this may be an approach to consider. Staff have provided an example of this approach from Tucson, Arizona as follows:

Family: Any number of individuals customarily living together as a single household and using common cooking facilities.

Option 3 – Repeal any Definition of Family

As mentioned above if Council finds that defining family is out of step with modern social standards or for any other reason is not necessary or desired by the Town it could be repealed. One drawback of this approach is the frequent use of the term throughout the LDRs, which would require significant additional amendments to address (this topic is discussed further below).

Occupancy Limit

Option 1 - Status Quo

Maintain the current occupancy limits contained within the definition of family that state “*not more than 3 individuals not so related, occupying a dwelling unit and living as a single housekeeping unit.*” See further discussion above.

Option 2: Amend the LDRs to include maximum occupancy restrictions.

Rather than using the definition of family to limit occupancy, municipalities also use maximum occupancy restrictions as a solution limiting the number of occupants of a dwelling in reasonable relation to available sleeping and bathroom facilities (i.e., 5 adults per bathroom) or requiring a minimum amount of habitable floor area per occupant (i.e., 1 person per 200 square feet). Alternatively, Council could choose a number of unrelated adult occupants able to live together greater than the current 3. For example, Teton County sets the maximum occupancy of unrelated occupants at 6.

Option 3: Do Not Implement any Occupancy Restrictions.

Council does have the option to repeal the definition of family from the LDRs and not adopt any occupancy limit, which would result in the Building Code occupancy standards controlling occupancy in the Town. This would result in no occupancy limits in single family and two-family dwellings, but in apartments, condos and townhouses over 3 stories, there would be a requirement of 1 person per 200 square feet.

Other Parts of the Land Development Regulations

As with changing any LDR, it often impacts other portions of the regulations that will need to be considered. Staff has identified a preliminary list of LDR sections that may be affected by repealing or amending the definition of family. Generally, the LDRs use the definition of family primarily in defining residential uses, most notably staff finds that definitions of “Detached Single-family Unit”; “Attached Single-family Unit”; “Apartment”; “Townhouse”; “Mobile Home”; “Dormitory”; “Group Home”; “Accessory Residential Unit”; “Family Home Day Care”; “Home Daycare Center” and “Kitchen” would need

to be reviewed in depth. Specifically, staff identified the following areas for initial consideration when deliberating this issue:

- **Group home** is currently defined as a “residential unit occupied by more than 3 unrelated individuals, which typically offers shelter, medical and mental health services, and other care-related services to residents.” Eliminating the definition of “family” may require a redefinition of group home. Council may want to continue to distinguish and regulate separately group home households that live together for assistance/dependency reasons, examples of which include nursing homes; assisted living centers; group living facilities with related sheltered care facilities; residential facilities for the developmentally disabled, including on-site training facilities.
- **Dormitory** is currently defined as “a residential unit occupied by a group of unrelated people not residing as a single family . . . Include[ing] boarding houses or rooming houses[;] residential facilities for students and staff of schools; [and] residential facilities associated with other types of instruction, education, training, and religious activity.” While this definition does not mention a limit on unrelated people living together, it has been interpreted like Group Homes, allowing more than 3 unrelated individuals.
- **Day Care** definitions include the use of the word “family.” Though the deletion or amendment of the term family should not prohibit the Town from regulating home day cares, some amendments may be needed.
- **Nonconformity** regulations have many special rules for detached single family units that would need to be amended.
- Other sections of the LDRs where single-family uses are a basis for regulation that would require some level of amendment, include those on:
 - o Landscaping
 - o Hillside
 - o Historic preservation
 - o Parking
 - o Affordable housing standards
 - o Exactions

Comprehensive Plan & Priority Alignment.

Principle 4.3—Develop desirable residential neighborhoods.

A primary goal of the community is to enhance the character and integrity of Complete Neighborhoods in the Town and County. Town residential neighborhoods will be defined as either “Stable” or Transitional,” Subareas based upon their existing and desired future character. An important goal is to maintain or reestablish a strong sense of ownership by all residents of their neighborhood. The specific designation for each neighborhood and the desired future character is defined in the Illustration of Our Vision chapter.

Policy 4.3.a: Preserve and enhance Stable Subareas

The characteristics of Stable Subareas include a predominance of owner-occupied units, a variety of residential unit types, including workforce housing, and some limited nonresidential uses. Residents of these Subareas should be able to walk to local convenience commercial that should generally be within ¼ to ½ mile of their residences. Public spaces will typically be provided in public parks. Complete streets, including options for walking, biking, and transit, will be provided throughout. The consolidation of multiple lots to create larger single-family homes is inconsistent with existing character and with our

growth management goals. Even with a consistent physical character, the social character of these stable subareas is likely to change without efforts to preserve historic workforce occupancy.

Policy 4.3.b: Develop Transitional Subareas

Some subareas in Town are better suited for new development or re-development. In these Transitional Subareas the general public agrees that change is beneficial. Future development should provide a variety of housing types that create additional workforce housing, including multiple family owner occupied and rental housing. These subareas should include local convenience commercial generally within ¼ to ½ mile of residences. Public spaces will typically be provided in public parks. Complete streets, including all alternative transportation modes, will be provided throughout. Character will be defined less by the existing development pattern and more by the future Vision for the subarea. Developers are encouraged to utilize the allowances and incentives because these transitional subareas are the desired location of growth. Impactful investments in public infrastructure and housing will help to bolster these subareas and support efforts to promote quality of life.

Policy 5.4.b: Avoid regulatory barriers to the provision of workforce housing

The Town and County will avoid regulatory barriers that inadvertently preclude workforce housing in a manner that is consistent with the community's Common Values. This may include providing exemptions from certain requirements for developments that provide new subsidized workforce housing that reduces the shortage of housing that is affordable to the local workforce.

Fiscal Impact.

None

Staff Impact.

As noted, amending or repealing the definition of "family" may have repercussions throughout the LDRs and potentially the Jackson Municipal Code as well. As a result, should Council direct staff to change the definition of family, staff would provide a detailed scope of work, timeline, and staff resource analysis (hours and funding) needed to undertake and complete the amendments as part of the Long-Range Planning annual work plan presented in May.

Attachments or Links.

Public Comment

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items.*

I move to direct staff to amend the Text of the Land Development Regulations, definition of family as described in the staff report consistent with Definition of Family - Option ____ and Occupancy Limit – Option ____.

From: [kari.cieszkiewicz](#)
To: [Town Council](#)
Subject: A concern!
Date: Friday, January 15, 2021 7:42:34 PM

Hello Council Members,

I hope this email finds you well. My name is Kari and I have been a Jackson resident for 8 years. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Please do not use your position to be a gatekeeper.

Kindly,
Kari

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Alex Blackwelder Online Form Submittal: Email the Town Council
Date: Wednesday, January 20, 2021 3:32:12 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3021>

The following form was submitted via your website: Email the Town Council

Subject:: Town Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Alex Blackwelder, and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Your Name:: Alex Blackwelder

Your Company Name:: Hughes Production

Your Phone Number::

Your Email Address:: blackwelderalex@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/20/2021 3:32:04 PM

Submitted from IP Address: 184.167.5.152

Referrer Page: <https://www.google.com/url?q=https://www.jacksonwy.gov/forms.aspx?FID%3D190&sa=D&ust=1611185294878000&usg=AOvVaw1KAT5je6HcfFRBOJwbuYx0>

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Ariel Kazunas Online Form Submittal: Email the Town Council
Date: Friday, January 15, 2021 8:36:32 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3002>

The following form was submitted via your website: Email the Town Council

Subject:: Town Ordinance 473

Email Content:: Hello Council Members,

My name is Ariel Kazunas and I am a Jackson resident. During the six years I have called Jackson home, I have been personally affected by housing scarcity (feels like my only neighbors these days are New West construction sites after the rental homes that used to occupy those lots were demolished), inadequate tenant protections, and high rent prices that only continue to climb, even and particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson.

In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson.

I myself have been turned away multiple times by landlords who claim this ordinance as a reason not to rent to me and my three other friends. I am currently living in a four bedroom home that my landlord will not allow four people to live in because, I suspect, of this ordinance. It seems absurd to watch people struggle to find housing while bedrooms, like mine, sit empty.

Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color.

This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers.

This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible.

I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thank you for taking the time to hear my concerns, and for all the work you do for our community.

Your Name:: Ariel Kazunas

Your Company Name::

Your Phone Number::

Your Email Address:: akazunas@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/15/2021 8:36:20 PM

Submitted from IP Address: 184.167.20.196

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Lisa Hunt Online Form Submittal: Email the Town Council
Date: Monday, January 25, 2021 1:53:55 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3071>

The following form was submitted via your website: Email the Town Council

Subject:: Do not repeal the "only 3 non-related person" ruling

Email Content:: Please do not repeal the "no more than three non-related tenants under one dwelling" statute without considering the substantial impacts on the fire and police departments that monitor and enforce fire and safety protocols. First responders don't need to walk over mattresses in the hallway to serve and protect. Please don't forget the Absaroka Street house that housed more Snow King employees per square foot than imaginable. Changing policy is only 10% of the struggle; enforcement is 90%. Please focus on developing dense housing structures with adequate parking and facilities and consider our first responders in this decision.

Thank you for your consideration.

Your Name:: Lisa Hunt

Your Company Name::

Your Phone Number::

Your Email Address:: adventurelisa@hotmail.com

Your City:: Jackson

Your State:: WY

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Ash Hermanowski Online Form Submittal: Email the Town Council
Date: Wednesday, January 13, 2021 8:21:24 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=2975>

The following form was submitted via your website: Email the Town Council

Subject:: Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Ash Hermanowski and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council.

Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Your Name:: Ash Hermanowski

Your Company Name::

Your Phone Number::

Your Email Address:: Ash.hermanowski@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/13/2021 8:21:14 PM

Submitted from IP Address: 184.167.22.167

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Linore Wallace Online Form Submittal: Email the Town Council
Date: Friday, January 22, 2021 5:19:28 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3051>

The following form was submitted via your website: Email the Town Council

Subject:: Town Ordinance 473

Email Content:: Dear Honorable Mayor Morton-Levinson and Council-members:

This letter is in regards to your consideration of overturning the Town Ordinance 473 to increase the number of unrelated persons living in a single family dwelling.

Single family neighborhoods in Jackson are losing their character with the high density housing being placed in them. Allowing even more density in a single family house would only impact neighborhoods even more. As a 38 year home owner in the town of Jackson I have witnessed the loss of a neighborhood over the years. I have seen the impact of what happens when a single family home is rented out to more than 3 unrelated persons. Parking becomes a major problem along with noise and congestion. Those homes tend to become party homes and a place where the occupants are coming and going at all hours. It attracts a very transient population which is not conducive to what is suppose to be a family neighborhood; just like short term rentals are not conducive to a family neighborhood.

Whenever a new tenant moves into a single family dwelling in our neighborhood, we reach out to them to introduce ourselves and welcome them. What we have found with the homes that are rented out to 3 unrelated persons is that the number of people moving in and out changes constantly and from month to month we never know who is living there. It is not a very comfortable feeling not knowing who your neighbors are. And on top of that, they (like most of us who live in Jackson) have out of town visitors from time to time creating the need for even more parking and creating more congestion.

I ask that you please protect and preserve the quality of living for the taxpaying homeowners in single family

neighborhoods by not making changes to Ordinance 473.

Thank you for your time and dedication to our community.

Linore Wallace

Your Name:: Linore Wallace

Your Company Name::

Your Phone Number:: 307-733-2768

Your Email Address:: linorewallacewy@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/22/2021 5:19:20 PM

Submitted from IP Address: 69.146.206.232

Referrer Page: <https://www.jacksonwy.gov/256/Mayor-Town-Council>

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Chelsea Toledo Online Form Submittal: Email the Town Council
Date: Saturday, January 16, 2021 11:12:07 AM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3005>

The following form was submitted via your website: Email the Town Council

Subject:: Town Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Chelsea Toledo and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Your Name:: Chelsea Toledo

Your Company Name::

Your Phone Number::

Your Email Address:: chelseatoledo95@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/16/2021 11:11:56 AM

Submitted from IP Address: 174.198.131.192

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Cori Patrick Online Form Submittal: Email the Town Council
Date: Friday, January 15, 2021 2:41:23 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=2994>

The following form was submitted via your website: Email the Town Council

Subject:: Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is _____ and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Your Name:: Cori Patrick

Your Company Name::

Your Phone Number::

Your Email Address:: scpatrick15@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/15/2021 2:41:15 PM

Submitted from IP Address: 174.245.195.16

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Elizabeth Hutchings Online Form Submittal: Email the Town Council
Date: Tuesday, January 19, 2021 3:23:04 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3016>

The following form was submitted via your website: Email the Town Council

Subject:: Jackson Town Ordinance 473

Email Content:: Dear Council Members,

Thank you for the service that you do for our community. My name is Elizabeth Hutchings and I am a resident of Jackson.

I am writing to you to ask you to repeal Jackson Town Ordinance 473, which states that no more than three unrelated individuals may occupy a single-family home within the town of Jackson. This ordinance is antiquated and problematic as it threatens many of our most vulnerable community members who may live in a multi-family home or have more than two roommates.

We already have an immense strain on housing options and this has only been worsened by the pandemic. Keeping limitations such as this in place does not serve our community.

This December, my landlord chose break our lease and try to evict me and my roommates on Christmas Eve rather than adhere to a signed lease until May to gain more money from remote workers. I was looking at living in my friends basement because I had no where else to go in the middle of the winter and on such short notice. This would have violated this ordinance and put everyone in the house at risk of being penalized, just because my friend was trying to help me.

3 days before my eviction, I was able to find a place but that is not always the case for my friend and neighbors. We should focus our efforts on caretaking our community members and working towards affordable housing solutions rather than penalizing and destabilizing our community.

I hope you will consider this appeal and repeal Jackson Town Ordinance 473.

Kind regards,
[NAME]

Your Name:: Elizabeth Hutchings

Your Company Name::

Your Phone Number:: 2152086212

Your Email Address:: elizabethhutchings7@gmail.com

Your City:: Jackson

Your State:: Wyoming

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/19/2021 3:22:56 PM

Submitted from IP Address: 184.167.38.203

Referrer Page: <https://www.jacksonwy.gov/256/Mayor-Town-Council>

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Elizabeth Senior Online Form Submittal: Email the Town Council
Date: Friday, January 15, 2021 10:26:20 AM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=2988>

The following form was submitted via your website: Email the Town Council

Subject:: Town Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Elizabeth and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Thank you for your time and consideration.

Best,
Elizabeth Senior

Your Name:: Elizabeth Senior

Your Company Name:: Stern Household

Your Phone Number:: 9788448719

Your Email Address:: seniorelizabeth@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/15/2021 10:26:10 AM

Submitted from IP Address: 184.167.22.18

Referrer Page: <https://www.google.com/>

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: [Carl Pelletier](#)
To: [Town Council](#)
Subject: Ester Judge FW: Online Form Submittal: General Inquiry, Comment, or Concern
Date: Tuesday, January 19, 2021 8:54:24 AM

Dear Town Council –

This email was sent into “General Inquiries”. I will respond to Esther thanking her for the comment and let her know that this comment has been forward to the Town Council.

Thank you,
Carl

Carl Pelletier
Public Information Officer
Special Events Coordinator
Town of Jackson
PO Box 1687
Jackson, WY 83001
O: 307-734-3488
C: 307-699-2015



From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Monday, January 18, 2021 7:59 PM
To: Carl Pelletier <cpelletier@jacksonwy.gov>
Subject: Online Form Submittal: General Inquiry, Comment, or Concern

General Inquiry, Comment, or Concern

First Name	Esther
------------	--------

Last Name	Judge
-----------	-------

Phone Number	307-699-7200
--------------	--------------

Email Address	esther@shacksonracks.com
---------------	--

General Inquiry, Comment,
or Concern

Hello Council Members,

My name is Esther Judge-Lennox. I am an active member in our community trying to combat the many negatives of Jackson's housing crisis. I've taken to relocating houses the town approves for demolition because my heart is so so broken over the loss of community diversity due to a lack of housing.

Ordinance 473 is an unnecessary burden for who it targets. This is Wyoming, landlords should have the choice to rent as they see fit. What is the benefit of the Ordinance 473? What are the goals it achieves? Who have you considered this would affect the most? This may not be a directly relatable issue but the struggle is real none the less.

If you do not repeal Ordinance 473 then you clearly don't understand the demographic that so much of our community is. My hope is that our community can have a louder voice if you can't hear us already.

Thank you,
Esther

Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Hannah Martinelli Online Form Submittal: Email the Town Council
Date: Sunday, January 31, 2021 12:55:38 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3104>

The following form was submitted via your website: Email the Town Council

Subject:: Town Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Hannah and I am a Jackson resident, born and raised. In my time living here — both as an adult and growing up — I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thank you for all the work you do for our community and taking the time to hear our concerns. I hope you will carefully consider this appeal.

Sincerely,
Hannah Martinelli

Your Name:: Hannah Martinelli

Your Company Name::

Your Phone Number::

Your Email Address:: hmartinelli95@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/31/2021 12:55:29 PM

Submitted from IP Address: 184.167.24.34

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Ivan Jimenez Online Form Submittal: Email the Town Council
Date: Monday, January 18, 2021 1:42:39 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3011>

The following form was submitted via your website: Email the Town Council

Subject:: Repeal Town Ordinance 473

Email Content:: Hello Council Members,

My name is Ivan Jimenez and I am a Jackson resident who has benefitted from employer housing and also suffered from lack of tenant protections. This summer I had to seek out free legal advice from the Teton County Access for Justice, only to find out what so many residents already know: that we as tenants have next to nothing in legal rights to fight for our housing.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Thanks,

Ivan

Your Name:: Ivan Jimenez

Your Company Name::

Your Phone Number::

Your Email Address:: ivan@holefoodrescue.org

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/18/2021 1:42:29 PM

Submitted from IP Address: 184.167.18.48

Referrer Page: <https://www.google.com/>

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Jennifer Fisher Online Form Submittal: Email the Town Council
Date: Wednesday, January 20, 2021 12:50:38 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3019>

The following form was submitted via your website: Email the Town Council

Subject:: Town Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Jennifer and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Your Name:: Jennifer Fisher

Your Company Name::

Your Phone Number:: 2102883767

Your Email Address:: fisher.jennifer1010@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/20/2021 12:50:31 PM

Submitted from IP Address: 136.50.85.221

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Joshua Eavis Online Form Submittal: Email the Town Council
Date: Saturday, January 16, 2021 9:33:28 AM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3003>

The following form was submitted via your website: Email the Town Council

Subject:: Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Josh Eavis and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Thanks, Josh

Your Name:: Joshua Eavis

Your Company Name::

Your Phone Number:: 907-362-7848

Your Email Address:: josh.eavis@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/16/2021 9:33:16 AM

Submitted from IP Address: 24.237.158.243

Referrer Page: <https://www.google.com/>

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Kate Brown Online Form Submittal: Email the Town Council
Date: Thursday, January 21, 2021 8:43:42 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3035>

The following form was submitted via your website: Email the Town Council

Subject:: Town Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Kate Brown and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Your Name:: Kate Brown

Your Company Name::

Your Phone Number::

Your Email Address:: katerbrown96@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/21/2021 8:43:33 PM

Submitted from IP Address: 184.167.13.191

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Hailey Morton Levinson](#)
Subject: Kelsey Yarzab Online Form Submittal: Email Hailey Morton Levinson
Date: Monday, February 22, 2021 4:39:00 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email Hailey Morton Levinson

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://jacksonwy.gov/Admin/FormHistory.aspx?SID=3204>

The following form was submitted via your website: Email Hailey Morton Levinson

Subject:: Ordinance 473

Email Content:: Good Afternoon Hailey,

I hope you are well. I wanted to follow up with you about Ordinance 473 after our meeting with Miles back in December. As I'm sure you know, we heeded your advice to mobilize public support and we're hopeful that the town council will work to repeal this sooner rather than later.

I would love to set up a time to touch base again and talk about next steps - do you have availability any time this week or next?

I sincerely appreciate your help with our campaign and all that you do for our community.

Best,

Kelsey Yarzab

Your Name:: Kelsey Yarzab

Your Company Name::

Your Phone Number:: 9082296124

Your Email Address:: kelseyyarzab@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 2/22/2021 4:38:52 PM

Submitted from IP Address: 107.77.227.165

Referrer Page: <https://jacksonwy.gov/256/Mayor-Town-Council>

Form Address: <http://jacksonwy.gov/Forms.aspx?FID=170>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Kelsey Yarzab Online Form Submittal: Email the Town Council
Date: Thursday, January 21, 2021 7:42:22 AM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3028>

The following form was submitted via your website: Email the Town Council

Subject:: Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Kelsey Yarzab and I am a Jackson resident, as well as a recent graduate of the Conservation Leadership Institute. Through CLI, I have had the pleasure of meeting with several council members to discuss housing policy, particularly pertaining to ordinance 473, and I want to express my gratitude to the council for hearing the concerns of our community and taking them seriously.

In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Your Name:: Kelsey Yarzab

Your Company Name::

Your Phone Number:: 9082296124

Your Email Address:: Kelseywarzab@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/19/2021 12:50:28 PM

Submitted from IP Address: 174.245.195.98

Referrer Page: <https://www.google.com/url?q=https://www.jacksonwy.gov/forms.aspx?FID%3D190&sa=D&ust=1611088920073000&usg=AOvVaw3UIFvyKtO44e6IvaonIL2q>

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

Your Company Name::

Your Phone Number:: 9082296124

Your Email Address:: Kelseywarzab@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/21/2021 7:42:14 AM

Submitted from IP Address: 174.198.156.211

Referrer Page: <https://www.google.com/url?q=https://www.jacksonwy.gov/forms.aspx?FID%3D190&sa=D&ust=1611243538652000&usg=AOvVaw2rNLm3hxTNQHdrtJs4XVPv>

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Kelsy Yarzab Online Form Submittal: Email the Town Council
Date: Tuesday, January 19, 2021 12:50:36 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3015>

The following form was submitted via your website: Email the Town Council

Subject:: Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Kelsy Yarzab and I am a Jackson resident. As a student of the Conservation Leadership Institute, I have had the pleasure of meeting with several council members to discuss housing policy, particularly ordinance 473. I am grateful to each of you for offering this platform to voice our concerns and advocate for change.

In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Your Name:: Kelsy Yarzab

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Kira Brazinski Online Form Submittal: Email the Town Council
Date: Monday, January 18, 2021 11:54:27 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3012>

The following form was submitted via your website: Email the Town Council

Subject:: Repeal Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Kira and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Your Name:: Kira Brazinski

Your Company Name::

Your Phone Number::

Your Email Address:: kirabrazinski@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/18/2021 11:54:17 PM

Submitted from IP Address: 184.167.21.3

Referrer Page: https://www.google.com/url?q=https://www.jacksonwy.gov/forms.aspx?FID%3D190&sa=D&ust=1611042438547000&usg=AOvVaw2kYYE4L9gzOHtMNO_H9yH8

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Lacey O'Sullivan Online Form Submittal: Email the Town Council
Date: Saturday, January 16, 2021 10:40:19 AM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3004>

The following form was submitted via your website: Email the Town Council

Subject:: Town ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Lacey O'Sullivan_ and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Your Name:: Lacey O'Sullivan

Your Company Name::

Your Phone Number::

Your Email Address:: Laceyjosullivan@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/16/2021 10:40:13 AM

Submitted from IP Address: 107.77.230.50

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Lauren Smith Online Form Submittal: Email the Town Council
Date: Friday, January 15, 2021 1:31:33 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=2989>

The following form was submitted via your website: Email the Town Council

Subject:: Town Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Lauren and I am a Teton County resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic. I have lived here since 2017 and I've lived in 5 different houses/apartments over the course of 3.5 years. Because of the extreme lack of affordable housing, I now live with my parents in Wilson, and have been unable to find any suitable/affordable housing since July of 2020. Not only is this unacceptable, but it is also fundamentally wrong for me to have to live with my parents during a pandemic when they are at higher risk to the virus than myself.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Sincerely, Lauren Smith

Your Name:: Lauren

Your Company Name::

Your Phone Number:: 6504657515

Your Email Address:: lauren.chase.smith@gmail.com

Your City:: Wilson

Your State:: WY

Your Zip Code:: 83014

Additional Information:

Form submitted on: 1/15/2021 1:31:21 PM

Submitted from IP Address: 65.131.94.112

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Lina Collado Online Form Submittal: Email the Town Council
Date: Friday, January 15, 2021 1:46:57 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=2990>

The following form was submitted via your website: Email the Town Council

Subject:: Town Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Lina Collado, and I am a Jackson resident for the last 6 years. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Thank you for your time,

Lina Collado

Your Name:: Lina Collado

Your Company Name::

Your Phone Number:: 787-704-9413

Your Email Address:: lination81@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/15/2021 1:46:47 PM

Submitted from IP Address: 184.167.8.4

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Mary Obringer Online Form Submittal: Email the Town Council
Date: Monday, January 25, 2021 4:39:06 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3075>

The following form was submitted via your website: Email the Town Council

Subject:: Three unrelated people

Email Content:: January 24, 2021

To the Jackson Town Council:

Having owned and operated a property management business in Jackson Hole for 15 years I have a couple of questions. Tell me what is more important 'affordable' or 'sustainable' housing? More than three unrelated people in a house impacts the infrastructure, parking, wear and tear on the building, streets, bus systems and more. In my experience more three unrelated people in a residence is destructive and not affordable or sustainable.

I believe if this ordinance is modified to allow more than three unrelated people to occupy any home the results will be beds in hallways, living rooms, in basements anywhere in the home they can put a bed. This has happened even under the diligent service of a property management company. This alone would be enhanced fire danger. History shows rents will go up not down. Parking will be worse and it will destroy the character of a neighborhood.

Families of more than three people are acceptable and explainable. The rental of a family is more structured, fewer cars and less impactful on a home. Granted, it isn't always affordable but it is overall better for our infrastructure.

Shouldn't we as a community exam other way to house our people? When can we learn to build smarter not bigger. Has there ever been an approach to dorm living with communal living and private bedrooms? Have past structures produced affordable housing? We seem to be building new structures all the time but are they affordable?

Jackson has been working for years on our bus system and other means of transportation and yet we still are over run with traffic.

We consider living arrangements to be in high demand but we also are facing a pandemic that doesn't seem to be ending soon. The danger of the virus is real.

If you feel the need to include more than three unrelated people in a home, please consider the outcome and reconsider.

Sincerely,
Mary Obringer

Your Name:: Mary Obringer

Your Company Name::

Your Phone Number:: 307-690-3418

Your Email Address:: maryfoto@icloud.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/25/2021 4:38:59 PM

Submitted from IP Address: 184.167.12.37

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Maddie Johnson Online Form Submittal: Email the Town Council
Date: Friday, January 29, 2021 6:03:45 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3099>

The following form was submitted via your website: Email the Town Council

Subject:: Ordinance 473

Email Content:: Hello Town Council Members,

I hope this email finds you all well and healthy.

My name is Maddie Johnson and I am a graduate of the Jackson Hole Conservation Alliance's CLI Class of '20. As a part of the CLI team pushing to dissolve Ordinance 473, and long-time resident of Jackson, I would first like to address that the future of this place means a lot to me and housing directly correlates to the sustainability of its magic.

In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic. I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner, understanding that the complexities of COVID have reoriented your priorities.

Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a disproportionate threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income, and LGBTQ+ identities.

I understand this ordinance to be deemed 'antiquated' by many of you and just want to emphasize its ridiculous nature. This town consists of countless homes that were built to hygienically and comfortably accommodate more

than 3 people. The reality is that this rule rarely gets enforced by landlords and, when it does, only exposes the inequity of its nature: if there are 5 bedrooms in a house for \$4,000/month, why can 1. a 4-person family with non-married parents 2. a 5-person group of young, non-married working professionals or 3. an immigrant family with no documentation of their marital status not be able to rent it legally? I understand parking to be an important consideration as we consider the removal of Ordinance 473, and, I know they can be addressed well. Looking at other small mountain towns with high plowing demands, creative solutions like alternate street parking have been implemented.

I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. COVID has only exacerbated the need for affordable housing in this town and thus it should be a priority!

Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Warmly,

Maddie

Your Name:: Maddie Johnson

Your Company Name::

Your Phone Number::

Your Email Address:: madeleinepjohnson@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83002

Additional Information:

Form submitted on: 1/29/2021 6:03:36 PM

Submitted from IP Address: 184.167.9.0

Referrer Page: <https://www.google.com/>

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Marion Thurston Online Form Submittal: Email the Town Council
Date: Friday, January 15, 2021 2:34:34 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=2993>

The following form was submitted via your website: Email the Town Council

Subject:: Town Ordinance 473

Email Content:: Dear Council Members,

I hope this email finds you well. My name is Marion Thurston and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity and the harsh reality that Jackson has fostered an environment that, even with a well paying job in architecture and design and multiple "side hustles", I will likely NEVER be able to afford a house in Jackson.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. In the long term, I think that it's incredibly important to this community that people be able to settle down here. Jackson will soon be only affordable to the second home owners and I beg you to think of what a town like that looks like. I think that this is a necessary first step for equity.

I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Your Name:: Marion Thurston

Your Company Name:: Hershberger Design

Your Phone Number:: 2073447756

Your Email Address:: thurston.mt@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83002

Additional Information:

Form submitted on: 1/15/2021 2:34:26 PM

Submitted from IP Address: 69.146.3.18

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Mary Obringer Online Form Submittal: Email the Town Council
Date: Monday, January 25, 2021 4:39:06 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3075>

The following form was submitted via your website: Email the Town Council

Subject:: Three unrelated people

Email Content:: January 24, 2021

To the Jackson Town Council:

Having owned and operated a property management business in Jackson Hole for 15 years I have a couple of questions. Tell me what is more important 'affordable' or 'sustainable' housing? More than three unrelated people in a house impacts the infrastructure, parking, wear and tear on the building, streets, bus systems and more. In my experience more three unrelated people in a residence is destructive and not affordable or sustainable.

I believe if this ordinance is modified to allow more than three unrelated people to occupy any home the results will be beds in hallways, living rooms, in basements anywhere in the home they can put a bed. This has happened even under the diligent service of a property management company. This alone would be enhanced fire danger. History shows rents will go up not down. Parking will be worse and it will destroy the character of a neighborhood.

Families of more than three people are acceptable and explainable. The rental of a family is more structured, fewer cars and less impactful on a home. Granted, it isn't always affordable but it is overall better for our infrastructure.

Shouldn't we as a community exam other way to house our people? When can we learn to build smarter not bigger. Has there ever been an approach to dorm living with communal living and private bedrooms? Have past structures produced affordable housing? We seem to be building new structures all the time but are they affordable?

Jackson has been working for years on our bus system and other means of transportation and yet we still are over run with traffic.

We consider living arrangements to be in high demand but we also are facing a pandemic that doesn't seem to be ending soon. The danger of the virus is real.

If you feel the need to include more than three unrelated people in a home, please consider the outcome and reconsider.

Sincerely,
Mary Obringer

Your Name:: Mary Obringer

Your Company Name::

Your Phone Number:: 307-690-3418

Your Email Address:: maryfoto@icloud.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/25/2021 4:38:59 PM

Submitted from IP Address: 184.167.12.37

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Mckenzie Myers Online Form Submittal: Email the Town Council
Date: Thursday, January 21, 2021 3:33:32 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3034>

The following form was submitted via your website: Email the Town Council

Subject:: Town Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Mckenzie and I have been working with my CLI group to combat the housing crisis here in Jackson. We targeted Ordinance 473, because it is a small, simple step in the right direction to combating the massive housing crisis our town faces.

I believe this law is antiquated, unnecessary, and disproportionately affects low-income, minority, and LGBTQ members of our community. With the housing crisis more apparent now than ever before, I urge you to repeal this ordinance to create a more housing for our community members. If we don't take action now, the workers of our valley will not be able afford to live here for much longer.

Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Mckenzie Myers

Your Name:: Mckenzie Myers

Your Company Name::

Your Phone Number:: 207-317-6729

Your Email Address:: mckenzieismyers@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/21/2021 3:33:25 PM

Submitted from IP Address: 207.183.167.45

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Jonathan Schechter](#)
Subject: McKenzie Myers Ord 473 Online Form Submittal: Email Jonathan Schechter
Date: Tuesday, March 9, 2021 12:08:22 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email Jonathan Schechter

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3263>

The following form was submitted via your website: Email Jonathan Schechter

Subject:: Ordinance 473

Email Content:: Hi Johnathan,

My name is Mckenzie Myers and I am currently working to advocate for amending ordinance 473. My good friend, Nikki Kaufman, suggested I reach out and hear your thoughts on the matter! I would love to hop on the phone or even just correspond through email to learn more about your take. Thank you for your time and commitment to bettering our community!

Your Name:: Mckenzie

Your Company Name::

Your Phone Number:: 207-317-6729

Your Email Address:: mckenziesmyers@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Melanie Schuerch Online Form Submittal: Email the Town Council
Date: Friday, January 15, 2021 5:52:24 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3000>

The following form was submitted via your website: Email the Town Council

Subject::

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Melanie and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Your Name:: Melanie Schuerch

Your Company Name::

Your Phone Number::

Your Email Address:: mkschuerch@hotmail.com

Your City:: Jackson

Your State:: Wyoming

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/15/2021 5:52:16 PM

Submitted from IP Address: 184.167.4.125

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Michelle Austin Online Form Submittal: Email the Town Council
Date: Friday, January 15, 2021 4:24:15 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=2997>

The following form was submitted via your website: Email the Town Council

Subject:: Town Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Michelle and I have been a Jackson resident for 5 and a half years. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb. Needless to say, being in the midst of the COVID-19 pandemic makes dealing with these issues infinitely more terrifying and stressful.

I am part of a couple and we own a dog. Our first residence in Jackson was on E Kelly Avenue, a two bedroom, one bath house. It is an 80 year old house that hasn't been updated in decades. For example, taking a shower and doing laundry at the same time would stress the pipes so much they would burst. After our first year living here they raised the rent \$350 from \$1600 to \$1950. When we asked if this increase meant they would be addressing some of the issues the house had, their response was simply, "No. If you object to the rent increase of the house, someone else will rent it as it is, at this price." In other words, "We don't care if the house is a piece of crap. We can get away with renting it at this price." We began to try to find other housing options after this. However, being a couple and having a dog made it extremely difficult. It took us a year and a half until we found another place that was suitable and would allow for our circumstances. The only catch was that in order for the new house we found to be affordable, we needed two more roommates. This was perfectly reasonable and our landlord had no issue with it considering it's a large 3 bedroom, two bath house. Under Ordinance 473, our housing situation wouldn't be possible and would either leave us out on the streets during a pandemic OR would leave a room in our house totally unoccupied during a housing crisis. Not to mention, the rent would be exorbitant.

I am writing all of this to you today so that you may better understand the circumstances residents of Jackson face everyday. Ordinance 473 is

NOT sustainable if Jackson is to continue having a working class. Myself and many others hope that the Council will choose to repeal this ordinance in a timely manner. I feel this ordinance is antiquated, conflicts with our

community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers.

This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal

Your Name:: Michelle Austin

Your Company Name::

Your Phone Number::

Your Email Address:: michelleLaustin23@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/15/2021 4:24:07 PM

Submitted from IP Address: 47.185.21.9

Referrer Page: [https://www.google.com/url?q=https://www.jacksonwy.gov/forms.aspx?](https://www.google.com/url?q=https://www.jacksonwy.gov/forms.aspx?FID%3D190&sa=D&ust=1610756439971000&usg=AOvVaw3j7EKKesV7rDbWR3Wn8Yfh)

[FID%3D190&sa=D&ust=1610756439971000&usg=AOvVaw3j7EKKesV7rDbWR3Wn8Yfh](https://www.google.com/url?q=https://www.jacksonwy.gov/forms.aspx?FID%3D190&sa=D&ust=1610756439971000&usg=AOvVaw3j7EKKesV7rDbWR3Wn8Yfh)

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Miles Yazzolino Online Form Submittal: Email the Town Council
Date: Wednesday, January 13, 2021 10:31:01 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=2976>

The following form was submitted via your website: Email the Town Council

Subject:: Town Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you all well in the new year. My name is Miles Yazzolino and I am a Jackson resident. In my time living here for most of my life, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that continue to climb, all issues that have been exacerbated through the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color, along with non-traditional family units. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Your Name:: Miles Yazzolino

Your Company Name::

Your Phone Number:: 7077918638

Your Email Address:: yazzojazz@yahoo.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/13/2021 10:30:51 PM

Submitted from IP Address: 207.183.187.132

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Molly Templin Online Form Submittal: Email the Town Council
Date: Sunday, January 17, 2021 9:51:13 AM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3007>

The following form was submitted via your website: Email the Town Council

Subject:: Town Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Molly Templin and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Your Name:: Molly Templin

Your Company Name::

Your Phone Number:: 9205942014

Your Email Address:: mollytemplin25@gmail.com

Your City:: Jackson

Your State:: Wyoming

Your Zip Code:: 83002

Additional Information:

Form submitted on: 1/17/2021 9:51:04 AM

Submitted from IP Address: 199.192.124.116

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: [Adrian Croke](#)
To: [Town Council](#)
Subject: Ordinance 473
Date: Tuesday, January 19, 2021 12:34:27 PM

Hello Council Members,

I hope this email finds you well. My name is Adrian Croke and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Best,

Adrian Croke

From: [Brielle Stander](#)
To: [Town Council](#)
Subject: Re: Ordinance 473
Date: Tuesday, January 19, 2021 8:16:03 AM

Hello Council Members,

My name is Brielle and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council.

Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Best,
Brielle

--

Brielle Stander
She/Her/Hers
610-306-9965

From: [Mark Houser](#)
To: [Jim Rooks](#)
Subject: RE: repeal of Ordinance 473
Date: Monday, February 1, 2021 6:57:54 PM

Thanks Jim!

From: Jim Rooks <JRooks@jacksonwy.gov>
Sent: Monday, February 1, 2021 8:11 AM
To: Mark Houser <safeschools@wyoming.com>
Subject: Re: repeal of Ordinance 473

I'm working on repeal of this antiquated, biased and unenforceable ordinance. Thanks Mark. Jim Rooks

On Jan 31, 2021 5:31 PM, Mark Houser <safeschools@wyoming.com> wrote:
Greetings,

I would like to recommend the Jackson Town Council consider repeal of Ordinance 473. The limit of non-related individuals places an undue hardship on a portion of our community. For example, two couples cannot rent a two bedroom house. Within the LGBTQ community, family structure can exist in a way that is not in line with the ordinance. There are many other examples of relationship that do not meet the parameters of the Ordinance.

I found of interest a Planning document entitled "Status Report on the Definition of Family" dated 9.2.97 detailing a 8.20.97 Board of Adjustment appeal brought by Scarlett Pierce. Later discussion of the family definition is contained in Council minutes of 9.2.97, 9.15.97, 11.15.97 and 6.1.98.

Beyond the disparity the Ordinance generates for various household groups, the extreme nature of the housing situation in our valley speaks to the need of repeal of Ordinance 473.

Chapter 21 of the Wyoming State Statutes addresses issue of Family Violence Protection. In 35-21-102, Definitions, the State addresses the issue of family by defining household members to include:

(iv) "Household member" includes:

- (A) Persons married to each other;
- (B) Persons living with each other as if married;
- (C) Persons formerly married to each other;
- (D) Persons formerly living with each other as if married;
- (E) Parents and their adult children;
- (F) Other adults sharing common living quarters;
- (G) Persons who are the parents of a child but who are not living with each other; and
- (H) Persons who are in, or have been in, a dating relationship.

In the State's eyes, for purposes of this statute, household members can be non-romantically involved roommates and still meet the definition of household, as structured by this law.

A Quaker group has defined family to be "two or more persons living together and committed to each others' welfare and spiritual/physical development."

Housing and Urban Development also has a more expansive definition of family. When I first explored this issue 20 years ago, I talked with the Wyoming State Director of HUD and he had concerns as to how these restrictions in the ordinance may violate Fair Housing protocols.

Thank you for your attention to my input.

Mark Houser

Mark Houser

Pronouns: He, Him, His

PO Box 2683

Jackson, WY 83001

safeschools@wyoming.com

307-690-5419 (cellular)

"Injustice anywhere is a threat to justice everywhere. We are caught in an inescapable network of mutuality, tied in a single garment of destiny. Whatever affects one directly affects all indirectly."

Martin Luther King

From: [Joey Sackett](#)
To: [Jim Rooks](#)
Subject: Re: Repeal Ordinance 473
Date: Tuesday, February 2, 2021 12:28:54 AM

Really appreciate the response, Jim. And glad your gonna push to repeal. Thanks!

El El lun, feb. 1, 2021 a la(s) 14:09, Jim Rooks <JRooks@jacksonwy.gov> escribió:

Yep...looks like the vote will come up in Feb or March. I'll be pushing it & voting for repeal.
Thx. Jrooks

On Feb 1, 2021 9:14 AM, Joey Sackett <sackettjoey@gmail.com> wrote:
Hello Representatives!

Please consider repealing Ordinance 473. This law is already being broken in a huge number of homes in Jackson and just doesn't make sense here considering the demographics of our locals. It seems that the ordinance is not really enforced by our local government anyway, it just lingers around as ammunition for landlords the moment something doesn't go their way. Let's get rid of this silly, outdated, unenforced ordinance.

Thanks,
Joey

--

Joey Sackett
(630) 624-7042

From: [Laura Langberg](#)
To: [Town Council](#)
Subject: Re: Town Ordinance 473
Date: Saturday, January 30, 2021 7:36:59 PM

Hello Council Members,

I hope this email finds you well. My name is Laura and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Thank you,
Laura Langberg
(307) 699-9176

From: [Mark Houser](#)
To: [Town Council](#)
Subject: repeal of Ordinance 473
Date: Sunday, January 31, 2021 5:31:30 PM

Greetings,

I would like to recommend the Jackson Town Council consider repeal of Ordinance 473. The limit of non-related individuals places an undue hardship on a portion of our community. For example, two couples cannot rent a two bedroom house. Within the LGBTQ community, family structure can exist in a way that is not in line with the ordinance. There are many other examples of relationship that do not meet the parameters of the Ordinance.

I found of interest a Planning document entitled "Status Report on the Definition of Family" dated 9.2.97 detailing a 8.20.97 Board of Adjustment appeal brought by Scarlett Pierce. Later discussion of the family definition is contained in Council minutes of 9.2.97, 9.15.97, 11.15.97 and 6.1.98.

Beyond the disparity the Ordinance generates for various household groups, the extreme nature of the housing situation in our valley speaks to the need of repeal of Ordinance 473.

Chapter 21 of the Wyoming State Statutes addresses issue of Family Violence Protection. In 35-21-102, Definitions, the State addresses the issue of family by defining household members to include:

(iv) "Household member" includes:

- (A) Persons married to each other;
- (B) Persons living with each other as if married;
- (C) Persons formerly married to each other;
- (D) Persons formerly living with each other as if married;
- (E) Parents and their adult children;
- (F) Other adults sharing common living quarters;
- (G) Persons who are the parents of a child but who are not living with each other; and
- (H) Persons who are in, or have been in, a dating relationship.

In the State's eyes, for purposes of this statute, household members can be non-romantically involved roommates and still meet the definition of household, as structured by this law.

A Quaker group has defined family to be "two or more persons living together and committed to each others' welfare and spiritual/physical development."

Housing and Urban Development also has a more expansive definition of family. When I first explored this issue 20 years ago, I talked with the Wyoming State Director of HUD and he had concerns as to how these restrictions in the ordinance may violate Fair Housing protocols.

Thank you for your attention to my input.

Mark Houser

Mark Houser

Pronouns: He, Him, His

PO Box 2683

Jackson, WY 83001

safeschools@wyoming.com

307-690-5419 (cellular)

"Injustice anywhere is a threat to justice everywhere. We are caught in an inescapable network of mutuality, tied in a single garment of destiny. Whatever affects one directly affects all indirectly."

Martin Luther King

From: [MC Scales](#)
To: [Town Council](#)
Subject: Repeal Ordinance 473 - Our Beloved Community Relies on Your Action
Date: Saturday, February 6, 2021 5:07:28 PM

Hello Council Members,

I hope this email finds you well. My name is Mary Scales English and I am a former Jackson resident. In my time living there, I had been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic. I currently reside in Idaho. I have numerous close friends struggling immensely with housing in Jackson, and it isn't improving with highly restrictive and potentially discriminatory ordinances like 473.

I am writing to you today about the Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Regards,

Mary

From: [Joey Sackett](#)
To: [Town Council](#)
Subject: Repeal Ordinance 473
Date: Monday, February 1, 2021 9:14:16 AM

Hello Representatives!

Please consider repealing Ordinance 473. This law is already being broken in a huge number of homes in Jackson and just doesn't make sense here considering the demographics of our locals. It seems that the ordinance is not really enforced by our local government anyway, it just lingers around as ammunition for landlords the moment something doesn't go their way. Let's get rid of this silly, outdated, unenforced ordinance.

Thanks,
Joey

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Ryan Burke Online Form Submittal: Email the Town Council
Date: Friday, January 15, 2021 5:07:53 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=2998>

The following form was submitted via your website: Email the Town Council

Subject:: Ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Ryan Burke and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Your Name:: Ryan Burke

Your Company Name::

Your Phone Number::

Your Email Address:: ryanburke11@yahoo.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/15/2021 5:07:42 PM

Submitted from IP Address: 184.167.4.225

Referrer Page: <https://www.jacksonwy.gov/256/Mayor-Town-Council>

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Sale Rhodes Online Form Submittal: Email the Town Council
Date: Monday, January 18, 2021 1:08:23 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3010>

The following form was submitted via your website: Email the Town Council

Subject:: Town ordinance 473

Email Content:: Hello Council Members,

I hope this email finds you well. My name is Sale Rhodes and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Your Name:: Sale rhodes

Your Company Name::

Your Phone Number::

Your Email Address:: Esrhodes8@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/18/2021 1:08:13 PM

Submitted from IP Address: 107.77.231.197

Referrer Page: <https://www.jacksonwy.gov/directory.aspx?did=29>

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Sarah Evans Online Form Submittal: Email the Town Council
Date: Friday, January 15, 2021 6:03:37 PM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3001>

The following form was submitted via your website: Email the Town Council

Subject:: Town Ordinance 473

Email Content:: Dear Council,

I hope this email finds you well. My name is Sarah Evans and I am a Jackson resident. Living in Jackson for the past 7 year, I seen the affects of housing scarcity, inadequate tenant protections, and the massive increase in newly developed, single family homes that push out many renters. These circumstances have been exacerbated in the midst of the COVID-19 pandemic.

I write to you today to insist that the Council repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is obsolete and conflicts with our community values. It also presents unnecessary barriers to affordable, sustainable housing in the town of Jackson. Furthermore, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers.

Secure housing is key to reducing transmission of COVID-19 and to ensuring that our community is as safe and healthy as possible. Displacement of tenants based on this Ordinance denies the reality of Jackson's issue surrounding housing scarcity and unequal access. Please, take swift action to repeal this ordinance at the earliest convenience of the council. Thank you for taking the time to hear my concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Your Name:: Sarah Evans

Your Company Name::

Your Phone Number:: 8322475913

Your Email Address:: sarevans1024@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 1/15/2021 6:03:30 PM

Submitted from IP Address: 184.167.25.146

Referrer Page: <https://www.google.com/>

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

From: noreply@civicplus.com
To: [Town Council](#)
Subject: Seanna Minuth Online Form Submittal: Email the Town Council
Date: Thursday, January 21, 2021 8:41:59 AM

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject:

Email Content:*

Your Name:*

Your Company Name:

Your Phone Number:

Your Email Address:*

Your City:

Your State:

Your Zip Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3029>

The following form was submitted via your website: Email the Town Council

Subject:: Ordinance 473

Email Content:: Dear Council Members,

I hope you are well and having a peaceful start to the new year. My name is Seana Minuth, and I am a Jackson resident. For the past three years I have lived with housing uncertainty and fear of losing housing. The high and ever climbing cost of rent, especially during the COVID-19 pandemic, has put my financial security at risk as well.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council.

Thanks for taking the time to hear our concerns. Thank you for your consideration and the hard work you do for our community.

Best,
Seana Minuth
minuthsea@gmail.com

Your Name:: Seana Minuth

Your Company Name::

Your Phone Number:: 4158198145

Your Email Address:: minuthsea@gmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83002

Additional Information:

Form submitted on: 1/21/2021 8:41:53 AM

Submitted from IP Address: 207.183.187.228

Referrer Page: <https://www.google.com/>

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

January 24, 2021

To the Jackson Town Council:

Having owned and operated a property management business in Jackson Hole for 15 years I have a couple of questions. Tell me what is more important 'affordable' or 'sustainable' housing? More than three unrelated people in a house impacts the infrastructure, parking, wear and tear on the building, streets, bus systems and more. In my experience more than three unrelated people in a residence is destructive and not affordable or sustainable.

I believe if this ordinance is modified to allow more than three unrelated people to occupy any home the results will be beds in hallways, living rooms, in basements anywhere in the home they can put a bed. This has happened even under the diligent service of a property management company. This alone would be enhanced fire danger. History shows rents will go up not down. Parking will be worse and it will destroy the character of a neighborhood.

Families of more than three people are acceptable and explainable. The rental of a family is more structured, fewer cars and less impactful on a home. Granted, it isn't always affordable but it is overall better for our infrastructure.

Shouldn't we as a community examine other ways to house our people? When can we learn to build smarter not bigger. Has there ever been an approach to dorm living with communal living and private bedrooms? Have past structures produced affordable housing? We seem to be building new structures all the time but are they affordable?

Jackson has been working for years on our bus system and other means of transportation and yet we still are over run with traffic.

We consider living arrangements to be in high demand but we also are facing a pandemic that doesn't seem to be ending soon. The danger of the virus is real.

If you feel the need to include more than three unrelated people in a home, please consider the outcome and reconsider.

Sincerely,
Mary Obringer

From: [Lewis smirl](#)
To: [Town Council](#)
Subject: Town Ord-473
Date: Monday, February 1, 2021 11:00:28 AM

Hello Council Members,

I hope this email finds you well. My name is Lewis Smirl, and I am a Jackson resident. In my time living here, I have been personally affected by housing scarcity, inadequate tenant protections, and high rent prices that only continue to climb, particularly in the midst of the COVID-19 pandemic.

I am writing to you today regarding Jackson Town Ordinance 473 in the hopes that the Council will choose to repeal this ordinance in a timely manner. Ordinance 473 stipulates that no more than three unrelated individuals may occupy a single-family unit within the town of Jackson. In short, I feel this ordinance is antiquated, conflicts with our community values, and presents an unnecessary barrier to affordable, sustainable housing in the town of Jackson. Further, this ordinance poses a particular threat to the most marginalized members of our community, particularly those with different immigration statuses, lower-income individuals, and people of color. This ordinance can be used and abused by landlords as a coercive measure against their tenants, and can create unnecessary legal issues for our friends, neighbors, and coworkers. This action is particularly time-sensitive because secure housing is key to reducing transmission of the virus and ensuring that our community is as safe and healthy as possible. I ask that you take swift action to repeal this ordinance at the earliest convenience of the council. Thanks for taking the time to hear our concerns, and for all the work you do for our community. I hope you will carefully consider this appeal.

Thanks,

Lewis Smirl, mental health therapist

STAFF REPORT



Meeting Date:	April 19, 2021	Meeting Title:	Town Council Workshop
Submitting Department:	Personnel/Town Clerk	Presenter:	Sandy Birdyshaw
Agenda Item:	Municipal Code Title 6 Revisions to Mirror to State Liquor Laws effective July 2021	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is to receive direction from the Jackson Town Council for updates to the Municipal Code that are required to remain contemporary with new state liquor laws becoming effective July 1, 2021.

Requested Action.

To receive direction

Recommendations.

Staff recommends Council direct staff to prepare ordinances amending the Municipal Code as presented to reflect new state liquor law changes.

Background.

This year's legislation made significant changes to the State's liquor laws through HB0013, HB0156, and HB0159. The Town's Municipal Code Title 6 (JMC T6) contains our local liquor laws. The intent of the proposed and attached updates to JMC T6 is to mirror the state's changes.

Analysis.

The JMC T6 updates are:

6.10.010 Definitions. D. Restaurant

The State removed part of this definition which read "The building shall have a dining room or rooms, a kitchen, and the number and kinds of employees necessary for the preparing, cooking, and serving of meals in order to satisfy the licensing authority that the space is intended for use as a full-service restaurant. Full-service restaurant means a restaurant at which waiters and waitresses deliver food and drink offered from a printed food menu to patrons at tables or booths. The service of only fry orders or such food and victuals as sandwiches, hamburgers or salads shall not be deemed a restaurant for the purposes of this section."

The definition will read "Restaurant means space in a building maintained, advertised, and/or held out to the public as a place where individually-priced meals are prepared and served primarily for on-premises consumption and where the primary source of revenue from the operation is from the sale of food and not from the sale of alcoholic or malt beverages."

JMC T6 includes further descriptors that the food menu shall contain a minimum of five (5) qualifying selections and the kitchen shall be an area with cooking appliances required to prepare plated meals.

The new State definition opens the audience for restaurant liquor license applicants to include fast food restaurant.

Policy Question: Does the Town Council wish to keep qualifiers in the restaurant definition to exclude fast food restaurants from applying for a restaurant liquor license?

6.10.010 Definitions. D. Restaurant – Dispensing Room

In Wyo Statute 12-4-410 (f), the State repealed the requirement of a dispensing room “Dispensing Room means an enclosed and partitioned space within a restaurant large enough for a person to enter, but not a cabinet. Wall partitions may contain cut-out windows and doorways, but partitions shall extend from floor to ceiling.”

The State now refers to a dispensing area as approved by the local licensing authority in Wyo Stat 12-4-410 (b).

Staff suggests adding language listed as #5. “Alcohol shall be dispensed and prepared for consumption in the licensed building in areas approved by the local licensing authority.” And a descriptor “A restaurant shall designate areas to contain all open alcohol containers and beer taps and for servers to open, pour, and mix alcohol drinks. Such drinks will be delivered to seated customers and no alcohol may be consumed within these dispensing areas. Alcohol may not be passed over an eating counter or bar from the dispensing area to the customer. Only employees over 18 are permitted in the dispensing areas. Only employees over 21 may dispense and sell alcohol.”

A major problem we see is distinguishing how restaurant and bar & grill license holders operate. While a restaurant can technically have an eating counter, if servers pass drinks over that counter, it is considered a bar operation and not allowed under a restaurant liquor license. The Wyoming Liquor Division holds firm on that interpretation. That is the big difference between those two types of liquor licenses.

6.30.020 Restaurant Liquor Licenses. – operating as a bar and competing with retail licenses

In Wyo Stat 12-4-410 (d) The State revised this sentence to “A Restaurant Liquor Licensee shall not promote or operate the restaurant as a bar or lounge, ~~nor shall the Licensee compete with a Retail Liquor Licensee in activities other than dining functions.~~”

Policy Question: Does the Town Council wish to keep language on what it means to operate as a bar or compete with a retail liquor license holder?

Our current JMC 6.30.020 includes interpretations from 1993 on what it means to operate as a bar or to compete with a retail license as listed below. If Council wishes to keep this language, staff does suggest removing #5, as in this world of COVID and the use of technology, many restaurants have moved away from providing a printed food menu.

“A Restaurant Liquor License does not allow:

1. Providing liquor service at dances, receptions, or other social gatherings.
2. Advertising as a bar or saloon in publications or signage.
3. Having a separate name for any room or area that denotes the availability of alcoholic or malt beverages.
4. Advertising special prices or promotions for sale of alcoholic beverages separate from meals, i.e. a “happy hour,” unless the special price or promotion includes a qualifying restaurant meal.
5. Selling alcoholic or malt beverages to customers seated at a bar or counter unless they have been given a printed food menu.
6. Collecting a “cover charge” that includes the cost of any entertainment, live or television, unless such cover charge is part of and not separated from a package price which includes payment for a qualifying restaurant meal. “

6.40.030 A. Hours of Sale.

The language in A., simply replaces dispensing room with dispensing area to mirror statute.

6.40.040 Place of Sale.

The first sentence in this section reads “The place in which alcoholic and malt beverages are sold under a Retail Liquor License shall be located in the Licensed Building for which the license is approved and issued. Alcoholic beverages may only be served in the Licensed Building and in an immediately adjacent fenced or enclosed area as approved by the Licensing Authority.”

Staff suggests removing the underlined phrase as this paragraph applies to all types of liquor licenses except a resort liquor license. Resorts may serve anywhere on their resort property.

6.40.045 Off-Premises Open Container Sales.

The State will add Wyo Stat 12-5-601, which is a section on Delivery of alcoholic liquors and malt beverages. Their new section includes two methods of sealing which are not in our JMC T6.

Staff suggests adding #4 and #5, listed below, to our code to mirror the State.

“The Licensee shall use any of the following approved methods to seal the container, or in a manner previously approved in writing by the Chief of Police, or designee:

1. A shrinkable band, or shrinkable film, covering the lid and neck of the container; or
2. A “milk” jug or glass jug with a Tamper Evident Seal; or
3. An aluminum can sealed by a seaming machine; or
4. In a plastic bag and heat sealed closed; or
5. In a container that has a breakable seal incorporated in the container cap; or
6. A solid length of a Tamper Evident Seal that is placed over the lid, covering any opening(s) in the lid, and down at least two sides of the container.
 - a. Tamper Evident Seal is defined as a distinct tape or sealing device designed to provide visible evidence if the opening of a container has been interfered with.”

Alternatives (Optional).

Comprehensive Plan & Priority Alignment.

This item relates to the Comprehensive Plan Policy 8.1.a. the delivery of quality levels of service to the community and the decisions related to temporary liquor permits also have a direct correlation to the health, safety, and welfare of the community as discussed in Section 8.

Fiscal Impact.

Fiscal impact includes the cost of publishing an ordinance, estimated to be \$750.00.

Staff Impact.

Staff impact includes time to review and understand statute changes, conversations with the Wyoming Liquor Division, Town Attorney and Assistant Town Manager, time to draft proposed updates to the JMC T6 and to prepare a comprehensive staff report.

Attachments or Links.

Proposed updates reflected in a redline of JMC T6.

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items.*

I move to direct staff to bring back a draft ordinance incorporating updates to Jackson Municipal Code Title 6 as discussed today for consideration and first reading at the next available regular Town Council meeting.

Title 6 Liquor Licenses and Permits

Chapters:

- 6.10 DEFINITIONS**
- 6.20 APPLICATION FOR LICENSES AND PERMITS**
- 6.30 ANNUAL LICENSES AND PERMITS**
- 6.40 RESTRICTIONS UPON LICENSE AND PERMIT HOLDERS**
- 6.50 SPECIAL TWENTY-FOUR (24) HOUR PERMITS**
- 6.60 SUSPENSION AND REVOCATION OF LICENSES AND PERMITS**
- 6.70 VIOLATIONS** Repealed. (Ord 1245, 2020)
- 6.90 PENALTY FOR VIOLATIONS**

~~Text in red~~ = has been removed from Wyo.Stat.

red and underline = will be added to Wyo.Stat.

Text in green = is existing Town Code and stricter than State

Chapter 6.10 DEFINITIONS

Sections:

6.10.010 Definitions.

6.10.010 Definitions.

As used in this Title.

- A. **Alcohol Server Staff** means all persons employed at any business operating under a liquor license engaged in the selling or serving of alcoholic liquor and/or malt beverages, or the managers thereof.
- B. **Hotel** means a building kept, used, maintained, advertised, and/or held out to the public to be a place where sleeping accommodations are offered for pay to transient guests. Such sleeping accommodations shall be in the same building and such sleeping accommodations shall be so equipped and serviced that the Town Council shall be satisfied that the chief source of revenue to be derived from the operation of the hotel shall be from sleeping accommodations and not from the sale of alcoholic or malt beverages. No cottage, tourist camp, or rooming house shall be considered a hotel.
- C. **Licensee** means a person holding any permit or license in accordance with this Title or Wyo. Stat. Ann. Title 12.

~~D. **Restaurant** means space in a building maintained, advertised, and/or held out to the public as a place where individually-priced meals are prepared and served primarily for on-premises consumption and where the primary source of revenue from the operation is from the sale of food and not from the sale of alcoholic or malt beverages. The building shall have a dining room or rooms, a kitchen, and the number and kinds of employees necessary for the preparing, cooking, and serving of meals in order to satisfy the licensing authority that the space is intended for use as a full service restaurant.~~

- ~~1. **Full service restaurant** means a restaurant at which waiters and waitresses deliver food and drink offered from a printed food menu to patrons at tables or booths.~~
- ~~2. Food menu shall contain a minimum of five (5) qualifying selections. The service of only fry orders or such food and victuals as sandwiches, hamburgers or salads shall not be deemed a restaurant for the purposes of this section.~~
- ~~3. Kitchen shall be an area with cooking appliances required to prepare plated meals.~~
- ~~4. **Dispensing Room** means an enclosed and partitioned space within a restaurant large enough for a person to enter, but not a cabinet. Wall partitions may contain cut out windows and doorways, but partitions shall extend from floor to ceiling.~~
- ~~5. **Alcohol** shall be dispensed and prepared for consumption in the licensed building in areas approved by the local licensing authority.~~

(Ord. 1245 § 1, 2020; Ord. 1185 § 1, 2017; Ord. 998 § 1, 2011; Ord. 853 § 3, 2007; Ord. 389 § 1, 1989; Ord. 90 § 1, 1965.)

Commented [SB1]: WS 12-1-101 Definitions - (a)(xiv) was revised to remove the red language. If council wants to give liquor license to fast food joint they can under state law. Main State requirement is that meals be prepared and served for on-premise consumption, not to go.

Commented [SB2]: POLICY ? Does Council wish to keep the requirements of a full-service restaurant, kitchen, and qualifying menu? + PRO would be to set an expectation for restaurants interested in applying. If so, clarify definition of restaurant and what a qualifying food item is.

Commented [SB3]: Dispensing Room revised to a Dispensing Area as approved by local authority. See new #5. W.S. 12-4-410 (b)

Commented [SB4]: W.S. 12-4-410 (b) was revised to leave it up to local authority. POLICY ? Council please define dispensing area.

Suggestion: Restaurant shall designate areas to contain all open alcohol containers and beer taps and for servers to open, pour, and mix alcohol drinks. No alcohol may be consumed within these areas and drinks will be delivered to seated customers. Alcohol may not be passed over an eating counter or bar from the dispensing area to the customer. Only employees over 18 are permitted in d-area and only employees over 21 may dispense and sell alcohol. 12-6-101 (c)(vii) > Idea is to keep a restaurant from operating as a bar.

Chapter 6.20
APPLICATION FOR LICENSES AND PERMITS

Sections:

6.20.003 State Laws Applicable.

6.20.006 Application Form and Fees.

6.20.010 Affidavit and of Authorization and Understanding.

6.20.012 Plan of Operations.

6.20.015 Affidavit of Understanding. Repealed. (Ord. 1185 § 1, 2017)

6.20.020 Notice publication--Protests. Repealed. (Ord. 1245 § 1, 2020)

6.30.030 Term - Exception. Repealed. (Ord. 1245 § 1, 2020)

6.20.003 State Laws Applicable.

All licenses issued pursuant to this Title, and all use, possession, sales, and purchases of alcoholic beverages shall be subject to all requirements, regulations, and limitations prescribed by Wyo. Stat. Ann. title 12 and are adopted by reference, except as is otherwise expressly set forth in this Title. If this Title is silent, then state statute is applicable. If there is a conflict between the state statute and this Title, then the stricter will apply.

6.20.006 Application Form and Fees.

- A. A person desiring any liquor license under this Title shall apply to the Town Clerk on forms prepared by the Attorney General of the State of Wyoming, as and in accordance with the statute of the State of Wyoming.
- B. The Town, upon application, state certification, and public hearing, may issue a liquor license or permit pursuant to this Title and Wyo. Stat. Ann. title 12.
- C. The fee paid annually for each license is as follows, which fees may be amended by ordinance of the Town Council; however, in no case shall the sum be greater than the amount authorized by applicable Wyoming Statutes. No application will be processed, nor any licenses issued, until payment in full has been made.
 1. Retail Liquor License: \$1,500.00
 2. Limited Retail (Club) Liquor License: \$500.00
 3. Resort Liquor License: \$3,000.00
 4. Restaurant Liquor License: \$1,500.00
 5. Bar and Grill Liquor License: \$1,500.00
 6. Microbrewery Permit: \$500.00
 7. Winery Permit: \$500.00
 8. Satellite Winery Permit: \$100.00
- D. The fee to be paid for each twenty-four (24) hour permit is as follows, which fees may be amended by ordinance of the Town Council; however, in no case shall the sum be greater than the amount authorized by applicable Wyoming Statutes. No permit will be issued until payment in full has been made.
 1. Catering Permit: \$20.00

2. Malt Beverage Permit: \$50.00
3. Manufacturer's Off-Premises Permit: \$50.00

6.20.010 Affidavit of Authorization and Understanding.

- A. All persons filing applications for new licenses and permits, renewals for the same, or for transfer of ownership or location, unless otherwise noted in this Title, shall submit a signed Affidavit of Authorization and Understanding form as provided by the Town Clerk.
- B. The applicant understands that it shall be the duty of the applicant to seek any additional required reviews, authorizations, permits, and approvals from any Town or County department or elected bodies.
- C. Each application submitted is affirmed as being true and correct to the best of the applicant's knowledge. The applicant understands that information provided in the application packet may be investigated for accuracy.
- D. Procedures for reviewing applications will be established by the Town Clerk, Chief of Police and Risk Manager.

6.20.012 Plan of Operations.

- A. All new and transfer applications must include a written Plan of Operations, which at a minimum sets forth:
 1. The nature of the business and how the premises will be operated.
 2. The type(s) of alcoholic beverages available to customers.
 3. The process customers will follow to order alcohol and how employees will pour and deliver alcoholic and malt beverages to customers.
 4. The plan for outdoor service of food and/or alcoholic and malt beverages, if applicable.
- B. Licensees must provide the Town Clerk a revised Plan of Operations anytime a Licensee changes the Plan of Operation.

(Ord. 1245 § 1, 2020; Ord. 1185 § 1, 2017; Ord. 969 § 1, 2010; Ord. 853 § 4, 2007.)

6.20.015 Affidavit of Understanding. Repealed.

(Ord. 1185 § 1, 2017; Ord. 969 § 1, 2010.)

6.20.020 Notice publication--Protests. Repealed.

6.20.030 Term - Exception. Repealed.

(Ord. 1245 § 1, 2020; Ord. 1185 § 1, 2017; Ord. 1076 § 1, 2014; Ord. 853 § 4, 2007; Ord. 90 § 6, 1965.)

Chapter 6.30
ANNUAL LICENSES AND PERMITS

Sections:

6.30.010 Retail Liquor Licenses.

6.30.020 Restaurant Liquor Licenses.

6.30.030 Bar & Grill Liquor Licenses. Repealed. (Ord. 1245 § 1, 2020)

6.30.040 Microbrewery Permits, Authorization, and Application. Repealed. (Ord. 1245 § 1, 2020)

6.30.050 Satellite Winery Permits, Application. Repealed. (Ord. 1245 § 1, 2020)

6.30.060 Satellite Manufacturer's Permits, Authorization, and Application. Repealed. (Ord. 1245 § 1, 2020)

6.30.010 Retail Liquor Licenses.

Establishments holding a Retail Liquor License which operate primarily for sales for off-premise consumption (i.e. a grocery store) shall maintain a separate area for alcoholic or malt beverages that shall restrict entry to persons over the age of twenty-one (21) years of age.

6.30.020 Restaurant Liquor Licenses.

A Restaurant Liquor Licensee shall not promote or operate the restaurant as a bar or lounge, ~~nor shall the Licensee compete with a Retail Liquor Licensee in activities other than dining functions.~~

Commented [SB5]: W.S. 12-4-410(d) revised to add "or operate" and to remove language in strikeout.

A Restaurant Liquor License does not allow:

Commented [SB6]: POLICY ?

1. Providing liquor service at ~~dances, receptions, or other social gatherings.~~
2. Advertising as a bar or saloon in publications or signage.
3. Having a separate name for any room or area that denotes the availability of alcoholic or malt beverages.
4. Advertising special prices or promotions for sale of alcoholic beverages separate from meals, i.e. a "happy hour," unless the special price or promotion includes a qualifying restaurant meal.
5. Selling alcoholic or malt beverages to customers seated at a bar or counter unless they have been given a printed food menu.
6. Collecting a "cover charge" that includes the cost of any entertainment, live or television, unless such cover charge is part of and not separated from a package price which includes payment for a qualifying restaurant meal.

Does Council wish to keep these interpretations from 1993 on what it means to operate as a bar or to compete with a retail license?

Commented [SB7]: Staff suggests removing #5. In the world of COVID and use of technology, many are not using printed food menus any longer.

(Ord. 1245 § 1, 2020; Ord. 569 § 1, 1996; Ord. 605 § 1, 1997; Ord. 504 § 7, 1995; Ord. 503 § 3, 1995; Ord. 388 § 1, 1989; Ord. 90A § 2, 1973; Ord. 90 § 3, 1965.)

6.30.030 Bar & Grill Liquor Licenses. Repealed.

6.30.040 Microbrewery Permits, Authorization and Application. Repealed.

6.30.050 Satellite Winery Permits, Application. Repealed.

6.30.060 Satellite Manufacturer's Permits, Authorization and Application. Repealed.

(Ord. 1245 § 1, 2020; Ord. 1185 § 1, 2017; Ord. 1069 § 1, 2014; Ord. 853 § 5, 2007; Ord. 828 § 1, 2006; Ord. 723 § 1, 2003; Ord. 456 § 1, 1993.)

Chapter 6.40

RESTRICTIONS UPON LICENSE AND PERMIT HOLDERS

Sections:

- 6.40.010 License: Transfer, Renewal.** Repealed. (Ord. 1245 § 1, 2020)
- 6.40.020 License: Contents, Signing, Attestation, and Display.** Repealed. (Ord. 1245 § 1, 2020)
- 6.40.030 Hours of Sale: Unlawful Acts Designated.**
- 6.40.040 Place of Sale: Location, Regulation, and Restrictions.**
- 6.40.045 Off-Premises Open Container Sales.**
- 6.40.050 Places for Consumption or Possession in Open Containers Prohibited.**
- 6.40.055 Alcohol Server Staff Training Required.**
- 6.40.060 Minor, Habitual, and Common Drunkards and Incompetent: Restrictions.**

6.40.010 License: Transfer, Renewal. Repealed.

6.40.020 License: Contents, Signing, Attestation, and Display. Repealed.

(Ord. 1245 § 1, 2020; Ord. 1185 § 1, 2017; Ord. 960 § 1, 2010; Ord. 853 § 6, 2007; Ord. 90 § 12, 1965.)

6.40.030 Hours of Sale: Unlawful Acts Designated.

- A. All persons licensed under this Title shall close the dispensing area room and cease the sale of both alcoholic and malt liquors promptly at the hour of two (2) a.m. each day and keep the same closed until six (6) a.m. the same day.
- B. The Town Council may designate the dates during any city or county fairs, rodeos, pageants, jubilees or similar public gatherings when all Licensees may operate without restriction as to closing hours. Such unrestricted operation shall not exceed a total of four (4) full days in any one (1) calendar year.
- C. It is unlawful for any owner, manager or employee of any business licensed under this Title, except clubs holding a Limited Retail License, to allow anyone other than an employee of the licensed business or organization to be or remain in the licensed room, or building, from and after thirty minutes (30) after the time designated by statute or ordinance for closing of the dispensing room and ceasing the sale of both alcoholic and malt liquors; provided, that in cases of food service operations for which an additional dispensing room license has been obtained pursuant to this Title, the food service facilities may remain open to the public, but it shall be unlawful to allow the consumption of alcoholic beverages therein from and after thirty (30) minutes after the time established by statute or ordinance for the closing of the dispensing room and the ceasing of sale of alcoholic and malt liquors.

Commented [SB8]: State changed room to area WS 12-410(b)

- D. It is unlawful for any Licensee or servant, agent, or employee thereof to permit any person under the age of twenty-one (21) years to enter or remain in a licensed building, or an establishment that is primarily for off-premise sales of alcoholic liquor or malt beverages unless subject to an exemption under W.S. § 12-6-101 *et. seq.*, as amended.

6.40.040 Place of Sale: Location, Regulation, and Restrictions.

The place in which alcoholic and malt beverages are sold ~~under a Retail Liquor License~~ shall be located in the Licensed Building for which the license is approved and issued. Alcoholic beverages may only be served in the Licensed Building and in an immediately adjacent fenced or enclosed area as approved by the Licensing Authority. The adjacent area shall not be located in another building. The Licensing Authority which issued the license shall as often as may be deemed necessary inspect the Licensed Building and adjoining areas where alcoholic beverages are served to determine compliance with sanitation, fire hazard, local permitting, and other applicable laws.

Commented [SB9]:

Paragraph applies to all license types (except resort who can do this already).

6.40.045 Off-Premises Open Container Sales.

- A. Retail Liquor and Microbrewery Licensees selling alcoholic beverages that are not in the original package or are in reused original packages for off-premise consumption (sloshies, growlers and the like), shall seal the container in a fashion so that it is obvious when the seal is broken, and so that it is not possible to consume any of the beverage as long as the seal is in place.

The Licensee shall use any of the following approved methods to seal the container, or in a manner previously approved in writing by the Chief of Police, or designee:

1. A shrinkable band, or shrinkable film, covering the lid and neck of the container; or
2. A “milk” jug or glass jug with a Tamper Evident Seal; or
3. An aluminum can sealed by a seaming machine; or
4. In a plastic bag and heat sealed closed; or
5. In a container that has a breakable seal incorporated in the container cap; or
6. A solid length of a Tamper Evident Seal that is placed over the lid, covering any opening(s) in the lid, and down at least two sides of the container.
 - a. Tamper Evident Seal is defined as a distinct tape or sealing device designed to provide visible evidence if the opening of a container has been interfered with.

- B. Every Licensee selling alcoholic beverages as identified in subsection A above shall post a sign visible to patrons stating “State Law Prohibits Open Alcoholic Containers in Motor Vehicles W.S. § 31-5-235.”

Commented [SB10]:

The State added WS 12-5-601 which is a section on Delivery of alcoholic liquors and malt beverages, which includes methods of sealing.

#4 and #5 were added here to mirror State.

6.40.050 Places for Consumption; Places Open Containers are Prohibited.

- A. No alcoholic or malt beverage shall be consumed or carried by any person in open containers of any type on any street, sidewalk or curb or any other public property whatsoever within the Town of Jackson, except in Town of Jackson parks maintained by Jackson/Teton County Parks & Recreation, athletic fields, and the rodeo grounds.
- B. No alcoholic or malt beverages shall be consumed or carried by any person in open containers of any type within:
1. The grandstands, or adjacent to, or on any baseball field during any game sanctioned by Little League Baseball Incorporated; or

2. The Town Square which is bounded by East Broadway Street, North Cache Street, East Deloney Street, and North Center Street.

6.40.055 Alcohol Server Staff Training Required.

- A. Alcohol Server Staff as defined in § 6.10.010, shall successfully complete an alcohol server education course compliant with Wyo. Stat. Ann. title 12-2-402 within forty-five (45) days of their date of hire, or the effective date of this rule, whichever is later.
- B. The alcohol server education course must be one of the courses approved by the Wyoming Liquor Division or Jackson Police Department. The Alcohol Server Training Certification shall be valid for three (3) years and recertification must occur prior to expiration. Each Alcohol Server Staff's certificate must be on file with their employer.
- C. Every Licensee shall maintain a training record for their Alcohol Server Staff. The record shall include their date of hire and proof of current Alcohol Server Training Certification as required by this Section. Training records for current Alcohol Server Staff will be made available for inspection by law enforcement officers or officials of the Town of Jackson at any time that the licensed establishment is open, or by appointment.
- D. The Licensee and/or manager of the establishment may be cited for a violation of this Section and the citation may be in addition to other penalties set forth in Wyo. Stat. Ann. title 12 or the Jackson Municipal Code.

6.40.060 Overserving of Alcoholic Beverages, Minors: Restrictions.

- A. It is a violation of the liquor license issued under this Title for a licensee and/or any agent or employee thereof, to sell, furnish, give, or deliver, or cause to be sold, furnished, given, or delivered alcoholic or malt beverages to any excessively intoxicated person. This violation is in addition to and not in lieu of any other criminal penalties under the Jackson Municipal Code and Wyoming State Statutes that may accrue for unlawful alcohol service.
For purposes of this section, "excessively intoxicated" means intoxicated to the extent that a person's mental and/or physical faculties are severely impaired; the impairment(s) would be obvious to a reasonable person, and the impairment is shown by any or all of the following: severe uncoordinated physical action, or severe diminished mental capacity, or severe physical or mental dysfunction.
- B. It is unlawful for any person under the age of twenty-one (21) years to be in, or attempt to be in, or remain in any place where intoxicating or malt liquors are sold or dispensed, or for any person to falsify any identification or use any false identification in order to be or remain in such place of business or to obtain intoxicating liquor or malt beverages unless an exemption stated under Wyo. Stat. Ann. title 12-6-101 is applicable.

(Ord. 1245 § 1, 2020; Ord. 1185 § 1, 2017; Ord. 1072 § 1, 2014; Ord. 1063 § 1, 2014; Ord. 987 § 1, 2011; Ord. 853 § 6, 2007; Ord. 577 § 1, 1997; Ord. 544 § 1, 1996; Ord. 516 § 1, 1995; Ord. 375 § 1, 1988; Ord. 227 § 1-2, 1977; Ord. 172 § 1, 1974; Ord. 90A § 1, § 3, 1973; Ord. 90 § 8, § 9, § 13, 1965.)

Chapter 6.50
SPECIAL TWENTY-FOUR (24) HOUR PERMITS

Sections:

6.50.010 Catering Permits.

6.50.020 Malt Beverage Permits.

6.50.010 Catering Permits.

It is the duty and obligation of the Resort or Retail Liquor Licensee under which the Catering Permittee is acting to ensure compliance with all State and Town alcohol laws and regulations. Any violations thereof shall be attributed to the Resort or Retail Liquor Licensee.

(Ord. 1245 § 1, 2020; Ord. 1185 § 1, 2017; Ord. 853 § 7, 2007; Ord. 823 §1, 2006; Ord. 714 § 1, 2002.)

6.50.020 Malt Beverage Permits.

Applicants for Malt Beverage Permits will have successfully completed an alcohol server education course approved by the Wyoming Liquor Division or the Jackson Police Department. Proof of current Alcohol Server Training Certification will be required as part of the malt beverage permit application.

(Ord. 1245 § 1, 2020; Ord. 1185 § 1, 2017; Ord. 969 § 2, 2010; Ord. 853 § 7, 2007; Ord. 697 § 1, 2002; Ord. 90 § 4, 1965.)

Chapter 6.60
NONRENEWAL, SUSPENSION, AND REVOCATION
OF LICENSES AND PERMITS

Sections:

6.60.010 Grounds for Denying Renewal of License or Permit.

6.60.020 Grounds for Suspension and/or Revocation.

6.60.010 Grounds for Denying Renewal of License or Permit.

- A. A license or permit shall not be renewed or transferred if such renewal or transfer violates Wyo. Stat. Ann. title 12 or the Jackson Municipal Code.
- B. The following, whether one (1) or more, may constitute a basis for nonrenewal of a license or permit:
 - 1. Failure of the Licensee to comply with any provision of state liquor law or this Title;
 - 2. Failure of the Licensee to comply with building occupancy limits after being advised of excess occupancy by a law enforcement or any code compliance officer;
 - 3. A pattern of failing to report incidents of illegal acts upon the Licensee's premises which results in injury to persons or property and which the Licensee knew, or should have known about. A "pattern" for purposes of this section is defined as three (3) or more incidents in any twelve (12) month period;
 - 4. Failure of the Licensee to comply with Section 6.40.055 Alcohol Server Staff Training Required;
 - 5. Failure of initial, consecutive, and/or cumulative compliance checks conducted pursuant to Wyo. Stat. Ann. title 12-6-103.
 - 6. Failure to comply with the Plan of Operations set forth in the license application, or as amended.

6.60.020 Grounds for Suspension and/or Revocation.

- A. The following actions will result in the Town Council suspending a liquor license. These actions may also result in the Town Council initiating revocation proceedings. Revocation proceedings will be in accordance with Wyo. Stat. Ann. title 12-7-201.
 - 1. Failure by a Licensee, or an agent or employee thereof, of three (3) compliance checks conducted pursuant to Wyo. Stat. Ann. title 12-6-103 within a twelve (12) month period. The suspension will be carried out within the current liquor license year and be for ten (10) consecutive calendar days, and/or the Town Council may initiate revocation proceedings.
 - 2. Failure by a Licensee, or an agent or employee thereof, of five (5) compliance checks conducted pursuant to Wyo. Stat. Ann. title 12-6-103 within a twenty-four (24) month period. The suspension will be carried out within the current liquor license year and be for thirty (30) consecutive calendar days, and/or the Town Council may initiate revocation proceedings.

- B. The following actions are grounds for the Town Council to consider suspending a liquor license and/or for the Town Council to initiate revocation proceedings. Revocation proceedings will be in accordance with Wyo. Stat. Ann. title 12-7-201.
1. Making materially false statements on or the submission of materially false documents within the State of Wyoming liquor license application and/or the Town of Jackson liquor license application packet. The suspension will be carried out within the current liquor license year and be for thirty (30) consecutive calendar days, and/or the Town Council may initiate revocation proceedings.
 2. A pattern of failing to report incidents of excessive drinking and/or disorderly conduct on the licensed premises. The suspension will be carried out within the current liquor license year and be for five (5) consecutive calendar days, and/or the Town Council may initiate revocation proceedings. A “pattern” for purposes of this section is defined as three (3) or more accounts of failing to report incidents in any twelve (12) month period.
 3. Three (3) or more substantiated violations of any other provision of Wyo. Stat. Ann. title 12 or the Jackson Municipal Code not identified in this section in any twelve (12) month period. The suspension will be carried out within the current liquor license year and be up to thirty (30) consecutive calendar days, and/or the Town Council may initiate revocation proceedings.
- C. In the event a suspension occurs:
1. The Town Clerk shall send a suspension notice to the Licensee by electronic-mail (delivery receipt) and certified postal mail to the address on file, with copy to the Wyoming Liquor Division and Chief of Police.
 2. The Licensee shall either remove all of the alcoholic liquor and malt beverages from the licensed premises or secure the alcoholic liquor or malt beverages in a manner approved in writing by the Chief of Police or designee. The method of securing this inventory shall be approved at least 72-hours before the suspension begins, when a suspension is set to begin on a certain date in the future.
 3. The Town Clerk shall post one (1) suspension notice at the licensed premises on or about the first day of the suspension period. The sale, offering to sell, distribution, or traffic of alcoholic liquor or malt beverages is unlawful during the suspension.

(Ord. 1245 § 1, 2020; Ord. 1185 § 1, 2017; Ord. 1173 § 1, 2017; Ord. 853 § 8, 2007.)

Chapter 6.70

VIOLATIONS

Sections:

6.70.010 Violations. Repealed. (Ord. 1245 § 1, 2020)

6.70.010 Violations. Repealed.

(Ord. 1245 § 1, 2020; Ord. 853 § 9, 2007.)

Chapter 6.90
PENALTY FOR VIOLATIONS

Sections:

6.90.010 General Penalty for Violations. Repealed. (Ord. 1245 § 1, 2020)

6.90.020 Compliance Check Failures.

6.90.010 General Penalty for Violations. Repealed.
(Ord. 1245 § 1, 2020)

6.90.020 Compliance Check Failures.

- A. On the first compliance check failure, the inhouse manager and the employee who failed the compliance check is required to attend an in-person Training for Intervention Procedures (TIPS) training session conducted by the Jackson Police Department within thirty (30) days of the failed check.

A representative of the Jackson Police Department will contact the management at the establishment that failed the compliance check to advise them of this requirement as soon as practical after the violation occurred.

- B. On the second consecutive compliance check failure, or a second compliance check failure within a twelve (12) month period, a member of the Licensee, or an officer or director thereof who is listed on the liquor license application and the employee who failed the compliance check is required to attend an in-person Training for Intervention Procedures (TIPS) training session conducted by the Jackson Police Department within forty-five (45) days of the failed check.

A representative of the Jackson Police Department will contact the management at the establishment that failed the compliance check to advise them of this requirement as soon as practical after the violation occurred.

(Ord. 1245 § 1, 2020; Ord. 853 § 10, 2007; Ord. 90 § 14, 1965.)

STAFF REPORT

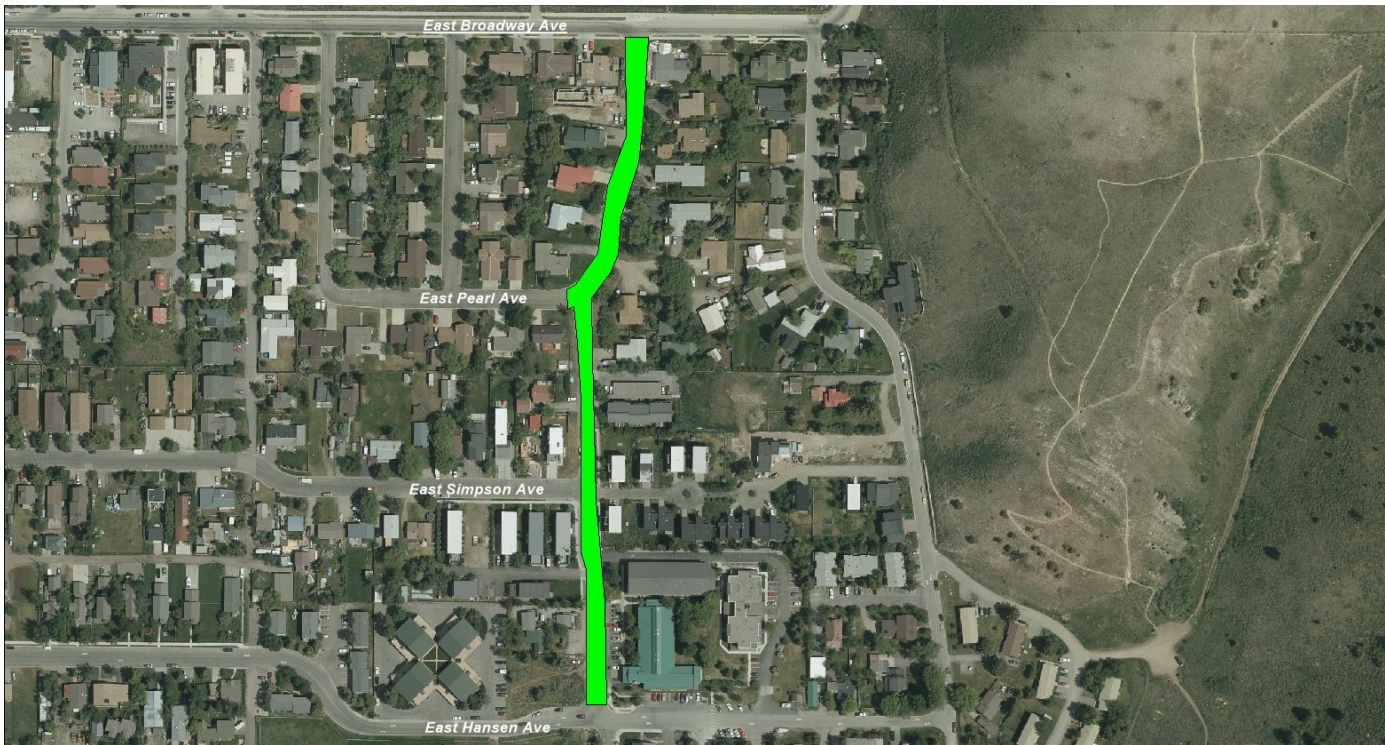


Meeting Date:	April 19, 2021	Meeting Title:	Workshop
Submitting Department:	Public Works	Presenter:	Johnny Ziem
Agenda Item:	Rancher Street Complete Street Conceptual Designs	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is to seek Council input and direction on a series of complete street conceptual designs related to the Rancher Street Complete Street Project, from East Broadway Ave to Hansen Ave., specifically:

1. Should the final design include a detached sidewalk on both sides of the Rancher St. corridor?
2. Should the furnishing zone (space between the curb and sidewalk) include trees?
3. Should the final design incorporate streetlighting into the corridor?
4. Should the intersection of E. Pearl Ave and Rancher St. incorporate a slight realignment and/or design change?



Requested Action.

The requested action for this item is to seek Council direction on the complete street conceptual designs for the Rancher St. corridor, which may include the following: detached sidewalks, furnishing zones, trees/landscaping, streetlighting, and a realignment at the Pearl/Rancher St. intersection.

Recommendations.

Staff recommends the conceptual design of Alternative #2 for the design of corridor sidewalks/furnishing zones and further recommends Option #2 for the design of the intersection at Pearl Ave and Rancher St. Staff does not recommend the installation of trees within the furnishing zone nor the installation of streetlights within the corridor.

Background.

Streets should be designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities. Street networks should also be designed for year-round use by all modes and users. Complete street designs also include accommodating both street and sidewalk snow removal requirements and providing space within the right-of-way (ROW) for snow storage. The Rancher St. Complete Project has been discussed for many years and has been included in our 10-year Capital Improvement Plan. Due to unforeseen past projects (ex: Budge Landslide), some projects such as the Rancher St. Complete Street Project had to be pushed into future years for design and construction. This project aims to upgrade existing asset infrastructure and install new infrastructure components that improve the overall function and use of the corridor:

- Replace 1,500 feet of water main and 500 feet of sewer main
- Resurface the entire corridor roadway (new asphalt)
- Installation of new storm inlets
- Installation and redesign of new mobility and accessibility approaches
- Installation of roughly 2,000 linear feet of new sidewalk and furnishing zones, including the possibility of streetscape (trees/grasses) and potentially streetlights.
- A possible realignment of the Pearl and Rancher St. intersection

Analysis.

Analysis for this project contemplates the overall intent of the Town of Jackson Community Streets Plan, the Jackson/Teton Integrated Transportation Plan, and the Comprehensive Plan. Further analysis is provided to give context for the installation of sidewalks/furnishing zones, streetscape (trees/grasses), the possible use of streetlights, and a redesign of the Pearl/Rancher intersection.

Town of Jackson Community Streets Plan

By developing and adopting new street design guidelines, the Town of Jackson intends to encourage every transportation project to make any street network better and safer for all modes (multimodal users), including all accessibility needs. This does not mean that every street corridor will be designed to the same standards. Each project will need to carefully consider the network needs of the various travel modes and the character of the adjacent neighborhoods to determine the most appropriate design elements and maintenance solutions. Rancher Street is designated currently as a Bus/Truck route and is a shared street for all bikeway users.

Rancher Street is composed of two types of Character Districts: Town Residential Core (Hansen to Pearl Ave.) and Town Periphery (Pearl to Broadway Ave.). Rancher Street also has a defined Neighborhood Form of “Village” (Hansen to Pearl) and “Residential” (Pearl to Broadway). This neighborhood form is important because it is representative of a certain character along a rural-to-urban continuum that further identifies the general pattern/intensity of development that is representative of a certain character. The neighborhood form for this corridor calls for a minimum 5 ft. detached sidewalk, 6 ft. minimum landscaped furnishing zone, 7.5 ft. for on-street parking width, 11 ft. travel lanes, continued use of on-street parking, and continued use of a shared street for all bikeway users.

Jackson/Teton Comprehensive Plan and Integrated Transportation Plan (ITP)

The ITP is based on the multimodal transportation vision set forth in the updated 2012 Comprehensive Plan, with a goal to allow residents and visitors to:

“Travel by walk, bike, carpool, or transit will be more convenient than travel by single-occupancy vehicle.”.

A major emphasis of the ITP is to improve the “walkability” of Town and the rural villages and neighborhoods. The ITP places a high priority on upgrading and enhancing the provision of infrastructure needed to support active transportation. The plan further illuminates a direct relationship between walkability and bike-ability of places in terms

of increased public health. Moreover, within the Teton Comprehensive Plan, Principle 7.1 “Meet future transportation demand with walk, bike, carpool, transit, and micromobility infrastructure” further articulates that the transportation network will be an interconnection of walking, biking, carpool, and transit infrastructure that makes the single-occupancy vehicle the least convenient mode of travel.

Additionally, the Teton County School District further implemented a program (2018-2019) that sets walkability standards for students who live within certain distances from their respective schools. By providing sidewalks for safe and efficient travel, students who live on/near the Rancher Street corridor will be required to walk to the Jackson Elementary School, instead of taking a school bus, since this corridor falls within a one-mile radius of the school. This program has been supported by Friends of Pathways and is a hit (anecdotally) with kids, parents, and teachers.

Sidewalk and Furnishing Zones

As stated, the neighborhood form for this corridor calls for a minimum 5 ft. sidewalk and 6 ft. landscaped furnishing zone.

For Council consideration, staff has presented the following conceptual three Alternatives (see attachments) for possible design solutions for sidewalks and furnishing zones within the Rancher Street corridor:

- **Alternative #1:** This conceptual design provides for sidewalks/furnishing zones on both sides of the entire corridor (Broadway to Hansen Ave.), to the outside edge of the Town right-of-way.
- **Alternative #2:** Similar to Alt #1, this conceptual design offers sidewalks/furnishing zones on both sides of the street from Pearl to Hansen Ave only. Between Broadway and Pearl Ave, a sidewalk/furnishing zone was included on one side only and on-street parking was removed (replaced with sidewalk/furnishing zone) to provide for traffic calming.
- **Alternative #3:** Similar to Alt #1, this conceptual design offers sidewalks/furnishing zones on both sides from Pearl to Hansen Ave. Between Broadway and Pearl Ave, a sidewalk/furnishing zone was included on both sides of the street and on-street parking was removed to provide for traffic calming (like Alt. #2).

Staff Recommendation: staff recommends conceptual Alternative design #2.

Staff considered the location of both the Senior Center and Pioneer Homestead on or near this corridor an important factor for determining appropriate design solutions. Having a sidewalk on both sides of the roadway, between Pearl and Hansen Avenues, will assist in lessening the amount of time users will need to cross the street to get to a sidewalk and better respond to the density in this area. Staff also supports the installation of a 6' furnishing zone that will facilitate a separation of all mobility users from vehicles using the corridor and will allow for enough room to store snow.

Staff further considered the adjacent neighborhood character between Pearl and Broadway Ave, which again has a character district of Town Periphery, when deliberating both the network need, specific character, and density. Though a sidewalk of both sides could be beneficial, another option to consider would be to only have a sidewalk one side of the street. This sidewalk/furnishing zone was placed within the area of the on-street parking so as to lessen the width of the roadway and provide for traffic calming. Vehicular speed was a recurring theme in the public feedback received for this project. Seemingly, constructing a sidewalk on one side of the street in this section could provide for a more context sensitive approach.

Trees and Landscaping

Staff further considered the planting of trees (only town-approved species) and native grasses within the furnishing zone. Street trees add to the attractiveness of the corridor, improve the environment, and aid in visually narrowing the roadway width. Trees may help control vehicular speed, provide for additional pedestrian safety, lower urban air temperatures, provide wildlife habitat, and ultimately soften/screen necessary street features. Many residents within

the corridor were not in favor of installing trees (but were in favor of native grasses) due to the fear that the trees, when fully mature, may block views of the surrounding landscapes.

Staff Recommendation: staff recommends installing native grasses only in the furnishing zone.

Streetlights

The Town employs streetlights within our community and within some of our complete street programs. In determining the scale of the number of streetlights, the character district and neighborhood form should be considered. Street lighting provides several important benefits, including safety for drivers, safety for pedestrians, aides in navigation, improves visibility, and illuminates specific components of a complete street (midblock, intersection, and crossings). Here again, most of the feedback received was not in favor of additional streetlights because most residents prefer dark skies at night and less light pollution.

Staff Recommendation: staff recommends not installing streetlights within the Rancher Street corridor.

Options for the Intersection of Pearl Ave. and Rancher Street

Upon further evaluation of the Rancher Street corridor, staff considered possible design solutions and Options (see attachments) for this intersection. Currently, the intersection is not controlled via stop signs on Rancher Street and further includes a yield approach coming east from Pearl Ave. The current intersection layout could be improved to allow for better vehicular movement and offer a more pedestrian friendly crossing. Feedback from residents within the corridor included interest in slowing vehicular speed and increased pedestrian safety. For Council consideration, staff has presented the following four Options for possible design solutions:

- Option 1: Keep the intersection layout as is
- Option 2: Straighten the intersection for improved vehicular traffic with additional crosswalks. This option would include turning the intersection into a three-way stop.
- Option 3: Provide for a small round-a-bout, including bulb-outs within the intersection.
- Option 4: Straighten the intersection and include a small round-a-bout within the intersection without bulb-outs.

Staff Recommendation: staff recommends Option #2

Alternatives (Optional).

Comprehensive Plan & Priority Alignment.

- Common Value 1: Ecosystem Stewardship:
 - Stewardship of Wildlife, Natural Resources and Scenery
 - Climate Sustainability through Energy Conservation
- Common Value 2: Growth Management
 - Responsible Growth Management
 - Town as the Heart of the Region – The Central Complete Neighborhood
- Common Value 3: Quality of Life
 - Multimodal Transportation
 - Quality Community Service Provision

Fiscal Impact.

Fiscal impact for this item includes the current FY21 Budget, which includes funds totaling \$94,400 (split with water, sewer, and 5th cent capital) for the purposes of bringing the concept to final design and readiness to bid. Staff has requested \$1,923,000 for FY22 to complete the construction of this project. Further adjustment to the overall project cost depends ultimately on council direction.

Staff Impact.

Staff impact for this item includes roughly 2 hours per week working with our design consultants. There was also time spent presenting the project to senior staff for review and time for preparing and conducting our public outreach meeting which was held via zoom on March 18, 2021.

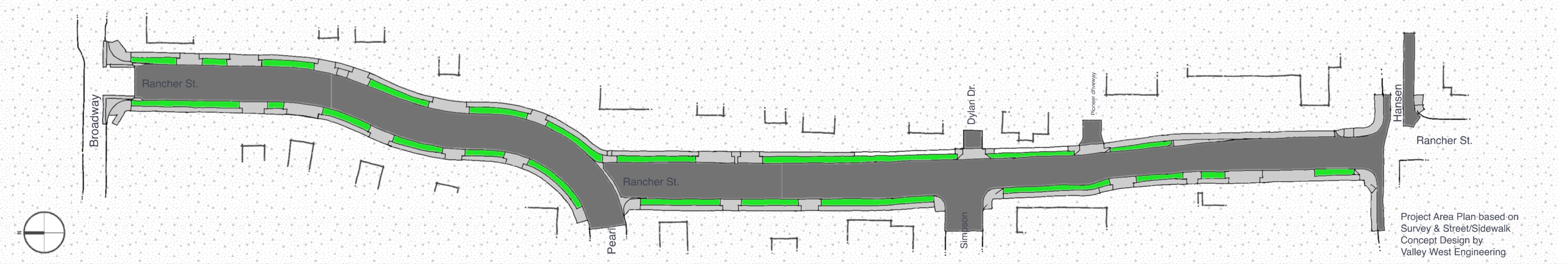
Attachments or Links.

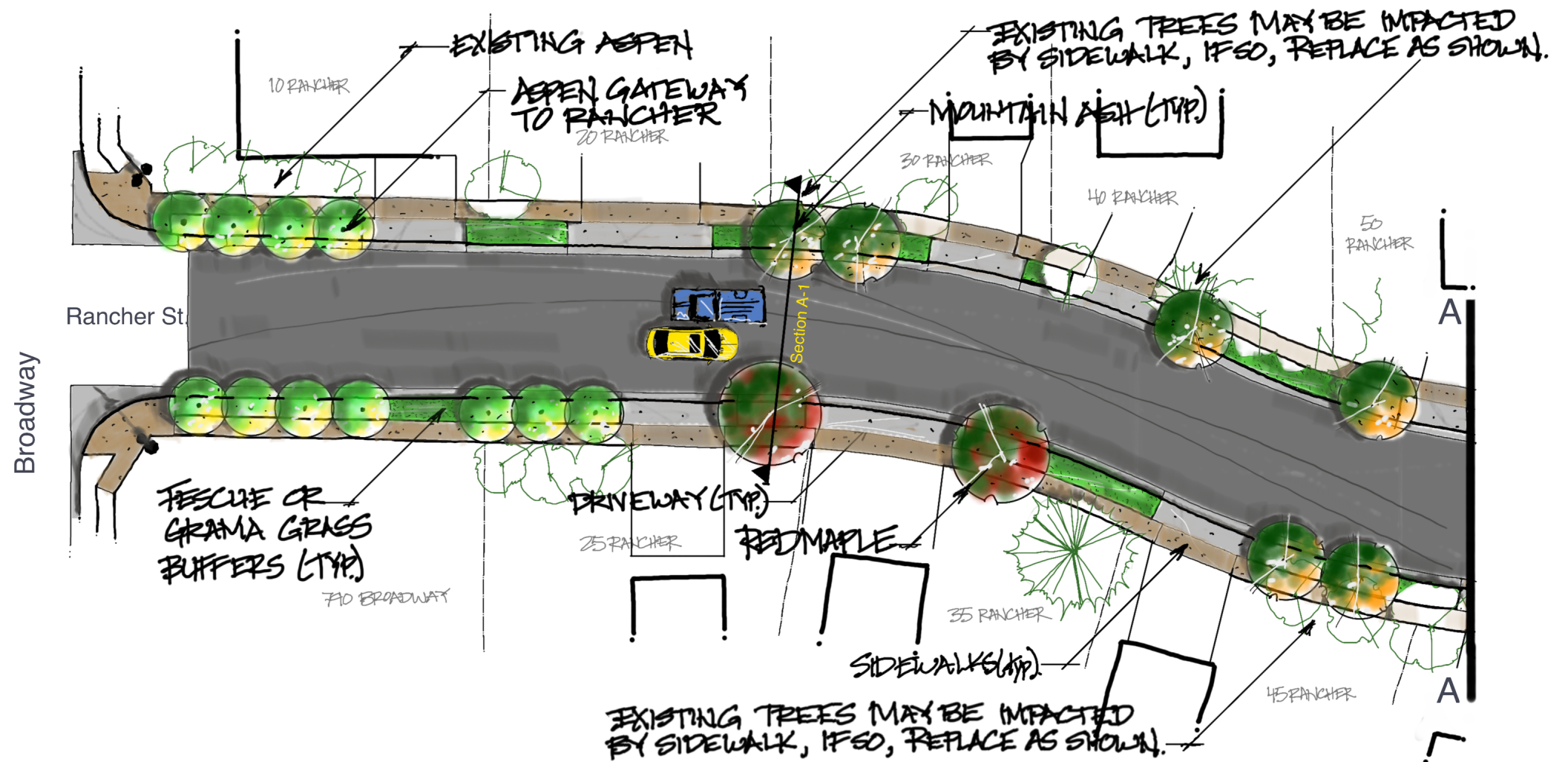
- Rancher Street Complete Street Conceptual Design Alternatives #1 - #3
- Pearl Ave and Rancher Street Intersection Design Options #1 - #4
- [Public Outreach Meeting Link](#) (password h6Zpb@f!)
- Public Comment Received

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items.*

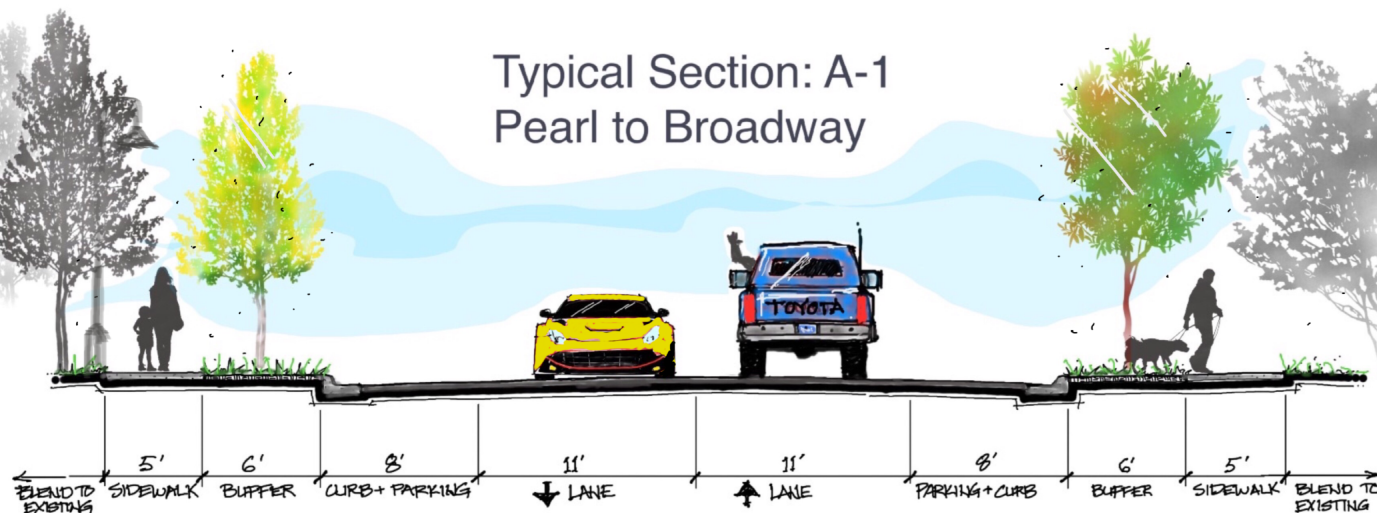
I move to approve the conceptual design of the Rancher Complete Street Project, utilizing design Alternative #2 and intersection design alignment Option #2, and direct staff take the concept to final design.

Conceptual Design Alternative #1

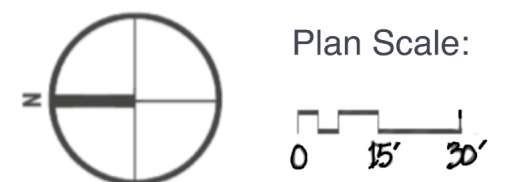




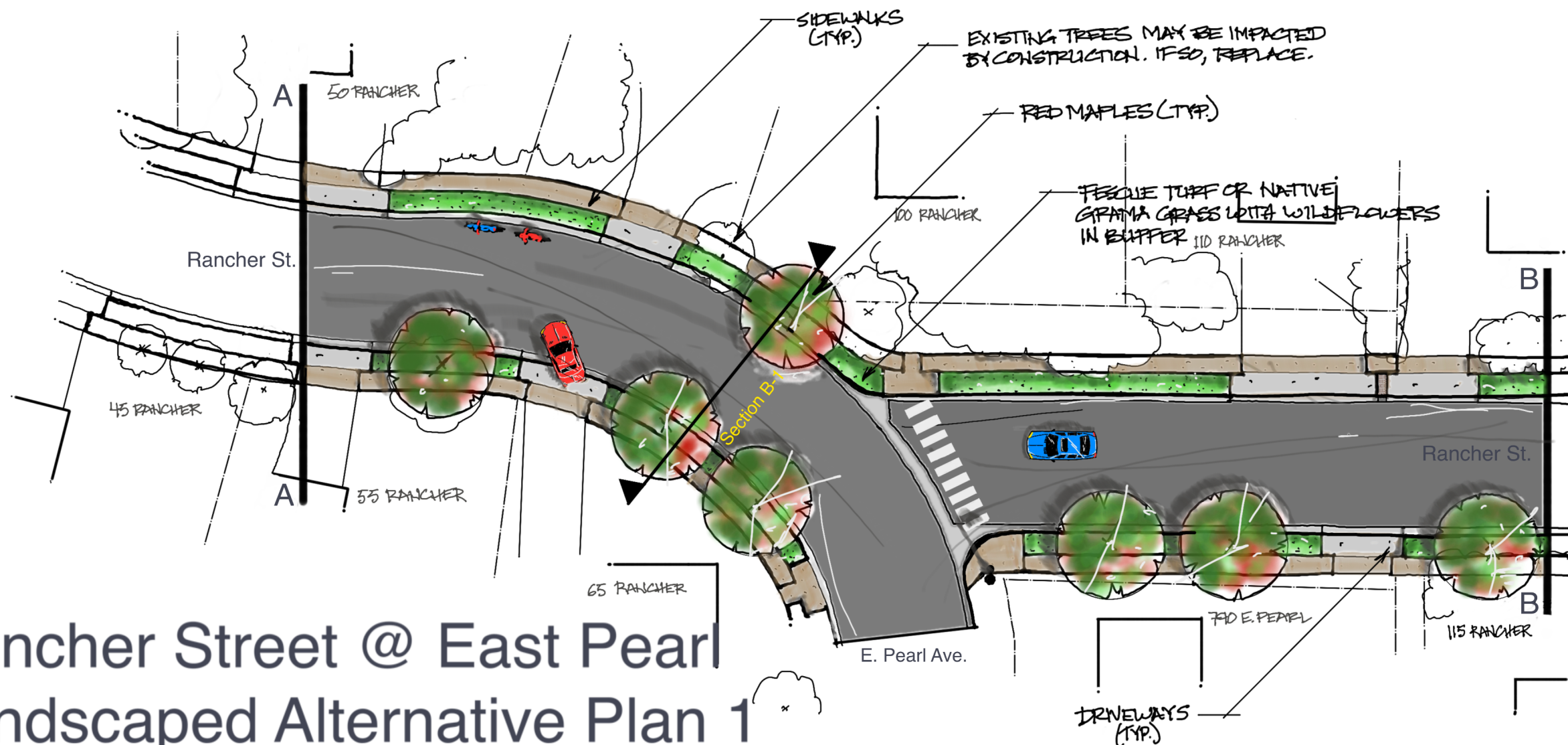
Typical Section: A-1
Pearl to Broadway



North Rancher Street Landscaped Alternative Plan 1



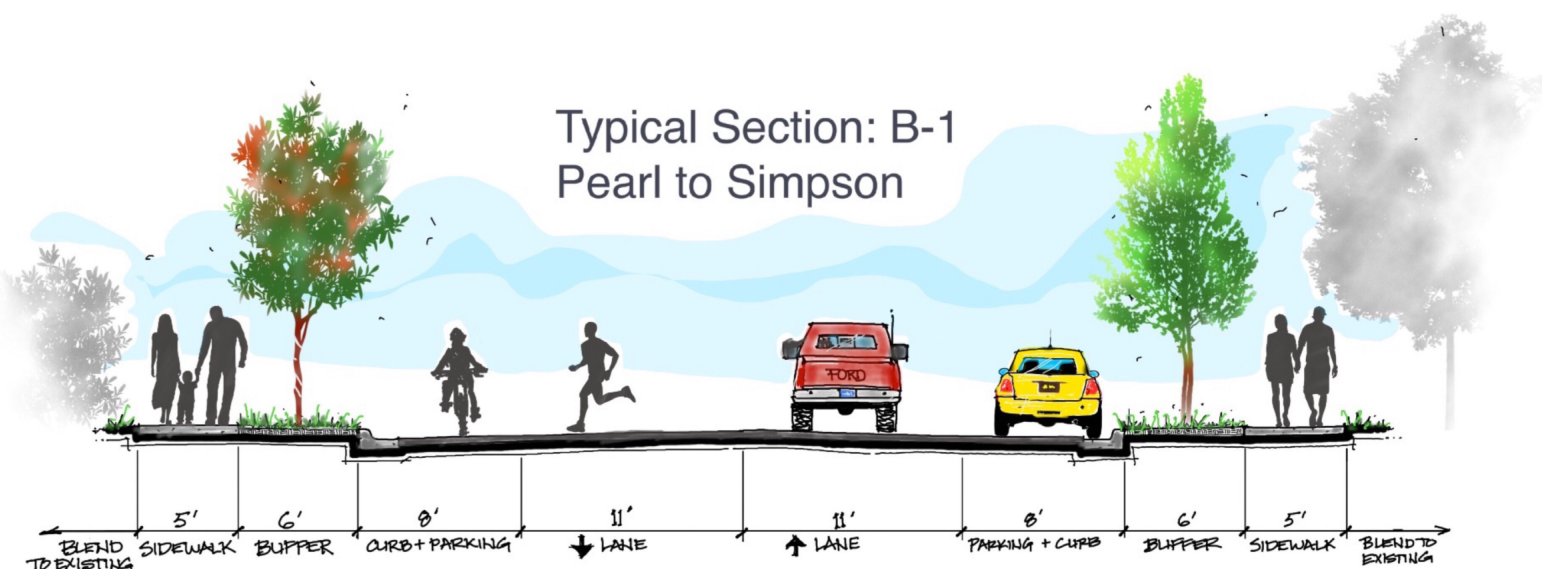
Landscape Plan based on
Survey & Street/Sidewalk
Concept Design by
Valley West Engineering

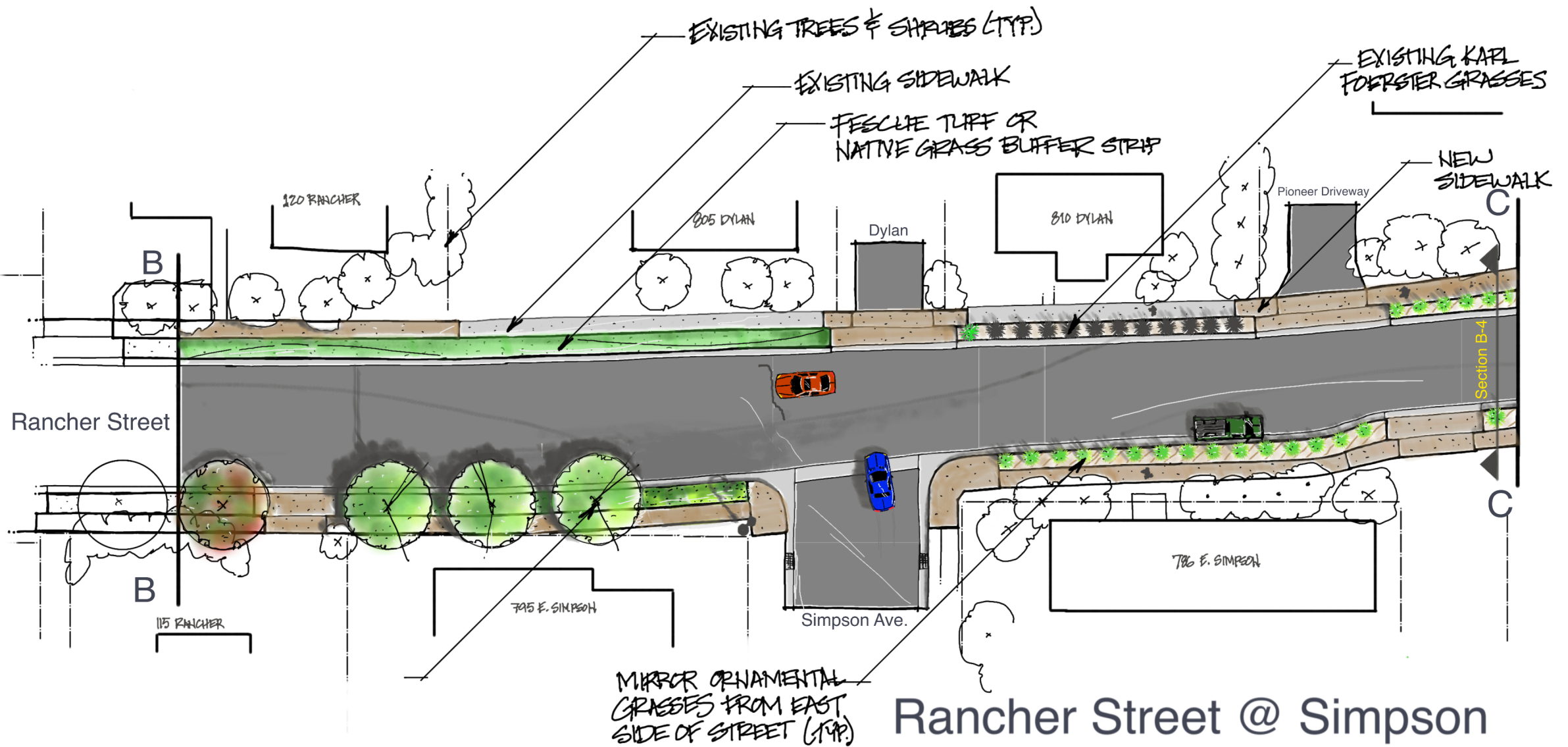


Rancher Street @ East Pearl Landscaped Alternative Plan 1

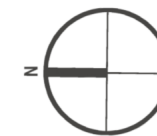
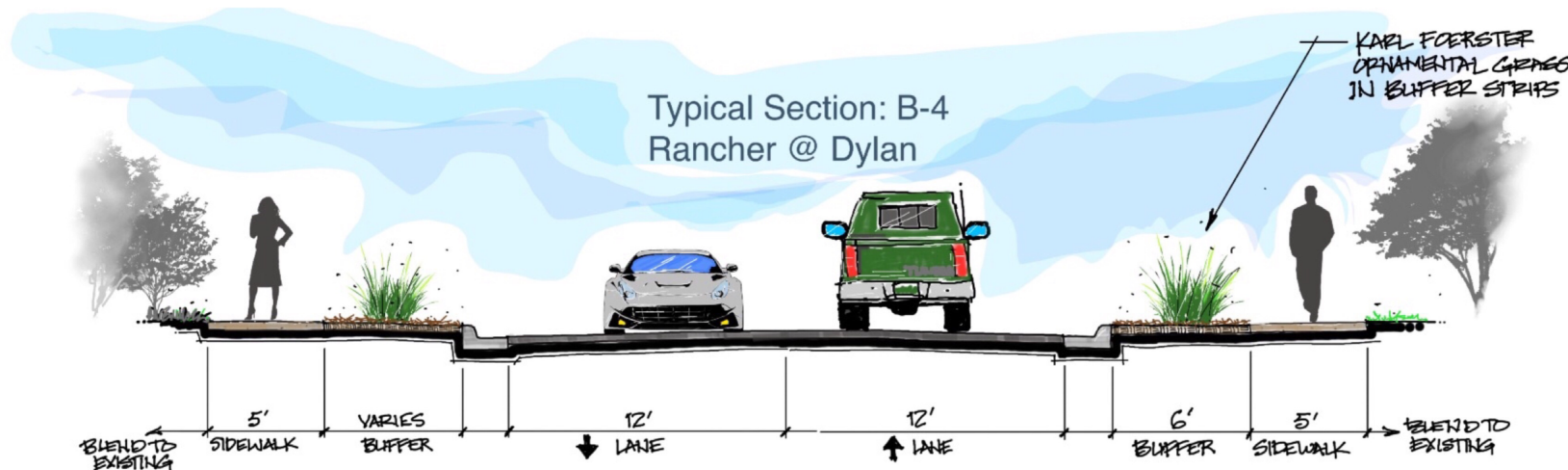


Landscape Plan based on
 Survey & Street/Sidewalk
 Concept Design by
 Valley West Engineering



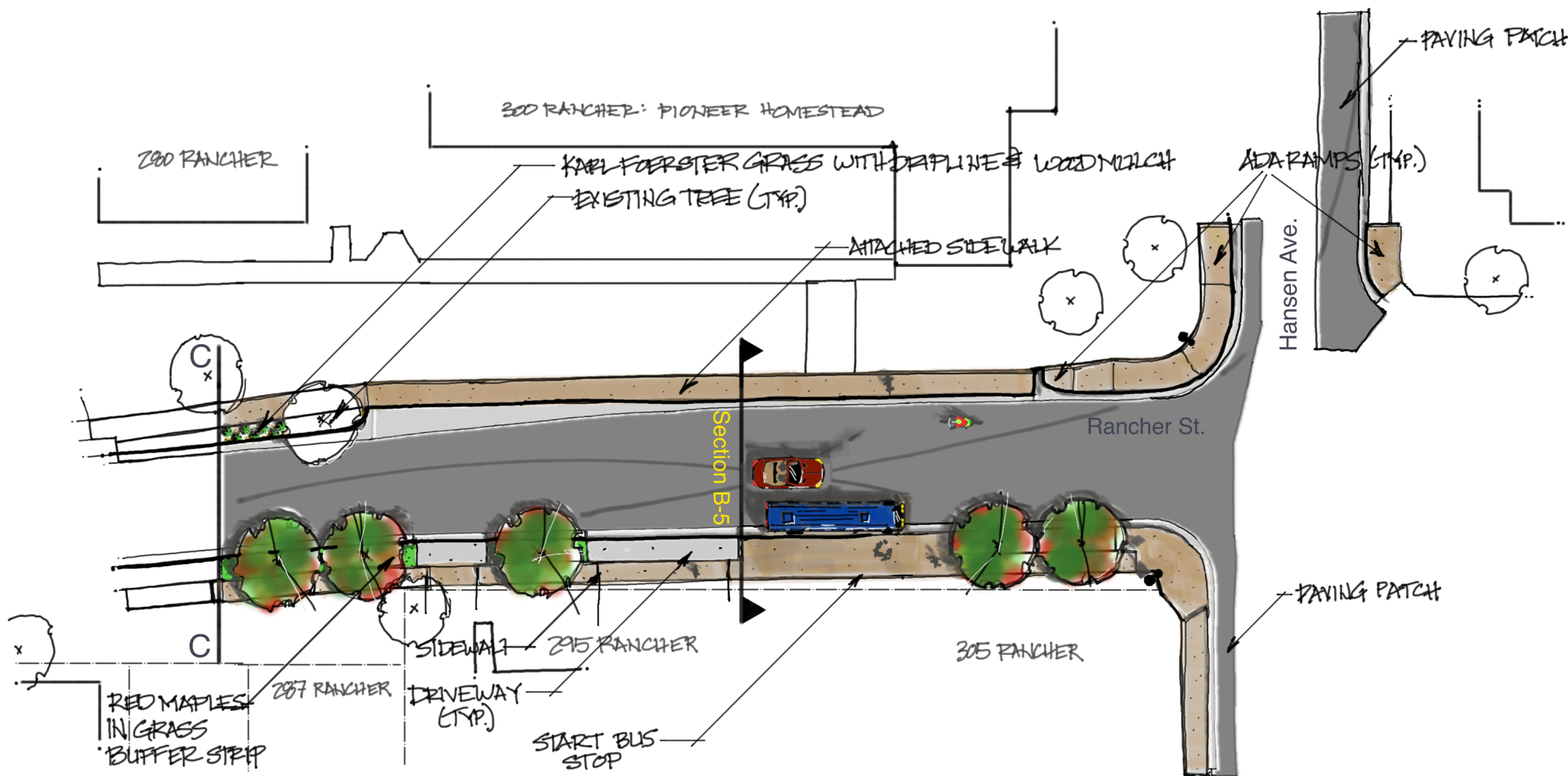


Rancher Street @ Simpson Landscaped Alternative Plan 1

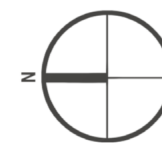
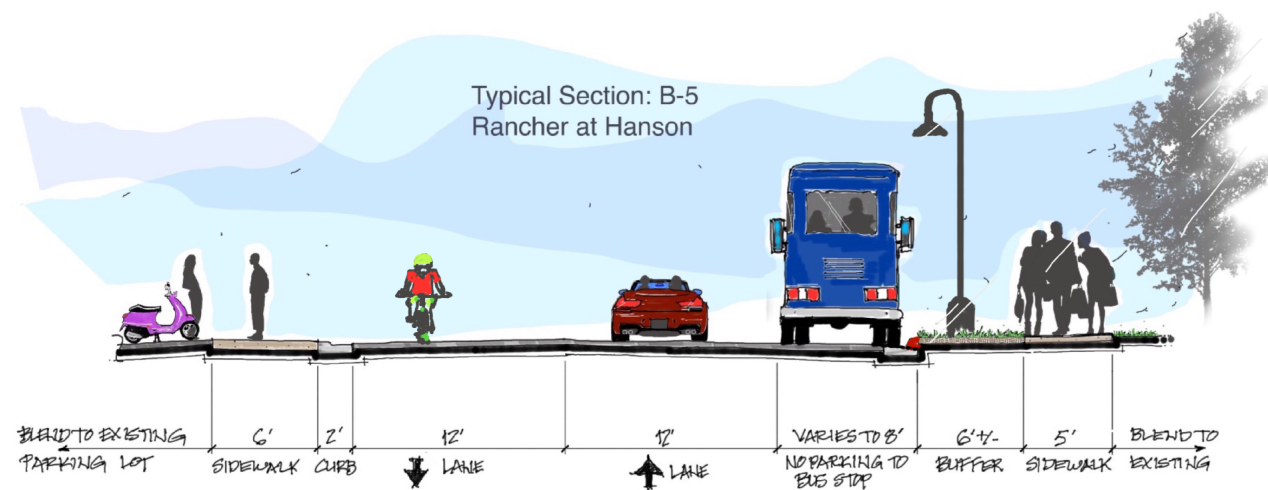


Plan Scale:
0 15' 30'

Landscape Plan based on
Survey & Street/Sidewalk
Concept Design by
Valley West Engineering



Rancher Street @ Hansen Landscaped Alternative Plan 1

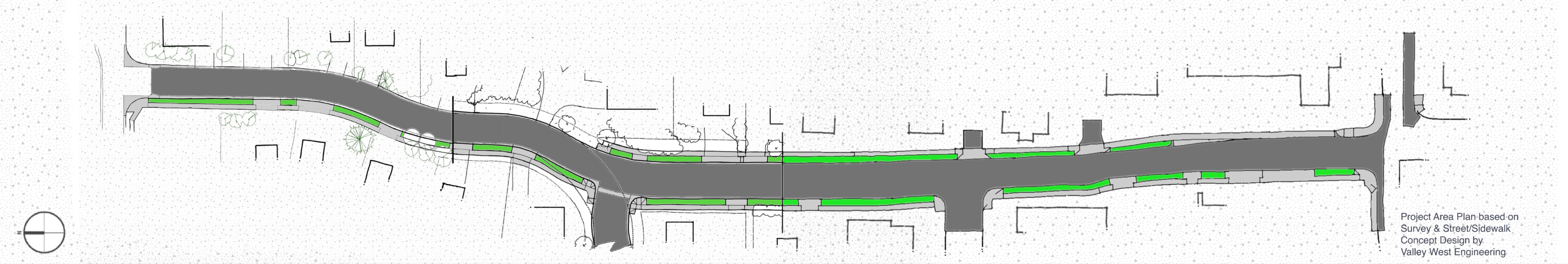


Plan Scale:



Landscape Plan based on
Survey & Street/Sidewalk
Concept Design by
Valley West Engineering

Conceptual Design Alternative #2

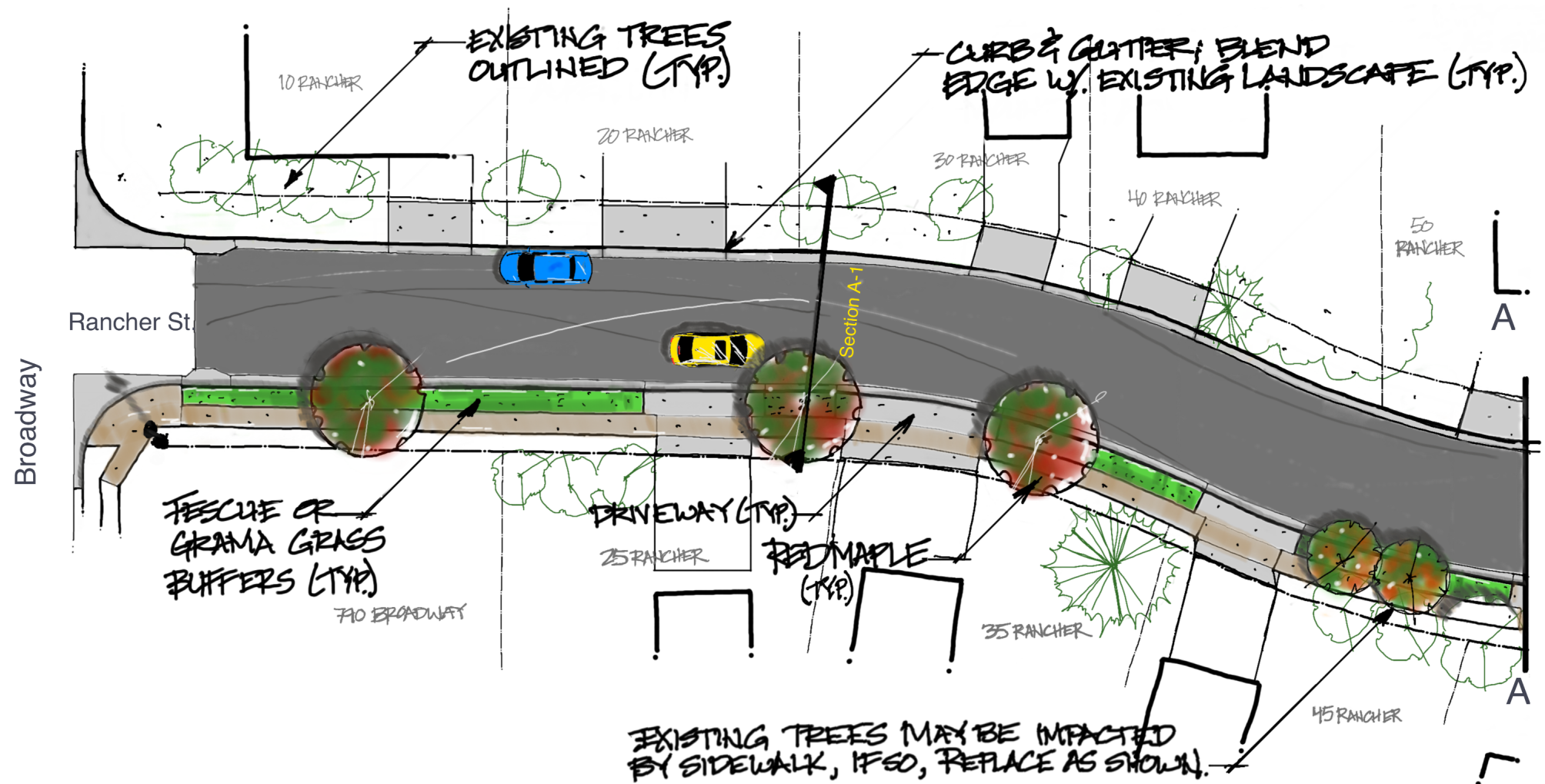


Alt2

Rancher Street Alternative 2 Project Area Profile

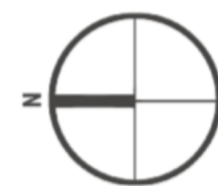
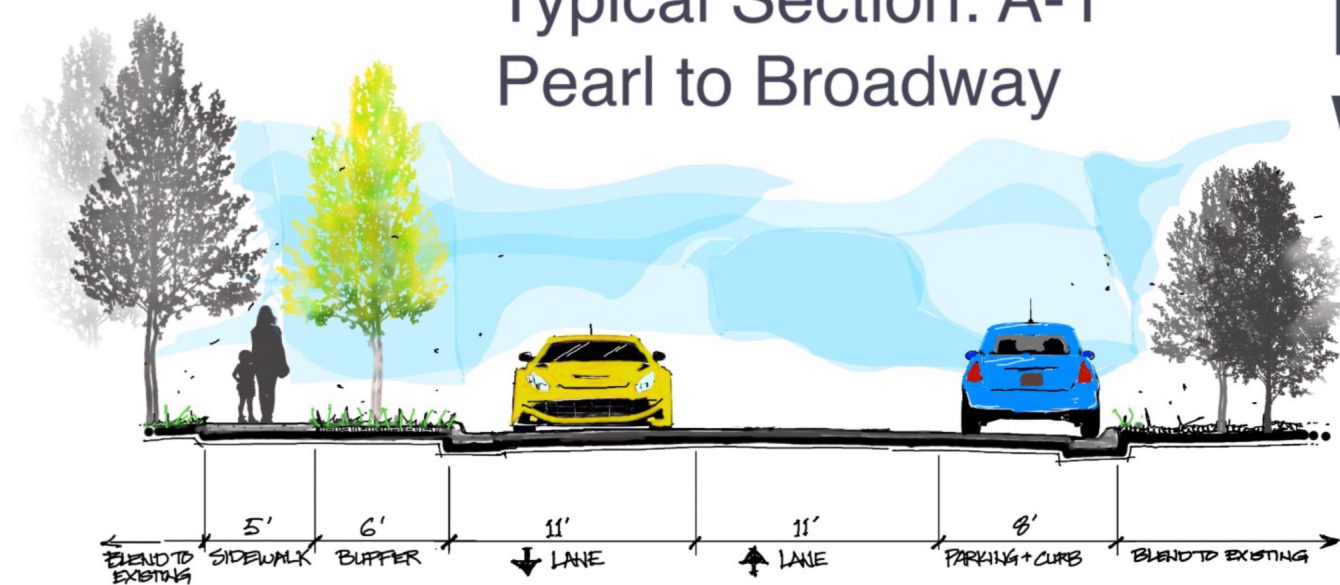
107°West Design, LLC
Apr 13, 2021



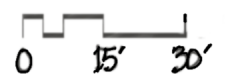


Typical Section: A-1
Pearl to Broadway

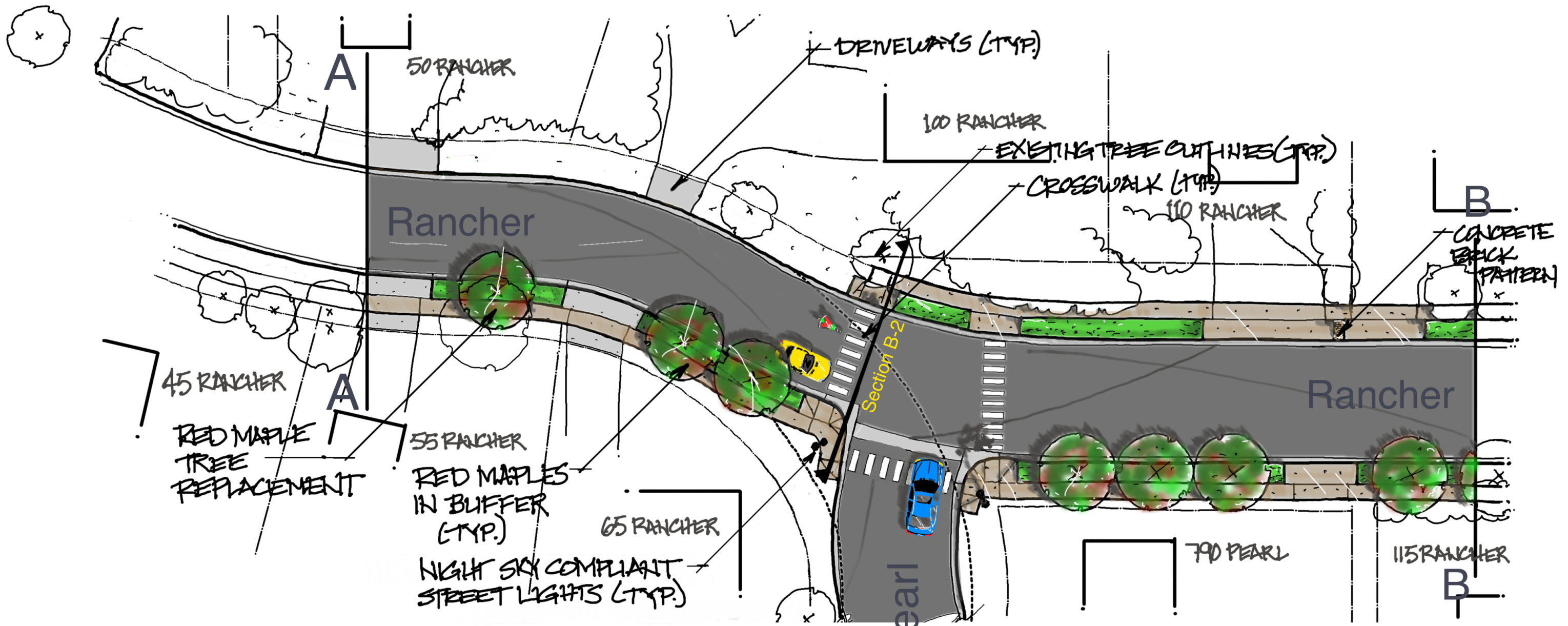
North Rancher Street with Westside Sidewalk & Buffer



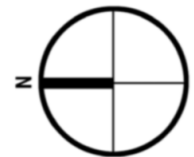
Plan Scale:



Landscape Plan based on
Survey & Street/Sidewalk
Concept Design by
Valley West Engineering

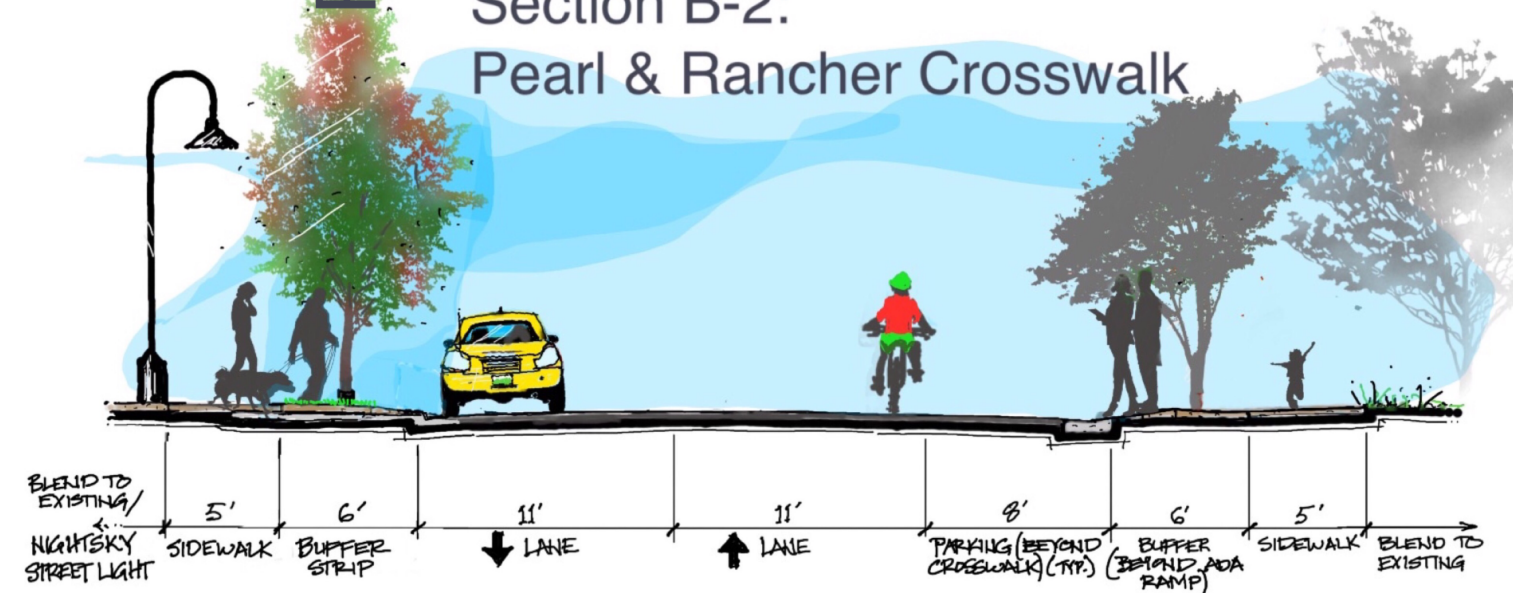


Rancher Street & Redesign East Pearl Intersection with Westside Sidewalk & Buffer

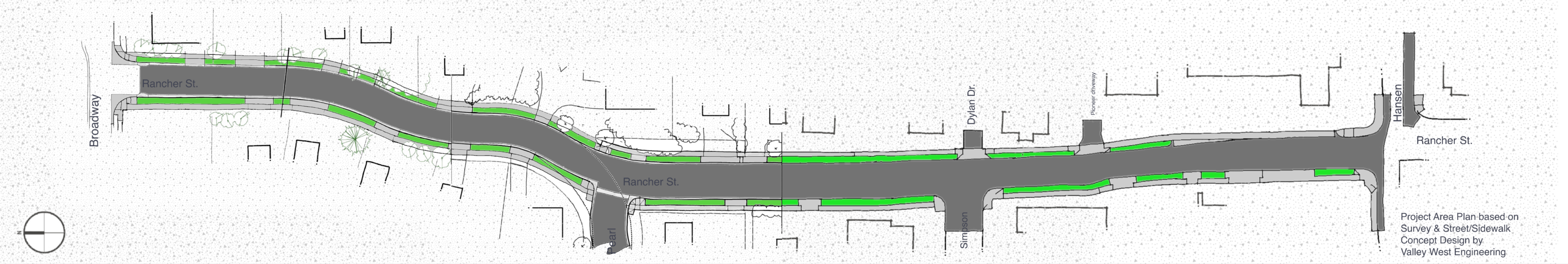


Landscape Plan based on
Survey & Street/Sidewalk
Concept Design by
Valley West Engineering

Section B-2:
Pearl & Rancher Crosswalk



Conceptual Design Alternative #3

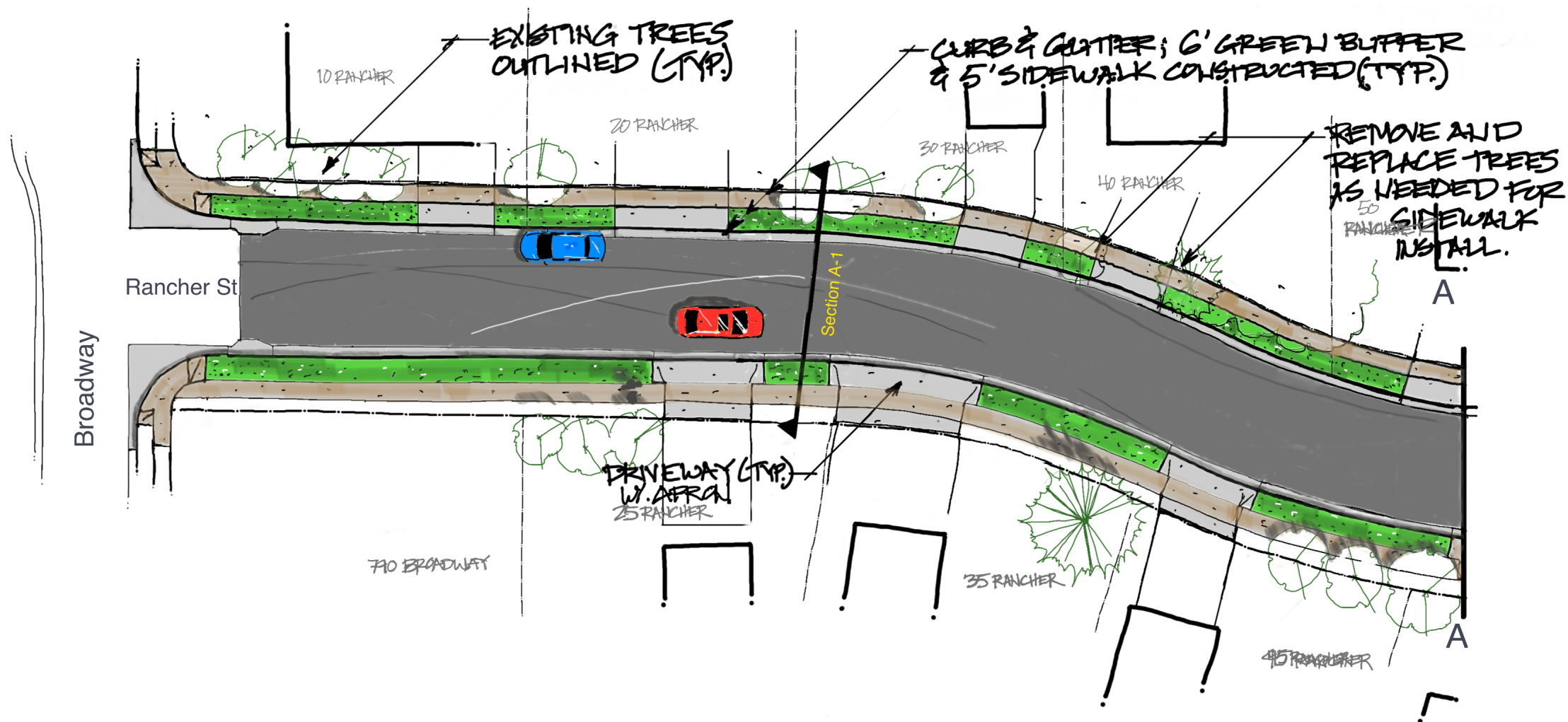


Alt3

Rancher Street Alternative 3 Project Area Profile

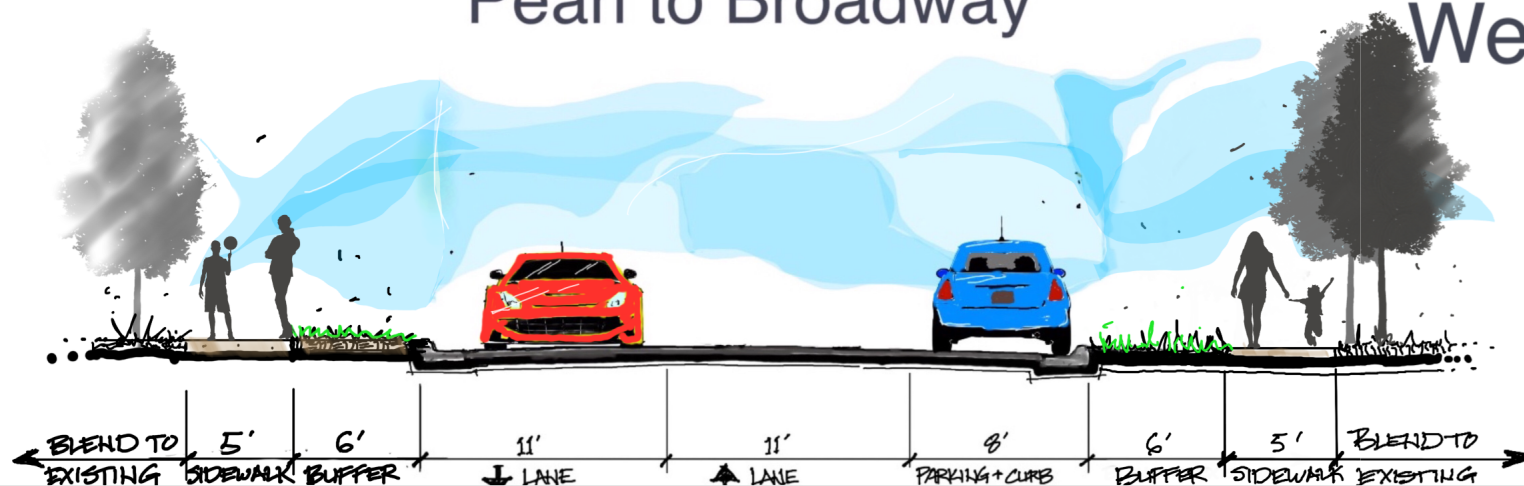
107°West Design, LLC
Apr 13, 2021



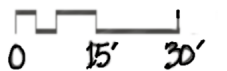


Typical Section: A-1
Pearl to Broadway

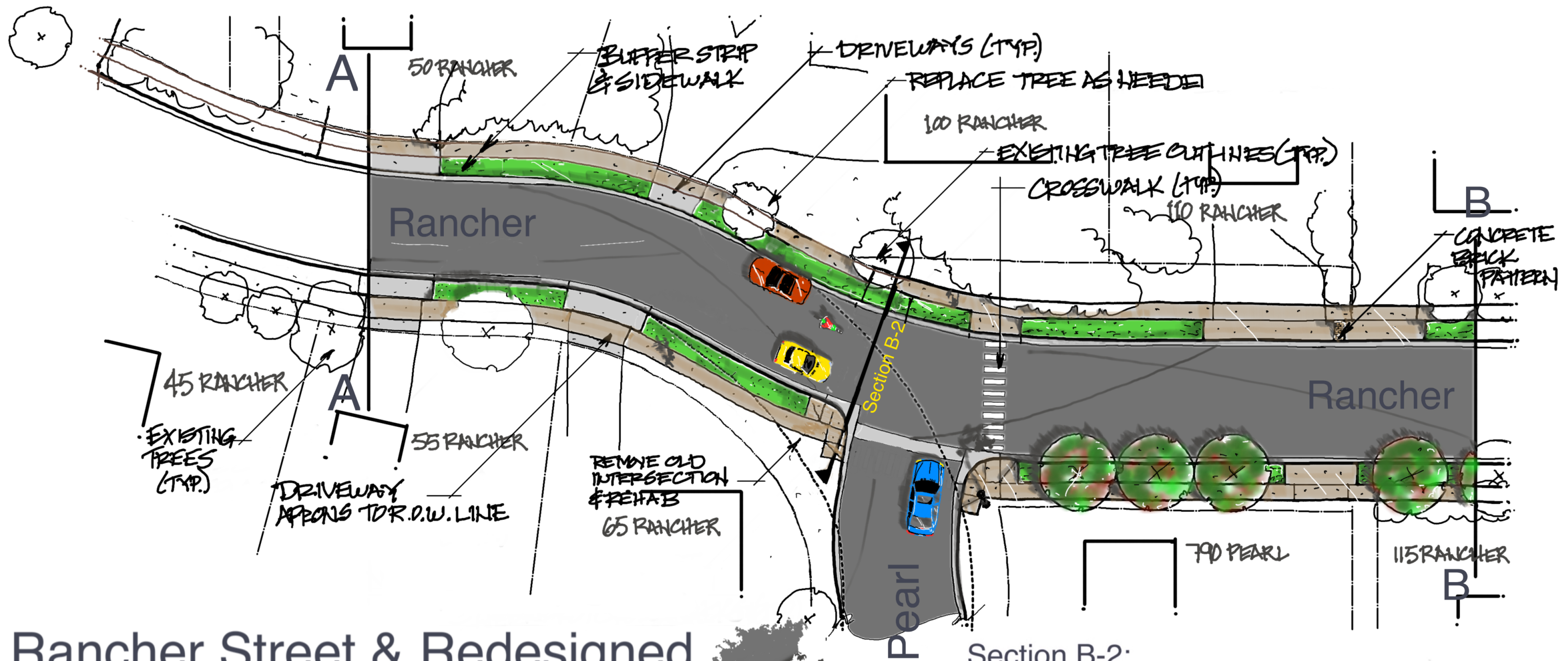
North Rancher Street with
Westside Sidewalk & Buffer



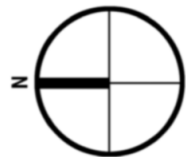
Plan Scale:



Landscape Plan based on
Survey & Street/Sidewalk
Concept Design by
Valley West Engineering

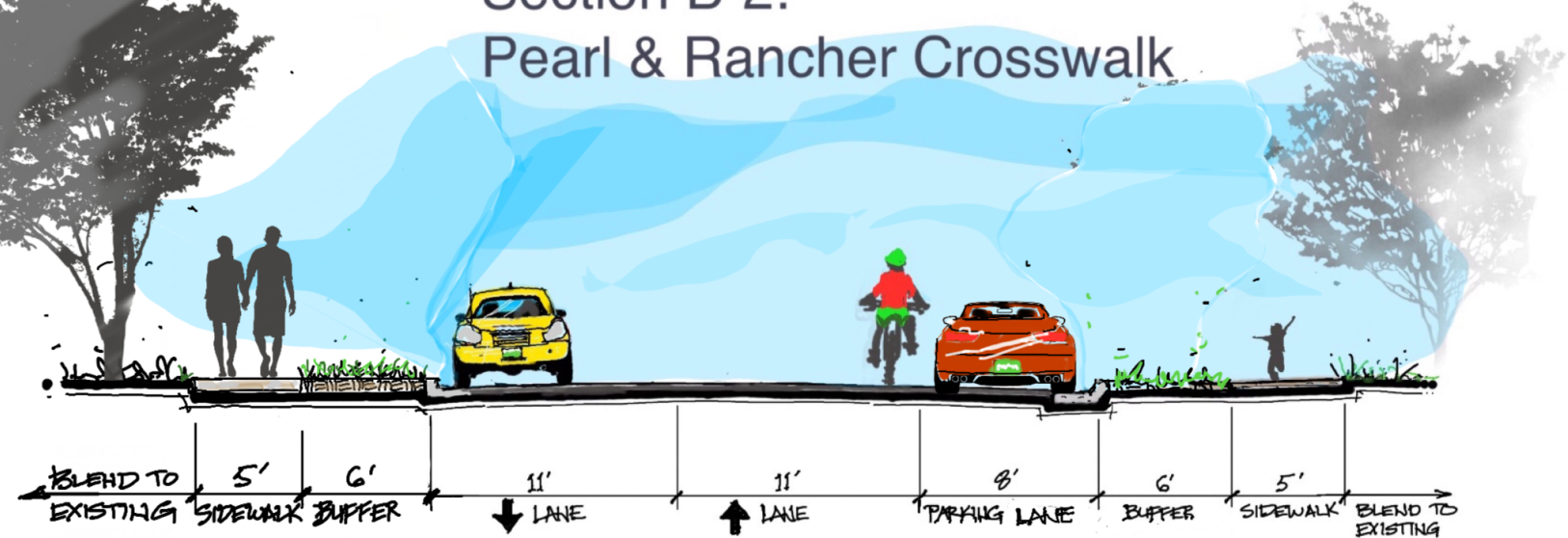


Rancher Street & Redesign East Pearl Intersection with Westside Sidewalk & Buffer

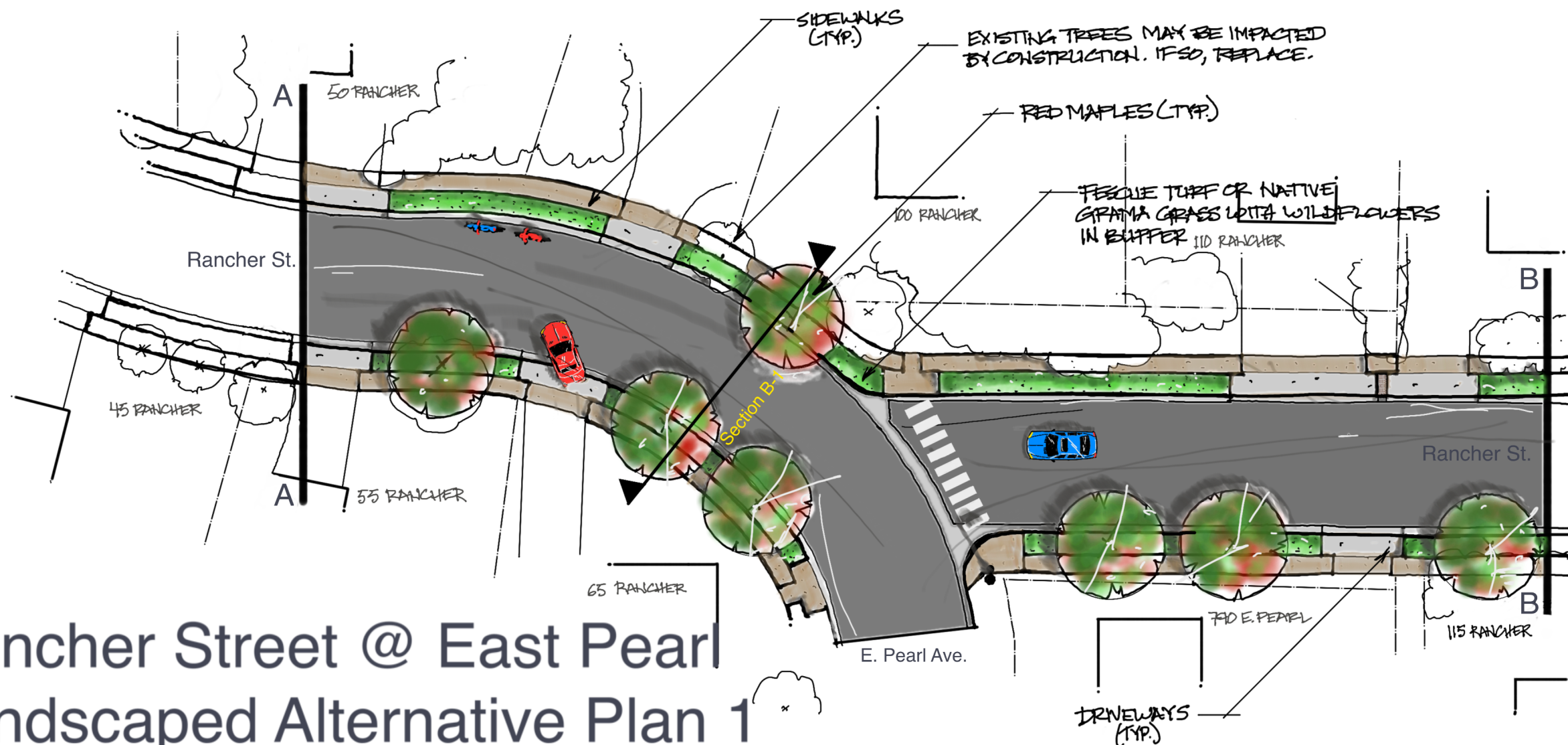


Landscape Plan based on
Survey & Street/Sidewalk
Concept Design by
Valley West Engineering

Section B-2:
Pearl & Rancher Crosswalk



Pearl/Rancher Intersection Option #1

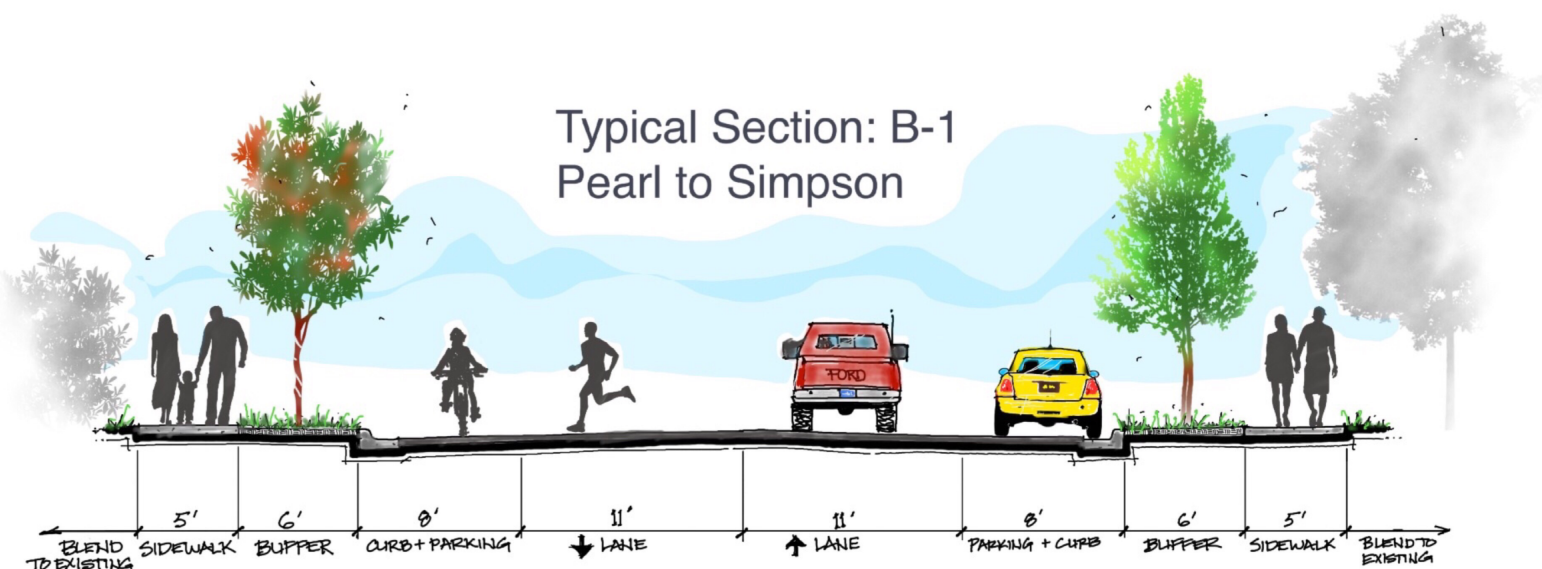


Rancher Street @ East Pearl Landscaped Alternative Plan 1

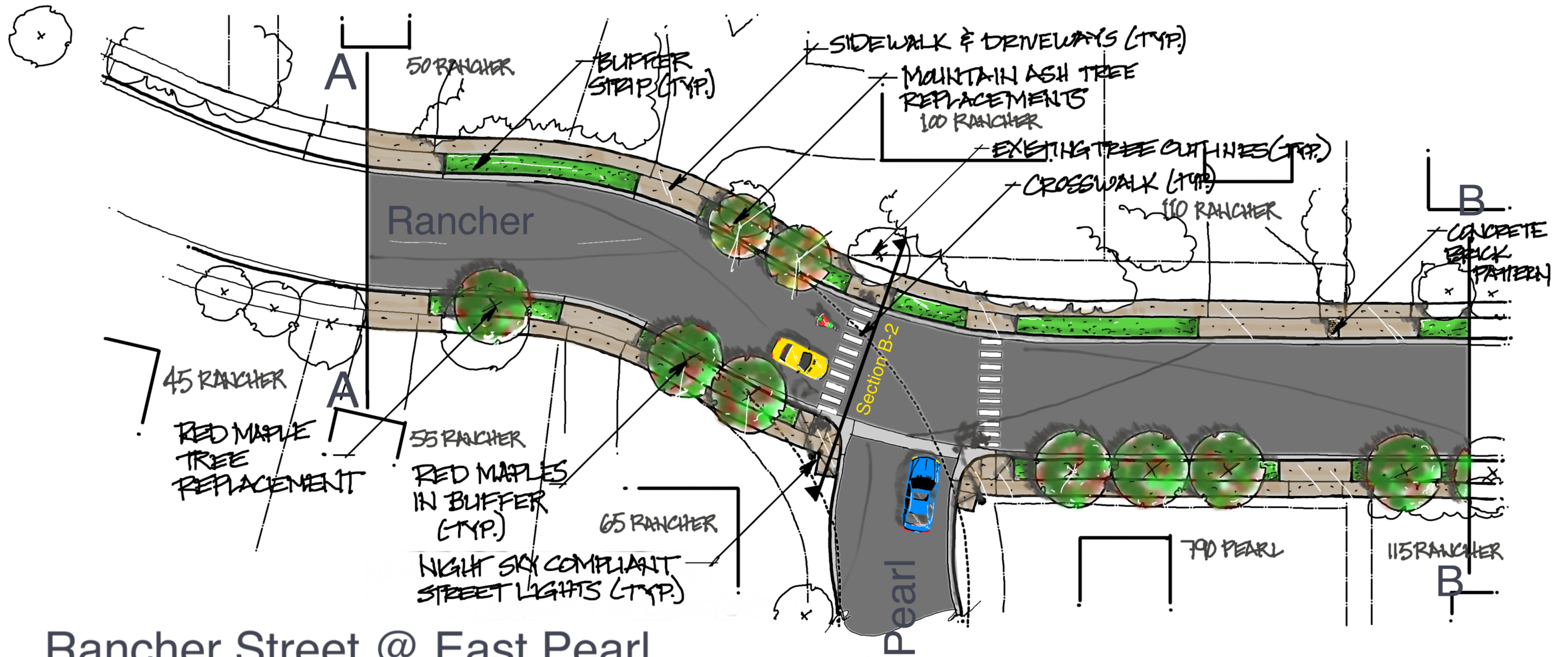


Landscape Plan based on
 Survey & Street/Sidewalk
 Concept Design by
 Valley West Engineering

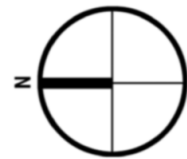
Typical Section: B-1
 Pearl to Simpson



Pearl/Rancher Intersection Option #2

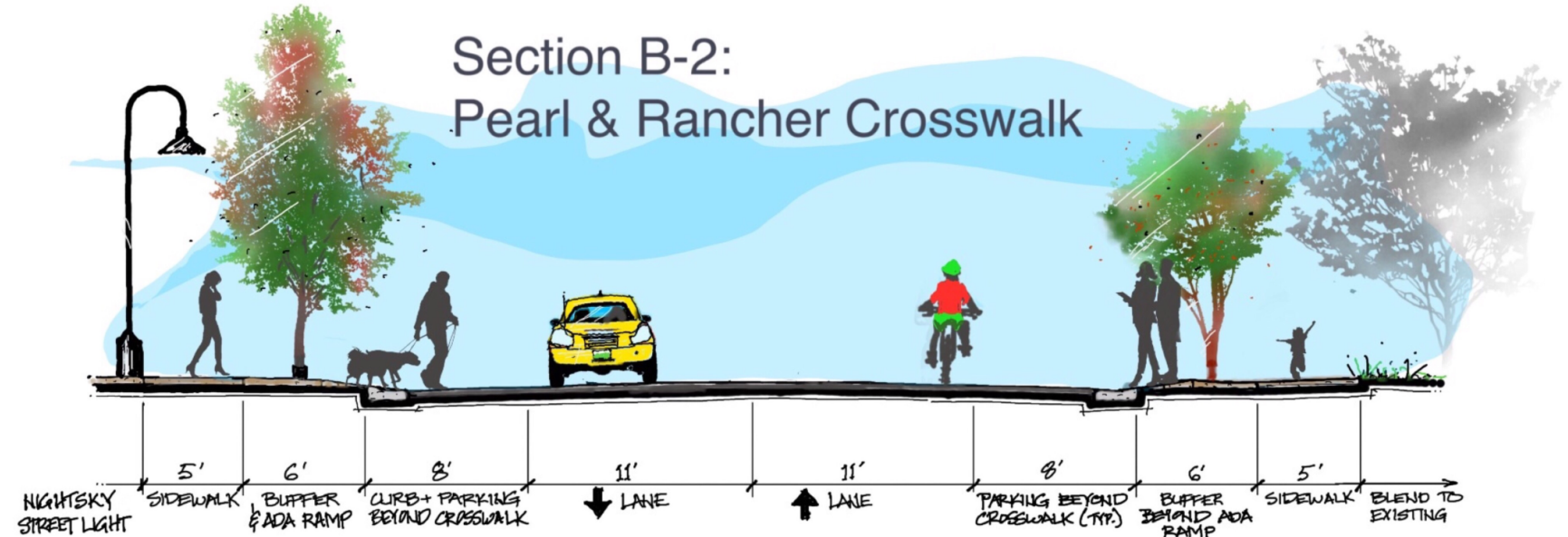


Rancher Street @ East Pearl Landscaped Alternative 1- Plan B



0 15' 30'

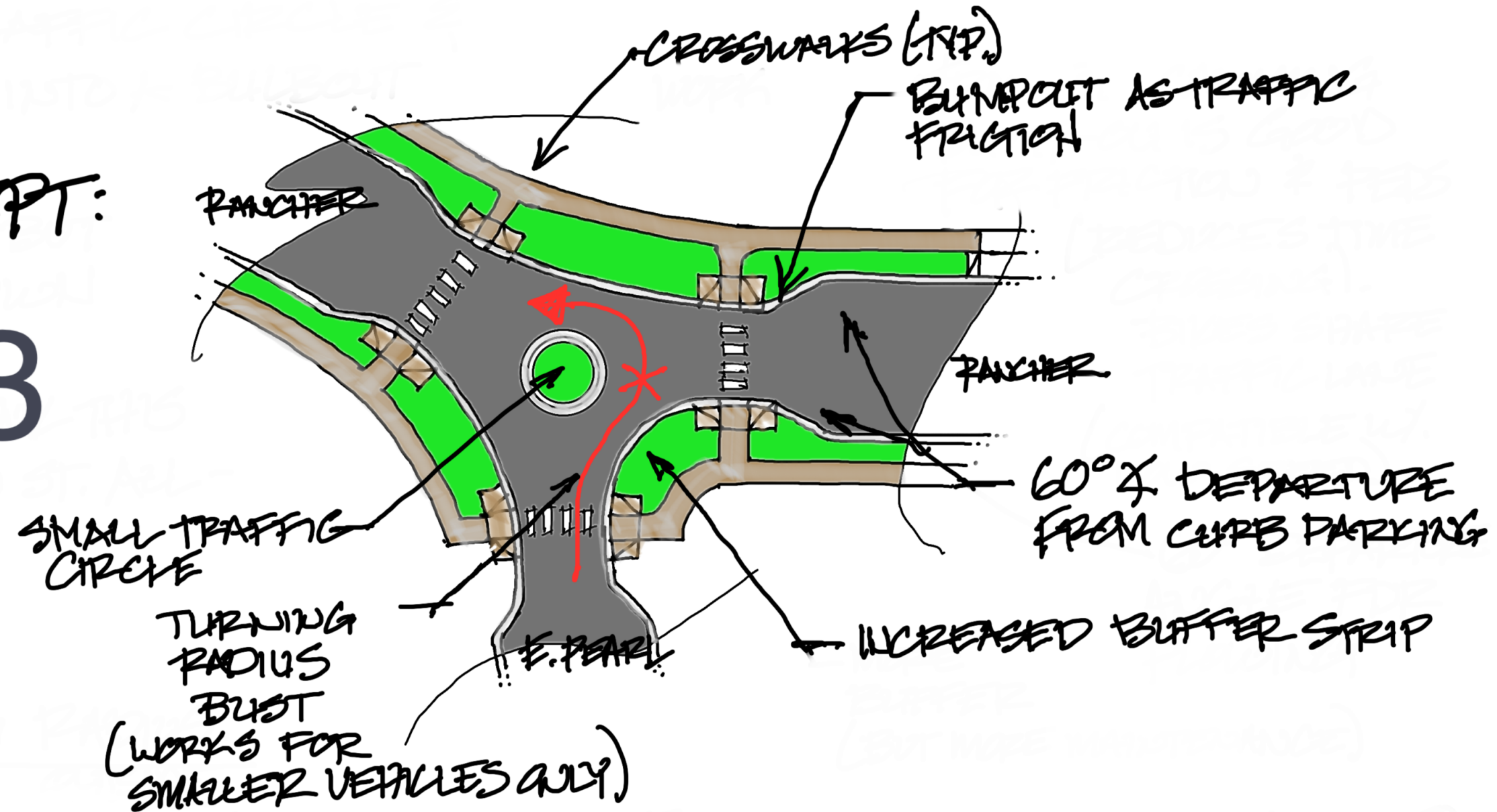
Landscape Plan based on
Survey & Street/Sidewalk
Concept Design by
Valley West Engineering



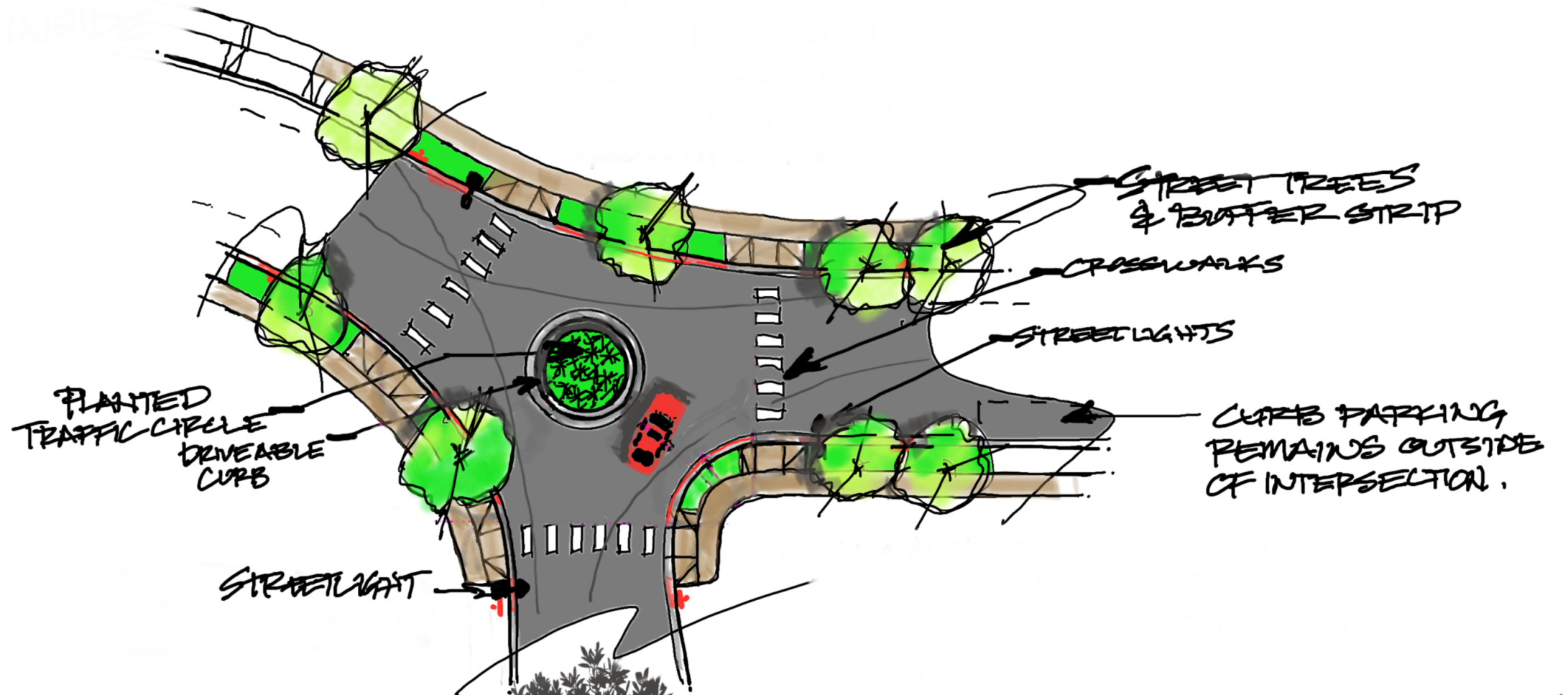
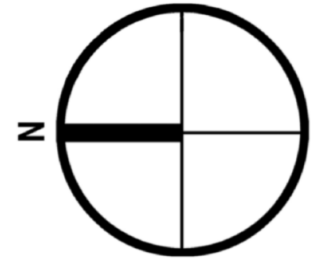
Pearl/Rancher Intersection Option #3

SKETCH CONCEPT:

Option 3

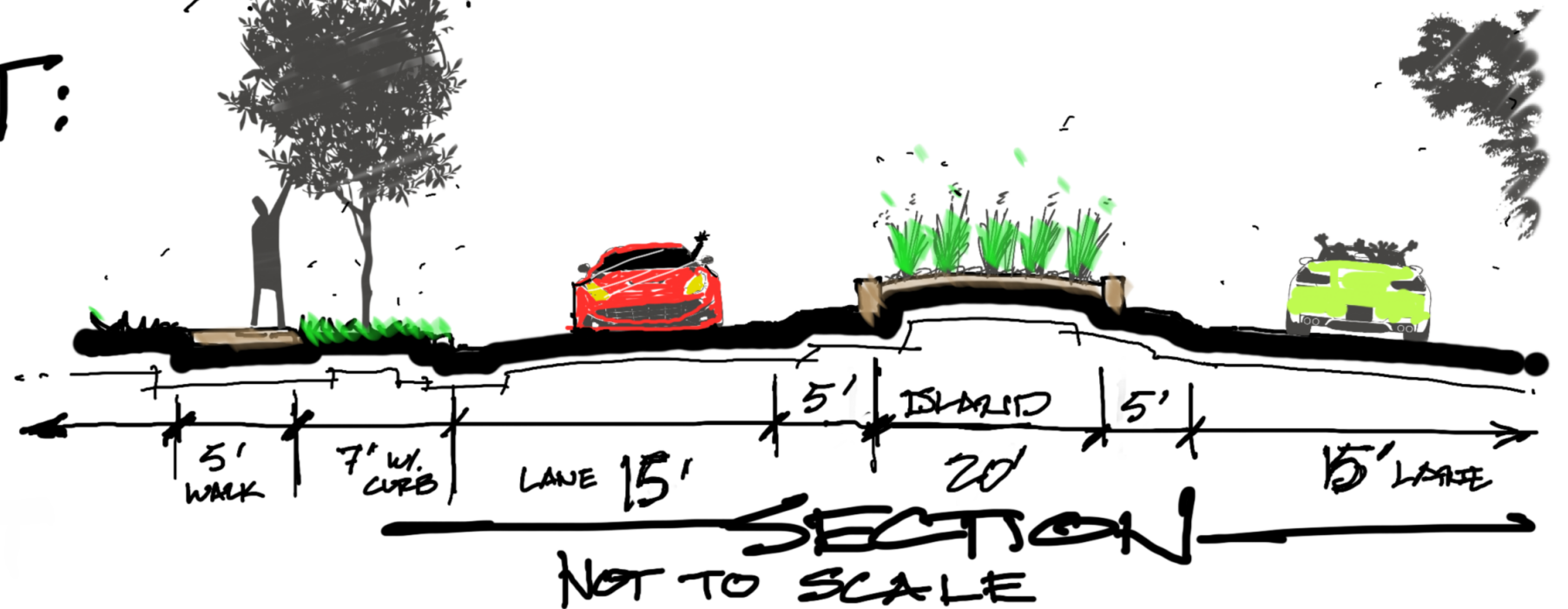


Pearl/Rancher Intersection Option #4



SKETCH CONCEPT:

Option 4



Johnny Ziem

From: Maureen O'Leary <ram2bgrump@gmail.com>
Sent: Wednesday, March 17, 2021 10:34 AM
To: Town Engineering
Subject: Fwd: Proposed Rancher Street Changes

Oops, had wrong email address

----- Forwarded message -----

From: **Maureen O'Leary** <ram2bgrump@gmail.com>
Date: Wed, Mar 17, 2021 at 10:30 AM
Subject: Proposed Rancher Street Changes
To: <townengineering@jackson.gov>, electedofficials@ci.jackson.wy.us <electedofficials@ci.jackson.wy.us>

Dear Town Engineer and Town Council:

I have lived at 790 E. Broadway since 1979. East Jackson is designated Town Periphery, as such it should be addressed differently than the other areas of town.

The changes proposed will seriously affect the character of the neighborhood.

Few people walk down Rancher.

What would make it nicer, safer and quieter for our neighborhood would be to get rid of the 40-50 huge busses that transport less than 40 people a day. These busses are noisy, they cause traffic delays at the intersection to Broadway, as 2 large vehicles can't navigate the corner at the same time. We were told that the town was going to use on call micro busses, which would be much more cost effective, and save wear and tear on the street.

I cannot understand how the town can even contemplate spending money on planning or building such an expensive project, given the current economy. Town Officials cut the budgets on essential items like Fire/EMS and Police last year. The State cut all sorts of budgets also. Why are you going to spend millions on non essential sidewalks and green space, and that does not even consider ongoing maintenance, and extra employees needed for mowing grass, watering snowplowing. When are town officials going to be fiscally responsible

We do not need sidewalks, for the few people that walk on Rancher. If you must add sidewalks, all that is needed is a sidewalk on one side of the street, right next to the road. NO green strip. A few years ago, I went skiing at Sun Valley, they only had sidewalks on one side, right next to the road with a concave curb, that allowed the plow to do both the road and sidewalk, They also did not have sidewalks at all by the many condo complexes. This saves time and money.

From a conservation standpoint, we need water moisture we receive to go back into the aquifer, not down the sewer system. More sidewalks, more water goes into the sewer system.

The town and county want to decrease our carbon footprint, all this construction is counterproductive to that goal.

If you eliminate a sidewalk and green strip on one side, you can make the travel lanes a foot wider, which would make it safer for everyone and for bicycles.

.

Please, absolutely do not plant trees, as they block our views of the scenery that we enjoy in East Jackson. Plus they will interfere with snow removal.

Parking is needed on both sides of the street, parking is already a problem, especially since there is no parking on East Broadway from Pioneer lane to Rancher,

Please take into consideration the neighbors needs and desires, instead of some textbook plan for what a town should look like.

Sincerely,

Maureen O'Leary

790 E Broadway

Johnny Ziem

From: Johnny Ziem
Sent: Wednesday, March 17, 2021 8:45 PM
To: Johnny Ziem
Subject: Fwd: Rancher Street Public Comment

Sent from my iPhone

Begin forwarded message:

From: Amy Golightly <amycgolightly@gmail.com>
Date: March 17, 2021 at 5:21:54 PM MDT
To: Johnny Ziem <jziem@jacksonwy.gov>
Subject: Rancher Street Public Comment

Hi Johnny,

This project will be a great improvement to Rancher Street and we support it! It seems similar to the new Hansen sidewalk which has been a really great addition to the neighborhood.

A couple of comments:

* A designated crosswalk that goes across Rancher St. from Dylan Drive to Simpson would be a great addition to the project.

* Please consider minimal placement and night sky friendly street lamps.

* The overall speed limit on Rancher should be reduced to match that on Nelson Ave. at 15mph.

Thanks for making our neighborhood safer and more pedestrian/kid/senior friendly!

Amy and Jeff Golightly
885 Wheatleigh Way

Johnny Ziem

From: Judd Grossman <campaign@juddgrossman.com>
Sent: Saturday, March 27, 2021 7:58 PM
To: Town Engineering; Johnny Ziem
Subject: Fwd: Rancher Street - 03192021

This is Mo's (790 East Broadway) response to your suggestion of eliminating on-street parking entirely from the Pearl to Broadway section of Rancher. She said it was ok to forward it to you.

----- Forwarded message -----

From: **Maureen O'Leary** <ram2bgrump@gmail.com>
Date: Sat, Mar 27, 2021 at 10:05 AM
Subject: Re: Rancher Street - 03192021
To: Judd Grossman <jg@juddgrossman.com>

Hi Judd

Thanks for forwarding

I would say NO - Do Not Narrow the road, It does not make it safer, nor does it slow down traffic. I know for a fact, since that is what they did to Broadway in front of my house, Traffic is terrible, nobody slows down, and it is actually more dangerous for bicyclists. Just drive down Redmond and have to follow a bicyclist with a car or truck coming the other direction. The town had to install a Stop Sign on Hansen and Redmond because of the speed problems.

We need parking on both sides of the street, so we can have people visit, work or so one can remove snow from a driveway. In the summer many people have horse trailers or boats that will have no place to park. There is currently a problem with the width of the road now, if a bus, or large vehicle is at the stop sign at Rancher and Broadway, another large vehicle or bus must stop and wait till the vehicle on Rancher pulls out. There is not enough room for both vehicles at the same time.

I would also say NO to sidewalks, we don't need them and they change the character of the neighborhood. They are impassible for half the year, because of the amount of snow we get the town snowplowers have no option but to push snow on them, even with the green space. At that point it is impossible to keep the sidewalk in front open. Also several of the neighbors on Rancher will have no place to park on their property.. It would be nice if big delivery trucks that go to Senior Center and the busses that go to Bar T 5 were routed on a larger street. Those going to Bar T 5 should be routed down Redmond to Cache Creek, not down Rancher.

The town needs to stop spending our tax payer money, on needless expenses, with no thought of ongoing maintenance costs. Police, Fire/EMS are essential items that need to be properly funded. Property taxes keep getting increased, because of all this spending.

Sincerely
Maureen O'Leary

Johnny Ziem

From: Johnny Ziem <johnnyziem@gmail.com>
Sent: Monday, March 15, 2021 4:50 PM
To: Johnny Ziem
Subject: Fwd: Rancher Street Meeting

Sent from my iPhone

Begin forwarded message:

From: Amy Golightly <amycgolightly@gmail.com>
Date: March 15, 2021 at 3:25:36 PM MDT
To: Johnny Ziem <johnnyziem@gmail.com>
Subject: Re: Rancher Street Meeting

Hi Johnny,

This is a fantastic project! Jeff or I will attend or we'll make a comment to support it. You should also reach out to Katherine and/or Sam at Friends of Pathways so they can make a comment in support of it as well - it's right in line with what they are trying to do now with 'Every neighborhood connected'.

katherine@friendsofpathways.org
sam@friendsofpathways.org

Cheers,
Amy

On Sat, Mar 13, 2021 at 11:47 AM Johnny Ziem <johnnyziem@gmail.com> wrote:

Dear Fellow Neighbors,

The Town, i.e. yours truly, will be presenting the below complete street project this Thursday, 6 pm, via zoom. We are looking to construct a new street corridor on Rancher St., from Hansen to Broadway. A major part of this project includes the possible addition of sidewalks on both sides of Rancher, including the possibility of trees and a few streetlights (intersections only) for safety.

I am emailing you all because we all use Rancher St., and if you would like to voice support for sidewalks and the overall improvements being requested to Council, please attend this meeting or send me an email of support (or no support) to jziem@jacksonwy.gov

This will be a great upgrade to Rancher St and provide for safe mobility (sidewalks) for all users! Make your voices heard and lets make Rancher St. safe for our families and friends.

Johnny Ziem
850 Wheatleigh Way
Daisy Bush Hood, East Side

Johnny Ziem

From: Johnny Ziem <johnnyziem@gmail.com>
Sent: Tuesday, March 16, 2021 7:47 PM
To: Johnny Ziem
Subject: Fwd: Rancher Street Meeting

Begin forwarded message:

From: Dave Simpson <davesimpson67@gmail.com>
Subject: Re: Rancher Street Meeting
Date: March 16, 2021 at 10:54:12 AM MDT
To: "Gregory R. Miles" <studio650@gmail.com>, Johnny Ziem <johnnyziem@gmail.com>

Thanks Johnny! Agree generally with Miles' comments, especially that we do not need any street lights. Light pollution is something we don't need in Jackson, and I'm bummed to see the town putting up street lights all around. Sidewalks are most welcome!

On Sat, Mar 13, 2021 at 6:53 PM Gregory R. Miles <studio650@gmail.com> wrote:

Hi Johnny,

Thanks for your hard work. Overall this project looks good to us and will be an improvement to Rancher St.

We have some suggestions and concerns that we would like addressed:

* The overall speed limit on Rancher should be reduced to match that on Nelson. 15 Miles per hour. We see LOTS of cars, trucks and START buses driving way too fast. It's a huge concern with all the little kiddos and the school bus stop right at Rancher/Dylan/Simpson. In fact, right in front of our house, so we watch it daily. We have tried to report it (we were START bus supporters originally in the neighborhood), and it's done very little to slow them down. Our main concern are the littles, but there are also a lot of older folks who walk around the neighborhood from Pioneer.

What does the Town propose to slow vehicles down? We are concerned that improvements will increase vehicle speeds.

* A crosswalk that goes across Rancher St. from Dylan Drive to Simpson on the south side should be incorporated in the project.

* No trees should be added to the landscape strips. Plenty of trees already exist on Rancher Street. Karl Foerster or native grasses would be great.

* No street lights, or minimal placement and true night sky friendly lamps utilized. The night sky is incredible in east Jackson. Let's keep it that way.

Greg Miles and Melinda Binks
and Tasman Malcolm Miles-Binks
810 Dylan Drive
Daisy Bush

Sent from my iPad

On Mar 13, 2021, at 1:47 PM, Johnny Ziem <Johnnyziem@gmail.com> wrote:

Dear Fellow Neighbors,

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I am emailing you all because we all use Rancher St., and if you would like to voice support for sidewalks and the overall improvements being requested to Council, please attend this meeting or send me an email of support (or no support) to jziem@jacksonwy.gov

This will be a great upgrade to Rancher St and provide for safe mobility (sidewalks) for all users! Make your voices heard and lets make Rancher St. safe for our families and friends.

Johnny Ziem
850 Wheatleigh Way
Daisy Bush Hood, East Side

<TOJ_Rancher_OnePager.pdf>

Johnny Ziem

From: Johnny Ziem <johnnyziem@gmail.com>
Sent: Sunday, March 14, 2021 10:00 AM
To: Johnny Ziem
Subject: Fwd: Rancher Street Meeting

Sent from my iPhone

Begin forwarded message:

From: "Gregory R. Miles" <studio650@gmail.com>
Date: March 13, 2021 at 6:53:54 PM MST
To: Johnny Ziem <johnnyziem@gmail.com>
Cc: Dave Simpson <dave@verdepr.com>, alex.alimanestianu@gmail.com, lbjohnson19@hotmail.com, evan.skorpen@gmail.com, rbroganmambo@yahoo.com, wicombs@iupui.edu, mackenziescanlan@gmail.com, kirsten.corbett@gmail.com, robert.savage@pronunciator.com, isabel.hedges@gmail.com, sallymaca@gmail.com, windriverhiker@gmail.com, calvinpschenk@gmail.com, wysking@yahoo.com, billemetzger@gmail.com, jjimenez4550@gmail.com, 4healthyliving365@gmail.com, kathleen.steinberg@gmail.com, melindabinks@gmail.com, amycgolightly@gmail.com, daisybushhoa@gmail.com, sfjewelry@hotmail.com, d.w.halsey@gmail.com, kris@tetonhabitat.org, aminor.cmt@gmail.com, madora.schenk@gmail.com, teverson@matpelbuilders.com, david@davidstubbs.com, jeffgolightly1@gmail.com, alane@tetonhospital.org, misskatiebird@yahoo.com, wendy@tetonhabitat.org, hoytdale@gmail.com, jmojohnson@gmail.com, synthehole@aol.com, pj9brown@yahoo.com, jennifer@housingtrustjh.org, jill.combs@medtronic.com, rskzsaito@yahoo.com, bwarta@kmtechnology.com, smurphy@tetonhospital.org
Subject: Rancher Street Meeting

Hi Johnny,

Thanks for your hard work. Overall this project looks good to us and will be an improvement to Rancher St.

We have some suggestions and concerns that we would like addressed:

* The overall speed limit on Rancher should be reduced to match that on Nelson. 15 Miles per hour. We see LOTS of cars, trucks and START buses driving way too fast. It's a huge concern with all the little kiddos and the school bus stop right at Rancher/Dylan/Simpson. In fact, right in front of our house, so we watch it daily. We have tried to report it (we were START bus supporters originally in the neighborhood), and it's done

very little to slow them down. Our main concern are the littles, but there are also a lot of older folks who walk around the neighborhood from Pioneer.

What does the Town propose to slow vehicles down? We are concerned that improvements will increase vehicle speeds.

- * A crosswalk that goes across Rancher St. from Dylan Drive to Simpson on the south side should be incorporated in the project.

- * No trees should be added to the landscape strips. Plenty of trees already exist on Rancher Street. Karl Foerster or native grasses would be great.

- * No street lights, or minimal placement and true night sky friendly lamps utilized. The night sky is incredible in east Jackson. Let's keep it that way.

Greg Miles and Melinda Binks
and Tasman Malcolm Miles-Binks
810 Dylan Drive
Daisy Bush

Sent from my iPad

On Mar 13, 2021, at 1:47 PM, Johnny Ziem <Johnnyziem@gmail.com> wrote:

Dear Fellow Neighbors,

The Town, i.e. yours truly, will be presenting the below complete street project this Thursday, 6 pm, via zoom. We are looking to construct a new street corridor on Rancher St., from Hansen to Broadway. A major part of this project includes the possible addition of sidewalks on both sides of Rancher, including the possibility of trees and a few streetlights (intersections only) for safety.

I am emailing you all because we all use Rancher St., and if you would like to voice support for sidewalks and the overall improvements being requested to Council, please attend this meeting or send me an email of support (or no support) to jziem@jacksonwy.gov

This will be a great upgrade to Rancher St and provide for safe mobility (sidewalks) for all users! Make your voices heard and lets make Rancher St. safe for our families and friends.

Johnny Ziem
850 Wheatleigh Way
Daisy Bush Hood, East Side

<TOJ_Rancher_OnePager.pdf>

Johnny Ziem

From: Johnny Ziem <johnnyziem@gmail.com>
Sent: Monday, March 15, 2021 4:50 PM
To: Johnny Ziem
Subject: Fwd: Rancher Street Project

Sent from my iPhone

Begin forwarded message:

From: Stephanie Thomas <steph13thomas@gmail.com>
Date: March 15, 2021 at 3:30:52 PM MDT
To: johnnyziem@gmail.com
Subject: Rancher Street Project

I've sent to a few people in the neighborhood as well and will be there thursday. Any chance for a crosswalk at Dylan before this big project or part of it? Will you address the double sided street parking around our driveway (that can cause major view issues for us and those coming down the street?). Anything else we should consider or you want a specific comment on? Looking forward to a NEW rancher street:)

--

Stephanie Thomas
307-413-0604

PO Box 4215
Jackson, WY 83001

Johnny Ziem

From: Conni Bergmann <connibergmann@yahoo.com>
Sent: Monday, March 22, 2021 6:54 PM
To: Scott Mohror
Cc: Judd Grossman
Subject: Rancher project - 45 Rancher

Hi Scott,
my place is on 45 Rancher. Just a thanks for letting us give input on this project and considering alternatives.

I am responding to the possibility of narrowing the road in the Pearl Str. to E. Broadway section to accomodate sidewalk, but eliminating on-street parking. I discussed this with Judd and my view is that no parking on this section is not a good option. Between contractors, yard guys, trailers and visitors this would cause problems.

Perhaps a good compromise worth considering is to narrow the road, leave one side for parking and put a sidewalk + buffer zone on only one side within the confines of present curb or even 3 ft feet beyond? This would also be safe in terms of slowing down traffic.

I am also in favor of stop signs on Pearl Str./Rancher intersection. A stop sign may alleviate having to 'straighten out' Rancher, which would definately be a burden for the owner who would loose his front yard buffer to the street. I realize we all have to give up something, but the question is what would really be gained. Straightening the street will make traffic faster and compromise safety.

As already stated during the meeting, I also want to re-emphasize that we all prefer the neighborhood without Street lights. and if at all possible it would be wonderful if the 2 crabapple trees in my front yard could stay or at least be replaced with something equally fairly low growing, as i get these trees trimmed regularly for the past 10 years and dont think they block any views.

Again, I really appreciate that the thoughts and opinions of the Rancher street residents are taken into consideration, especially as needs really vary in individual street sections.

Best,
Conni Bergmann
45 Rancher Str
Jackson

Connibergmann@yahoo.com

Johnny Ziem

From: Madora Schenk <madora.schenk@gmail.com>
Sent: Monday, March 15, 2021 9:28 AM
To: Johnny Ziem
Subject: Rancher St

Hi Johnny,

Thanks for collecting comments on the Rancher St project. It's hard to see the quaint roads be replaced, but we support projects that are in the best interest of all residents. As such, we do have a few comments:

Vegetation: If trees are to be installed they should not be cottonwoods nor aspens. Cottonwoods are basically weeds and highly susceptible to winds and both trees cause destruction with their runners. Also, tall grasses or bushes at intersections (such as SE corner of Dylan Dr and Rancher St) obstruct views for drivers. Would the town maintain the buffer vegetation or would it be up to the homeowner?

Lighting: We are not in favor of adding lighting as there are too many unshielded lights in Jackson. Sidewalks would facilitate pedestrian safety and thus lighting might not be necessary. If lighting has to be done in accordance with code then it should be a truly shielded light to reduce projection across the snow. Dark skies are important to wildlife, sleep disturbances, and are one of the best things about living in East Jackson and seeing the stars.

Parking/Sidewalks: Parking should be preserved along one side of the street, at minimum, when creating sidewalks. It would appear there is enough space in the right of way for parking on both sides. Also we are not in favor of the bump outs like on Redmond since the Pearl/Rancher intersection is already askew.

Thanks!

Madora Schenk
(307) 690-4291

Johnny Ziem

From: Judd Grossman <jg@juddgrossman.com>
Sent: Monday, March 15, 2021 2:04 AM
To: Town Engineering
Subject: Rancher St.

Will the public have an opportunity to give feedback at Thursday's zoom meeting on Rancher Street?--
Judd Grossman 307-690-4935 Sent from Gmail Mobile

Johnny Ziem

From: Susan Scarlata
Sent: Tuesday, March 16, 2021 1:45 PM
To: Johnny Ziem
Subject: Rancher Comments

Hi Johnny-

I did not turn comments off on the PDF of the plans and people have taken it upon themselves to comment in the document. Live and learn. Below are the comments we have s

My plan for Thursday is similar to the last one we did but when I introduce you, I'll state that comments should be held to the end and that we'll use the raise hand function.

All best,

Susan

Dean Erickson 20 Rancher St. Guest 22 hours ago

I don't see a good reason to have sidewalks and buffer areas on both sides of the street. We don't see that much foot traffic and I am sure this would save a considerable amount of money. Also it appears to me that keeping the buffer areas well watered is a problem.

Judd Grossman Guest 18 hours ago

We love our neighborhood. To me it is the most beautiful place on earth. I would prefer that the Town leave us alone. Just fix the utilities under the street and call it good. If you choose to proceed with above ground "improvements" it's critical that you don't put in any new street lights. We love our dark skies. It's also very important that you don't plant new trees in the Pearl to Broadway section of Rancher. Trees will block the views. Trees are nice but the views are better. Your sidewalk plan will make it difficult for me to park in my driveway. Our house is very close to the street and the only parking for us is between the house and the street. No garage. People have been parking in this manner at this house for over 70 years, long before the subdivision was platted, or the land was acquired to make Rancher a through street. If you must impose a sidewalk on us it should be on one side of the street and replace one lane of parking. This is a reasonable compromise that will allow a pedestrian amenity without destroying our yards. This is the approach you took on Hansen which is a much denser character district. I also feel strongly that if the Town is going to impose a sidewalk on us the Town should commit to clearing the sidewalk of snow. Our lots are irregular and lots like ours have long street frontage. I don't use a plowing service and spend hours shoveling snow off my modest driveway. I can't imagine how much work would be involved in shoveling 100' through deep snow banks to clear the city sidewalk. My final concerns include that you should preserve the large pine tree on the east side of the intersection with Pearl. This tree has survived from the original Charles M Nelson ranch and shouldn't be blithely sacrificed to this project. Also, your plans show a START bus stop in the Rancher/Hansen area. START has repeatedly assured us that they are committed to implementing micro-transit in our neighborhood. They are currently aiming for Fall or Winter 2021. Micro-transit uses small vehicles to pick up riders at their residence on demand. This would make a bus stop unnecessary. Therefore, it should be removed from the rebuild plan. And finally, on Hansen Street you presented 3 alternatives. When will we see alternatives for Rancher Street? What is the timeline for sorting all this out? Judd Grossman - 50 Rancher

Diana Waycott Guest Mar 12

I do hope that there will be no parking along Rancher Street between Simpson and Hansen as appears to be shown. This area is much MUCH too tight for two cars to pass if there is someone parked on even one side. You can imagine how difficult it is if there is a START bus or cars parked on both sides. Thank you for your time!

Eric Ellenbogen 2 hours ago

While the proposed plans are more or less "textbook" standards from US DOT, those are primarily intended for new suburban streets. Rancher has numerous non-conforming lots, some with virtually zero setbacks; the unintended consequences of the proposed plans would bring sidewalks literally to front doors and ELIMINATE off-street parking, both highly undesirable outcomes.

Susan Scarlata, PhD
Community Engagement Specialist
Town of Jackson
307-733-0440 x1110
sscarlata@jacksonwy.gov
www.jacksonwy.gov



Johnny Ziem

From: Dale Hoyt <hoytdale@gmail.com>
Sent: Saturday, March 13, 2021 10:33 PM
To: Johnny Ziem
Subject: Rancher corridor

Johnny,
I am in full support of this rancher safety corridor. In fact i I would recommend a crosswalk or raised pedestrian crossing at the junction of Dylan drive and the end of Simpson on rancher. Downhill traffic from the south, start busses and folks in a rush, seem to pick up speed rather quickly flex that hill.

With the bus stop there for school pickup it seems like an important spot to naturally slow people down a touch. Perhaps a push button illuminated crosswalk could help with neon lights. I'm all for the full recommendations in ur sketch and more. Children's safety in that zone seems so important. Thank you very much.

Dale Hoyt
830 Dylan drive.

Johnny Ziem

From: Alex Alimanestianu <alex.alimanestianu@gmail.com>
Sent: Saturday, March 13, 2021 1:40 PM
To: Johnny Ziem
Cc: Sarah Maca
Subject: Rancher street upgrade project

Dear Johnny - looks great! My wife and I are in total support.

Alex Aimanestianu
Sally Maca
880/870 Wheatleigh Way

Johnny Ziem

From: Judd Grossman <jg@juddgrossman.com>
Sent: Monday, March 15, 2021 7:42 PM
To: Town Engineering
Subject: Rancher Street

Dear Town Engineer,

North Rancher St. has been my home for 35 years. To me it is paradise and refuge from the bustle of downtown. In my mind it's the most beautiful place on earth. Context is important as we plan what happens in our neighborhood. We are designated a Town Periphery neighborhood by the Comprehensive Plan. We are the lowest density and lowest intensity character district in Town where the Town transitions to the wild lands. We are right at the edge of the forest and open spaces with spectacular views of the Elk Refuge and Tetons.

Regarding the proposed changes to Rancher Street, I would prefer that the Town leave us alone. Just fix the utilities under the street and call it good. If you choose to proceed with above ground "improvements" it's critical that you don't put in any new street lights. Our dark skies are precious to us - so unique and beautiful. Dark skies are a quintessential part of the small town /rural character of our neighborhood. It's also very important that you don't plant new trees in the Pearl to Broadway section of Rancher. Trees can be a nice amenity, but for us our views of the Refuge and the Tetons are our prime neighborhood amenity and trees will block the views.

Your sidewalk plan is quite aggressive. I know that you listened to neighborhood concerns and eliminated sidewalks from the Nelson St. rebuild. You should compromise on Rancher St. as well. Many of us don't want sidewalks, some do. I'm particularly concerned that the current sidewalk plan will make it difficult for me to park in my driveway. My house was built in the 30s or 40s long before our subdivision was platted and before the Town acquired the lots that made Rancher a through street. My house is very close to the street and the new sidewalk you are proposing will make parking in my driveway very difficult. Cars have parked in the parking area in front of my house for over 70 years. That's all we've got. No garage, just the space between the house and the street. Your plan doesn't seem to take this into consideration.

I would recommend that if you must have a sidewalk that you do it on one side of the street only. Over the years our neighborhood has been assured by planners that when a sidewalk is imposed on us it would be on one side of the street and would narrow the road rather than destroy our yards. This is a winning compromise. We would lose parking on one side of the street, but gain a pedestrian amenity, and the travel lanes and our yards would be left intact. This was your approach with Hansen Street which is in a more intense character district than ours. It would be a perfectly reasonable approach on Rancher Street.

I also feel strongly that if the Town is going to impose a sidewalk on us the Town should commit to clearing the sidewalk of snow. Our lots are irregular and lots like ours have long street frontage. I don't use a plowing service and spend hours shoveling snow off my modest driveway. I can't imagine how much work would be involved in shoveling 100' through deep snow banks to clear the city sidewalk.

My final concerns include that you should preserve the large pine tree on the east side of the intersection with Pearl. This tree has survived from the original Charles M Nelson ranch and shouldn't be blithely sacrificed to this project. Also, your plans show a START bus stop in the Rancher/Hansen area. START has repeatedly assured us that they are committed to implementing micro-transit in our neighborhood. They are currently aiming for Fall or Winter

2021. Micro-transit uses small vehicles to pick up riders at their residence on demand. This would make a bus stop unnecessary. Therefore, it should be removed from the rebuild plan. And finally, on Hansen Street you presented 3 alternatives. When will we see alternatives for Rancher Street? And what is the timeline for sorting all this out?

Best Regards,
Judd Grossman
50 Rancher St.

Johnny Ziem

From: Judd Grossman <jg@juddgrossman.com>
Sent: Thursday, March 25, 2021 11:04 PM
To: Town Engineering
Subject: Re: Rancher Street - 03192021

Categories: Scott

Sounds good. When will the staff report be available? Thanks!

--

Judd Grossman
cell: [307-690-4935](tel:307-690-4935)
email: jg@juddgrossman.com
mail: P.O. Box 3222, Jackson, WY 83001
ship: 50 Rancher St., Jackson, WY 83001

On Thu, Mar 25, 2021 at 9:03 AM Town Engineering <townengineering@jacksonwy.gov> wrote:

Good Morning Judd,

Your willingness to “jump on the grenade” is greatly appreciated. Thank you for relaying those comments. I did meet with 120 Rancher yesterday on site looking at and discussing the parking issues. I also met with the Pioneer Home Apt while in the neighborhood. We are working on a couple of options to present to the council.

Thanks again,

Scott M

From: Judd Grossman <jg@juddgrossman.com>
Sent: Wednesday, March 24, 2021 11:00 PM
To: Town Engineering <townengineering@jacksonwy.gov>
Cc: Johnny Ziem <jziem@jacksonwy.gov>
Subject: Re: Rancher Street - 03192021

Hi Scott,

The email I sent to neighbors regarding your suggestion of eliminating on-street parking entirely on our stretch of Rancher was met with a lot of silence. I think folks are puzzled as to why I would insert myself as an intermediary between them and the Town. I'm sure folks will respond to you directly if they have something to say. Here's what I did learn:

Armond Acri at 790 East Broadway - "Parking is a problem in Jackson and anything that eliminates parking makes the problem worse."

Carol Spengel at 25 Rancher - Needs parking for friends

Connie Bergman at 45 Rancher - no parking on our block would be "ridiculous" - yard guys, visitors, etc.,

Anonymous Neighbor - expressed concern that lack of parking would be a big problem.

I think eliminating parking entirely on our segment of Rancher would be unworkable. I feel that one lane of parking would be sufficient to handle our incidental street parking needs, and would almost always have some cars in it. That combined with a narrower street with one sidewalk on the opposite side of the parking lane would help calm the traffic. A stop sign at the Pearl and Rancher intersection would really improve safety on our street, especially if you plan to do any straightening of that intersection.

Best Regards,

Judd

--

Judd Grossman

cell: [307-690-4935](tel:307-690-4935)

email: jg@juddgrossman.com

mail: P.O. Box 3222, Jackson, WY 83001

ship: 50 Rancher St., Jackson, WY 83001

On Fri, Mar 19, 2021 at 11:11 AM Town Engineering <townengineering@jacksonwy.gov> wrote:

Mr. Judd,

Thank you for sharing your comments last night and through your emails. The Town needs this type of input.

We had some in-house discussion last night after the meeting and the Town Periphery subject was talked about. To make a long story short, the neighborhood form is the primary factor over the character districts. Rancher Street is a bus route with a design speed greater than 25mph meet the condition for sidewalk on both sides or one side only.

The thing I want you to understand is the “design” speed. That is a completely different animal than “posted” speed. If your posted speed is 25 mph; the street is most likely “designed” at 45 mph or higher.

My understanding of the chain of events is we will take all the comments into consideration and make recommendations to the Council. There is no 2nd public outreach meeting planned.

Hopefully I have answered your questions. I do have a question for you that I hope you would be willing to do to help the recommendation process.

Would you be willing to discuss with your neighbors from Pearl to Broadway of the possibility of the sidewalk(s) being moved in which would narrow the street and eliminate off street parking on that segment of Rancher?

If you could get back to me on this I would greatly appreciate it.

Thanks,

Scott M

From: Judd Grossman <jg@juddgrossman.com>

Sent: Thursday, March 18, 2021 9:48 PM

To: Town Engineering <townengineering@jacksonwy.gov>

Cc: Johnny Ziem <jziem@jacksonwy.gov>

Subject: Re: Rancher Street - 03192021

Hi Scott,

I thought the Zoom meeting went well. Here is my attempt at a recap:

I heard broad consensus for a sidewalk on one side. Also, widespread concern about trees blocking the views, and about street lights being disruptive.

I agree with those who want to calm and slow the traffic. A narrow road would be a plus in my opinion. I also strongly support a stop sign on Rancher at Pearl.

Questions:

I didn't get a response to my question about how neighborhood character was called out in the presentation by referring to the Comp Plan's classifications of Residential Core and Town Periphery, but then that distinction seemed to disappear in the conceptual drawing and its considerations. I only heard about right of way width, non-conforming lots, and the Pearl St. curve. The intensity of the conceptual drawings are appropriate for Residential Core but not Town Periphery. Why wasn't the context of Town Periphery incorporated to adjust the design on the north end?

Are you planning to present us with alternatives to respond to before the Town Council meeting? My impression is that that was part of the process on Hansen.

Thanks!

Judd

--

Judd Grossman

cell: [307-690-4935](tel:307-690-4935)

email: jg@juddgrossman.com

mail: P.O. Box 3222, Jackson, WY 83001

ship: 50 Rancher St., Jackson, WY 83001

On Tue, Mar 16, 2021 at 9:20 AM Town Engineering <townengineering@jacksonwy.gov> wrote:

Dear Mr. Judd,

Thank you for comments on Rancher Street. This input is exactly what the Town is seeking for moving forward with design. All of your concerns along with other comments received will be weighed and used in moving forward with this project.

Thank you for your comments and time.

Scott Mohror, PE

Senior Engineer

From: Judd Grossman <jg@juddgrossman.com>

Sent: Monday, March 15, 2021 7:42 PM

To: Town Engineering <townengineering@jacksonwy.gov>

Subject: Rancher Street

Dear Town Engineer,

North Rancher St. has been my home for 35 years. To me it is paradise and refuge from the bustle of downtown. In my mind it's the most beautiful place on earth. Context is important as we plan what happens in our neighborhood. We are designated a Town Periphery neighborhood by the Comprehensive Plan. We are the lowest density and lowest intensity character district in Town where the Town transitions to the wild lands. We are right at the edge of the forest and open spaces with spectacular views of the Elk Refuge and Tetons.

Regarding the proposed changes to Rancher Street, I would prefer that the Town leave us alone. Just fix the utilities under the street and call it good. If you choose to proceed with above ground "improvements" it's critical that you don't put in any new street lights. Our dark skies are precious to us - so

unique and beautiful. Dark skies are a quintessential part of the small town /rural character of our neighborhood. It's also very important that you don't plant new trees in the Pearl to Broadway section of Rancher. Trees can be a nice amenity, but for us our views of the Refuge and the Tetons are our prime neighborhood amenity and trees will block the views.

Your sidewalk plan is quite aggressive. I know that you listened to neighborhood concerns and eliminated sidewalks from the Nelson St. rebuild. You should compromise on Rancher St. as well. Many of us don't want sidewalks, some do. I'm particularly concerned that the current sidewalk plan will make it difficult for me to park in my driveway. My house was built in the 30s or 40s long before our subdivision was platted and before the Town acquired the lots that made Rancher a through street. My house is very close to the street and the new sidewalk you are proposing will make parking in my driveway very difficult. Cars have parked in the parking area in front of my house for over 70 years. That's all we've got. No garage, just the space between the house and the street. Your plan doesn't seem to take this into consideration.

I would recommend that if you must have a sidewalk that you do it on one side of the street only. Over the years our neighborhood has been assured by planners that when a sidewalk is imposed on us it would be on one side of the street and would narrow the road rather than destroy our yards. This is a winning compromise. We would lose parking on one side of the street, but gain a pedestrian amenity, and the travel lanes and our yards would be left intact. This was your approach with Hansen Street which is in a more intense character district than ours. It would be a perfectly reasonable approach on Rancher Street.

I also feel strongly that if the Town is going to impose a sidewalk on us the Town should commit to clearing the sidewalk of snow. Our lots are irregular and lots like ours have long street frontage. I don't use a plowing service and spend hours shoveling snow off my modest driveway. I can't imagine how much work would be involved in shoveling 100' through deep snow banks to clear the city sidewalk.

My final concerns include that you should preserve the large pine tree on the east side of the intersection with Pearl. This tree has survived from the original Charles M Nelson ranch and shouldn't be blithely sacrificed to this project. Also, your plans show a START bus stop in the Rancher/Hansen area. START has repeatedly assured us that they are committed to implementing micro-transit in our neighborhood. They are currently aiming for Fall or Winter 2021. Micro-transit uses small vehicles to pick up riders at their residence on demand. This would make a bus stop unnecessary. Therefore, it should be removed from the rebuild plan. And finally, on Hansen Street you presented 3 alternatives. When will we see alternatives for Rancher Street? And what is the timeline for sorting all this out?

Best Regards,
Judd Grossman
50 Rancher St.

Johnny Ziem

From: Town Engineering
Sent: Tuesday, March 16, 2021 9:20 AM
To: Judd Grossman
Cc: Johnny Ziem
Subject: RE: Rancher Street

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Best Regards,
Judd Grossman
50 Rancher St.

Johnny Ziem

From: noreply@civicplus.com
Sent: Thursday, March 25, 2021 3:25 PM
To: Town Council
Subject: Rebecca Heisinger Online Form Submittal: Email the Town Council

If you are having problems viewing this HTML email, click to view a [Text version](#).

Email the Town Council

Subject: Rancher/East Jackson Home owner
Email Hello Elected Officials, A recent Rancher Street Zoom meeting held by the town re: Rancher Street upgrades, as well as an article in the JHN&G
Content:* about the quickly changing face of E. Jackson is prompting the writing of this letter. My husband and I are St. John's Health employees. We bought our little house on Rancher St. back in 2011, something that would not be possible today. I echo the concern brought up in the JHN&G article about the rapid pace of change at which East Jackson is undergoing. It is being filled up with gigantic multi-story, multimillion dollar homes. Has anyone on the council thought about how this affects local working East Jacksonites? I am terrified of what is going to happen in our little enclave as we get surround by mega houses, worth \$5-6 million (or more) dollars each. Can someone help me understand how I will be able to afford my property taxes as I am being surrounded by this? I just learned yesterday the little house (~900 sq. ft) next to us is going list for \$1.6 Million dollars! I can just about imagine what will happen on that property; rip down, build up...way up. There has to be some protections for those who actually live and work here. Next, regarding the upgrades for Rancher Street; I am delighted to see the Town of Jackson recognizing the need to improve this major pedestrian, car, bus and bike thoroughfare. My vote is for side walks on both sides of the street as we have many walking children, and elderly, as well as local Jackson folk trying to access Cache and Nelson trailheads using Rancher Street. I know it is upsetting to some people on Rancher that they will lose some parking, but they are currently parking in the public right-of-way! I see a few parking spots being lost as a micro level issues compared to the macro level gain to the entire town with the creation of a safe passage way down Rancher Street. I have not been safe walking on Rancher since we first moved here (2011). I have written to Jim Stanford in the past asking for Rancher St. to be addressed. The other concern is the talk of "narrowing" the street to slow the speed/traffic. From what I see on Hansen, both driving and walking it, the narrowed street is a horrible idea. Most people just speed and drive over the middle line (into the other "bigger" oncoming lane of traffic), there is no shoulder and it feels unsafe. Because there is no shoulder bikers just ride on the one available sidewalk, it seems a mess. I am OK with trees being planted on Rancher street, and I request as few lights as possible be put on the street to keep our night skies open. Thank you for taking my comments into your consideration.

Your Name:* Rebecca Heisinger
Your Company Name:
Your Phone Number: 435-901-9527
Your Email Address:* rebafaye@hotmail.com
Your City: Jackson

Your State: WY
Your Zip 83001
Code:

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.jacksonwy.gov/Admin/FormHistory.aspx?SID=3314>

The following form was submitted via your website: Email the Town Council

Subject:: Rancher/East Jackson Home owner

Email Content:: Hello Elected Officials,

A recent Rancher Street Zoom meeting held by the town re: Rancher Street upgrades, as well as an article in the JHN&G about the quickly changing face of E. Jackson is prompting the writing of this letter.

My husband and I are St. John's Health employees. We bought our little house on Rancher St. back in 2011, something that would not be possible today. I echo the concern brought up in the JHN&G article about the rapid pace of change at which East Jackson is undergoing. It is being filled up with gigantic multi-story, multimillion dollar homes. Has anyone on the council thought about how this affects local working East Jacksonites? I am terrified of what is going to happen in our little enclave as we get surround by mega houses, worth \$5-6 million (or more) dollars each. Can someone help me understand how I will be able to afford my property taxes as I am being surrounded by this? I just learned yesterday the little house (~900 sq. ft) next to us is going list for \$1.6 Million dollars! I can just about imagine what will happen on that property; rip down, build up...way up. There has to be some protections for those who actually live and work here.

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Your Name:: Rebecca Heisinger

Your Company Name::

Your Phone Number:: 435-901-9527

Your Email Address:: rebafaye@hotmail.com

Your City:: Jackson

Your State:: WY

Your Zip Code:: 83001

Additional Information:

Form submitted on: 3/25/2021 3:24:52 PM

Submitted from IP Address: 184.167.31.4

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.jacksonwy.gov/Forms.aspx?FID=190>

Johnny Ziem

From: Scott Mohror <scottmohror@gmail.com>
Sent: Monday, March 15, 2021 3:58 PM
To: Scott Mohror
Subject: Response to Lorna Text

Hello Ms. Lorna,
Thanks for reaching out.

The ROW on Rancher is a meandering conundrum. The width varies from one end to the other adding unique challenges for us. Actually there is a fence that encroaches and that's about it.

We plan to design this year for a 2022 construction season.

Our concept shows parking on both sides but that is open for discussion. We are hoping for public comments to help with that decision.

Enjoy the rest of your day.
Scott Mohror

Johnny Ziem

From: Ann Savage <annsvg@gmail.com>
Sent: Friday, March 19, 2021 8:21 AM
To: Town Engineering
Subject: Updates to Rancher Street

Hi Scott,

Sorry that I missed the Zoom meeting yesterday.

I just want to mention that my household (805 Dylan Drive) is really excited about this new project and is all for it.

Especially, love the idea of lots of native tree plantings. Trees would truly beautify this part of the neighborhood and also provide some much needed shade for all big and small walking/running by:-)

Hope an upgrade like this one will also be in the plans for East Simpson Ave.

Thanks!

Ann Savage

Johnny Ziem

From: David Stubbs <david@davidstubbs.com>
Sent: Sunday, March 14, 2021 9:33 AM
To: Johnny Ziem
Subject: Rancher Street improvements

Hi Johnny,

Thanks for all your work on the Rancher Street project. I fully support the project and am thrilled at the idea of sidewalks. I do think a down directed streetlight or two that perhaps goes off on a timer at 1am or so is a great idea to benefit safety and security, especially as our community continues to grow.

One thing that I disagree with is the planting of fescue grass. I think we have evolved enough to use more drought-resistant, native grass species that do not need constant watering. If such non native grasses are planted, could a drip line be considered to eliminate the inevitable "watering pavement?"

One aspect that I hope is addressed is a legitimate pedestrian crosswalk at Hansen and Rancher that is signed and painted and aligns with the intersection and May Park entrance. Currently, there is not a clear crossing due to the misalignment of the stop sign and park entrance. Due to the school bus stop, a painted crossing from Dylan Drive to Simpson seems like a good safety measure as well.

Finally, we love the added trees replacing any that will be taken out during the sidewalk construction as well. The plan looks great. Thank you!

David Stubbs and Bille Metzger

David Stubbs Photography + Motion
www.davidstubbs.com
307.690.0286
Insta: davidstubbs1

Johnny Ziem

From: Waycott <waycott4@gmail.com>
Sent: Thursday, March 18, 2021 7:30 PM
To: Johnny Ziem
Subject: Rancher Street input

Hello,

My husband and I were on the zoom call for the Rancher Street redevelopment. Thank you for this opportunity to weigh in on our neighborhood.

We live at 525 Rancher St, south of the area in discussion. We are psyched to see the parking removed from the area from Simpson to Hansen. This area has been extremely difficult to maneuver through especially when another vehicle approached or worse, the Start bus.

We appreciate the idea of straightening Rancher at Pearl as this is the greatest flow of traffic and would provide for easier crossing in that intersection for pedestrians.

We completely disagree with the installation of trees and street lights. The dark sky is so important to our community. It also does not seem coherent with the elk refuge mission to have a street light so close to the preserved area. Having a clear view of the surrounding area is why so many people live here and most lots already have their landscaping as is required.

We are very interested in what will happen with Rancher Street north of Hansen Ave. along the May Park. This area has seen such incredible impact with the addition of the public area and we realize there is much to be decided as the development of the park proceeds. Please consider a better parking opportunity along this corridor, even if it is temporary and without curb/gutter for now.

Thank you for listening!! We are very lucky to have you all working so hard for our neighborhoods and community!

Diana & Tim Waycott
525 Rancher St.

Johnny Ziem

From: Lokey Lytjen <wcollins@bresnan.net>
Sent: Thursday, March 11, 2021 5:35 PM
To: Town Engineering
Subject: Rancher Street Plans

Mr. Mohror,

I am writing to say that I like and support the plans for Rancher Street that the town sent to neighbors for review.

Sincerely,

Lokey Lytjen
740 E. Pearl Ave.
Jackson, Wyoming

Johnny Ziem

From: Robert Mann <lawmann1@aol.com>
Sent: Sunday, March 21, 2021 5:05 PM
To: Scott Mohror
Subject: Rancher Street Project Comments

Scott:

I wanted to follow up on my Zoom meeting comments with regard to the proposed Rancher Street improvements. I am a resident of 120 Rancher Street, Unit 1 and am a member of the Rancher Street Townhouse HOA. We are a 6-unit townhouse development, all located at 120 Rancher Street. Each of our units are three stories, containing three bedrooms, 2.5 baths and a one car garage. In addition, each unit has rights to one outside parking place. We also have access to 4 on-street year-round parking places located on Rancher Street. Currently two of the units are occupied by families with teenage drivers who have cars. In addition, one unit is rented to three unrelated adults, each with a car. In essence, the 4 on street parking places are important to the quality of life for our residents in the winter. The alternative is to ferry people and cars to the center of town as to my knowledge, there is no public off street winter parking located in East Jackson.

Accordingly, the installation of a new sidewalk on each side of the street will have a material negative impact upon our property and diminish our quality of life here in East Jackson. In that regard, I do question the need to install a new sidewalk on both sides of the street. Yes, people do enjoy walking down the street and for safety reasons, I do support installing a sidewalk on one side of the street, but this is not an urban area and there is not enough pedestrian traffic to indicate a need for sidewalks on both sides of the street. In addition, the fact that the town is unwilling to commit to removing snow if sidewalks are installed on both sides of the street is a reflection that the town does not see a need to have accessible sidewalks on both sides of the street.

Beyond the loss of parking at 120 Rancher, I am of the impression that other property owners will also be losing winter parking as they too have been enjoying the ability to park within the area that will now be taken up by landscaping and sidewalks. In finalizing its design, I do hope the Town will weigh the perceived benefits of green space and sidewalks on both sides of the street against the aggregate loss of winter parking and the reduction of individual front yard setbacks.

In addition, I do have concern with regard to the planting of trees and the impacts that such trees may now or in the future have upon our views of the Tetons in one direction and Snow King in the other. I am lucky as I have an unobstructed view of the Grand and Snow King. If additional trees are to be planted, I do hope that consideration is given to the impacts that they will have upon each properties' views. In addition, will there be a mechanism whereby trees will be trimmed, if in the future there is a loss of one's views? You indicated that there would be no taking of private property in conjunction with this project and that its not the policy of this town to invoke eminent domain in its public works projects. However, the loss of one's view corridor by the action of local government is akin to a taking. I assume this is not the intent or policy, but clearly the loss or diminution of one's view is a serious concern to be address in your planning.

At this point, your plans are not to the level of detail that people can fully assess the impacts of this project upon their property. Items such as the size and location of curb cuts have yet to be determined and those details will be critically important.

I do think that it would be beneficial if we could meet and walk our property so that we can get a better understanding of the impacts of this project upon our property.

Thank you.

Robert Mann
781-820-7219

Johnny Ziem

From: JAnderson Hall <janethall7865@gmail.com>
Sent: Sunday, March 21, 2021 8:59 PM
To: Scott Mohror; Scott Mohror
Cc: Robert Mann; Drew Hall; todd.hanna@belayonadvisors.com
Subject: Rancher Street Project

Hi Scott,
We are a family of four who own 120 Rancher St, unit 2. We have two school age children and one is going to start driving this year. Currently our home is being rented by three adults who work in Jackson. Their lease will be up in July and we will be back in our home permanently.

We are extremely concerned about the changes being proposed to Rancher St regarding the sidewalks and the addition of trees. The addition of sidewalks will impact our very limited winter parking situation. Our units are large, with three floors and 3 bedrooms. Each townhome has a one car garage and parking for one car, yet we are a small community of families. Many of us have families with children who are of driving age or have parents/children/extended family that visit in the winter months for the holidays and skiing. The 4 additional parking spaces in the green space off the road have been a huge asset and integral to our community. I'm not sure how we would function without it as our parking area is extremely tight and not enough to accommodate our needs at it is.

Furthermore, and even more concerning to me, is the planting of trees that is being proposed for planting along the sidewalks in the area we need and currently use for additional parking. These trees will threaten everything that is amazing about my home and it's location. Words cannot do justice to the disappointment my family and I will incur if we lose our view of Snow King from the back and a Teton from the front. Every 4th of July and New Years, we can sit on our balcony and watch the fireworks and it is absolutely magical. The view from my back windows of the ski hill bring us joy and happiness every day. The trees will become a barrier to the connection we have to Snow King, the mountains and all that we love about our home.

I'm absolutely opposed to these proposed changes, especially the trees, and I really hope the city will take my concerns into serious consideration before moving forward on a project like this, as it will not be beneficial in any way for my family.

Sincerely,
Janet Hall

Johnny Ziem

From: Doug Henderson <pioneerhomesteadapts@outlook.com>
Sent: Tuesday, March 23, 2021 12:48 PM
To: Johnny Ziem; Town Engineering
Cc: Ray Elser; Mike Chevalier
Subject: Rancher Street Update Comments

To:
Johnny Ziem, Assistant Public Works Director
Scott Mohror, Town of Jackson Associate Engineer

From:
Doug Henderson, Resident Manager, Pioneer Homestead Apartments

Re:
Development plan comments regarding Rancher Street updates scheduled for 2022

Gentlemen,

Thank for putting on such a fine presentation last week. I serve as the resident manager for Pioneer Homestead Apartments, so I thought I'd share my observations with you.

Sidewalks: With Rancher Street serving as a major corridor for East Jackson vehicles and pedestrians to access Broadway and the Elk Refuge, the addition of sidewalks will be a major improvement. Due to the narrow corridor, a one-side design might be needed, with the west side seeming like the best option since it runs all the way to Hansen without having to cross our west parking lot, would tie into the westbound streets' sidewalks, and would be illuminated by streetlights on that side.

Street Lights: Because of the volume of pedestrian and vehicular traffic passing through the Rancher corridor daily, street lights are essential to allow for safe passage at night. The statement by one resident that there is adequate ambient light is wrong. It's pitch black through there for pedestrians on dark nights. It would be unsafe to have sidewalks without lighting them. Rancher is different from the streets immediately to the west in that it does serve as a corridor, not just local neighborhoods. So, I emphatically support street lights for Rancher Street, and I think that the four locations you identified on the sketch plans are correct.

START Bus: Many of my resident and others in this area are dependent on the START Bus and use it regularly. I oppose any reduction in service or the ease of access to regularly scheduled circulation. The idea the "nobody uses it" is simply wrong, and those that do are fully dependent on this service.

Please take a good look at the START Bus stop on the northeast corner of Rancher and Hansen. I believe it is on our property. It gets a lot of use but is inaccessible during the winter due to snow removal protocols so folks end up standing in our parking lot. The bus doesn't stop at the bench because it is so close to the corner. Pioneer Homestead will be very happy to work with you to come up with a better solution for this stop.

Drainage: We have drainage issues on the north and west side of our property that we are in the process of analyzing to see if there are any design solutions. The addition of access to the stormwater system might be something we could tie into if the geometry works and the cost is manageable. Please keep that possibility in mind as you develop your drainage plans.

That's all I have for now. We look forward to seeing these plans develop, and are available to work with you on anything that impacts our property. Thank you for reviewing these notes, I know you will do what's best for all of the stakeholders involved.

Doug

Doug Henderson, Resident Manager

Pioneer Homestead Apartments

300 Rancher St., PO Box 552

Jackson, WY, 83001

O: 307-733-9787

C: 307-690-3767

F: 307-733-3114

E: pioneerhomesteadapts@outlook.com

Johnny Ziem

From: Scott Mohror <scottmohror@gmail.com>
Sent: Monday, March 15, 2021 3:43 PM
To: Scott Mohror
Subject: Lorna Miller Text

rancher st questions

Hi Scott

It's lorna miller again

I was looking at the street at the weekend

Curious to know: do the residential yards encroach on the ROW right now?

When does Town plan to do the construction?

Will there still be parking on both sides of the street once the project is completed?

Thanks

Lorna

Lorna Miller
Cell: 307.413.8148
Topics: Benches and Trees

Lorna called to discuss adding benches along the Rancher Street route for resting during a walk. She mentioned talking to others about having more benches throughout Town and has had mixed comments. Some say why and some say a great idea. One comment was no we don't need them, and then remembered her husband was to have knee surgery and yes, maybe benches would be a good idea.

Her other comment was placing trees near the benches for shade.

Made no promises but would look into how that could be accomplished.

Scott M

Had a lengthy telephone conversation with 25 Rancher Street (Carol Spengel & Peter Getz)

Carol was apposed to trees and grass in the buffer zone. Maintenance was her primary reason for not in favor of them. She has concerns at her driveway and mentioned several times about the blue flags. Her driveway approach slopes up to prevent runoff from entering her driveway which slopes towards the house. The sidewalk as shown would increase the slope down to the house and she feels it would leave the driveway unusable.

Carol is in favor of narrowing the street to slow traffic down. Her greates complaint was the START buses and the speed they travel. Would be in favor of stop signs at Pearl and Rancher to slow traffic along with narrowing the street.

Carol did mention her yard is irrigated and any improvements would destroy her irrigation.

Johnny Ziem

From: John Schmitt <johnhenryschmitt@gmail.com>
Sent: Monday, April 12, 2021 1:00 PM
To: Scott Mohror
Subject: Re: 100 Rancher - Rancher and Pearl Intersection

Hello Scott,

Thanks for your kind reply...

The tree that I was referring to is the big spruce on the north end of our lot at the edge of the entrance to the cul de sac.

Good luck with everything.

Best,

John Henry Schmitt

Sent from my iPhone

On Apr 9, 2021, at 9:09 AM, Scott Mohror <SMohror@jacksonwy.gov> wrote:

Mr. John,

No need to apologize for your last-minute input. We asked if you could reply by April 9th and that is today for another 15 hours or so. Plenty of time yet for responding.

Your comment on straightening Rancher is spot on. From an engineering standpoint, straightening it makes sense. However, by doing so would most likely speed up traffic rather than slow it down. That concern has been discussed so in brainstorming other options out of the "toolbox", the roundabout options were tossed out there.

The Rancher/Pearl intersection and north is proving to be the most challenging portion of the project. Coming up with a concept that works for both sides while meeting the Residents wishes and the Town goals is difficult at best.

I attached a photo of your lot. Would you be so kind to tell which tree you are most concerned with?

Again, thank you for your comments. They are greatly appreciated!

<image001.png>

Scott Mohror

From: John Schmitt <johnhenryschmitt@gmail.com>
Sent: Thursday, April 8, 2021 10:36 PM
To: Scott Mohror <SMohror@jacksonwy.gov>
Cc: Johnny Ziem <jziem@jacksonwy.gov>
Subject: Re: 100 Rancher - Rancher and Pearl Intersection

Hello Scott,

My name is John Henry and I live at 100 Rancher St. I appreciate you brainstorming these alternatives for the Rancher St. project and wanting to make this project as amenable as possible to the residents of the Rancher corridor. And I apologize for submitting my input at the last minute but I have been mulling the pros and cons heavily as my property sits directly at the intersection of Pearl and Rancher.

One of my takeaways from the zoom meeting a few weeks back was that several of the residents of the corridor spoke up about the importance of calming traffic on the street as echoed in your email above. I believe that straightening the intersection at Pearl and Rancher would have a non-desirous effect, in that it would green light traffic to speed faster down the street with a straighter sightline. I also believe that local traffic currently travels slower along the street knowing that there is frequent pedestrian traffic on the road. We have a small child- and a second on the way- and keeping the traffic slow is a major concern of ours. Especially with the addition of a sidewalk, removing the pedestrian traffic would further enable vehicles to tear down the street.

In reality, I don't mind the current set up at this intersection. Some residents complained that it is confusing for traffic unfamiliar with the street. To me, that confusion is not a bad thing if our concern/ objective is to continue to slow traffic. People slow down when they are confused, therefore the current confusing 'Y' in the road prompts people to slow down. I think leaving it as is and preserving the mystery of the intersection at Pearl and Rancher is the simplest, cost neutral, zero-impact way to continue to calm traffic. My second preference would be the addition of a stop sign as an equally easy and cheap solution. My concern with the round about is that it seems it would significantly widen the intersection and would result in swallowing up more green space around the intersection which some of us will already be sacrificing with the addition of the sidewalk/s. Also, I am concerned when cars swing around the roundabout at night the beams of their headlights will swing wide and through my bedroom window in this scenario. And finally, I wonder about the landscaping of the roundabout and who will maintain it. My worry here is that the solution would be to dump a bunch of gravel in the center, or something equally low maintenance. I work about the aesthetics of something like that.

Overall, I am supportive of a sidewalk but see no reason to have one on both sides of the street. I like having a narrower street as I think that it naturally calms traffic and would love it if we could somehow manage to do this project without widening the existing footprint of the current street. (A suggestion was made to limit parking to one side of the street- and also the addition of a bike lane instead of a second sidewalk- I am

supportive of both these options) I know Rancher is viewed as an east jackson artery but the reality is that we have a relatively low density neighborhood is traffic is also relatively light... (the day before the zoom meeting I stood in my driveway for 5 minutes on a beautiful Sunday afternoon and counted as many cars in that time and one was the bus). One sidewalk would be an amenity to the neighborhood; two would, in my opinion, add more impermeable surfaces unnecessarily, additional cost and time to the project and would be redundant given the amount of pedestrians it would see. I think the bike lane would make more sense.

Finally I want to close with the issue of the lighting. I really see no reason to add lights to this section of town and it seemed as most on the call also share this view. As an astronomy enthusiast I love living in this little dark corner of town.(this week coincidentally happens to be international Dark Skies week)

I know you have been working hard on this project and I know it is hard to make everyone happy with projects like these so I appreciate you taking input and considering the opinions of the residents of the neighborhood. So thank you very much for your hard work and consideration.

Best.

John Henry Schmitt and family

P.S. I also have to comment.... I would also miss the very mature spruce tree that sits on right on the edge of our cul de sac and 1 foot from our lot line. It may not be the prettiest tree on the block, but this is the biggest tree on the corridor and seems a shame if it will have to go, which is evident from the street proposal. It's a great tree and it shades our lot from the hot afternoon sun in the summertime.

On Sun, Mar 28, 2021 at 3:06 PM Scott Mohror <SMohror@jacksonwy.gov> wrote:

All:

We are doing some brain storming on ways to calm traffic. Please take a look at the options provided. The Analysis one is just to give you an idea of what we are brain storming on. The other two pdf's are options we would like your opinion on. For or against we need to hear your thoughts on the options by April 9th.

Thank you,

Scott Mohror, PE

Town of Jackson

|

Johnny Ziem

From: Eric Ellenbogen <eric.ellenbogen@mac.com>
Sent: Sunday, April 4, 2021 4:04 PM
To: Scott Mohror
Cc: DRR Ramos-Ruiz
Subject: Rancher Street

Hi Scott,

Thanks for your email of March 28 and the new design ideas. (Incidentally, one of my neighbors forwarded the email -- for some reason I didn't receive it directly; my best email address is above).

PP3 is definitively the best choice, however, I don't see any further development around what seemed to be virtual unanimity among the participants in the Zoom presentation, i.e., no streetlights and only a single sidewalk (and no trees, or only carefully located ones to protect view corridors).

Also, as I understood from the Zoom call, rather than encroaching on the rights-of-way for a proposed sidewalk, a narrowing of the street with a new sidewalk in the current traffic lanes would contribute to the desired "traffic calming." It would be great to see that approach developed and presented to our neighborhood (and the City Council).

Also, have you connected the dots with the START plans? It would seem to be essential to ANY proposed improvements to know whether or not micro transit is coming.

Thank you for your consideration. Eric

Eric Ellenbogen | Boomerang Holdings, LLC | T: 307.200.9443 | F: 307.209.3631

Johnny Ziem

From: David W. Meyers <dmeyers@wyoming.com>
Sent: Thursday, April 8, 2021 4:16 PM
To: Scott Mohror
Subject: 35 Rancher - Proposed Rancher Street Drawings

Dear Mr. Mohror, My wife and I own a home at 35 Rancher Street. We've been apprised by our neighbors about the Town's plans for sidewalks, roundabouts, street lights, and street trees. We are against sidewalks, street trees, street lights, and roundabouts. From a health and safety standpoint it makes more sense to use a couple of speed bumps and maybe a stop sign or two, That would be a simple solution to slowing the traffic we've seen on the street for the past three years. Also, 51 start bus trips a day is crazy. The START bus traffic needs to be rerouted to Redmond and Simpson streets. If you are concerned about public safety then put a sidewalk on the the east side with parking on the west side so people can park and walk off the road. Otherwise, we don't need any more trees in the neighborhood and we like seeing the stars at night next to the National Elk Refuge, Your new plan damages and changes the current character of the neighborhood which we we do not like. What I have outlined above pays attention to public safety, preserves our Town character while slowing traffic and providing for pedestrians, parking., and saves tax payer dollars. Hopefully, you will take a drawing of our recommendations to the Town Council as an alternative to turning the Rancher Street area into another concrete American subdivision all lit up at night. Please NO Street lights. Dave and Marian Meyers, 35 Rancher Street, Jackson, Wyoming, 83001.

Johnny Ziem

From: Michelle Weber
Sent: Monday, March 29, 2021 12:47 PM
To: Johnny Ziem
Subject: RE: New Rancher Street Intersection Concept

Johnny,
I support the Alt 4 option (assuming it can accommodate large vehicles). With regard to speed, I understand concerns from residents wanting to make it 15 mph, while I will certainly support whatever it is, I just want to say that having different zones all over town, makes it extremely challenging from a law enforcement perspective. Thank you! Michelle

From: Johnny Ziem <jziem@jacksonwy.gov>
Sent: Monday, March 29, 2021 7:02 AM
To: Brady Hansen <bhansen@tetoncountywy.gov>; Michelle Weber <mweber@jacksonwy.gov>; Steve Ashworth <sashworth@tetoncountywy.gov>; Brian Schilling <bschilling@tetoncountywy.gov>; Darren Brugmann <dbrugmann@jacksonwy.gov>
Cc: Larry Pardee <lpardee@jacksonwy.gov>; Scott Mohror <SMohror@jacksonwy.gov>; Floren Poliseo <FPoliseo@jacksonwy.gov>
Subject: New Rancher Street Intersection Concept

Good Morning!

Since meeting with local stakeholders for the Rancher St. Complete Street Project, staff has moved to consider some traffic calming measures at the intersection of Pearl and Broadway. Traffic speed did come up as a major concern for residents of this corridor. The suggestion was to make this corridor 15 mph which staff does not support (thought 20 mph could be). Knowing personally that putting up signs does not necessarily engender lower speeds, staff is considering some additional design elements for presentation to Council. I wanted to touch base with key senior staff to get your response and general thoughts.

- Alternative 3 shows a concept that includes a small round-a-bout AND some bulbout type features. PW staff thinks this option will have issues with larger vehicles and turning radii.
- Alt 4 is supported by PW staff as an option, assuming turning radii supports largest vehicles to be used (ladder truck/possible START bus). The island will have "drive-able" curbs and not major landscaping (i.e. trees). May need drive-able curbs as well where the red curbs exist.

Just looking for your opinion on these concepts. Again, PW staff is just testing out some design concepts before presenting to Council. Keeping our minds open. 😊

THANK YOU!

Johnny Ziem

Assistant Public Works Director

Wastewater Manager

Town of Jackson, WY

(o) 307-733-3079 ext. 1402

(c) 307-413-0591



Johnny Ziem

From: Lea Bonneau <lea.bonneau@gmail.com>
Sent: Monday, March 29, 2021 4:46 PM
To: Scott Mohr
Cc: Johnny Ziem
Subject: Re: 40 Rancher - Rancher and Pearl Intersection

Hi Scott,

Thanks for reaching out. I live at 40 Rancher and my elementary-age kids walk through this intersection daily to the school bus stop at Daisy Bush (corner of Dylan/Rancher). My non-scientific opinion is that there is not really a vehicle traffic problem because the vast majority of traffic is going up and down Rancher. Yeah, it's a little confusing, but hardly anyone comes from Pearl because it is not a through street. So the real conflicts are between vehicles driving up and down Rancher and pedestrians. It's especially scary in the winter when you are walking against traffic and the snow is piled up - you can't see around the curve to see if traffic is coming. I think that once we have a sidewalk (yea!), this problem will be significantly alleviated. It seems like overkill to have a roundabout, but not a bad idea to try to narrow the street a little or otherwise make it a little more obvious who has the right of way. Honestly, I would just put a stop sign for the Pearl St traffic and give the right of way to Rancher, but I'm not sure what other modifications would be needed to the intersection to make that work.

Appreciate you looking for feedback. And I will just take another opportunity to say yes, we (my husband and I) want a sidewalk on at least one side of the street, no, we don't want streetlights, and no, we don't want trees planted that block Teton and Refuge views. Thanks so much for working to make our neighborhood better for residents and other users as well!

Lea Bonneau

On Sun, Mar 28, 2021 at 3:05 PM Scott Mohr <SMohr@jacksonwy.gov> wrote:

All:

We are doing some brain storming on ways to calm traffic. Please take a look at the options provided. The Analysis one is just to give you an idea of what we are brain storming on. The other two pdf's are options we would like your opinion on. For or against we need to hear your thoughts on the options by April 9th.

Thank you,

Scott Mohr, PE

Town of Jackson

--

Lea Bonneau
PO Box 6961
Jackson, WY 83002
307.690.3232
ltb@stanfordalumni.org

Johnny Ziem

From: Conni Bergmann <connibergmann@yahoo.com>
Sent: Sunday, April 11, 2021 6:35 PM
To: Scott Mohror
Subject: Re: 45 Rancher - Rancher and Pearl Intersection

Hi Scott,
I just realized i missed answering by the 9th, apologies.
For whatever its worth, i think the traffic island, even the small version, is totally overambitious and not functional for this small intersection on the edge of town. it will cause more of a safety problem, especially after dark. On the zoom call most if not all neighbors opted out of the street lights, and a traffic island would presumably need one, as the highway/Gros ventre circle made evident.
I think if anything, stop signs are most appropriate for this intersection in this part of town.

thanks again for getting us involved and i hope voices will be heard.

Conni Bergmann
45 Rancher

Connibergmann@yahoo.com
323-376-0393 (or 216-318-7098 work)

On Sunday, March 28, 2021, 5:06:35 PM EDT, Scott Mohror <smohror@jacksonwy.gov> wrote:

All:

We are doing some brain storming on ways to calm traffic. Please take a look at the options provided. The Analysis one is just to give you an idea of what we are brain storming on. The other two pdf's are options we would like your opinion on. For or against we need to hear your thoughts on the options by April 9th.

Thank you,

Scott Mohror, PE

Town of Jackson

Johnny Ziem

From: Judd Grossman <jg@juddgrossman.com>
Sent: Saturday, April 3, 2021 10:34 PM
To: Scott Mohror
Cc: Johnny Ziem
Subject: Re: 50 Rancher - Rancher and Pearl Intersection
Attachments: Rancher at Pearl Analysis.pdf; PP4 Pearl Rancher.pdf; PP3 Pearl Rancher.pdf

Hi Scott,

I appreciate that you are looking at ways to calm traffic on Rancher. I think it would be very helpful for safety. Option PP3 for a traffic circle with bump out is fine, but it would be better to leave things as they are if a traffic circle requires street lights. Street lights would be very disruptive to our neighborhood character.

I'm disappointed that you still haven't developed any drawings that reflect the neighborhood's wish for a sidewalk on only one side and no street lights. It seems like that part of the public comment is falling on deaf ears. I'd hate to think that the public input process is just window dressing for a one size fits all design cram down.

These new drawings have too many sidewalks and crosswalks and street lights. Seems like overkill for our quiet Town Periphery street. Only one sidewalk is necessary. It seems that you are in danger of overdeveloping our Town Periphery neighborhood. We are the transition between the hustle and bustle of Town and the public wildlands that begin where Town ends. Your drawings, so far, make our quiet neighborhood at the edge of a small town in Wyoming look more like some sort of tidy Sacramento suburb. Better to just leave us alone than to put in all these sidewalks, street lights, and new trees. Obviously, we all live in this neighborhood, because we like the way it is. You need to be very careful about damaging the current character.

Nelson is Town Periphery and has no sidewalks. Hansen is Residential Core (a much more dense district) and has one sidewalk. I feel the proper compromise for us, that would actually enhance our neighborhood, is to have a single sidewalk replace the parking lane on the east side of the Pearl to Broadway stretch of Rancher. Have Parks and Rec plow the new sidewalk, so it stays clear and usable. Keep the parking lane on the west side, so that visitors to the neighborhood will be able to park as they arrive. Preserve the large mature pine trees, but don't add any new trees or street lights. This preserves neighborhood character while calming traffic and providing for pedestrians and for parking. I would like to see a drawing of this alternative presented to the Council.

Best Regards,
Judd

--

Judd Grossman
cell: [307-690-4935](tel:307-690-4935)
email: jg@juddgrossman.com

mail: P.O. Box 3222, Jackson, WY 83001
ship: 50 Rancher St., Jackson, WY 83001

On Sun, Mar 28, 2021 at 3:08 PM Scott Mohror <SMohror@jacksonwy.gov> wrote:

All:

We are doing some brain storming on ways to calm traffic. Please take a look at the options provided. The Analysis one is just to give you an idea of what we are brain storming on. The other two pdf's are options we would like your opinion on. For or against we need to hear your thoughts on the options by April 9th.

Thank you,

Scott Mohror, PE

Town of Jackson

Johnny Ziem

From: Floren Poliseo
Sent: Friday, April 9, 2021 12:45 PM
To: Johnny Ziem; Michelle Weber
Cc: Scott Mohror
Subject: RE: Floren - New Rancher Street Intersection Concept

Scott,

Not sure if you all discussed this further, or if circles are still in the conversation, but I'd have concerns with large vehicles essentially driving the wrong way on an intended one-way around the circle.

-Floren

From: Brian Schilling <bschilling@tetoncountywy.gov>
Sent: Monday, March 29, 2021 10:39 AM
To: Johnny Ziem <jziem@jacksonwy.gov>; Brady Hansen <bhansen@tetoncountywy.gov>; Michelle Weber <mweber@jacksonwy.gov>; Steve Ashworth <sashworth@tetoncountywy.gov>; Darren Brugmann <dbrugmann@jacksonwy.gov>
Cc: Larry Pardee <lpardee@jacksonwy.gov>; Scott Mohror <SMohror@jacksonwy.gov>; Floren Poliseo <FPoliseo@jacksonwy.gov>
Subject: RE: New Rancher Street Intersection Concept

Johnny,
At first look I like both options. With regards to large vehicles and left turns, it is acceptable practice to design these neighborhood traffic circles so that large vehicles just go in front of the circle in order to make a left turn. Normal sized vehicles would always go around the circle to the right, but an oversized vehicle like a ladder truck or the very rare semi-truck in the neighborhood could cut the corner and go to the left of the circle in order to make a left turn. This is usually deemed okay if this would be a relatively rare event. The benefit of this is that the dimensions can be sized to keep speeds low (15-20mph entry speed) for the more frequent, smaller vehicles, but still allows the larger, less frequent vehicles to get through the intersection. If the dimension are upsized for the largest vehicle types, then all the traffic calming benefit is lost.
Thanks,
Brian

From: Johnny Ziem [<mailto:jziem@jacksonwy.gov>]
Sent: Monday, March 29, 2021 7:02 AM

To: Brady Hansen <bhansen@tetoncountywy.gov>; Michelle Weber <mweber@jacksonwy.gov>; Steve Ashworth <sashworth@tetoncountywy.gov>; Brian Schilling <bschilling@tetoncountywy.gov>; Darren Brugmann <dbrugmann@jacksonwy.gov>
Cc: Larry Pardee <lpardee@jacksonwy.gov>; Scott Mohror <SMohror@jacksonwy.gov>; Floren Poliseo <fpoliseo@jacksonwy.gov>
Subject: New Rancher Street Intersection Concept

Good Morning!

Since meeting with local stakeholders for the Rancher St. Complete Street Project, staff has moved to consider some traffic calming measures at the intersection of Pearl and Broadway. Traffic speed did come up as a major concern for residents of this corridor. The suggestion was to make this corridor 15 mph which staff does not support (thought 20 mph could be). Knowing personally that putting up signs does not necessarily engender lower speeds, staff is considering some additional design elements for presentation to Council. I wanted to touch base with key senior staff to get your response and general thoughts.

- Alternative 3 shows a concept that includes a small round-a-bout AND some bulbout type features. PW staff thinks this option will have issues with larger vehicles and turning radii.
- Alt 4 is supported by PW staff as an option, assuming turning radii supports largest vehicles to be used (ladder truck/possible START bus). The island will have "drive-able" curbs and not major landscaping (i.e. trees). May need drive-able curbs as well where the red curbs exist.

Just looking for your opinion on these concepts. Again, PW staff is just testing out some design concepts before presenting to Council. Keeping our minds open. 😊

THANK YOU!

Johnny Ziem

Assistant Public Works Director

Wastewater Manager

Town of Jackson, WY

(o) 307-733-3079 ext. 1402

(c) 307-413-0591



Correspondence, including e-mail, to and from employees of Teton County, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.

Johnny Ziem

From: Robert Mann <lawmann1@aol.com>
Sent: Monday, March 29, 2021 3:21 PM
To: Scott Mohror
Subject: Re: 120 Rancher - Rancher and Pearl Intersection

Scott:

Thank you for passing along the traffic options for Rancher and Pearl and thank your for the visit last week to walk our property at 120 Rancher.

As for the proposed designs, not a fan. First, traffic circles for the most part are not part of this community, with a few exceptions. The traffic circle at Gros Ventre Junction continues to be driven over at night and is a hazard. As for traffic circles in residential areas, I can't think of any and in general I think it would be a hazard at this intersection.

If you are looking for solutions, I think it would be less objectionable to put a stop sign or a yield sign on Pearl and let Rancher be the dominant street or pinch the width of the streets coming into the intersection to slow the speeds.

Thanks you.

Robert Mann,
781-820-7219

-----Original Message-----

From: Scott Mohror <SMohror@jacksonwy.gov>
To: Johnny Ziem <jziem@jacksonwy.gov>
Sent: Sun, Mar 28, 2021 3:05 pm
Subject: Rancher and Pearl Intersection

All:

We are doing some brain storming on ways to calm traffic. Please take a look at the options provided. The Analysis one is just to give you an idea of what we are brain storming on. The other two pdf's are options we would like your opinion on. For or against we need to hear your thoughts on the options by April 9th.

Thank you,
Scott Mohror, PE
Town of Jackson

Johnny Ziem

From: Maureen O'Leary <ram2bgrump@gmail.com>
Sent: Saturday, April 10, 2021 5:58 PM
To: Judd Grossman
Cc: Scott Mohror; Johnny Ziem
Subject: Re: 790 E Broadway - Rancher and Pearl Intersection

I have reviewed each of these proposals.

None of them should be implemented.

1 A simpler solution would be a 3 way stop sign on that corner.

2. It will be a nightmare for snowplowers to go around bulb outs and a traffic circle, It is hard enough to plow streets when have a straight path. This is not something anyone would expect on a residential neighborhood so is likely to cause accidents. Just look at the number of accidents that have occurred on a big traffic circle round about by the Gros Venture Junction.

3. Bulb outs are more dangerous as it requires swinging out to avoid them and there is increased possibility of going into oncoming traffic.

4. Street lights needed for the traffic circle will be disruptive to neighbors and viewing the night sky. Having it dark at night is why we live here, so we can see and appreciate the night sky.

5. The decrease in bus traffic should greatly improve some of the traffic problems we currently have.

Again we do not need sidewalks, we need places to park .

Thanks for taking the time to listen to what the neighborhood wants.

Sincerely

Maureen O'Leary

I have resided at 790 E. Broadway since August of 1979

On Sat, Apr 3, 2021 at 10:34 PM Judd Grossman <jg@juddgrossman.com> wrote:

Hi Scott,

I appreciate that you are looking at ways to calm traffic on Rancher. I think it would be very helpful for safety. Option PP3 for a traffic circle with bump out is fine, but it would be better to leave things as they are if a traffic circle requires street lights. Street lights would be very disruptive to our neighborhood character.

I'm disappointed that you still haven't developed any drawings that reflect the neighborhood's wish for a sidewalk on only one side and no street lights. It seems like that part of the public comment is falling on deaf ears. I'd hate to think that the public input process is just window dressing for a one size fits all design cram down.

These new drawings have too many sidewalks and crosswalks and street lights. Seems like overkill for our quiet Town Periphery street. Only one sidewalk is necessary. It seems that you are in danger of overdeveloping our Town Periphery neighborhood. We are the transition between the hustle and bustle of Town and the public wildlands that begin where Town ends. Your drawings, so far, make our quiet neighborhood at the edge of a small town in Wyoming look more like some sort of tidy Sacramento suburb. Better to just leave us alone than to put in all these sidewalks, street lights, and new trees. Obviously, we all live in this neighborhood, because we like the way it is. You need to be very careful about damaging the current character.

Nelson is Town Periphery and has no sidewalks. Hansen is Residential Core (a much more dense district) and has one sidewalk. I feel the proper compromise for us, that would actually enhance our neighborhood, is to have a single sidewalk replace the parking lane on the east side of the Pearl to Broadway stretch of Rancher. Have Parks and Rec plow the new sidewalk, so it stays clear and usable. Keep the parking lane on the west side, so that visitors to the neighborhood will be able to park as they arrive. Preserve the large mature pine trees, but don't add any new trees or street lights. This preserves neighborhood character while calming traffic and providing for pedestrians and for parking. I would like to see a drawing of this alternative presented to the Council.

Best Regards,
Judd

--

Judd Grossman

cell: [307-690-4935](tel:307-690-4935)

email: jg@juddgrossman.com

mail: P.O. Box 3222, Jackson, WY 83001

ship: 50 Rancher St., Jackson, WY 83001

On Sun, Mar 28, 2021 at 3:08 PM Scott Mohror <SMohror@jacksonwy.gov> wrote:

All:

We are doing some brain storming on ways to calm traffic. Please take a look at the options provided. The Analysis one is just to give you an idea of what we are brain storming on. The other two pdf's are options we would like your opinion on. For or against we need to hear your thoughts on the options by April 9th.

Thank you,

Scott Mohror, PE

Town of Jackson

Johnny Ziem

From: Seth Fetters <fettters80@yahoo.com>
Sent: Monday, March 29, 2021 8:41 AM
To: Scott Mohror
Subject: Re: 790 E Broadway - Rancher and Pearl Intersection
Attachments: Rancher at Pearl Analysis.pdf; PP3 Pearl Rancher.pdf; PP4 Pearl Rancher.pdf

Hi Scott-
Looking at the intersection this morning we are struggling to see the space available for a round about. The current situation with the yield sign and the natural dip seem to slow traffic. There is very little traffic from Pearl Ave joining the intersection. Additionally, I hope START does transition to micro transit, but currently we have busses running down Rancher. There are also large food trucks that supply the senior center. Would the circle allow for buses and trucks to pass?

I don't believe we need a cross walk on pearl. Plans 3 and 4 have pretty aggressive corners on our property (790 E. Pearl). Could the sidewalk terminate in one spot (at the corner) instead of wrapping onto pearl?

If you do change the intersection I think the bump ins on ALT 3 may be a good solution to pinching traffic and slowing down the flow while also allowing for mature trees on the east side to be kept in tact.

The solution that I would advocate for would be a three way stop. This would certainly slow traffic and solve the question on right of way, as well as potentially be cheaper?

I am sorry I missed your call on Friday. We are here for Mon/Tue this week and then back for Thur/Friday the 8th and 9th if you are onsite and have time to meet.

Thank you,
Seth and Molly Fetters
(307)690-0092

On Sunday, March 28, 2021, 03:07:27 PM MDT, Scott Mohror <smohror@jacksonwy.gov> wrote:

All:

We are doing some brain storming on ways to calm traffic. Please take a look at the options provided. The Analysis one is just to give you an idea of what we are brain storming on. The other two pdf's are options we would like your opinion on. For or against we need to hear your thoughts on the options by April 9th.

Thank you,

Scott Mohror, PE

Town of Jackson

Johnny Ziem

From: greg miles <studio650@gmail.com>
Sent: Sunday, March 28, 2021 4:59 PM
To: Scott Mohror
Cc: Johnny Ziem
Subject: Re: 810 Dylan Dr - Rancher and Pearl Intersection

Hi everyone,

Alternate number 4 makes the most sense to me. It will take a while for people to get used to the “roundabout” luckily we already have a few so it’s not a new concept for most. I like the layout of the sidewalks, crosswalks and the fact that parking is distanced from the roundabout without the use of bump outs. Keeping all streets flowing both ways is a very important and simplifies things. Thanks for the efforts TOJ staff!

Greg Miles
810 Dylan Drive.

Sent from my iPhone

On Mar 28, 2021, at 5:06 PM, Scott Mohror <SMohror@jacksonwy.gov> wrote:

All:

We are doing some brain storming on ways to calm traffic. Please take a look at the options provided. The Analysis one is just to give you an idea of what we are brain storming on. The other two pdf’s are options we would like your opinion on. For or against we need to hear your thoughts on the options by April 9th.

Thank you,
Scott Mohror, PE
Town of Jackson

<Rancher at Pearl Analysis.pdf>
<PP3 Pearl Rancher.pdf>
<PP4 Pearl Rancher.pdf>

Johnny Ziem

From: Becky Zaist <bzaist@seniorcenterjh.org>
Sent: Thursday, April 8, 2021 8:21 AM
To: Scott Mohror; Johnny Ziem
Subject: RE: 830 E Hansen - Rancher and Pearl Intersection

Hi Scott & Johnny,

Thank you for sharing your thoughts on options for the Rancher/Pearl intersection. Of the 2 options, I prefer Alt 4. I think a small roundabout makes sense and would also better define right of way and crosswalks. I am not a fan of the street narrowing & bumpouts of Alt 3.

Becky

Becky Zaist
Executive Director
Senior Center of Jackson Hole
830 E. Hansen Ave, PO Box 4677
Jackson, WY 83001
(307)733-7300
www.seniorcenterjh.org

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From: Scott Mohror <SMohror@jacksonwy.gov>
Sent: Sunday, March 28, 2021 3:05 PM
To: Johnny Ziem <jziem@jacksonwy.gov>
Subject: Rancher and Pearl Intersection

All:

We are doing some brain storming on ways to calm traffic. Please take a look at the options provided. The Analysis one is just to give you an idea of what we are brain storming on. The other two pdf's are options we would like your opinion on. For or against we need to hear your thoughts on the options by April 9th.

Thank you,
Scott Mohror, PE
Town of Jackson

Johnny Ziem

From: Johnny Ziem
Sent: Sunday, March 28, 2021 5:06 PM
To: Scott Mohror; Brian Lenz
Subject: RE: Rancher Options

Scott,

Option 1: yes

Option 2: yes, could be on either side. Perhaps since it is one sidewalk, could it be 8 ft. wide and still have a 6 ft. furnishing zone?

Option 3: sidewalks both sides (pearl to Broadway) with one side not having on-street parking (sidewalk and furnishing zone moved into roadway area like Hansen) and the other side would have same furnishing zone and sidewalk, except it would be in ROW behind curb (we would adjust where there are non-conforming driveways most likely).

Lets discuss tomorrow for a bit.

THANK YOU!

Johnny Ziem

Assistant Public Works Director

Wastewater Manager

Town of Jackson, WY

(o) 307-733-3079 ext. 1402

(c) 307-413-0591



From: Scott Mohror <SMohror@jacksonwy.gov>

Sent: Friday, March 26, 2021 1:43 PM

To: Brian Lenz <btlenz@townofjackson.com>; Johnny Ziem <jziem@jacksonwy.gov>

Subject: Rancher Options

Sorry my hearing doesn't always help out with my memory. This is what I recall what we wanted Darin to work on.

Option 1 is the Rancher Strip used for the Outreach presentation.

Option 2 is a Rancher Strip with sidewalk on one side of Rancher from Broadway to Pearl Show the sidewalk on the west side.

Option 3 is a Rancher Strip with sidewalk on both sides. Eliminate the buffer strip on the east side making it an attached sidewalk and squeeze Rancher to a 30-ft wide street to allow parking on one side. 11' driving lanes and a 8' parking lane.

Johnny Ziem

From: Rebecca Heisinger <rebafaye@hotmail.com>
Sent: Wednesday, April 7, 2021 5:59 PM
To: Scott Mohror
Subject: Re: RHeisinger - Rancher and Pearl Intersection

Hello Scott,

Thanks for the information. I can see value in both plans, however with what has happened with the traffic circle out in the national park, I have great hesitation for traffic circles altogether. Many tourists drive Rancher in the summer, and the unfamiliar road may cause more than one "incident" driving into a traffic circle...I would skip the lights on the side streets and put a light smack in the middle of the circle, if that's the way the plan goes. I would not be in favor of any flashing lights/signs warning drivers of a upcoming traffic circle. If I had to pick one I think perhaps 4 is better than 3? As I am concerned about the bottle necks at going into the circle in 3.

I'm not sure a circle is the right idea, but I am not in favor of the street narrowing idea, as has been done on Hansen. I wrote the town council on my reasons why.

Much thanks,
Rebecca Heisinger

On Mar 28, 2021, at 15:05, Scott Mohror <SMohror@jacksonwy.gov> wrote:

All:

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Thank you,
Scott Mohror, PE
Town of Jackson

<Rancher at Pearl Analysis.pdf>
<PP3 Pearl Rancher.pdf>
<PP4 Pearl Rancher.pdf>

Johnny Ziem

From: Brian Schilling <bschilling@tetoncountywy.gov>
Sent: Monday, March 29, 2021 10:39 AM
To: Johnny Ziem; Brady Hansen; Michelle Weber; Steve Ashworth; Darren Brugmann
Cc: Larry Pardee; Scott Mohror; Floren Poliseo
Subject: RE: New Rancher Street Intersection Concept

Johnny,
At first look I like both options. With regards to large vehicles and left turns, it is acceptable practice to design these neighborhood traffic circles so that large vehicles just go in front of the circle in order to make a left turn. Normal sized vehicles would always go around the circle to the right, but an oversized vehicle like a ladder truck or the very rare semi-truck in the neighborhood could cut the corner and go to the left of the circle in order to make a left turn. This is usually deemed okay if this would be a relatively rare event. The benefit of this is that the dimensions can be sized to keep speeds low (15-20mph entry speed) for the more frequent, smaller vehicles, but still allows the larger, less frequent vehicles to get through the intersection. If the dimension are upsized for the largest vehicle types, then all the traffic calming benefit is lost.
Thanks,
Brian

From: Johnny Ziem [mailto:jziem@jacksonwy.gov]
Sent: Monday, March 29, 2021 7:02 AM
To: Brady Hansen <bhansen@tetoncountywy.gov>; Michelle Weber <mweber@jacksonwy.gov>; Steve Ashworth <sashworth@tetoncountywy.gov>; Brian Schilling <bschilling@tetoncountywy.gov>; Darren Brugmann <dbrugmann@jacksonwy.gov>
Cc: Larry Pardee <lpardee@jacksonwy.gov>; Scott Mohror <SMohror@jacksonwy.gov>; Floren Poliseo <fpoliseo@jacksonwy.gov>
Subject: New Rancher Street Intersection Concept

Good Morning!

Since meeting with local stakeholders for the Rancher St. Complete Street Project, staff has moved to consider some traffic calming measures at the intersection of Pearl and Broadway. Traffic speed did come up as a major concern for residents of this corridor. The suggestion was to make this corridor 15 mph which staff does not support (thought 20 mph could be). Knowing personally that putting up signs does not necessarily engender lower speeds, staff is considering some additional design elements for presentation to Council. I wanted to touch base with key senior staff to get your response and general thoughts.

- Alternative 3 shows a concept that includes a small round-a-bout AND some bulbout type features. PW staff thinks this option will have issues with larger vehicles and turning radii.
- Alt 4 is supported by PW staff as an option, assuming turning radii supports largest vehicles to be used (ladder truck/possible START bus). The island will have "drive-able" curbs and not major landscaping (i.e. trees). May need drive-able curbs as well where the red curbs exist.

Just looking for your opinion on these concepts. Again, PW staff is just testing out some design concepts before presenting to Council. Keeping our minds open. 😊

THANK YOU!

Johnny Ziem

Assistant Public Works Director

Wastewater Manager

Town of Jackson, WY

(o) 307-733-3079 ext. 1402

(c) 307-413-0591



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Johnny Ziem

From: Clay Preheim <clay.preheim@gmail.com>
Sent: Friday, April 9, 2021 4:18 PM
To: Scott Mohror
Subject: Re: Fwd: 285 Rancher - Rancher and Pearl Intersection

Follow Up Flag: Follow up
Flag Status: Flagged

Sidewalks and crosswalks feel like the big win to me. Indifferent re: traffic circle. Feels like traffic circles can be trickier for pedestrian crossings? Just based on my limited experience. Not sure what the data shows.

Thanks for the info.

Clay Preheim
285 Rancher

On Mar 28, 2021, 1:08 PM -0700, Scott Mohror <SMohror@jacksonwy.gov>, wrote:

All:

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Thank you,
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Town of Jackson

Johnny Ziem

From: Brian Schilling <bschilling@tetoncountywy.gov>
Sent: Monday, March 29, 2021 10:39 AM
To: Johnny Ziem; Brady Hansen; Michelle Weber; Steve Ashworth; Darren Brugmann
Cc: Larry Pardee; Scott Mohror; Floren Poliseo
Subject: RE: New Rancher Street Intersection Concept

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At first look I like both options. With regards to large vehicles and left turns, it is acceptable practice to design these neighborhood traffic circles so that large vehicles just go in front of the circle in order to make a left turn. Normal sized vehicles would always go around the circle to the right, but an oversized vehicle like a ladder truck or the very rare semi-truck in the neighborhood could cut the corner and go to the left of the circle in order to make a left turn. This is usually deemed okay if this would be a relatively rare event. The benefit of this is that the dimensions can be sized to keep speeds low (15-20mph entry speed) for the more frequent, smaller vehicles, but still allows the larger, less frequent vehicles to get through the intersection. If the dimension are upsized for the largest vehicle types, then all the traffic calming benefit is lost.
Thanks,
Brian

From: Johnny Ziem [mailto:jziem@jacksonwy.gov]
Sent: Monday, March 29, 2021 7:02 AM
To: Brady Hansen <bhansen@tetoncountywy.gov>; Michelle Weber <mweber@jacksonwy.gov>; Steve Ashworth <sashworth@tetoncountywy.gov>; Brian Schilling <bschilling@tetoncountywy.gov>; Darren Brugmann <dbrugmann@jacksonwy.gov>
Cc: Larry Pardee <lpardee@jacksonwy.gov>; Scott Mohror <SMohror@jacksonwy.gov>; Floren Poliseo <fpoliseo@jacksonwy.gov>
Subject: New Rancher Street Intersection Concept

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THANK YOU!

Johnny Ziem

Assistant Public Works Director

Wastewater Manager

Town of Jackson, WY

(o) 307-733-3079 ext. 1402

(c) 307-413-0591



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Johnny Ziem

From: Katie Hunter <misskatiebird@yahoo.com>
Sent: Monday, March 29, 2021 12:27 PM
To: Johnny Ziem; Scott Mohror
Subject: Re: Rancher and Pearl Intersection
Attachments: Rancher at Pearl Analysis.pdf; PP3 Pearl Rancher.pdf; PP4 Pearl Rancher.pdf

Hi Scott,

I like Alt 4. I like the island in the middle for ease of crossing if it happened to be a time with higher traffic. I like the crosswalks without the bump out. And most of all I like the sidewalks on both sides.

Thanks,
Katie Ziem

On Sunday, March 28, 2021, 3:06:05 PM MDT, Scott Mohror <smohror@jacksonwy.gov> wrote:

All:

We are doing some brain storming on ways to calm traffic. Please take a look at the options provided. The Analysis one is just to give you an idea of what we are brain storming on. The other two pdf's are options we would like your opinion on. For or against we need to hear your thoughts on the options by April 9th.

Thank you,

Scott Mohror, PE

Town of Jackson

From: [Scott Mohror](#)
To: [Johnny Ziem](#)
Subject: FW: Rancher Street Project
Date: Monday, March 22, 2021 11:29:11 AM

FYI.

Janet Hall also emailed with basically the same comments.

Scott M

From: Robert Mann <lawmann1@aol.com>
Sent: Sunday, March 21, 2021 5:05 PM
To: Scott Mohror <SMohror@jacksonwy.gov>
Subject: Rancher Street Project

Scott:

I wanted to follow up on my Zoom meeting comments with regard to the proposed Rancher Street improvements. I am a resident of 120 Rancher Street, Unit 1 and am a member of the Rancher Street Townhouse HOA. We are a 6-unit townhouse development, all located at 120 Rancher Street. Each of our units are three stories, containing three bedrooms, 2.5 baths and a one car garage. In addition, each unit has rights to one outside parking place. We also have access to 4 on-street year-round parking places located on Rancher Street. Currently two of the units are occupied by families with teenage drivers who have cars. In addition, one unit is rented to three unrelated adults, each with a car. In essence, the 4 on street parking places are important to the quality of life for our residents in the winter. The alternative is to ferry people and cars to the center of town as to my knowledge, there is no public off street winter parking located in East Jackson.

Accordingly, the installation of a new sidewalk on each side of the street will have a material negative impact upon our property and diminish our quality of life here in East Jackson. In that regard, I do question the need to install a new sidewalk on both sides of the street. Yes, people do enjoy walking down the street and for safety reasons, I do support installing a sidewalk on one side of the street, but this is not an urban area and there is not enough pedestrian traffic to indicate a need for sidewalks on both sides of the street. In addition, the fact that the town is unwilling to commit to removing snow if sidewalks are installed on both sides of the street is a reflection that the town does not see a need to have accessible sidewalks on both sides of the street.

Beyond the loss of parking at 120 Rancher, I am of the impression that other property owners will also be losing winter parking as they too have been enjoying the ability to park within the area that will now be taken up by landscaping and sidewalks. In finalizing its design, I do hope the Town will weigh the perceived benefits of green space and sidewalks on both sides of the street against the aggregate loss of winter parking and the reduction of individual front yard setbacks.

In addition, I do have concern with regard to the planting of trees and the impacts that such trees may now or in the future have upon our views of the Tetons in one direction and Snow King in the other. I am lucky as I have an unobstructed view of the Grand and Snow King. If additional trees are to be planted, I do hope that

consideration is given to the impacts that they will have upon each properties' views. In addition, will there be a mechanism whereby trees will be trimmed, if in the future there is a loss of one's views? You indicated that there would be no taking of private property in conjunction with this project and that its not the policy of this town to invoke eminent domain in its public works projects. However, the loss of one's view corridor by the action of local government is akin to a taking. I assume this is not the intent or policy, but clearly the loss or diminution of one's view is a serious concern to be address in your planning.

At this point, your plans are not to the level of detail that people can fully assess the impacts of this project upon their property. Items such as the size and location of curb cuts have yet to be determined and those details will be critically important.

I do think that it would be beneficial if we could meet and walk our property so that we can get a better understanding of the impacts of this project upon our property.

Thank you.

Robert Mann
781-820-7219

Johnny Ziem

From: Judd Grossman <campaign@juddgrossman.com>
Sent: Saturday, March 27, 2021 7:58 PM
To: Town Engineering; Johnny Ziem
Subject: Fwd: 790 E Broadway - Rancher Street - 03192021

Categories: Scott

This is Mo's (790 East Broadway) response to your suggestion of eliminating on-street parking entirely from the Pearl to Broadway section of Rancher. She said it was ok to forward it to you.

----- Forwarded message -----

From: **Maureen O'Leary** <ram2bgrump@gmail.com>
Date: Sat, Mar 27, 2021 at 10:05 AM
Subject: Re: Rancher Street - 03192021
To: Judd Grossman <jg@juddgrossman.com>

Hi Judd

Thanks for forwarding

I would say NO - Do Not Narrow the road, It does not make it safer, nor does it slow down traffic. I know for a fact, since that is what they did to Broadway in front of my house, Traffic is terrible, nobody slows down, and it is actually more dangerous for bicyclists. Just drive down Redmond and have to follow a bicyclist with a car or truck coming the other direction. The town had to install a Stop Sign on Hansen and Redmond because of the speed problems.

We need parking on both sides of the street, so we can have people visit, work or so one can remove snow from a driveway. In the summer many people have horse trailers or boats that will have no place to park. There is currently a problem with the width of the road now, if a bus, or large vehicle is at the stop sign at Rancher and Broadway, another large vehicle or bus must stop and wait till the vehicle on Rancher pulls out. There is not enough room for both vehicles at the same time.

I would also say NO to sidewalks, we don't need them and they change the character of the neighborhood. They are impassible for half the year, because of the amount of snow we get the town snowplowers have no option but to push snow on them, even with the green space. At that point it is impossible to keep the sidewalk in front open. Also several of the neighbors on Rancher will have no place to park on their property..

It would be nice if big delivery trucks that go to Senior Center and the busses that go to Bar T 5 were routed on a larger street. Those going to Bar T 5 should be routed down Redmond to Cache Creek, not down Rancher.

The town needs to stop spending our tax payer money, on needless expenses, with no thought of ongoing maintenance costs. Police, Fire/EMS are essential items that need to be properly funded. Property taxes keep getting increased, because of all this spending.

Sincerely
Maureen O'Leary